



DATE: October 13, 2001

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Jeffrey Zyontz, ^{J.Z.} Chief, Countywide Planning Division
John E. Hench, Ph.D., Supervisor, Park Planning and Resource ^{J.E. Hench}
Analysis unit
Tanya Schmieler, Planning Supervisor, Park Planning and
Resource Analysis ^{T.S.}

FROM: Rachel Davis Newhouse, ^{R.D.N.} Landscape Architect, Park Planning and
Resource Analysis ^{R.D.N.}

SUBJECT: **Staff Draft - Woodstock Equestrian Park Master Plan** (No public
testimony will be taken on this item)

Requested Board Actions:

1. Approve printing of the *Staff Draft - Woodstock Equestrian Park Master Plan as a Public Hearing Draft.*
2. Set November 29, 2001 as the Public Hearing date for the Woodstock Equestrian Park Master Plan.

Background

The creation of the Woodstock Equestrian Park Master Plan (*Staff Draft* attached) was prompted in December 1999, when Hergen and Monica Greenberg donated 418 acres of land in Beallsville, MD to M-NCPPC for the specific purpose of equestrian activities. Subsequently, M-NCPPC purchased an additional 354-acre parcel of property across the street (MD Route 28) from William Rickman, Sr. to create the 771-acre Woodstock Equestrian Park.

With the help of these people, the State of Maryland has agreed to give M-NCPPC \$600,000 in state bonds to develop Phase I of the park including

developing trails, stabilizing existing historic structures, and installing fencing along the property frontage. Mr. and Mrs. Greenberg have offered to build an entryway on their side of the park and dedicate it to Hergen's father Mr. Moritz Greenberg. Mr. Rickman has offered to build the entry to his side of the park and have it dedicated to the Brewer Family (one of the original owners of the farm).

The County Council has approved the expenditure of the \$600,000 for Phase I of the equestrian park but asked M-NCPPC to complete a master plan and include public input before proceeding with any further development of the park.

In November 2000, the Montgomery County Planning Board appointed a group of private citizens including equestrians and adjacent residents (see last page of master plan), to a Park Planning Committee to help M-NCPPC prepare the master plan for the park. The Park Planning Committee began their work in February 2001 and completed the final draft in October 2001. Two public information meetings were held (April and July 2001) to get feedback on the proposed development and the comments from the July meeting are included as part of the master plan (pages 32-34). The major community concern seems to be the future growth of the park and the impact it will have on traffic in the community. A clearer understanding of types of future events and the sizes of these events is needed. In general people were supportive of the concept of retaining open agricultural lands and dedicating the major use of the park for equestrians.

Major Plan Recommendations:

- The implementation of **Phase I** improvements as soon as possible to open the park for public use.

In order to open the park to the public, the \$600,000 needs to be spent on:

- Fencing the property frontage and marking property boundaries,
 - Improving the existing entrance on Rt. 28 to the east side of the park and creating a parking area for trailers,
 - Building a new entrance on Rt.28 to the west side of park and creating a parking area for trailers,
 - Stabilizing existing historic structures,
 - Clearing and signing trails and
 - Creating a safe trail crossing on Rt. 28.
- **Future phases** of the park may include the development of competition and schooling rings, an indoor riding arena, cross-

country courses and a polo field. In addition, a future Route 28 trail underpass is recommended as the best and safest alternative for crossing Rt. 28.

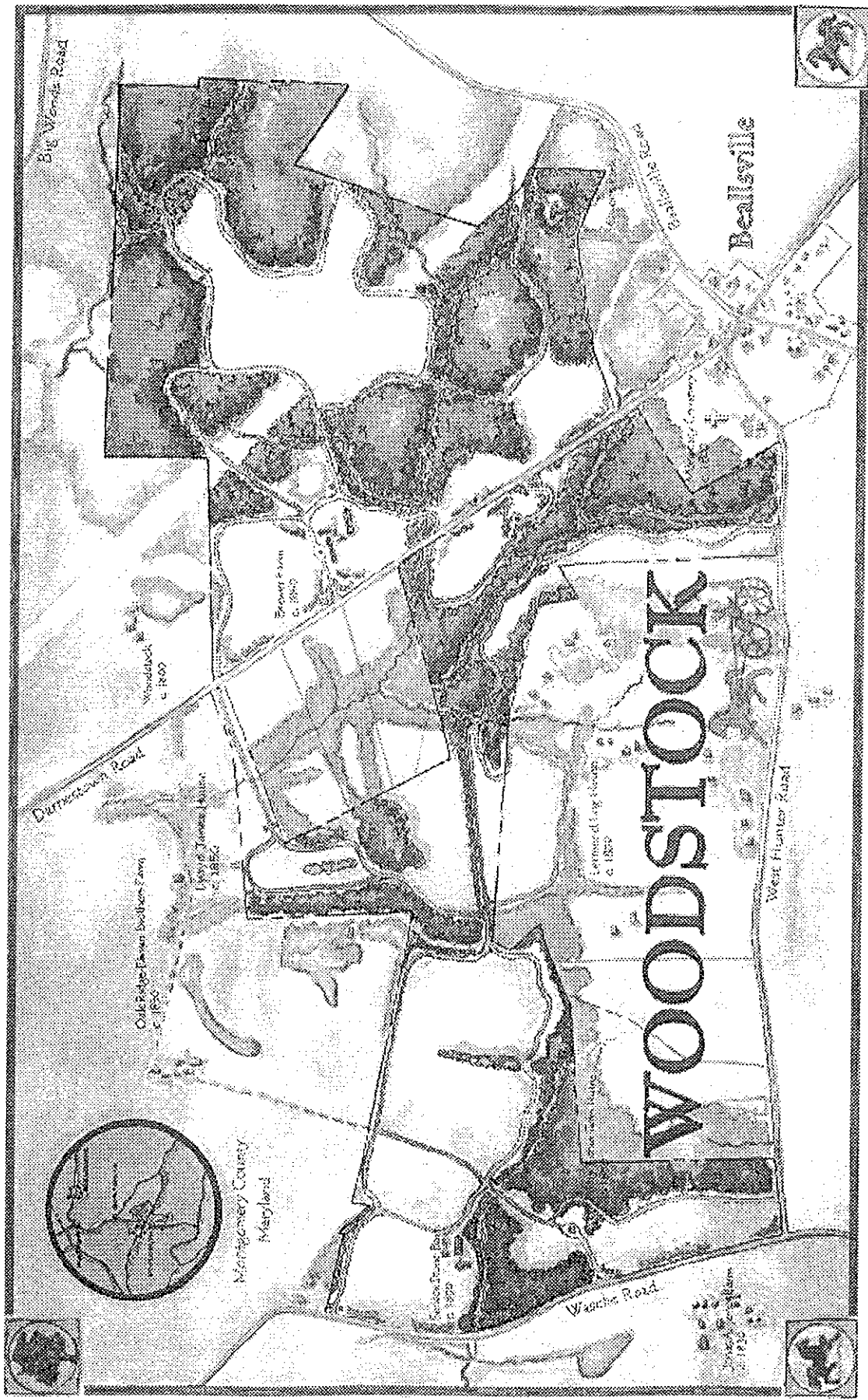
The creation of a **Friends Group** is needed to help guide the management, funding and future growth of the equestrian centers.

- Approval of the **County-wide Equestrian Trail Corridors** map (page 6) to help guide future trail easements and trail acquisition.

A major concern to county equestrians is the loss of open space and access to public lands. As more and more development occurs, guidance is needed to help create and maintain easements to parkland and trail corridors for public use.

Woodstock Equestrian Park Master Plan

Home of the Moritz Greenberg & Brewer Farm Equestrian Centers



STAFF DRAFT

Maryland National Capital Park & Planning Commission
Montgomery County

Elected & Appointed Officials

County Council

Blair Ewing, President

Steven Silverman, Vice President

Phil Andrews

Derick P. Berlage

Nancy Dacek

Howard A. Denis

Isiah Leggett

Marilyn J. Praisner

Michael L. Subin

County Executive

Douglas M. Duncan

The Maryland-National Capital Park & Planning Commission

Elizabeth M. Hewlett, Chairman

Arthur Holmes, Jr., Vice Chairman

Commissioners

Montgomery County Planning Board

Arthur Holmes, Jr., Chairman

Wendy Collins Perdue, Vice Chair

Allison Bryant

Meredith K. Wellington

John M. Robinson

Prince George's County Planning Board

Elizabeth M. Hewlett, Chairman

William H. Eley, Jr., Vice Chairman

James M. Brown

George H. Lowe, Jr.

Albert C. Scott



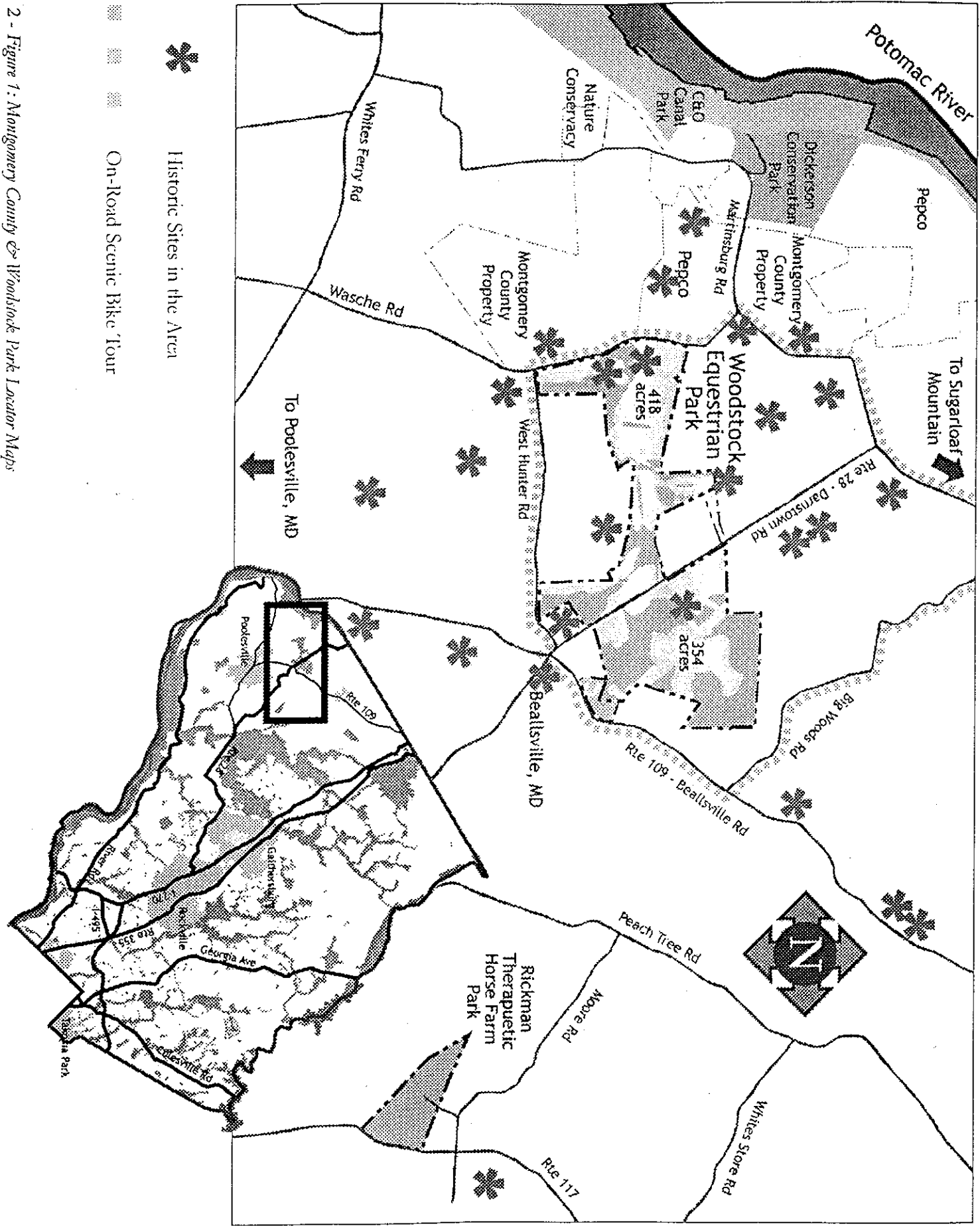
Contents

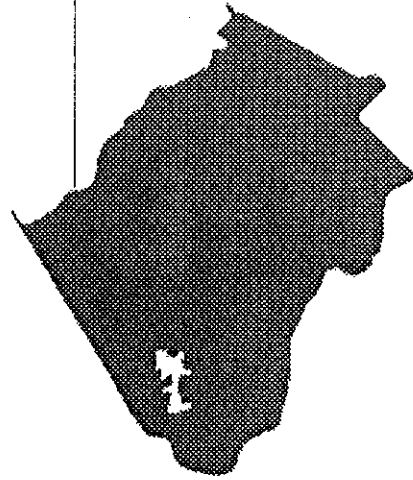
	Master Plan
Introduction	3
Plan Concepts	5
Plan Elements	9
Entryways & Public Access	9
Route 28 Trail Crossing	11
Open Space Pattern	11
Moritz Greenberg Equestrian Center	11
Brewer Farm Equestrian Center	11
Local & County-Wide Trail Network	13
Historic Tour	14
Implementation	18
Phase 1	18
Future Phases	19
Management & Maintenance	22
Technical Appendix	
Planning Process	23
Background Studies	23
Compatibility with Related Master Plans	23
Public Process	26
Natural Resource Inventory	26
Archaeological & Cultural Investigations	27
Prehistoric Resources	27
Lists	28
Plant Species List	28
Wildlife & Breeding Bird List	29
List of Historic Sites	30
List of July 26, 2001 Public Information Meeting	31

Acknowledgements

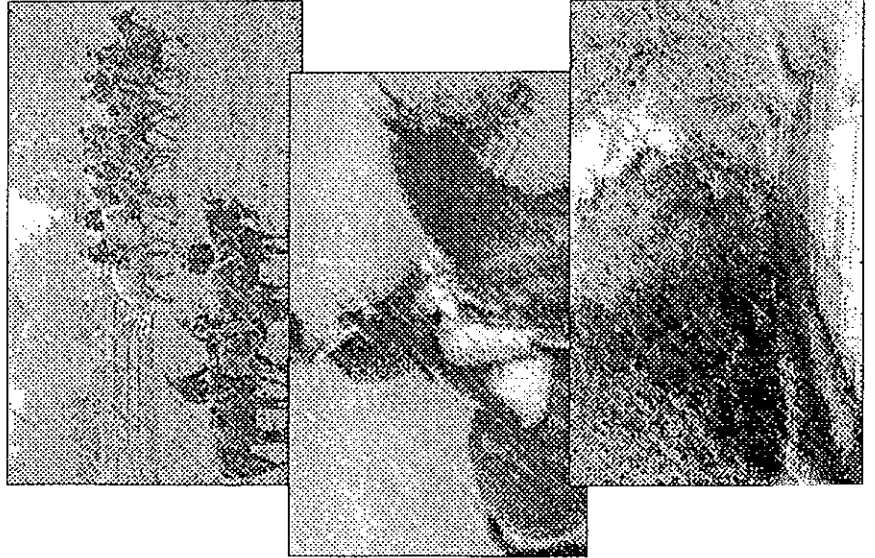
above: Watercolor Rendering of the Woodstock Equestrian Park Property and Surrounding Areas.

2 - Figure 1: Montgomery County & Woodstock Park Locator Maps





Montgomery County, Maryland



Introduction

The 772-acre Woodstock Equestrian Park is located off of Maryland Route 28 north of Beallsville, in the northwest corner of Montgomery County Maryland (figure 1, page 2). The property consists of rolling agricultural fields, natural forests and streams. The land is currently crop farmed. The 418 acre parcel located on the west side of MD Route 28 was donated to the Maryland National Capital Park and Planning Commission in 1999 by Mr. Hermon Greenberg for the specific purpose of equestrian activities and directions that M-NCPPC "...in accepting this gift of real estate agrees to memorialize Moritz Greenberg and will formally name the property in his honor as the Moritz Greenberg Equestrian Center." The 354-acre parcel "Woodstock", located on the east side of MD Route 28, was purchased by M-NCPPC from Mr. William Rickman Sr. in 2000. This land was once a game preserve owned by George Washington and used for fox chasing and farming. Mr. Rickman has asked that the property he formerly owned be dedicated to the memory of the Brewer Family.

The property comprising the Woodstock Equestrian Park is located entirely within the Rural Density Transfer Zone of Montgomery County. In accordance with the approved and adopted Functional Master Plan for the Preservation of Agriculture and Rural Open Space and Division 59-C-9 of the Montgomery county code as follows: "The intent of this zone is to promote agriculture as a primary land use in sections of the County designated for agricultural preservation. This is to be accomplished by providing large areas of generally contiguous property suitable for agriculture and related uses and permitting the transfer of development rights from properties in this zone to properties in designated receiving areas. Agriculture is the preferred use in the rural density transfer zone."

Development of an equestrian park is timely in light of recent studies documenting the rapid growth of the equine or horse component of the County's agricultural industry. The Woodstock Equestrian Park will help provide facilities to support and promote this multi-million dollar industry. The park also helps address the equestrian communities concerns over the loss of open space, access to public land and the need for more trails.

The natural beauty and historic features of the Woodstock Equestrian Park will make it a popular destination. In addition to equestrians, people interested in historic aspects of the park and its many natural areas will visit. Interpretative programs relating to the Civil War in the area, birding, and natural habitat will attract many visitors.

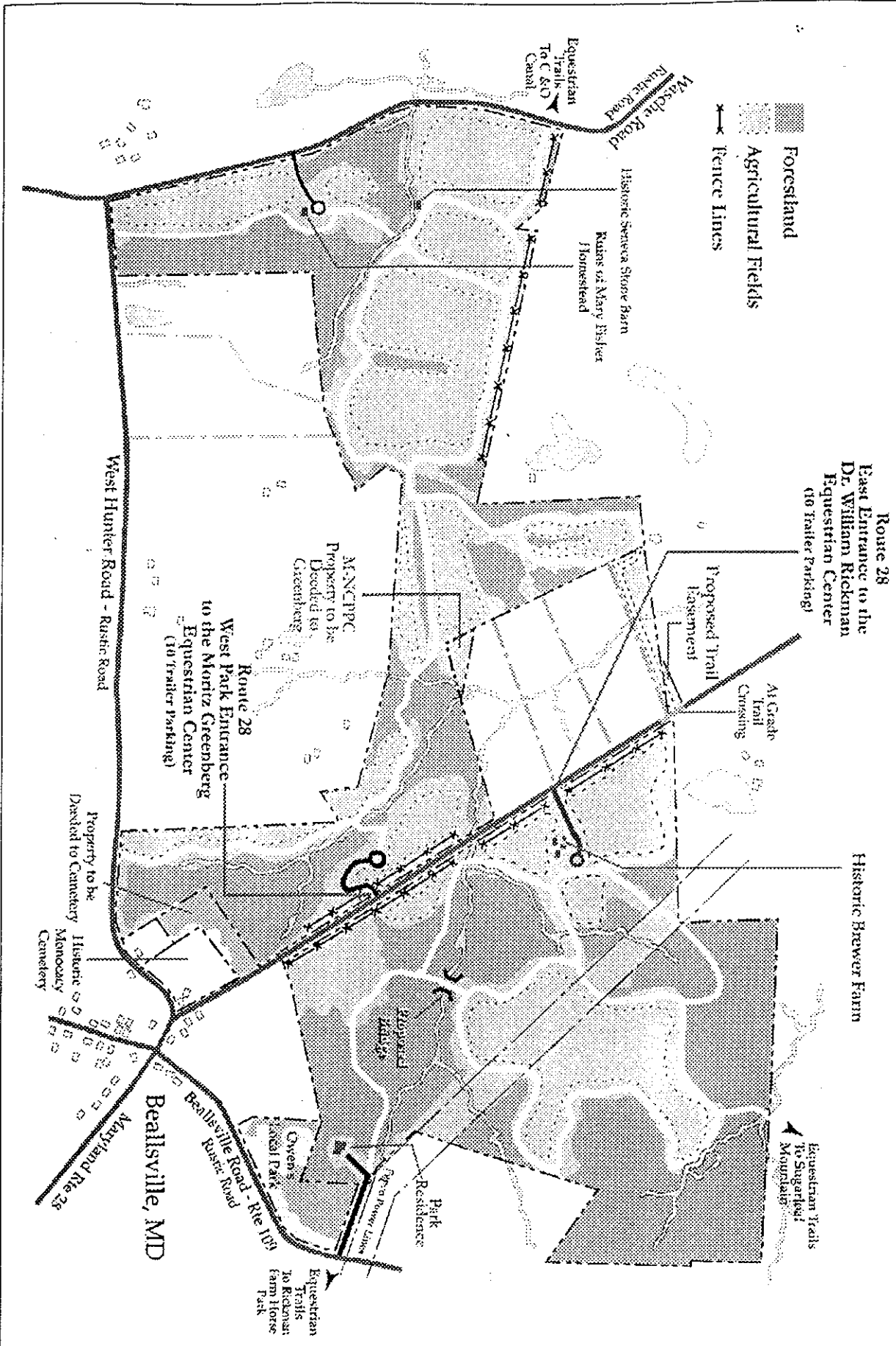
This Plan envisions Woodstock Equestrian Park as a first-class equestrian center. The Plan incorporates the Park's historic buildings, natural features and farm fields into this vision. As a result, Woodstock Equestrian Park will preserve the area's traditional agricultural setting and past historical traditions while strengthening the future vitality of the growing horse industry in Montgomery County, Maryland.

Woodstock Equestrian Park

Phase 1

Home of the Moritz Greenberg & Brewer Farm Equestrian Centers

Big Woods Road



4 - Figure 2: Woodstock Equestrian Park Phase 1 Plan

Plan Concepts

- Overview -
- Preservation of Agricultural Tradition -
- Protection of Natural and Cultural Resources -
- County-Wide Trail System -
- Park Amenities & Our Growing Horse Industry -
- Major Community Concerns -
- Design Guidelines -
- Wildlife & Historic Preservation -
- Public / Private Partnership -

Overview

The Plan for Woodstock Park honors the generosity of Hermon Greenberg and William Rickman Sr. to the people of Montgomery County for the specific purpose of equestrian activities.

This plan recommends that the park entry gates and future facilities include the name of Mr. Greenberg's father, Moritz Greenberg and references the Brewer family and historic Brewer Farm.

Preservation of Agricultural Tradition

The Plan proposes a park setting that reflects the agricultural and historic traditions of Montgomery County while protecting the natural beauty.

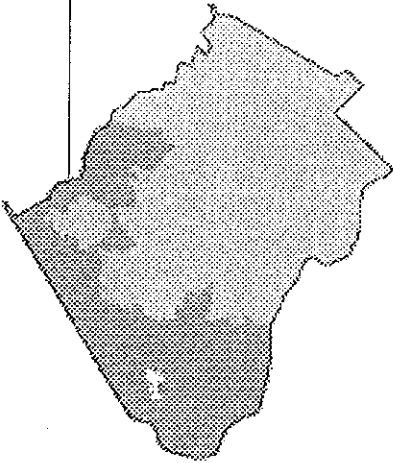
The agricultural landscape that dominates this part of the County is continued in the Park Concept Plan. Farm fields will continue to be leased and planted. Trails will be located along the edges of the fields to minimize disruption of farming.

Phase one of the Park Master Plan shown on the previous page provides public open space and proposes an internal trail system that will allow users to connect to a larger county-wide trail network. Future facility needs were determined by working with local equestrians and comparing existing equestrian facilities in neighboring jurisdictions. Future facilities should include competition rings for general public equestrian use, a polo field to accommodate the large polo community in Montgomery County, and eventually an indoor riding arena. The land is naturally suited for a future cross country course, competitive and endurance riding and will continue to accommodate fox chasing as it has since George Washington's time.

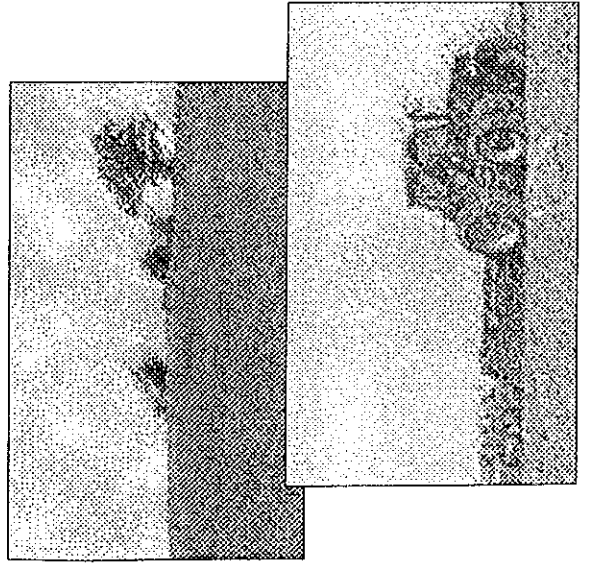
Protection of Natural and Cultural Resources

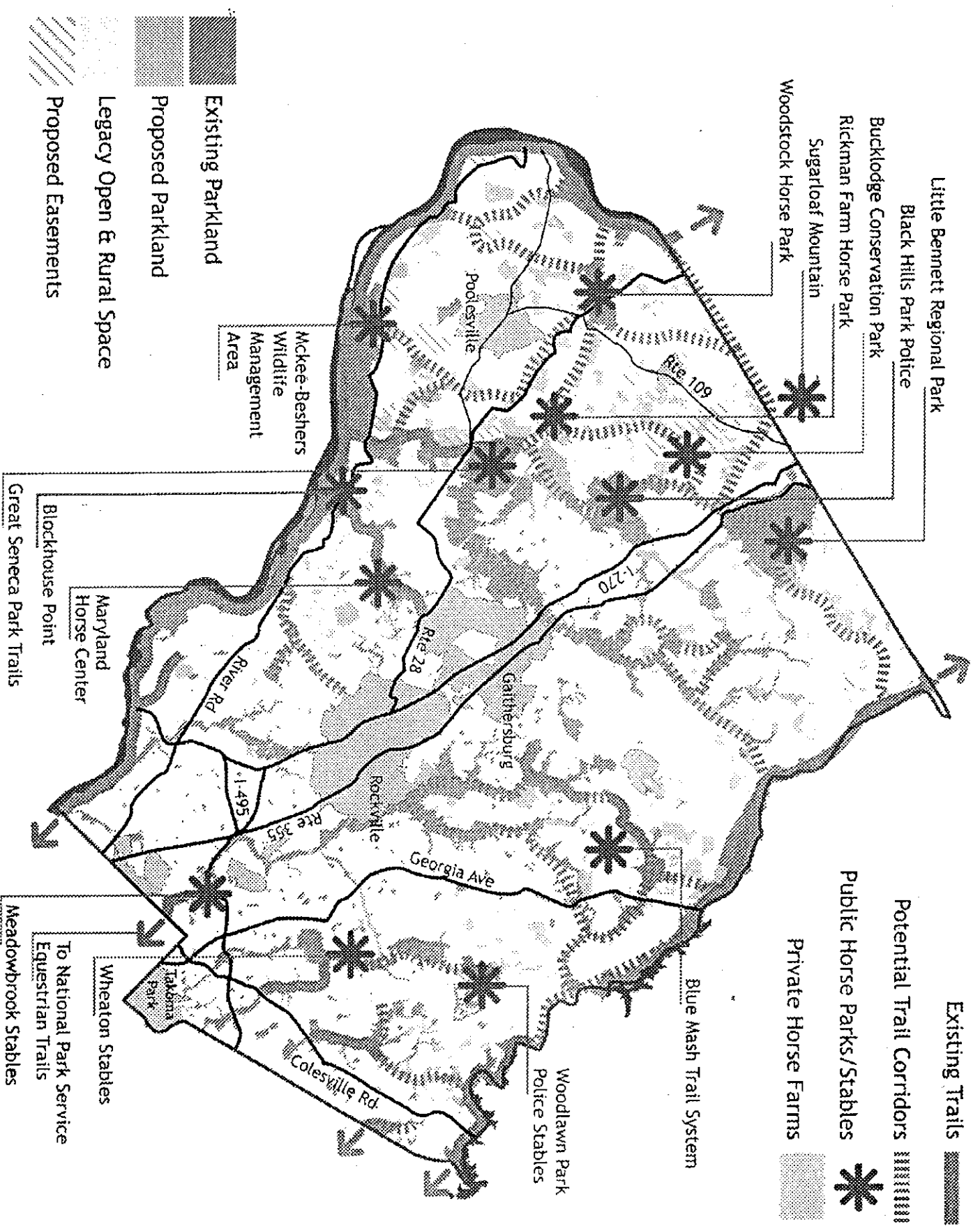
In accordance with M-NCPPC's mission, the plan maintains a balance between park development for active use recreation and protection of the natural and cultural resources. Environmental buffers and forest types were identified early in the planning process as constraint areas thus guiding the location of proposed development.

above: Dark Green Areas Indicate the Montgomery County Agricultural Preserve.



below: Preservation of Open & Agricultural Space are among the major priorities of the Plan Concepts





6 - Figure 3: Potential County-Wide Trails Corridors

County-Wide Trail System

The Plan proposes a trail system that will one day be part of a larger regional trail network linking Sugarloaf Mountain, the C&O Canal and Black Hill Regional Park.

As shown in figure 3 on page 6, the trail system will one day connect to a larger regional network that will enable equestrians to travel on 220 miles of trails.

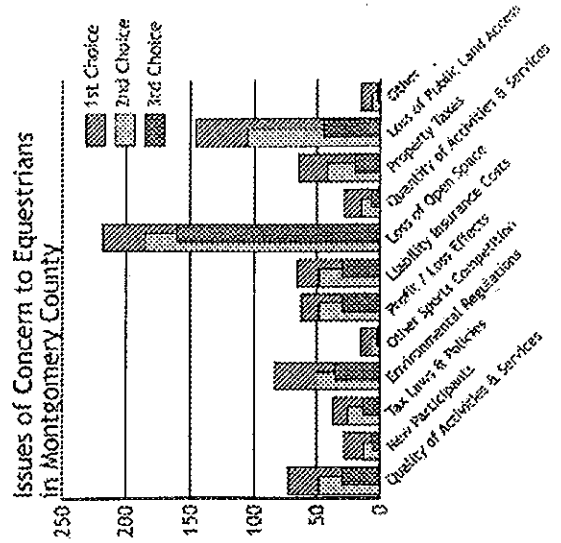
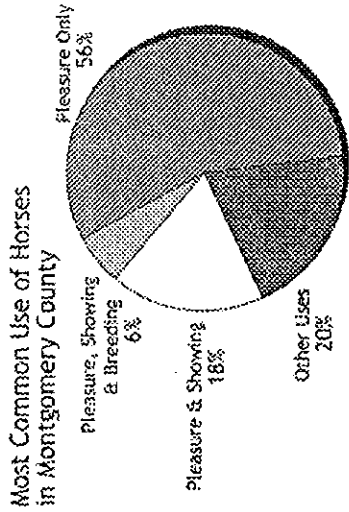
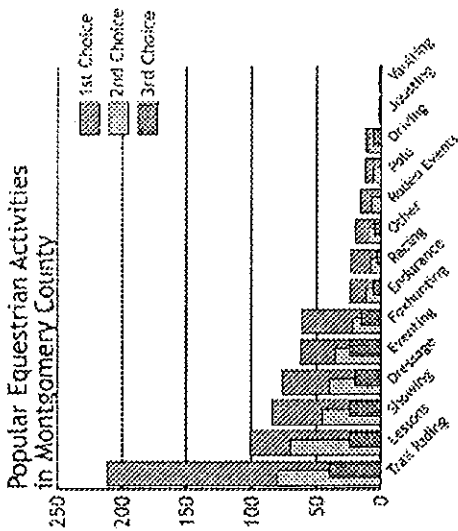
Park Amenities Support Our Growing Horse Industry

The Plan supports the growing horse industry in Montgomery County by providing the types of amenities and facilities most requested by equestrians.

In 1999, a survey to determine the size, scope and economic impact of the horse industry in Montgomery County was conducted by the Montgomery Soil Conservation District (see Technical Appendix). It concluded that trail riding was the most popular equestrian activity and the loss of open space and access to public lands were great issues of concern for Montgomery County horse owners.

Major Community Concerns

The Plan addresses community concerns over increased traffic on rustic roads and large events at the park. In accordance with the County's Master Plan of Highways and The Rustic Roads Functional Master Plan, the Woodstock Equestrian Park Master Plan recommends locating the entrances to the park on a major state road to allow for improved public access and to minimize additional traffic on adjacent rustic roads. Future events at the park will be modeled after area equestrian events for guidance on maximum size and number of participants.



left: The Montgomery County Horse Survey Results Showed the Top issues of concern to Equestrians in the County are loss of open space and access to public land.

Wildlife & Historic Interpretation

The Plan proposes park amenities and programs that will foster activities that are compatible with equestrian uses, such as hiking trails, bird watching opportunities and historic interpretation.

Providing opportunities for the enjoyment of the forests, streams and fields is accomplished by having trails that meander through the property and take the hiker/rider on a tour of the historic properties that exist on the site and adjacent to the park property. The Plan integrates Civil War trails and recorded troop movements into the trail network. J.E.B. Stuart was in this area on October 10-12, 1862 with 1,800 of his best cavalry; based on historical research, the path of the troop movement has been located and incorporated into the trail plan. Through the extensive trail system, wildlife enthusiasts will be linked to the McKee-Beshers Wildlife Management Area, a 2,000-acre resource bordering the C&O Canal. Programs for wildlife interpretation can be incorporated into the Woodstock Equestrian Park through area schools such as the Global Ecology Group program in Poolsville.

Design Guidelines

The Plan proposes design guidelines for proposed facilities that echo the architectural and historic traditions of surrounding countryside.

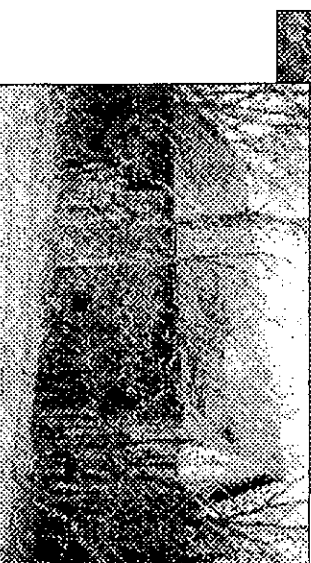
This Plan includes a design "vocabulary" that reflects the 19th Century architectural styles and use of regionally appropriate building materials such as red Seneca sandstone used in the stonewall on Wasche Road and the Historic Seneca Stone Barn. The proposed fencing design and gateway entry on the concept plan are just two examples of facilities that have been designed to be historically compatible.

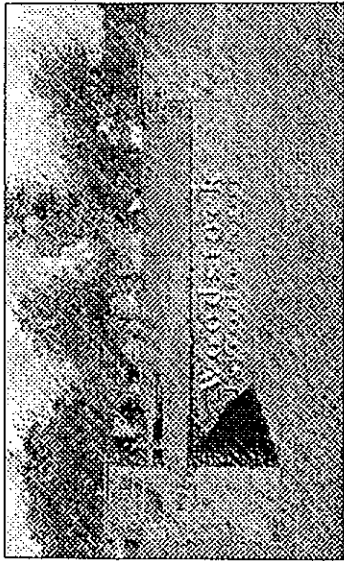
Public / Private Partnership

The Plan recommends an implementation program that relies on public-private partnerships to help maintain and manage the park.

This Plan will be implemented over a long period of time. Public private partnerships will be critical to realizing the Plan vision. The implementation program in this Plan identifies a Phase I program to get the park underway and open and then lists as future phases more costly improvements and facilities that may be needed.

below from top to bottom:
- View of the Historic Stone Fence Along Wasche Road, A Montgomery County Rustic Road
- Civil War Reenactment
- Historic Seneca Stone Barn on Woodstock Park Property.





above: Artist Rendering of the Park Entrance.

Plan Elements

- Entryways & Public Access -
- Route 28 Trail Crossings -
- Open Space Pattern -
- Moritz Greenberg Equestrian Center -
- Brewer Farm Equestrian Center -
- Local & County-Wide Trail Network -
- Historic Tour -

Entryways and Public Access

Entrances

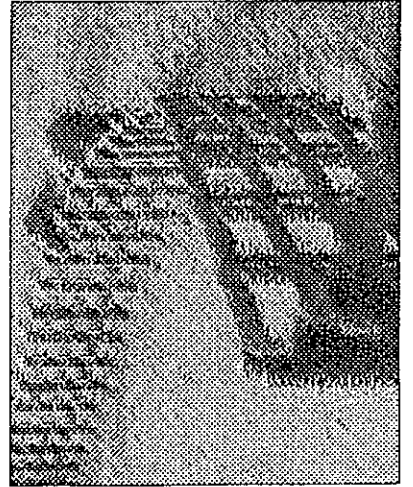
Maryland Route 28 bisects the Park and both public access points are off this 2 lane state highway classified as a country arterial. The main park entrance will be at the historic Brewer Farm and use the existing farm driveway location to access the parking lot and trail amenities. Entrance improvements along Route 28 will be necessary to widen the existing entrance and to provide accel/decel lanes as required by the state. A new entry gate will replace the existing gate. The Brewer Farm will be adapted for use as an information and welcoming center. Gravel parking will be provided behind the historic buildings for ten to twenty horse trailers for Phase 1 and overflow parking can be provided in adjacent fields. Parking will not be allowed along Route 28 or on adjacent rural rustic roads. Historic markers and trail maps will be provided at this main entrance.

A second entrance will be provided on the west side of Route 28 and will also provide parking for 10 to 20 trailers. A new entrance will be built and will compliment the design style of the main entrance gate. This entrance will have The Moritz Greenberg Equestrian Center as part of the park signage.

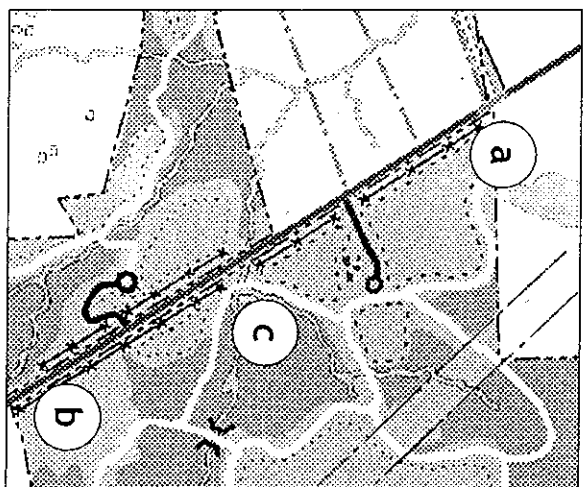
Fencing

Since Route 28 is the main entry to the park, this Plan recommends the character along the park frontage receive special attention. This Plan proposes an attractive fence four-rail wooden fence bordering the park properties along Route 28 for visual and actual property delineation. A four rail wooden fence will also border the property line between the agricultural fields on the west side of the park. Existing boundary lines will be maintained along the Wasche Road and West Hunter Road property lines. These overgrown old farm fences add to the rustic nature of the roads and also provide habitat areas. Park signage and property markers will be added to help identify the park property.

below: A Four-Rail Fence Will Delineate the Property.



@ grade crossing plan view illustration



above & left: Entryway and Improvements
a: Temporary At-Grade Equestrian Crossing
b: Fence line Along Property Frontage
c: Future Route 28 Equestrian Trail Underpass

proposed underpass bridge illustration

a

b

Architectural/Design Elements

Seneca Sandstone

It is envisioned that the use of the local red Seneca sandstone will be incorporated into many of the park's design elements and future structures for example: the entry walls, sidings of future buildings/arcades, bases to sign posts/kiosks and as the material for the gravel roads and parking areas.

Historic Markers and Trail Signage

Because of the history of the property and the structures, there need to be attractive markers identifying and describing the historic features of the park. These markers need to be made of strong materials such as bronze that mimic design elements within the historic Beallsville district or nearby historic features. Trail signage should be similar and trail names should evoke the history of the land and people that once lived in this area.

Route 28 Trail Crossings

Temporary Route 28 Trail Crossing at Grade

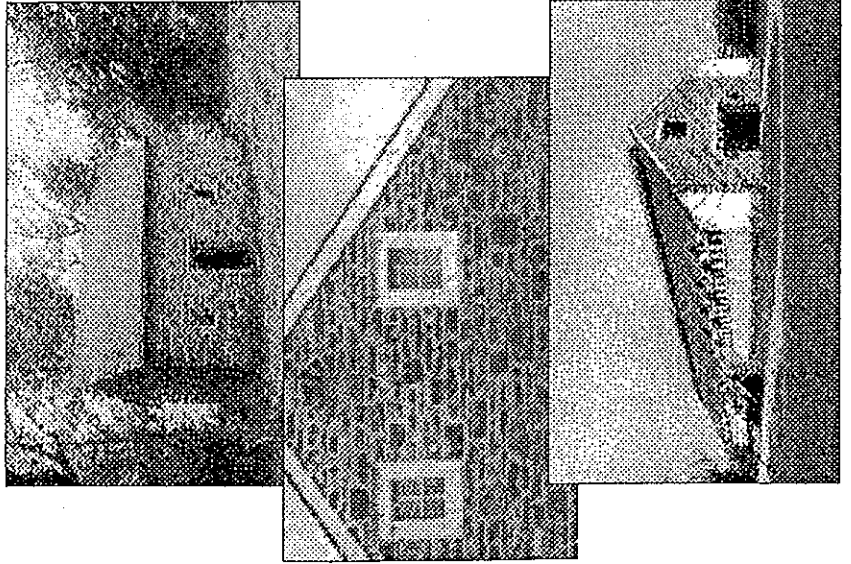
A major planning issue is how to safely get people and horses across Maryland Route 28. The Plan directs foot and hoof traffic to the north edge of the park where there will be a temporary at-grade trail crossing on MD Route 28 and then follow an existing farm road into the western side of the park. The farm road is also the location of the J.E.B. Stuart Cavalry trail. In order to create a safe crossing, the Plan proposes that equestrian trail crossing signage be placed and a crosswalk be constructed on Route 28. The trail crossing is proposed at a location that has maximum visibility in both directions. A trail user activated signal crossing may also be appropriate at this location. The State Highway Administration will be involved in determining the requirements and best locations for signage and a signaled crossing.

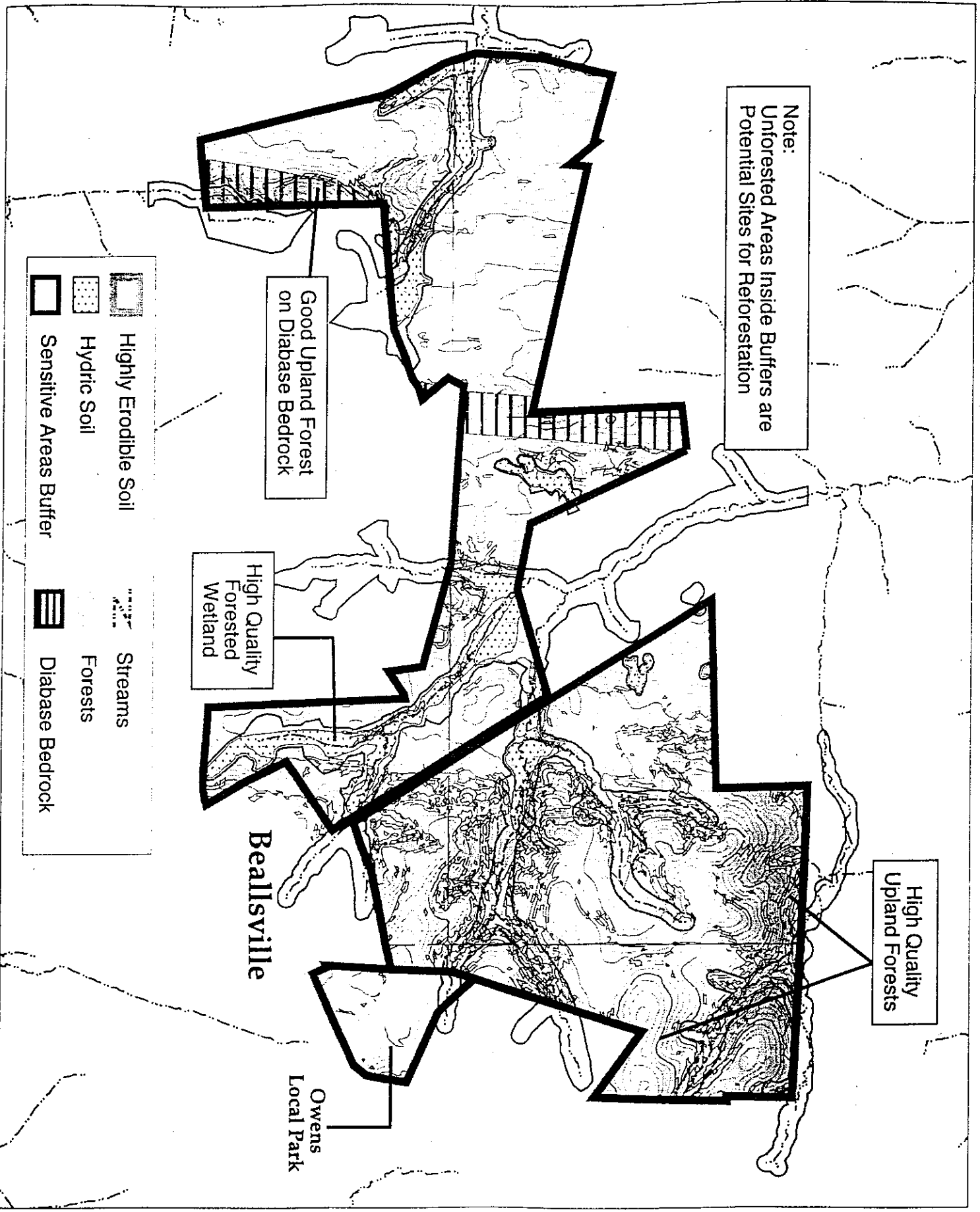
Future Route 28 Trail Underpass

By far the preferred method for safely getting trail users from one side of the park to the other would be an underpass for trail users under Route 28. Recommended as part of the future phases of this park, an underpass located in the stream valley at the location of an existing culvert would not only create a safe and attractive crossing from one side of Route 28 to the other side, but would also provide a safe crossing for wildlife, as many animals travel along streams. The underpass would need to meet minimum height requirements for equestrians and is envisioned as an open and very visible passage under route 28 connecting the parkland. The Maryland State Highway Administration would be responsible for review and approval of the underpass design.

top: The Brewer Farm Spring House uses the Very Attractive Local Seneca Sandstone.

bottom: Seneca Sandstone will be a Major Architectural Component in Future Buildings.





12 - Figure 5. Environmentally Sensitive Areas.

Open Space Pattern

The existing open space pattern of the Park (figure 5, page 12) is comprised of farm fields, woodlands and streams. Phase 1 leaves all these features virtually untouched. The environmentally sensitive area map on the preceding page shows where buffers need to be located along the streams. The natural resource management plan recommends the re-establishment of the environmental buffers along the streams. This will reduce the size of some of the agricultural fields to increase forests and meadow areas.

Future locations of rings and polo field should be sited back from the road and possibly behind the historic Brewer Farm to retain the agricultural setting along the property frontage and entry into the park. The high quality forested areas should be maintained. Trails need to be field located to avoid trees and wet areas.

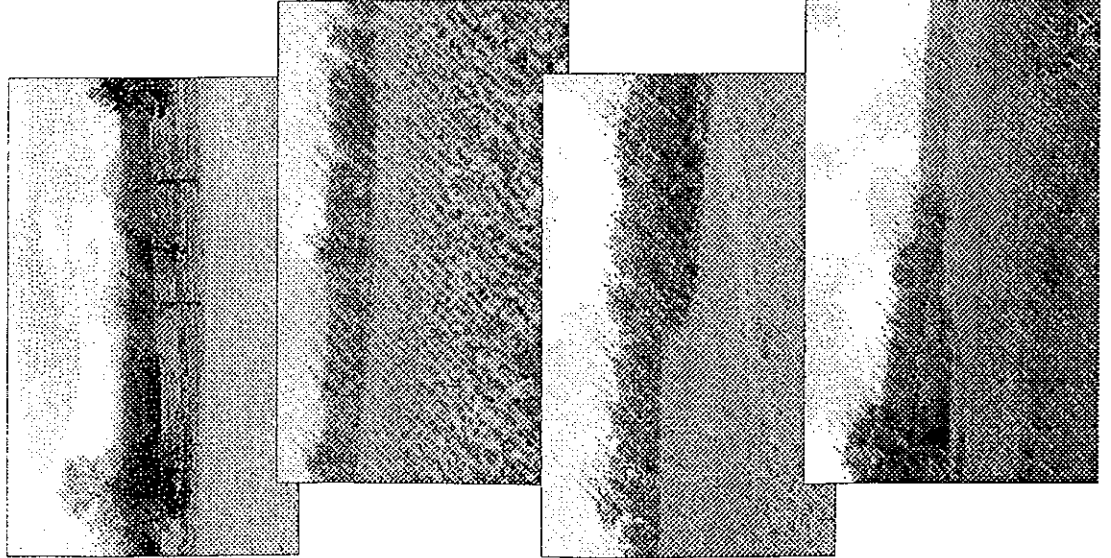
The Moritz Greenberg Equestrian Center

A key feature of the Plan is the Moritz Greenberg Equestrian Center. Located on the western side of Route 28, this side of the park offers the potential for a first class equestrian eventing area with rolling terrain and breath taking views of Sugarloaf Mountain. The Phase I improvements allow equestrian trail riders and carriage drivers easy access from Route 28 to trailer parking and the trail system. The trails will take riders on a tour of the natural beauty of the park and provide views of the historic Lloyd Jones House c. 1800-1900, Seneca Stone Barn c.1800, along Wasche Road - an exceptional rustic road, and eventually to the C&O Canal trail system.

The Brewer Farm Equestrian Center

The main site for immediate and future development is at the Brewer Farm Equestrian Center located on the eastern side of Route 28. This site offers the ability to integrate the new facilities into the historic setting of the Brewer Farm. Public access is ideally located off of Route 28 and future development of public infrastructure more likely in this location based on the existence of a well, septic field and utility lines. A competition ring can be nicely tucked away in a natural amphitheater behind the historic setting and provide for future event seating. Placement of facilities far into the property will also help in the reduction of noise. The agricultural field to the north of the Brewer Farm is large enough to accommodate a full sized polo field. A smaller agricultural field to the south of the Brewer Farm is ideally situated for an indoor arena and outdoor schooling ring. The rear agricultural fields and steep terrain offer future opportunities for cross-country training and access to the regional trail system. The regional trail system will take trail riders south to the Rickman Farm Horse Park, a future therapeutic riding facility and equine rescue operation, to destinations south of Seneca State Park and north to Sugarloaf Mountains' miles of existing equestrian trails.

- from top:
- Fields and fencing of Potential Cross-Country Course with Sugarloaf Mountain in the background
 - View of Potential Polo Field Looking Back at Woodstock Park
 - Location for Potential Competition Ring
 - Field South of the Brewer Property for a Possible Future Schooling Ring.



Local & County-Wide Trail Network Woodstock Equestrian Trails

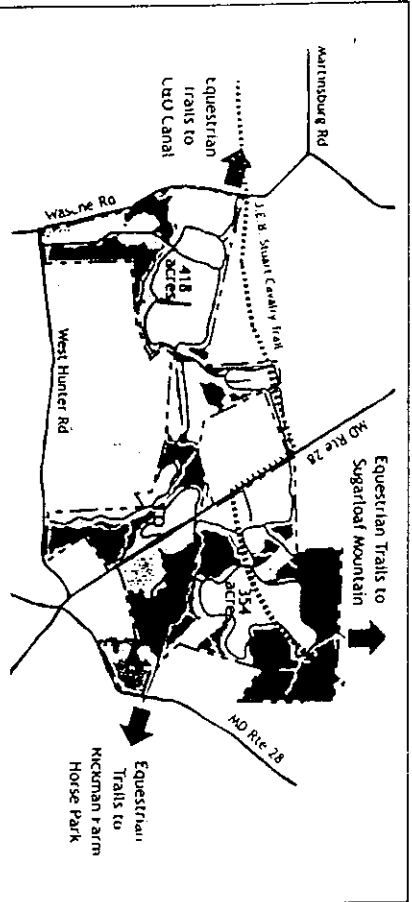
The proposed 9 mile trail network within the park follows to the greatest extent possible existing, informal trails. The trails are located to the perimeter of working farm fields to minimize disruption of agricultural activities. As much as possible the trails offer views of historic sites in the park. Avoiding sensitive environmental features played an important role in defining the trail system. For the most part trail crossings are shown at places where horses can ford the stream without additional structures. Only one bridge crossing of a stream is anticipated (figure 2, page 4). Because of the special park designation as equestrian, the trails are being recommended for hiking and equestrian use only. The trails can accommodate most equestrian uses such as carriage driving, fox chasing, portions of an endurance riding or competitive riding course (need minimum of 25 miles), and will primarily be used for recreational trail riding.

Regional Trail Network

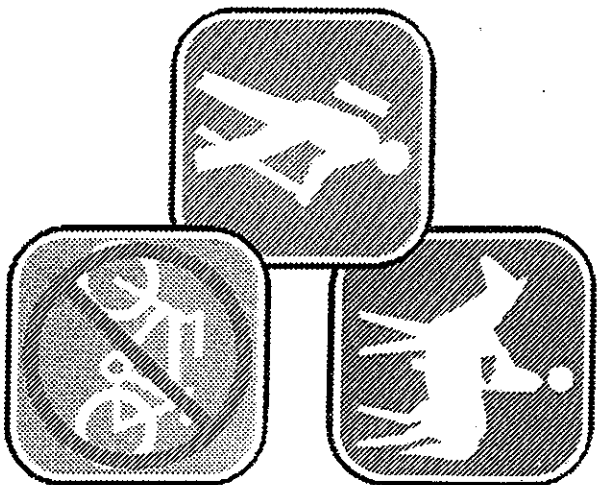
The trail system (figure 3, page 6) identifies points of potential future connections to a 220 mile regional trail system. The major equestrian trail corridors will eventually connect the Woodstock Equestrian Park to the C&C canal, Sugarloaf Mountain, Black Hill Regional Park, Buck Lodge Conservation Park, Little Bennett Regional Park, Rickman Farm Horse Park and Seneca State Park. Many of the future trail corridors rely on horse property owners allowing narrow trail easements through their properties. Also, as much as possible, trail corridors are located through existing and future parkland that has been determined to be appropriate for equestrian trail development.

J.E.B. Stuart Cavalry Trail

Major General J.E.B. Stuart with 1,800 of his best cavalry and Pelham's Light artillery came through this part of Beallsville on October 12, 1862 to cut off supply lines to General McClellan who was at Harper's Ferry. This very successful foray disrupted railway and telegraph lines, gathered intelligence, 1,200 horses, large amounts of clothing, revolvers and equipment, 60 prisoners and all with the only casualty being one man wounded. As seen on the map below the cavalry traveled through the Woodstock Equestrian Park. Pictured to the right is a sketch of "The Rebel Raid into Pennsylvania-Stuarts Cavalry on their way to the Potomac" sketched near Poolesville by Mr. A.R. Waud. The Woodstock Equestrian Trail follows part of this alignment.



14 - Figure 6: Equestrian Trails Planned for Woodstock Park & Possible Internal Destinations



above: Trail Symbols for Woodstock Park.



below: Artist's rendering of J.E.B. Stuart's march.

Historic Tour

The historic resources related to the Woodstock Equestrian Park include those within the park, those immediately adjacent to the park, and those nearby that will be affected by the trails programs being proposed to lead from the park.

The history of the park can be seen in the buildings, fields, forests and streams in and around the park. The region is bordered by the Potomac River. Settled in the early 18th century the area has been farmed continuously for more than 250 years by families, including Jones, Brewer, Chiswell, White, Matthews, Hilliard, and Hunter descendants, who still farm the land. It was the site of numerous engagements between the Union and Confederate troops during the Civil War. The variety of historic home and farmstead styles in the park and seen from the proposed trails reflects the lifestyles of the farming families through times of prosperity and paucity. Historic sites such as the canal and quarry depict early industry that augmented the farmer's income.

The properties are identified as sites designated in the Montgomery County Master Plan For Historic Preservation (MP), those listed on the National Register of Historic Places (NR), and those listed in the Locational Atlas & Index of Historic Sites in Montgomery County, Maryland (LA). Also included are Rustic Roads (RR) listed in the Rustic Roads Master Plan for Montgomery County, and ruins or other sites that have been identified as more than 50 years old, but are not listed (NL) or otherwise designated at this time.

Historic Resources In Woodstock Equestrian Park.

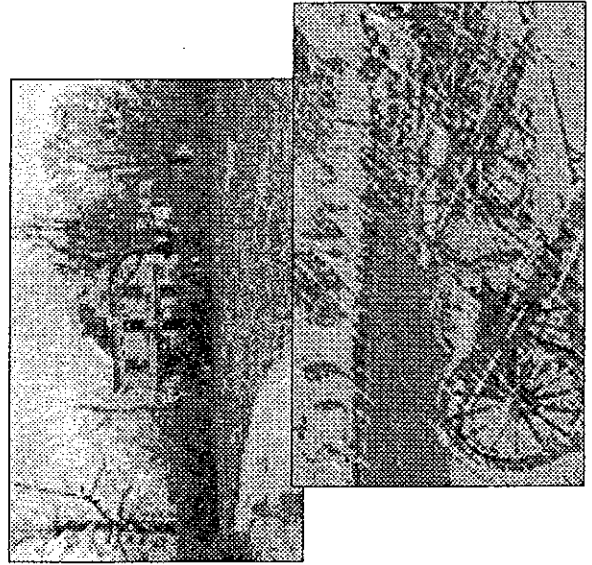
Brewer Farm (MP Site #12/38) 20201 Darnestown Road, Beallville is part of the Brewer family farmstead, Woodstock, purchased by Dr. William G. Brewer in 1834 (with John J. Wilkinson Jones from Oak Ridge/Elleven Brothers). The buildings remaining on the property date from 1861 when Dr. Brewer's grandson, George Brewer, built a large house and numerous outbuildings, and from 1908 when George's son, William G., inherited the farm, modified the house and added more outbuildings. The Brewers, who moved from Anne Arundel County in the early 19th century, were notable physicians, attorneys, and leaders in agricultural and political activities in Montgomery County. The stone tenant house, springhouse, well house, machine shed, and slave quarter sites are on a 353.62-acre environmental setting.

Seneca Stone Barn (LA Site #12/-40) Built in the late 18th or early 19th century by one of the Eleven (Jones) Brothers, the English barn is constructed of local red sandstone. The roof was replaced in the 1930's. The barn was last used in the 1950's. Either this barn or the Trundle Barn is the barn described in the narrative of J.E.B. Stuart's escape in October 1862 from Union troops.

Seneca Stone House (NL) The late 18th century stone and log house stood on a hill near the Seneca Stone Barn until the mid-20th century. The foundation stones can be seen at the house site in a grove of trees.

Mary Fisher Farm (NL) is the site of a late 19th century farmstead. The stone foundations of a large frame farmhouse and bank barn remain as do a number of early frame farm buildings. This farm was also part of the Eleven (Jones) Brothers holdings.

below from top to bottom:
- Brewer Farm House .
- Civil War Reenactment Cannons.



Historic Resources Adjacent To Woodstock Equestrian Park.

Beallville Historic District (MP #17/1) The rural community was first named for a 1747 Anglican chapel of ease, Monocacy Chapel, whose cemetery still remains. It is close to Medley Hill, site of the tavern that was the first polling place, tax office, and enlistment center in the Medley District. The crossroads was the site of frequent Civil War activity, including the escape of J.E.B. Stuart's 15th Virginia Cavalry in October 1862. The village is named for the Beall family.

Woodstock (LA #12/34) was a land grant owned and farmed by George Washington in the 1790's. He would come there to supervise the farming and to hunt. The 2-story log main house can be seen from the Woodstock Equestrian Park. The Brewer Farm (or Rickian) section of Woodstock Park included a newer house built in 1861, but continued to be part of the original Woodstock farm until the 20th century.

Edward Chiswell Farm/Langview (MP #16/2) was first settled in 1729 when John Allison and William Caster were granted a patent for "Allison's Adventure". An early 18th century Seneca Stone house has been extended over two centuries to include a late 18th century addition and a large 1830's Federal style wing. The earlier sections were modified by Edward Chiswell after the Civil War. In the 1870's, he added Victorian style upper stories. A number of outbuildings including an early icehouse and springhouse, bank barn, and later buildings form an extensive farm complex.

L. Jones House (LA #12/37), situated in the next field north of the Greenberg section of Woodstock Park, is a vinyl-covered, log house with primitive outbuildings. The farmstead is on the land grant "Eleven Brothers" and is associated with the early generations of the Jones family.

Hunter Road (RR). A two-lane paved farm road leading from the Monocacy Cemetery to Wasche Road. A portion of the southwest edge of the Greenberg section of Woodstock Park adjoins Hunter Road.

Wasche Road (RR). A two-lane asphalt road leading from Whites Jerry Road to Martinsburg Road, it forms the west boundary of Woodstock Park.

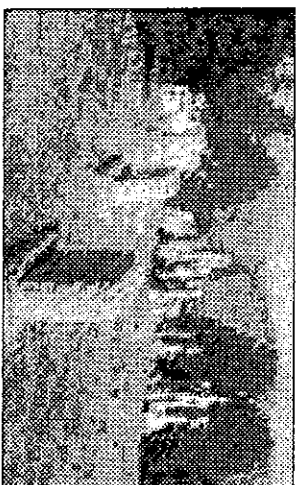
Oak Ridge/Eleven Brothers (NL) Built in 1866, the late Federal style farmhouse and related farm buildings are located on part of "Eleven Brothers", a land grant received by Edward Jones from Lord Baltimore in the mid-18th century, and named in honor of his 11 sons. In 1790, Jones' 8th son, Lt. Joseph James Wilkerson Jones, took over the estate. His son, John built the existing house.

Lemond Log House (NL). The six-room log house from the late 18th or early 19th century is part of a farmstead on Wasche Road that is adjacent to the Greenberg section of Woodstock Park.

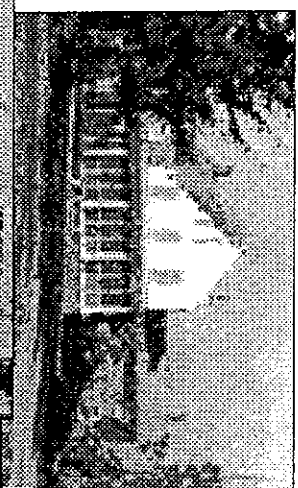
Historic Resources Near The Woodstock Equestrian Park Trails

Inverness (MP #12/35) is situated to the north of Woodstock Park between Oak Ridge/Eleven Brothers and Martinsburg Road. The 19th century plantation complex includes a Federal style brick planter's house built in 1830, and nine agricultural dependencies built of brick, frame, and logs. The farm is associated with the Benjamin White family who farmed the property for 120 years.

Gothic Barn/Lamrene White Farm (MP #12/31) Across Martinsburg Road from Inverness is a late 19th and early 20th century farmstead that consists of a dairy barn that has been converted to a community center, a bank barn, corncrib, a tenant house, and related farm buildings.



above: Beallville Historic Cemetery.

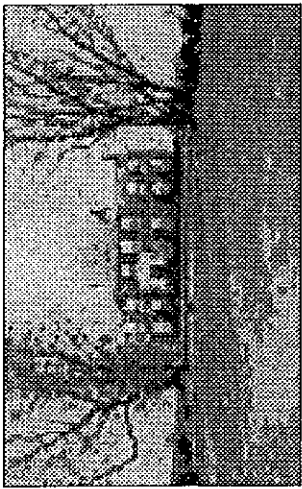


below from top to bottom:

- Edward Chiswell Farm.

- Lyod Jones House.





above: Inverness, a Federal Style Plantation built in 1830.

Trundle Farm (MP#16/1) is a complex on either side of Martinsburg Road. On the west is a log and frame house, sandstone outbuilding, and sandstone fireplace. On the east is a sandstone and wood bank barn, frame corn house, and sandstone springhouse. The log house dates from before 1821, and is associated with Otho Trundle. The sandstone buildings date from about 1830 when William Trundle owned the property. It is believed that they were built by stonemasons working on the nearby C & O Canal. Either this barn or the Seneca Stone Barn may be the barn mentioned in the narrative of J.E.B. Stuart's escape in October 1862.

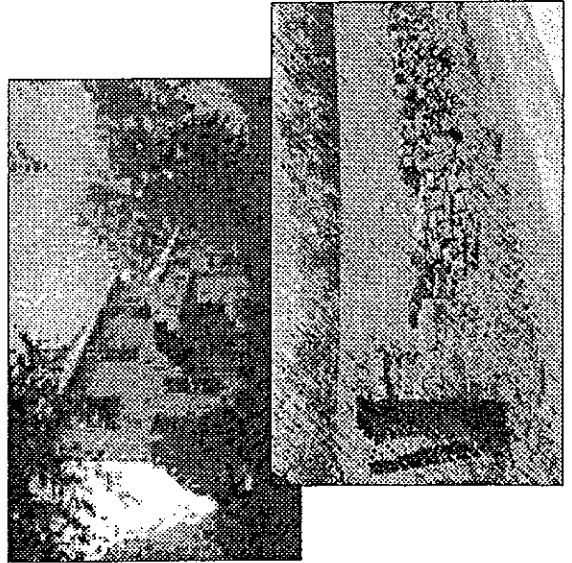
Martinsburg Road (MP #12/32 and RR) is an Exceptional Rustic Road and, from Route 28 to Wasche Road, is a Master Plan Site notable for the early 20th century one-lane concrete paving, 18th and 19th century stonewalls, and rural setting.

C & O Canal Historical Park (NR) stretches along the Potomac River from Georgetown to Cumberland, Maryland. The canal construction, begun in 1828, continued in Montgomery County through the 1830's. The canal served as a means of shipping grain from the farms in the 19th century, and control of the canal was the basis for regular skirmishing in the area during the Civil War. Trails are being developed leading from the Woodstock Equestrian Park to the C & O towpath and to White's Ford, an important crossing during the Civil War. Near the park are the ruins of Lock 26 and Lockhouse.

Marble Quarry (LA #16/5) can be seen from the canal towpath. The quarry provided Benjamin Wright with the monolithic stones that were floated down river in 1807 to be sculpted into interior columns in the U. S. Capitol.

Hilliard/Hunter Farm (LA #17/22) sits on a ridge across Wasche Road from Woodstock Park, and can be seen from the park. Its main buildings consist of a 19th century Seneca Sandstone house covered in stucco, and late 19th/early 20th century bank barn.

Webster Miller's House (LA #12/33) on the side of Route 28 across from Inverness has been modified in recent years. The stone miller's house built in 1865 can still be discerned under the changes to its upper stories. The adjacent mill from the same date was destroyed in the 1920's.

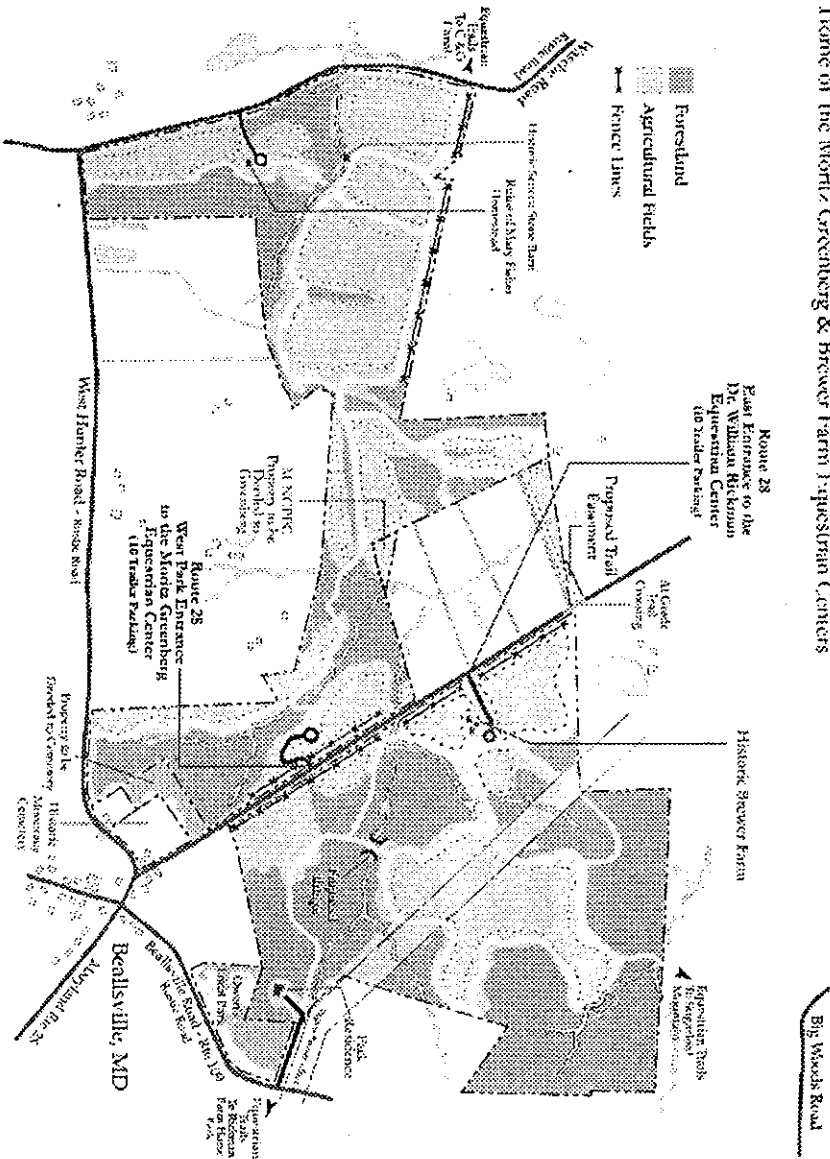


below from top to bottom:
- The Hilliard / Hunter Farm on Wasche Road.
- Seneca Sandstone Fence Along Martinsburg Road.

Implementation

Home of the Moritz Greenberg & Brewer Farm Equestrian Centers

Phase I



Cost Estimates and Phasing for Woodstock Equestrian Park

Item	Schedule	Cost Estimate
Four Board Equestrian Fencing	Installation this Fall 2001	\$100,000
Historic Structures Report (facility plan for historic structures)	Spring 2002	\$80,000
Historic Structure Restoration	LHD	
Archaeological Study	Spring 2002	\$15,000
Phase I Site Development- Design and Engineering Plans for:		
Entrances and Parking Areas		2002
Route 28 Trail Crossing - signage, striping		\$75,000
Trails, Trail Signage, Trail Bridge		
Site Construction for Above Items	2003	\$330,000
Total		\$600,000

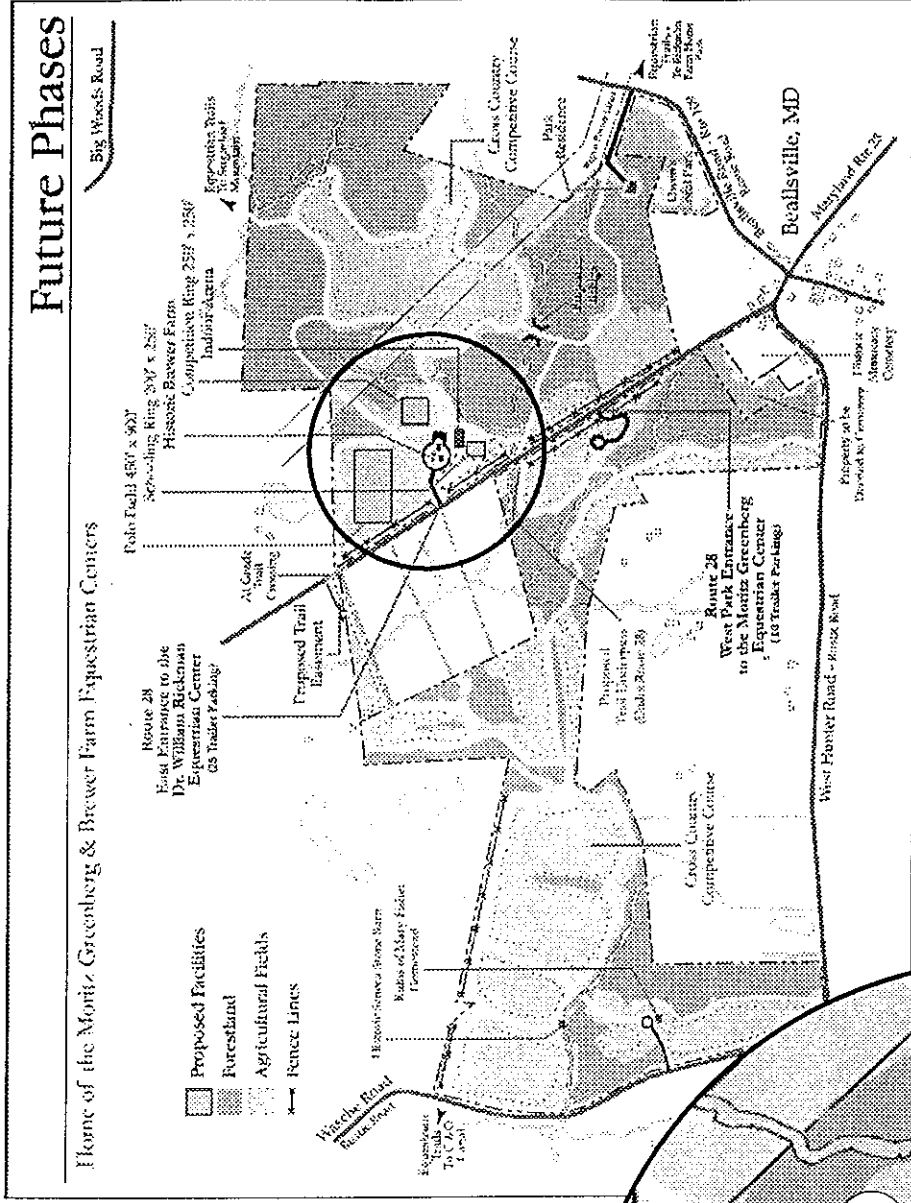
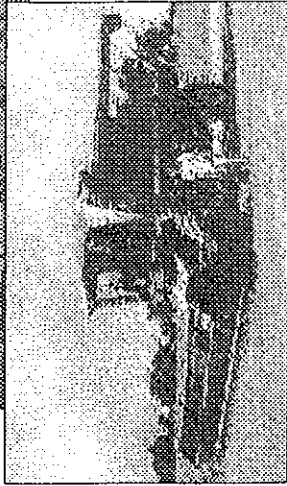
18 - Figure 7: Phase 1 of the Park Plan

Developing a park the size of Woodstock and the program of equestrian activities it envisions will take many years to accomplish.

This Plan includes an implementation program that focuses on the near term (2 to 6 years) with emphasis on trail development and public access to those trails. Facilities such as the riding rings, polo field, indoor riding arena, etc. will have to await additional funding and the establishment of a formal public private venture.

Phase I Recommendations

1. Establish a public-private partnership, such as the *Friends of Woodstock* to begin developing a long-range implementation strategy.
2. Construct a fence along the Route 28 frontage and build entry gateways into the eastern and western sides of the park.
3. Initiate conversion of historic Brewer Farm to an information center and provide parking. Provide parking at the western entrance of the Moritz Greenberg Equestrian Center.
4. Field locate, sign and improve trails consistent with equestrian trail standards.
5. Install trail crossing bridge at location shown on Plan and provide safe stream crossings.
6. Develop a plan for the stabilization, restoration and use of the historic structures.
7. Complete Phase I archaeological inventory
8. Delineate property between Public and Private lands.



Future Phases Recommendations

This phase will have to be determined in concert with the *Friends of Woodstock* since private contributions and grants will largely determine the timing of funding for additional development beyond Phase 1.

left: Additional Elements Under Consideration for Potential Future Development to Woodstock Equestrian Park include:

- a. Additional Parking and Information Center Focusing on the Brewer Farm
- b. An outdoor competition ring behind the Brewer Farm.
- c. Indoor arena and Schooling Ring in the Pasture South of the Brewer Farm.
- d. Polo Field to the North of the Park Entrance.

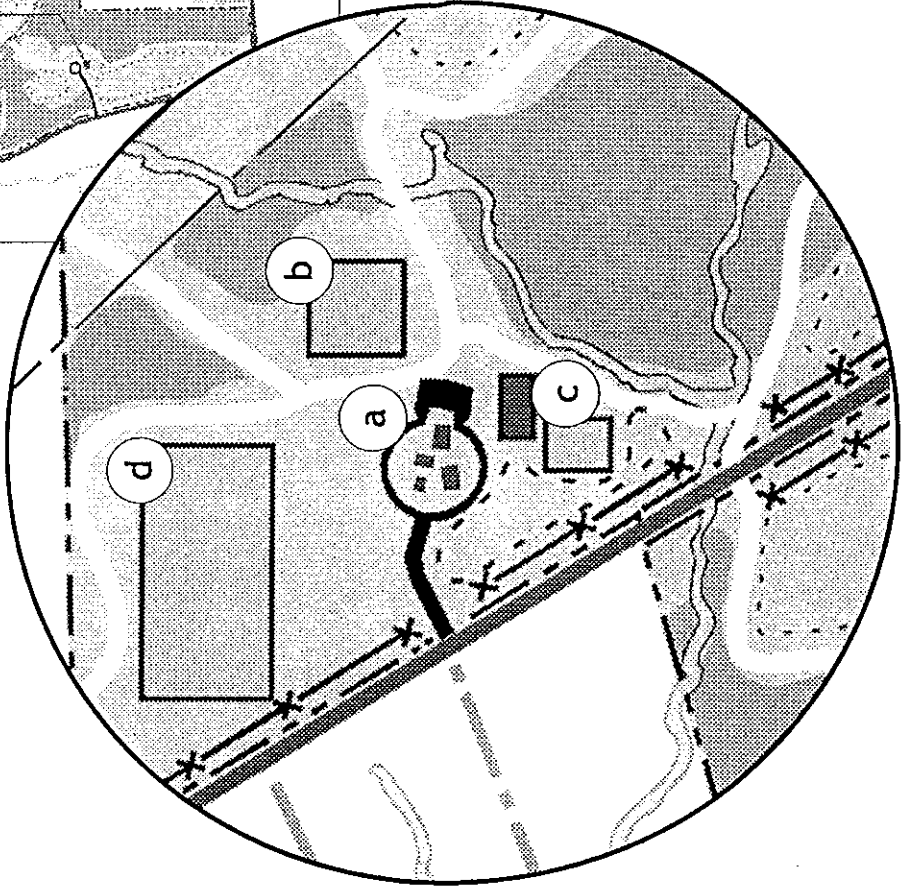


Figure 8: Future Phases of the Park Plan - 19

Potential Equestrian Activities

Below are some of the disciplines that can be accommodated by the development of the Woodstock Equestrian Park.

Trail Riding.

The main use of the property will involve riders of all ages and disciplines who will come to the park to ride the many miles of beautiful paths through the woods and around the fields. This is a leisure activity and as such, the people will be respectful of the land and courteous to all others using the park. The number of riders and length of their rides will vary. The trail riding would be done in daylight hours and the riders would be arriving at all different times. (Similar parks in the area, like the Sugarloaf Mountain for instance, have not experienced any traffic problems from trail riders).

Horse Showing

Dressage. Dressage consists of one horse and one rider completing a "test" within the confines of a riding ring in which their ability to maneuver and make transitions in a small area is evaluated. The ring will either be 20 meters x 40 meters or, 20 meters x 60 meters and each test will last between 5 minutes and fifteen minutes. There are a variety of different tests which require different levels of skill. Various participants would compete against each other and there would be an average of fifteen to thirty different people competing in each show. The show would last the whole day and the participants would come at different times which would stagger the traffic. Typically, there are few spectators other than close family or friends who come to help and/or support the individual riders.

Hunter-Jumper (Stadium Jumping). These shows consist of horses jumping a course of eight to fifteen jumps set up in a riding ring similar in size to the large dressage arena. There would be several different divisions which would typically include about three classes per division. Most divisions will involve a flat class, no jumps, to test the horse and rider at the walk, trots, and canter. The length of each division would be directly related to the number of participants. The jumps would be set in a pattern and at a particular height that would change in the various divisions. The show would typically start at 8:00 am, with a warm-up period preceding the start. The show would last the whole day and the participants would come at different times which would stagger the traffic. Typically, there are few spectators other than close family or friends who come to help/and or support the individual riders.

Eventing. Eventing involves the above two disciplines in addition to cross-country jumping. The cross-country jumps are usually made of wood

and formed into various shapes to test a horse and rider's ability to handle different obstacles efficiently. The cross-country course will be set over approximately a one to five mile radius which starts and finishes in relatively the same area. Each participant must complete a dressage test, a stadium-jumping course, and a cross-country course. Eventing is more time consuming than the above activities and often shows will last two or three days. There are more participants and spectators in this discipline because it requires a lot more effort to organize and a certain amount of participants are needed just to make the organization worthwhile. Because it is very time consuming for the organizers and many volunteers are necessary, there will typically only be two "events" per year at one facility - one in the spring, and one in the fall.

Fun, Western & Variety Shows. There are countless other shows that can take place within the confines of a large size riding ring. Western riders often have shows involving various walk/trot/canter classes within the ring with ribbons awarded to the top six horses and rider combinations. There are also many organizations that sponsor shows that center on having fun, more than competition. They include pleasure riding classes (which horse and rider seem to be relaxed and enjoying themselves) and games like egg and spoon or the dollar bill game where riders ride without a saddle and keep a dollar bill under their leg without letting it fall to the ground. The show would last the whole day and the participants would come at different times which would stagger the traffic. Typically, there are few spectators other than close family or friends.

Competitive Riding

A twenty-five mile trail ride over varied terrain must be completed in the optimum time. The riders do not know what the optimum time is and they must figure out the appropriate pace. There are veterinarians that complete an evaluation of your horse before and after the ride to determine the condition of the horse and your horse must be in good condition at the end of the ride to place in the top.

Endurance Riding

A race to the finish. The race can be anywhere from twenty-five miles (limited distance) to one hundred miles completed in one day. It can also be longer race (150 miles) completed over multiple days. The terrain can be very difficult in places and usually the horse and rider must learn to pace themselves so they do not overdo at the beginning. Most riders wear heart monitors on their wrists to monitor the horse's heart rate (patches attached to the horse) or bring stethoscopes to keep track of how their horses are doing. The

first horse in wins. However, there are vet checks along the way and your horse must pass each check within a pre-determined time period and that includes the horses heart rate coming back to 60 beats per minute, within a relatively short time. Many horses are eliminated from the race and other competitors retire for various reasons.

Both of these disciplines involve starting early in the morning and the competitors usually arrive the night before and camp out with their horses. Because the rides often start at 6:00 a.m., the competitors usually go to sleep early (9:00 p.m.) the night before and there is very little noise in camp. There will usually be anywhere from fifty to a hundred competitors at a race. The competitors bring their own food and water and are required to clean up after themselves. The people who compete in this sport are very independent and require nothing from the facility, except trails to ride on. There are not many spectators, but each rider usually brings a crew member to help them with horse care and pit stops. Also, many volunteers are needed to make sure the race runs smoothly. One huge advantage of this sport for the management of the facility used is that the trails must be cleared and checked frequently before a race.

Fox Hunting (Chasing)

Fox chasing involves a group of horses and riders and hounds in the common pursuit of the scent of a fox. The foxes are not injured in any way and the "chase" is over when the fox goes to ground (goes into his den). The riders and horses must be in formal attire and the hounds are followed first by the Huntsman, who keeps the hounds to their task. Following the Huntsman, are the Masters who lead the field of riders. The riders must follow strict rules which include respect for the countryside and the land that others have graciously allowed them to use for their sport. The Greenberg-Rickman property is in the center of Potomac Hunt country. The Potomac Hunt began in 1931 and has been hunting in this area for many years. The hunt has approximately twenty-five different locations to hunt from and therefore, each location is only used once or twice a month during the six month hunting season. The hunt maintains the property upon which they hunt and has been clearing trails at the Greenberg-Rickman facility for years. Most hunts last from two to five hours and only involve the people actually hunting. Typically, between ten and forty people will hunt on any given day.

Team Penning

Team penning involves riders in teams of three selecting the cows with certain numbers from a whole herd of cows and penning (moving them from the herd into a small pen) them without allowing the other cows to follow. This activity can be accomplished within the confines of a large ring (usually somewhat bigger than the large dressage ring). There are spectators, but the numbers are usually small.

Carriage Driving

Carriage Driving is enjoyed both as a recreational trail activity and a competition. Like Trail Riding, this leisure activity would utilize the trails and twelve foot right of way around the agricultural fields. Carriage Driving Events are similar to Eventing in having three sections of competition: two sections performed in a ring that is at least 100 x 40 meters in size and one section of a cross country course of three or more miles. One show per year with modest spectator attendance could be anticipated.

Equestrian Clinics & Seminars

Local equestrian clubs and associations hold mounted and unmounted instructional meetings for their members. An organized day of lessons conducted by clubs such as the 4H or Pony Club might have attendance of up to twenty participants with their parents or instructors.

Management & Maintenance Issues

By far the greatest challenge of this master plan is to develop a management and maintenance plan with the limited resources available. The numbers of people responsible for taking care of parkland are shrinking while the acres of new parkland are growing. Many of the concerns from the community had to do with monitoring and managing the activities that will occur in the park. Critical to the park's success is a partnership with the local community and equestrian community to promote the types of activities that are appropriate for this park and oversee its upkeep and appearance. Below are categories of management issues and recommendations for dealing with each:

Trail Management Recommendations

1. Require leasing farmers to leave 12' pathways around agricultural fields for trail and carriage users.
2. The trails in this park are designated for equestrian and hiking use only. Monitor trails to enforce this use.
3. Trails should have clear and adequate signage.

Traffic Management Recommendations

4. Entrance improvements, accel/decel lanes and trail crossings need to comply with MD SHA approvals and receive permits.
5. Prepare a traffic study to determine existing traffic volume and peak usage on MD 28. Determine numbers of future park users for determining need/size for accel/decel lanes.
6. All public vehicular access to park should be from MD Route 28.
7. No park parking will be allowed along rustic roads or Route 28.

Security Management Recommendations

8. Develop a security policy and protocol for enforcing rules of the park. Onsite routine management should include routine park police patrols throughout park. Implement a Volunteer equestrian park police team to help with the policing efforts.
9. Typical park rules should apply including hours of operation: dawn to dusk, no alcoholic beverages in the park unless by permit, open fires or charcoal grills prohibited except in designated areas, overnight camping prohibi-

ed (special overnight permits could be issued for events), no weapons or fire arms allowed, no hunting or trapping and no motorized vehicles allowed on the trails.

10. Notify park users that hunting occurs on lands adjacent to park during legal season.

11. The trails in this park are designated for equestrian and hiking use only. Monitor trails to enforce this use.

Natural Resource & Environmental Management Recommendations

12. Re establish environmental buffers along streams by reducing some of the leased agricultural fields. Delineate which areas need to be forested and which should be managed as meadow.

13. Prepare a forest stand delineation and forest conservation plan prior to construction of the entrances, parking lots and new trails.

14. Future development should use energy efficient technology such as solar, geothermal heating and air conditioning, shielded lighting, solar powered lighting and sound systems that do not permeate into the adjacent neighborhoods.

15. The park is located on a sole source aquifer. Determine effects of construction on wetlands and groundwater.

16. Establish plans to comply with county noise ordinances and mitigate dust problems.

17. Plan and develop a bird habitat. Include maintenance, monitoring and management plan.

Technical Appendix

- Planning Process
- Background Studies
- Compatibility with Related Master Plans
- Public Process
- Natural Resource Inventory
- Lists

Background Studies

Comparisons to Other Equestrian Parks

Figure 9 on pages 24 and 25 is a chart of information that was developed by visiting or gathering information about other equestrian parks in neighboring jurisdictions. The information is incomplete.

The Montgomery County Horse Survey

In March of 2001 a two year study of Montgomery County's horse industry was completed by the Montgomery Soil Conservation District for the Montgomery County Department of Economic Development. The study was conducted to achieve two goals: "gauge the size, scope and economic impact of the horse industry ..." and "get a better understanding of the management practices of the county's horse owners." For more information and a copy of the complete report, contact the Montgomery Soil Conservation District at 301 590-2855.

Compatibility with Related Master Plans

The proposed Plan is consistent with the following Master Plans:

Master Plan for the Preservation of Agriculture and Rural Open Space. The park is located entirely in an area governed by this Master Plan. In accord with the Plan's intent to promote agriculture as a primary land use, the property is zoned Rural Density Transfer (RDT) Zone. Agriculture is the preferred use in this zone. The Woodstock Concept Plan supports the intent of the Master Plan for the Preservation of Agriculture and Rural Open Space by maintaining farm fields and recommending that farming operations continue. Proposed facilities on the park support equestrian uses, thereby supporting the horse industry, an important component of the County's agricultural sector. The Master Plan for the Preservation of Agriculture and Rural Open Space should serve as a guide to all activities within the park.

Master Plan of Highways and Rustic Roads. This Plan, in conjunction with historic preservation and other programs, is intended to provide a rational system for evaluating, protecting and enhancing the agricultural character and rural origins of the County. The Woodstock Concept Plan relies on Maryland Route 28 for primary access to the park. The policies and guidelines in the Master Plan of Highways and Rustic Roads Functional Master Plan will guide road-related decisions. - continued on page 26

Planning Process

The Woodstock Equestrian Park Planning Committee

Purpose - to help M-NCPPC prepare a master plan and operational/management guidelines for the Woodstock Equestrian Park. The plans for the park needed to meet the needs of the equestrian community, the local community and be appropriate within the historical and environmental setting of the park.

Description - This was a working committee that met beginning in February 2001 for approximately 8 months preparing the documents needed to complete the master plan and operational/management guidelines for the Woodstock Equestrian Park. Some of the responsibilities of the Committee included the following:

- The Committee will recommend the type and sizes of equestrian facilities needed for this park and help prepare a physical development plan showing locations of the proposed facilities.
- The Committee will prepare recommendations as to the operations of the facility to best meet the public demand and need.
- The Committee will recommend management guidelines for the use of the site that will preserve the sensitive areas and promote uses that maintain the aesthetic quality of the facility.
- The Committee members will serve as liaisons for this project to the community in order to help gather and disseminate information.
- The Committee will help MNCPPC staff prepare presentations to the Public on this project.

	Woodstock Park Beattlesville, MD	Frying Pan Park Herdon, VA	Morven Park Leesburg, VA	Horse Park of NJ Monmouth, NJ	Gettysburg Center, Gettysburg, PA	Kentucky Horse Park Lexington, KY	Fairhill Park Cecil County, MD
Acreage	772	98	1,200	147	430	1,032	5,613
Historic & Interest Areas	J.E.B. Stuart Trail / Geo. Washington Woodstock Prop / Brewer Farm / Seneca Stone Barn / Fisher Ruins	Living Hstr & Farm Life Demos / Blacksmith Shop / Old School House / Kidwell Farm	Davis Plantation Nat. Register & VA Historic Landmark	n/a	n/a	Internal Horse Museum / Culture Learning Ctr	Hist. Bldgs. / Covered Bridge
Ownership & Management	Montgomery Cnty	Fairfax Cnty & Private Citizen Board	Westmoreland Davis Memorial Foundation	Public/Private State Owned, Operated By 5013c Education Org, Dept of Agriculture	Gettysburg Equine Cntr. Partnership LLC	Public Park Foundation Supported	Maryland Dept of Natural Resources
Funding	TBD	Private Board Manages County Budget	Westmoreland Davis Memorial Foundation	Park Trustees & Donations	Gettysburg Equine Cntr. Partnership LLC	Foundation Supported	State funding
Visitation Count	TBD	120,000 Yearly	n/a	n/a	n/a	n/a	142,307 - '96
Revenue	TBD	\$60k - '93 \$167k - '00	n/a	n/a	n/a	n/a	n/a
Development	Undeveloped / Proposed	Since 1993	Foundation Est. 1954	Since 1983	Opens June 2001 \$30 million cost for 6 Plan Phases	n/a	n/a
Parking	TBD	1 Main Lot	n/a	n/a	5,275	n/a	n/a
Guest Services	TBD	n/a	n/a	Handicap Bathrooms & Showers	Hotel, Restaurant	n/a	n/a
Other Activities & Interests	TBD	Girl Scouts / Meeting House / Vocational Agriculture School / 4-H Bldg / Dog Obedience / Soccer, Craft Shows / Flea Markets / Holiday Themed Events / Music Events /	Picnic Facilities / Boxwood Gardens / Hound & Hunt Museum / Carriage Museum / Dog Shows / Art Exhibits / 10k Run & Walk	54 Camper Hook-Ups / 5,000 acre Wildlife Management Area	n/a	260 Site Campground	Nature & Environ Center / Fishing / Hiking / Mount Biking / Hunting / Birding / County Fair / Historic Bldgs / Covered Bridge

24 - Figure 9: Equine Facility Comparison Chart

	Woodstock Park Beallsville, MD	Frying Pan Park Herndon, VA	Morven Park Leesburg, VA	Horse Park Of NJ Monmouth, NJ	Gettysburg Center, Gettysburg, PA	Kentucky Horse Park Lexington, KY	Fairhill Park Cecil County, MD
Equestrian Facilities	TBD	150-171 Semi- Enclosed Stalls / 30 Portable Stalls / Cross Country Course	Dupont Veterinarian Horse Hospital / Carriage Museum / Dressage Ring / Eventing area	Adjacent Parkland Trails / 2 handicap mounts / 80 acre Carriage field / event course / 360x190 Grand Prix, Carriage Dressage area / 174x60 Grand Stand / Schooling ring /	n/a	Hunter / Jumper Eventing, Western Carriage Driving, Clinics	Thoroughbred Training Center / 1 Mile Dirt Track / 7.8 Mi Wood Chip Track / Turf Track / Eventing
Equestrian Activities	TBD	Fall & Winter Busy Seasons for Events 30 Weekends per Year Events & Shows. Hayrides.	Carriage / Dressage / Cross Country / Steeple Chase /	n/a	Horse Shows, Auctions, Breeder Sales, Expos, Training	Major Horse Shows, Steeple Chase	Home to Thoroughbred Racing Assoc. & Protection Bureau / National Steeple Chase & Hunt Assoc.
Maintenance	TBD	10 Full time & 13 Part time Employees, Pony Club	n/a	Volunteer Staffed	n/a	n/a	n/a
Barns	TBD	3 Barns		276 (10x10) Stalls / 100 more available	10 Barns / 1,700 Horse Stalls	Overnight Horse Housing / Perm. Stables for 30+	/ 400 Stables
Arenas	TBD	110 X 235 - 800 Seat Arena / 2 All- Weather Rings / 3 Mi Trails /	n/a	2 (300x150) Show Rings - 1 lighted / Regulation Dressage Arena / 300x150 and 280x140 Covered Arenas /	2 Arenas / 10,000 seats	All Weather Arena /	n/a

Figure 9: Equine Facility Comparison Chart - 25

County-wide Park Trails Plan. This Plan supports natural surface trails in the western County and identifies the C&O Canal, Sugarloaf Mountain and the Seneca Greenway as destinations. The Woodstock Concept Plan strengthens the opportunity for a network of trails that will greatly enhance equestrian movement through the western county.

Public Process

In the course of preparing this master plan, two Public Information Meetings were held to share ideas with the community about the development of the Woodstock Equestrian Park and to address concerns over the proposed plan. Included in this document is a list of all the comments received from the July 26, 2001 public information meeting (page 32).

Natural Resource Inventory

A brief overview of the park's natural resources is provided below. Detailed maps showing geology, soils, slopes, and hydrology are on file in the office of the MNCPPC Montgomery County Park Planning and Resource Analysis Unit of the County-wide Planning Division.

1. Geology - The park lies in the piedmont physiographic province of Maryland, where the bedrock consists predominantly of metamorphic rocks of Paleozoic age. Route 28 basically divides the bedrock underlying the park area into two main categories, east and west. West of Route 28 is Sandstone (Arkose), a conglomerate of quartz and quartzite pebbles, and siltstone. The unit is locally porous and may contain considerable water. It forms rolling uplands except along major streams where there could be cliffs. Sandstone is light gray to reddish brown, fine to coarse grained and is fairly well sorted with a composition of 50-75% quartz, 15-40% feldspar, and 1-5% muscovite with silica and ferruginous cement. Conglomerate pebbles include quartz, quartzite, and phyllite averaging about 1 inch in diameter.

The majority of bedrock on the east side of Route 28 is Phyllite, which has steep foliations and hard veins of quartz which make boring difficult. Phyllite is a gray and green foliated rock composed mainly of very fine grained mica and chlorite which impart a surface sheen. Abundant quartzitic beds, as much as 30 feet thick, commonly underlie linear ridges. One of which can be seen around the historic Brewer House. The topography is steep and hilly with narrow ridges, steep parallel valleys and local relief as much as 100 feet. Furthermore, on the west side of the park in the wooded area almost parallel to Washe Road is a dike of Diabase, which forms a linear ridge of very durable rock. This ridge at Boyds is estimated to be 80 feet thick near Buck Lodge. Diabase is excellent for use as crushed aggregate.

2. Soils - The soils within the park are of 2 general soil map group units as identified by the Soil Survey of Montgomery County, issued July 1995. Each unit on the general map is a unique natural landscape and has a distinctive pattern of soils, relief, and drainage. Typically they consist of two or more major soils. Soils making up one unit can occur in another but in a different pattern. The 2 groups within Woodstock Equestrian Park are the Penn-Brentsville-Readington group, and Brinklow-Baile-Occoquan group, which, like the bedrock are almost entirely divided east and west by Route 28. The Penn-Brentsville-Readington group west of Route 28 is nearly level to steep, well drained to moderately well drained, moderately deep to deep soils that are loamy throughout and on uplands. Soils on the east side of the Route 28 are mostly of the Brinklow-Baile-Occoquan group which are level to moderately steep, well drained to poorly drained, moderately deep to very deep soils that are loamy throughout and on uplands.

The majority of individual major soils that are found on the west side of the park include Brentsville sandy loams, Penn silt loams, and Readington silt loams. These soils are best suited for cultivation of trees, crops, pasture and hay. A shallow depth to bedrock, poor drainage for septic, and potential for frost heaving are the main limiting factor for development on these soils.

The majority of individual major soils which are found on the east side of the park include Brinklow-Blocktown channery silt loams, Blocktown channery silt loams, which tend to be steeper and more erodible. Smaller pockets of Glenville silt loam and Galia silt loams are found mostly on side slopes and all have similar suitability characteristics and those on the west side of Route 28.

The major soils that lay along stream channels include Bowmansville-Melville silt loam, Croton silt loams, and Harbor, which are federally recognized hydric soils and Readington, which has many hydric inclusions. These soils in general are poorly suited for crops because of wetness. A high water table makes them best suited for water tolerant trees, limited hay production and limited grazing only during dry periods.

3. Slopes - The terrain of Woodstock is best characterized as rolling uplands. The majority of slopes within the park are 0-15% with the steepest slopes (15% and greater) almost entirely located on the eastern side of Route 28 and mostly in the wooded areas near streams.

4. Hydrology - Two main drainage basins; the Little Monocacy River and the Potomac River basins drain Woodstock Equestrian Park to the Potomac River. Nine first and second order streams (smaller headwater streams) course through the central and eastern parts of the park and are tributaries to the Little Monocacy River. The stream that drains the western third of the park is a tributary of the Potomac River basin. All of the streams in the park are State Use Class I-P (Waters that are suited for contact recreation, protection of aquatic life and public water supply) and are further characterized as having good water quality by the Montgomery County Stream Protection Strategy. Many large wetlands surround the streams and originate from seeps and springs. Because of their low gradient, most streams have relatively wide floodplains. These streams, associated seeps, springs, wetlands, floodplains and stream valley buffers total 116 acres which is approximately 6.65% of the entire 772 acre park. The good quality water in this park can best be maintained by reclaiming at least minimal buffer along all streams valleys and wetlands.

5. Vegetation - The majority of land use in Woodstock Equestrian Park is currently in agricultural fields (68%), however, 32% of the park is forested. The forested areas are relatively diverse and of good to high quality both in canopy and under story. The best forests are on the uplands to the far west and are a mix of mature oaks and hickories. A particularly high quality forested wetland area exists near the intersection of Route 28 and West Hunter Road behind the Monocacy Cemetery. The forest along the ridge parallel to Washe Road is underlain by Diabase rock formation and has a good variety of species in the under story.

A number of plant species that are uncommon in Montgomery County occur in the park, including Fringtree (*Chionanthus virginicus*), Lily Leaved Twayblade (*Hiparis lilifolia*), Turtlehead (*Chelone glabra*), Royal Fern (*Osmunda regalis*) and Virginia Snakeroot (*Aristolochia serpentaria*). A more detailed list of herbaceous and woody species is on page 28 and will continually be updated as more species are found.

6. Wildlife - Several visits to the field have revealed a good variety of faunal species for both field and forest, upland and wetland areas. A list is included on page 29 which will continually be updated as more species are found.

Archaeological / Cultural Investigations

Because Maryland State bond money was allocated for the project, a Phase I survey for archaeological/cultural resources within the Moritz Greenberg Equestrian Center at Woodstock Park will be conducted in accordance with the National Historic Preservation Act, Section 106 and "Standards and Guidelines for Archaeological Investigations in Maryland" (Maryland Historical Trust Technical Report Number 2, 1994).

The Park is important as an archaeological resource for several reasons: not only has little prehistoric research been conducted in the area, but the Park's stream valley systems would make it amenable to such cultural resources.

Prehistoric Resources

Prehistoric resources will be investigated along proposed trails and, especially near springheads and watercourses. Usually, small upland camps would have been used by native peoples down through the centuries for short-term seasonal stays along well-traveled trails.

Lists

Park Wildlife Inventory

This is a preliminary list of plant and wildlife species, and breeding birds based on limited field-work and knowledge of available habitat and species known to occur in the surrounding area. It is likely that this list will expand as additional field-work is conducted on this new park.

Plant Species List

Scientific			Common			Scientific			Common		
Name	Name	Type	Name	Name	Type	Name	Name	Type	Name	Name	Type
<i>Acer negundo</i>	box elder	w	<i>Quercus palustris</i>	pin oak	w	<i>Houstonia purpurea</i>	large houstonia	h			
<i>Acer platanoides</i>	Norway maple	w *	<i>Quercus phellos</i>	willow oak	w	<i>Hypoxis perfoliata</i>	common St. Johnswort	h			
<i>Alnus incana</i>	red maple	w	<i>Quercus prinus</i>	chestnut oak	w	<i>Lespedeza spp.</i>	bush-clover	h			
<i>Asimina triloba</i>	tree of heaven	w *	<i>Quercus rubra</i>	red oak	w	<i>Lilium superbum</i>	turfs-cap lily	h			
<i>Carpinus caroliniana</i>	pawpaw	w	<i>Rhus copallina</i>	winged sumac	w	<i>Liparis liliifolia</i>	lily-leaved twayblade	h			
<i>Carya glabra</i>	hickory	w	<i>Rhus radicans</i>	poison ivy	w	<i>Lobelia inflata</i>	Indian tobacco	h			
<i>Carya tomentosa</i>	mockernut hickory	w	<i>Rhus typhina</i>	staghorn sumac	w	<i>Lobelia spicata</i>	spiked lobelia	h			
<i>Celtis occidentalis</i>	hackberry	w	<i>Rosa multiflora</i>	black locust	w	<i>Lycopodium flabelliforme</i>	ground cedar	h			
<i>Chionanthus virginicus</i>	fringetree	w	<i>Rubus hispidus</i>	blackberry	w *	<i>Lycopus americanus</i>	water horehound	h			
<i>Cornus amomum</i>	silly dogwood	w	<i>Rubus spp.</i>	blackberry/raspberry	w	<i>Medeola virginiana</i>	Indian cucumber root	h			
<i>Cornus florida</i>	flowering dogwood	w	<i>Sambucus canadensis</i>	elderberry	w	<i>Microstegium vimineum</i>	Vietnamese siltgrass	h *			
<i>Diospyros virginiana</i>	persimmon	w	<i>Sassafras albidum</i>	sassafras	w	<i>Monotropa uniflora</i>	Indian pipe	h			
<i>Fraxinus pennsylvanica</i>	green ash	w	<i>Smilax rotundifolia</i>	roundleaf greenbrier	w	<i>Onoclea sensibilis</i>	sensitive fern	h			
<i>Gleditsia triacanthos</i>	honey locust	w	<i>Ulmus rubra</i>	slippery elm	w	<i>Osmunda cinnamomea</i>	cinnamon fern	h			
<i>Ilex opaca</i>	American holly	w	<i>Vaccinium corymbosum</i>	highbush blueberry	w	<i>Osmunda regalis</i>	royal fern	h			
<i>Ilex verticillata</i>	winterberry	w	<i>Viburnum dentatum</i>	arrowwood	w	<i>Perilla frutescens</i>	beetsteak plant	h *			
<i>Juglans nigra</i>	black walnut	w	<i>Viburnum prunifolium</i>	black haw viburnum	w	<i>Phryma leptostachya</i>	lopseed	h			
<i>Juniperus virginiana</i>	eastern red cedar	w	<i>Vitis spp.</i>	wild grape	w	<i>Phytolacca americana</i>	pokeweed	h			
<i>Lindera benzoin</i>	spicebush	w	<i>Achillea millefolium</i>	yarrow	h	<i>Polygonum biflorum</i>	Solomon's seal	h			
<i>Liriodendron tulipifera</i>	tulip tree	w	<i>Agrimonia parviflora</i>	small-flowered agrimony	h	<i>Polygonum perfoliatum</i>	devil's tearthumb	h *			
<i>Lonicera japonica</i>	Japanese honeysuckle	w *	<i>Agrimonia roseiflora</i>	woodland agrimony	h	<i>Polygonum persicaria</i>	lady's thumb	h			
<i>Parthenocissus quinquefolia</i>	Virginia creeper	w	<i>Alliaria petiolata</i>	garlic mustard	h *	<i>Prunella vulgaris</i>	christmas fern	h			
<i>Pinus virginiana</i>	Virginia pine	w	<i>Andropogon virginicus</i>	broom-sedge	h	<i>Rudbeckia hirta</i>	black-eyed susan	h			
<i>Platanus occidentalis</i>	American sycamore	w	<i>Artemisia tridentata</i>	jack-in-the-pulpit	h	<i>Sanicula canadensis</i>	sanicle	h			
<i>Prunus serotina</i>	black cherry	w	<i>Aristolochia serpentaria</i>	Virginia snake-root	h	<i>Silene stellata</i>	starry campion	h			
<i>Quercus alba</i>	white oak	w	<i>Artemisia vulgaris</i>	mugwort	h *	<i>Solidago spp.</i>	goldenrod	h			
<i>Quercus falcata</i>	southern red oak	w	<i>Asier pilosus</i>	heath aster	h	<i>Thalictrum sp.</i>	meadow rue	h			
<i>Quercus ilicifolia</i>	bear oak	w	<i>Boehmeria cylindrica</i>	false nettle	h	<i>Thelypteris noveboracensis</i>	New York fern	h			
<i>Quercus imbricaria</i>	shingle oak	w	<i>Borrerichium virginianum</i>	rattlesnake fern	h	<i>Tovara virginiana</i>	Virginia knotweed	h			
			<i>Chelone glabra</i>	turtlehead	h	<i>Trifolium arvense</i>	rabbit-foot clover	h			
			<i>Cimicifuga racemosa</i>	black snakeroot	h	<i>Uvularia perfoliata</i>	perfoliate bellwort	h			
			<i>Circaea quadrifida</i>	enchanter's nightshade	h						
			<i>Dennisia punctiloba</i>	hay-scented fern	h						
			<i>Dioscorea villosa</i>	wild yam	h						
			<i>Eriogonum annuum</i>	daisy fleabane	h						
			<i>Eupatorium rugosum</i>	white snakeroot	h						
			<i>Galium circzicans</i>	wild licorice	h						
			<i>Galium spp.</i>	bedstraws	h						
			<i>Geum spp.</i>	avens	h						
			<i>Hemerocallis fulva</i>	daylily	h *						
			<i>Heuchera americana</i>	coral bells	h						

Key to Types:

w = woods

h = herbaceous

* = Non-Native

Wildlife Species & Breeding Bird Survey

Butterflies

<i>Common Name</i>	<i>Genus species</i>
Eastern Tiger Swallowtail	<i>Papilio glaucus</i>
Spicebush Swallowtail	<i>Papilio troilus</i>
Cabbage White	<i>Pieris rapae</i>
Clouded Sulphur	<i>Colias philodice</i>
Orange Sulphur	<i>Colias eurytheme</i>
Eastern Tailed Blue	<i>Everses comyntas</i>
Spring Azure	<i>Celastrina ladon</i>
Variiegated Fritillary	<i>Euptoieta claudia</i>
Great Spangled Fritillary	<i>Speyeria cybele</i>
Pearl Crescent	<i>Phyciodes tharos</i>
Question Mark	<i>Polygonia interrogationis</i>
Eastern Comma	<i>Polygonia comma</i>
Mourning Cloak	<i>Nymphalis antiopa</i>
Red Admiral	<i>Vanessa atalanta</i>
Red-spotted Purple	<i>Limenitis arthemis</i>
Little Wood Satyr	<i>Megisto cymela</i>
Common Wood Nymph	<i>Cercyonis pegala</i>
Monarch	<i>Danaus plexippus</i>
Juvenal's Duskywing	<i>Eryanis juvenalis</i>
Least Skipper	<i>Ancyloxypha numitor</i>

Amphibians

<i>Common Name</i>	<i>Genus species</i>
Red-backed salamander	<i>Plethodon cinereus</i>
Fowler's toad	<i>Bufo woodhousei</i>
Spring peeper	<i>Pseudacris crucifer</i>
Green frog	<i>Rana clamitans</i>
Wood frog	<i>Rana sylvatica</i>

Reptiles

<i>Common Name</i>	<i>Genus species</i>
Eastern box turtle	<i>Terrapene carolina</i>
Black rat snake	<i>Elaphe obsoleta</i>
Northern water snake	<i>Nerodia sipedon</i>
Eastern garter snake	<i>Thamnophis sirtalis</i>

Mammals

<i>Common Name</i>	<i>Genus species</i>
Opossum	<i>Didelphis virginianus</i>
Short-tailed shrew	<i>Blarina brevicauda</i>
Eastern mole	<i>Scalopus aquaticus</i>
Eastern cottontail	<i>Sylvilagus floridanus</i>
Eastern chipmunk	<i>Tamias striatus</i>
Groundhog	<i>Marmota monax</i>
Gray squirrel	<i>Sciurus carolinensis</i>
Southern flying squirrel	<i>Glaucomys volans</i>
Beaver	<i>Castor canadensis</i>
White-footed mouse	<i>Peromyscus leucopus</i>
Meadow vole	<i>Microtus pennsylvanicus</i>
Red fox	<i>Vulpes vulpes</i>
Raccoon	<i>Procyon lotor</i>
White-tailed deer	<i>Odocoileus virginianus</i>

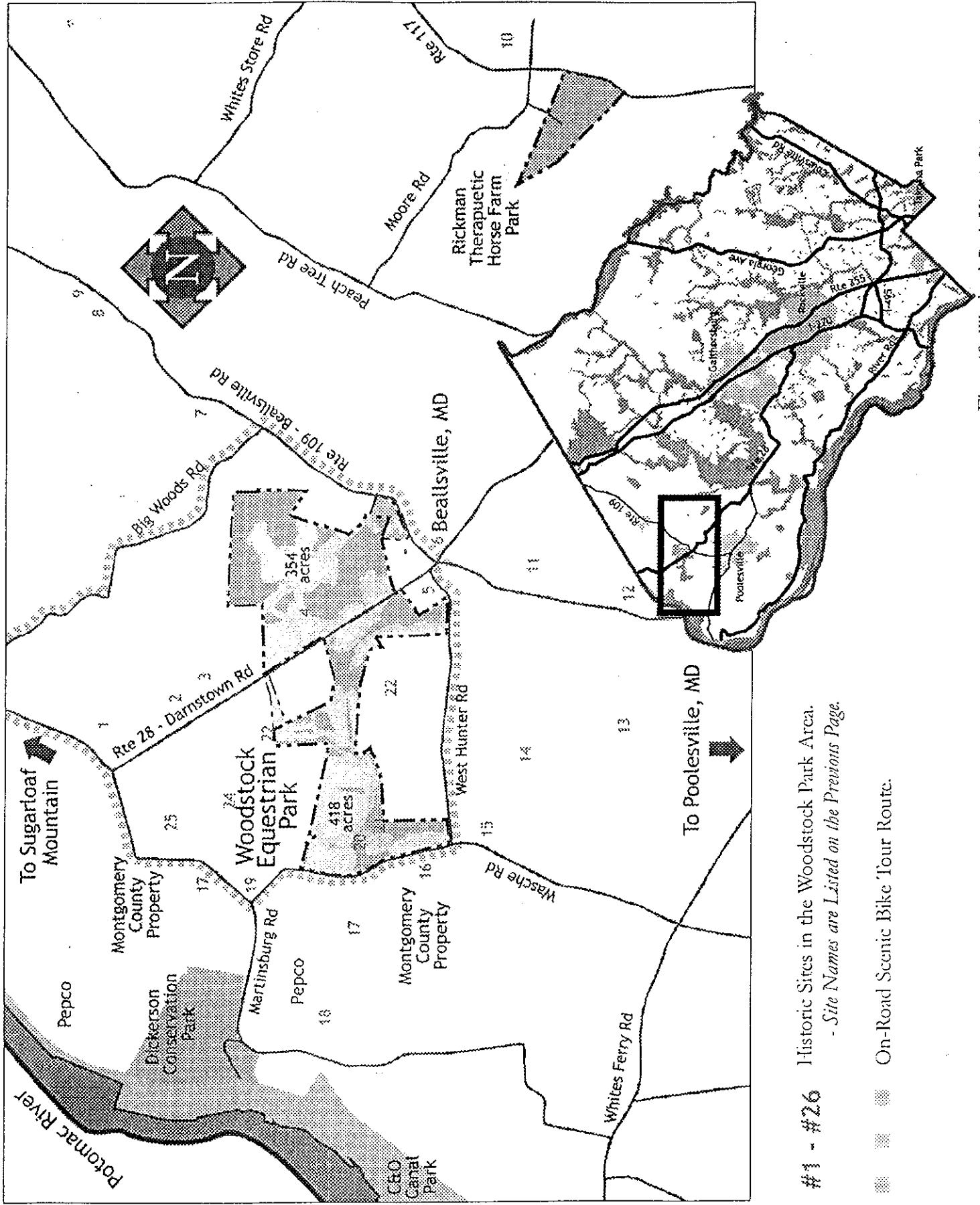
Breeding Birds

<i>Common Name</i>	<i>Genus species</i>
Eastern wood-pewee	<i>Contopus virens</i>
Acadian flycatcher	<i>Empidonax vireescens</i>
Blue jay	<i>Cyanocitta cristata</i>
American crow	<i>Corvus brachyrhynchos</i>
European starling	<i>Sturnus vulgaris</i>
Brown-headed cowbird	<i>Molothrus ater</i>
Red-winged blackbird	<i>Agelaius phoeniceus</i>
Common grackle	<i>Quiscalus quiscula</i>
House finch	<i>Carpodacus mexicanus</i>
American goldfinch	<i>Carduelis tristis</i>
Chipping sparrow	<i>Spizella passerina</i>
Field sparrow	<i>Spizella pusilla</i>
Song sparrow	<i>Melospiza melodia</i>
Eastern towhee	<i>Pipilo erythrophthalmus</i>
Northern cardinal	<i>Cardinalis cardinalis</i>
Barn swallow	<i>Hirundo rustica</i>
Tree swallow	<i>Iachycineta bicolor</i>
Cedar waxwing	<i>Bombycilla cedrorum</i>
Red-eyed vireo	<i>Vireo olivaceus</i>
Common yellowthroat	<i>Geothlypis trichas</i>
House sparrow	<i>Passer domesticus</i>
Northern mockingbird	<i>Mimus polyglottos</i>

Gray catbird	<i>Dumetella carolinensis</i>
Carolina wren	<i>Thryothorus ludovicianus</i>
House wren	<i>Troglodytes aedon</i>
White-breasted nuthatch	<i>Sitta carolinensis</i>
Tufted titmouse	<i>Baeolophus bicolor</i>
Carolina chickadee	<i>Poecile carolinensis</i>
Blue-gray gnatcatcher	<i>Polioptrila caerulea</i>
Eastern bluebird	<i>Sialia sialis</i>
American robin	<i>Turdus migratorius</i>
Killdeer	<i>Charadrius vociferus</i>
Rock dove	<i>Columba livia</i>
Mourning dove	<i>Zenaidura macroura</i>
Red-tailed hawk	<i>Burco jamaicensis</i>
Red-shouldered hawk	<i>Burco lineatus</i>
American kestrel	<i>Falco sparverius</i>
Eastern screech-owl	<i>Otus asio</i>
Coway woodpecker	<i>Picoides pubescens</i>
Red-bellied woodpecker	<i>Melanerpes carolinus</i>
Northern flicker	<i>Colaptes auratus</i>
Ruby-throated hummingbird	<i>Archilochus colubris</i>
Eastern kingbird	<i>Tyrannus tyrannus</i>
Great crested flycatcher	<i>Myiarchus crinitus</i>
Eastern phoebe	<i>Sayornis phoebe</i>

List of Historic Sites in the Surrounding Area

Map #	Site Name	Date	Locational Atlas	Status/ Designation	Map #	Site Name	Date	Locational Atlas	Status/ Designation
	Thomas Pyles Farm	c. 1890	17/7	Old, Not Designated	#26	Gothic Barn	c. 1920	12/31	MP
	Samuel Darby Farm Ruins	18th C. & 1990	17/5	Old, Not Designated - Removed	#19	Seneca Sandstone Wall	18th C.	12/40	
	Old Chiswell Place	c. 1820	17/9	MP	#20	Seneca Stone Barn	18th C.	12/40	
	Jonesville Area Houses	c. 1870's	17/8		#21	Mary Fisher Farm Ruins	c. 1850 - 1890	12/39	old ruins, removed from designation
	Aix-La-Chapelle (Brewer Property)	c. 1820	17/6		#22	Lermond Log House	18th C.	17/1	Scenic View - not yet designated
#10	Smith-Lynch Farm (Lynch / Burr Farm)	19th C.	17/3		#5	Beallsville Cemetery District	18th C.	17/1	MP - Municipality
#11	Hanover / Charline Manor	c. 1810	17/2	MP - Four Streams Golf Course	#4	Brewer Farm	c. 1860	12/38	MP
#12	Wallace Poole Farm (Dowden's Luck)	c. 1830	17/20	MP	#3	Woodstock		12/34	
	Poolesville Historic District	1793	17/15	Municipality	#23	Lloyd Jones House	Late 18th - early 19th C.	12/37	not designated - removed
	Chiswell's Inheritance	c. 1796	17/19	MP	#24	Oak Ridge - Eleven Brothers	c. 1830	12/36	
	Mount Pleasant	18th C.	17/25	Municipality	#25	Inverness	c. 1830	12/35	MP
	East Oaks	c. 1823	17/24	MP	#2	George Webster Miller's House	Late 18th - early 19th C.	12/33	
#13	WT Jones / Solomon Simpson Farm	c. 1780 & c. 1870	17/21			Monocacy Aqueduct	c. 1830	12/27	MP
#14	Hilliard Farm	c. 1880	17/22			Canal Warehouse Ruins	c. 1830	12/28	MP
#15	Kilmain II	c. 1830	17/23	Barns		Dickerson Quarries	19th C.	12/24	
#16	Jonas A Jones Farm	c. 1830	16/3			Dickerson Historic District	19th - 20th C.	12/21	
#17	Edward J. Chiswell Farm (Longview)	c. 1770's - 1920	16/2	MP		Dickerson Railroad Station	c. 1891	12/21	MP
#18	Trundle/Wells Farm	c. 1780	16/1	MP	#1	Mt. Carmel / Goat Farm	c. 1780 & 1820	12/22	MP
	Martinsburg Road	c. 1830	12/32	MP - Historic Road		Barnesville Historic District	18th to 20th C.	12/12	Municipality
	Wasche Road			A Rustic Road	#8	Warfield Store	c. 1920	12/14.3	MP
	West Hunter Road			A Rustic Road	#9	White / Poole House	c. 1870	12/14.02	MP
				A Rustic Road	#7	Mt. Zion / Selman School	19th C.	12/17	2100 Beallsville Rd.



#1 - #26 Historic Sites in the Woodstock Park Area.
 - Site Names are Listed on the Previous Page.

On-Road Scenic Bike Tour Route.

List of Responses to July 26, 2001 Public Information Meeting

The following comments were received at the July 26, 2001 Public information meeting. All comments were numbered and then grouped according to the area of concern:

Traffic Issues

Will the intersection of Beallsville Rd. and Route 28 be improved with the development and opening of the park?

Coming from Beallsville you have to make a left turn on 28 at the end of a steep incline to park in the 10 trailer parks. How do you propose to do this and get a state permit without a very costly widening of ROUTE 28? (\$500,000.00)

Do you have prelim for MD-DOT for at grade crossing? I have traffic studies been physically done?

Have the SHVA make "on" and "off" lanes from 28 to make entrance and exit with trailers easy and safe.

All should try to keep speeds down, trailers do not stop well and this is not well known to other road users.

I would question hosting any non-equestrian event, i.e. weddings, soccer matches, etc that would intensify traffic impact on the community.

Promote preferred travel routes for large trailers to use. DC-South- 190 to 112 to 28, - not 190 to partnership to 109 to 28 From VA use 495/270/28, not river to west Willard to 109 to 28 etc.

Warn of impossible turns for horse trailers to make, W. Hunter & 28, Wasche Rd. & Whites Ferry, 28 & Sugarland, Sugarland 107 and in the middle of Poolesville 109 & 107.

Proposed road improvements @ 109 & 28.

Concerned about traffic along Route 28- (Park Development, Mirant expansion, etc)

At grade crossing not feasible pursue below grade crossing ASAP

Parking Issues

Parking on shoulders, who will police?

Larger parking to start with wide entrance/exit easily accessibility.

Please establish adequate parking- Two 10 trailer lots are really limiting numbers, especially on weekends in order to get community and corporate funding and support. There has to be a way of showing benefit to large numbers than these proposals.

For safety a contained parking area would help prevent loose horses from loading mishaps.

Parking for horse trailers should be given greater attention; your estimated numbers of participants for events is too small. Without adequate parking, people will park in the "wrong" places and create future problems for the park."

Increase the parking area, especially for shows, to allow for 100+ Cars/Trucks with trailers.

Environmental / Historical Concerns

Preserve historic (existing) structures on property.

This is a good means towards land preservation - but the details of use will be important. Water/stream quality issues are extremely important to the community. Minimize impervious surface- the aquifer recharges is very important.

Park Use Suggestions

The Potomac Hunt would like permission to go through the park at least two times per month, Sept through March, weather permitting.

The hunt would hope to use the park a couple of times a month Sept through March.

I would love to see a fully equipped equestrian facility.

My biggest concern is that this park NOT turn into Potomac Horse Center (Md. Horse Center) or Meadowbrook, where it is leased to an individual or group and the community can't use it.

We already have Polo fields nearby; Seneca Valley Pony Club already has Bittersweet Field. A facility that clubs or groups could use to put on clinics, shows, or have group trail rides would be great.

What other activities are going to be prohibited from park use? Will it be equestrians only?

Can walking trails be defined and mapped.

Could open up park to association, i.e. PVDA, Pony Club, 4-H, USCTA, etc, but may need to expect more traffic 200+/day

A driving loop trail for carriages and carts needs to be widened relatively even terrain, perhaps around a field.

We would hope that it can be used for horses and pedestrian hikers, but would not be open to hunting and motorized vehicles as incompatible with safety on horseback.

Incorporate a part of park to honor horses as used on farms, i.e. AG uses

Perhaps a horse event related to farming, i.e. plow pull, wagon skills, etc

Maintain maximum amount of agricultural use of property possible

Sponsor special events for citizens in local affected area, i.e. Poolesville elementary student day, or underprivileged family's day to ride/watch.

Keep it " Trails only " don't turn it into Frying Pan Park or the like

Don't have horse trail "dead end" at W. Hunter Road- do a "U" turn by cemetery.

The trail should go along Martinsburg Rd. closer to the leaf-composting site than the road - Then through Dickerson Park. Trail riders should see incinerator.

Facilities & Features

Will there be clean water for humans/horses?

Having a nice outdoor ring (don't just call it a dressage ring) where people who don't have a nice ring could go and practice/school, would be nice.

Use natural vegetation instead of fence to save money.

What about facilities for all persons and animals? Toilets, manure removal, water, etc?

Suggestions for fence lines- natural buffers such as trees, hedges that require little maintenance

Need an Ops and Mgt plan with security, rules, regulations, I.D. passes can monitor people/activities, part of security issue.

Include bleacher seats around riding ring and polo fields.

Extend fencing at critical points to stop a loose horse.

Trail Signage: Identify the Agricultural Preserve

30' Farm gates or opening in fence needed on fence along Route 28. & the smaller roads (for combines).

Event Considerations

The numbers on the sample schedule are very low. Horse trails/events would entail 150-200 people for a very small event upwards to several thousand for a large 3-day event. Numbers on schedule are unrealistic.

Numbers are low for Horse Trials - 400

The numbers shown on phase 2 activities are so low as to be laughable. Why would 8-10 people clinics be worth funding facilities for? I've never been to horse trails & 3 days without participants only. There are large numbers of potential users out there but to raise funds for fuller use of the park. The user numbers have to be more realistic.

Events should be limited to " equestrian " in nature-not large social/sporting events such as fundraisers and soccer tournaments.

Number of attendees of large events, set a maximum- no more than 3,000 daily makes sense.

Number of events- farmers, property owners need to have peaceful use of their properties at least 2 weekends each month.

Is there a riding ring that could be rented for Hunter/Jumper Shows?

Check events list with horse people, attendees are probably underestimated and some more events could be added.

Concerned about an indoor arena (sizing) i.e. competition with local private owners.

Neighbor Relations

Consider existing facilities- where are out of town people going to eat, sleep, drink and be merry?

Are there plans to purchase other properties to join with the Woodstock property? Specifically, The eastern corner of Beallsville Road and Route 28. this would include the Darby Store.

Keep the adjacent landowners informed.

Poolesville would like presentation.

Fundraising

How about 10-20 mile rides to support the up-keep. If there is a trail set up to support one.

Hold a Competitive Trail ride 25 miles, would need place to park- possible overnight, water, port-a-johns, food for riders, etc.

Evaluate self-supportive ability of park with facility numbers predicted.

Are you charging a nominal fee to be a friend of the Equestrian Park? It's a good idea especially since everyone had to pay for use of public pools.

If this is to be a self-supporting facility, how is it to be self supporting with the low-end figures used? Where are the fund-raising high volume events? Very misleading information.

Miscellaneous Concerns

Identify fact the property was once owned by George & Martha Washington. Have an event annually.

Some areas to look at: Frying Pan Park (Herdon Va.) Carroll County Equestrian Center (Mt. Airy).

Fund the Rickman Farm Horse Park first- i.e. therapeutic riding, at risk youth etc.

Miscellaneous Questions & Comments

How would use of the park be decided?

Approximately when would the park be open for the trail riding?

What model is being used for economic viability for future phases? i.e. participants, vendors, suppliers.

A frivolous exercise conducted by people from Silver Spring and with no horse sense. Need a full-up systems long-term approach. Contract it out. Let community and Park and Planning review.

How does the community have any review/comment opportunity as the plan progressed through the next phase? (There is to be no mandatory referral, there has been no input in sighting of equestrian center, there are no special exception requirements, etc.)

Kudos & Encouragement

We think you are going in the right direction!

We live in area and have horses, would love to have this facility in our community.

Thank you for you combined efforts- both tonight, during planning, and as the project continues. I strongly support the proposed facilities and look forward to their incorporation into the community.

Acknowledgements

Montgomery County Department of Park and Planning

Charles Lochr, Director

Donald K. Cochran, Director of Parks

Jeff Zyontz, Chief, County-wide Planning

Project team

Rachel Newhouse, Project Planner

Naomi Manders, Equestrian Planner

Jim McMahan, Park Manager

Norma Kawecki, Natural Resources Specialist

Maria Martin, Community Based Planner

Perry Kephart, Historic Preservation Planner

James Sorensen, Archaeologists

Contributing Staff

Judy Daniel, Community Planner

Robb Gibbs, Wildlife Management Specialist

Carole Bergmann, Forest Ecologist

Michelle Naru, Historic Preservation Planner

Special Thanks to

Barbara Letch, Graphic Designer

Lyn Coleman, Wordmeister, Planner

Park Planning Committee Members

Hermen and Monica Greenberg

William Rickman, Sr.

David Lamb, Esq.

Mary Bartlett

Marge Edmundson

Debi Gordon

Denise O. Hill

Peter Hitchen

Jane Hunter

Robert Jamison

Austin Kiplinger

Toni Koerber

Dolores Milmoie

Tracey Morgan

Joseph A. Muldoon, Sr.

Pachy McGaughan

Suzanne Neal

Samantha Sandler



ISBN - BAR CODE