

Proposed Master Plan Text Amendment

The following revisions to the Woodstock Master Plan text are proposed:

Page 3, Paragraph 1

The ~~772~~ 813*-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. Hermen 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." In 2004 M-NCPPC purchased an additional 78.74-acre parcel which had been subdivided into three lots. The western portion of the property, approximately 50 acres was added to the existing park. The front buildable portions of the lots were to be resold.

Page 8, 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 primary 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 existing area equestrian events for guidance on maximum size and number of participants.

Page 9, 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. An alternate site for a future indoor arena is shown in this area of the park. A determination on the most appropriate location for the indoor arena will be made after additional engineering studies are completed and with the input of the Friends of Woodstock and the community.

Page 9, The Dr. William Rickman Equestrian Center

The main site for immediate and future development is at the Dr. William Rickman Equestrian Center located on the eastern side of Route 28. This site offers the ability to integrate 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 is 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 amphitheatre 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.

Future locations of rings and the 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. Flexibility in the siting of all future facilities is necessary until additional engineering studies and an overall development plan can be completed to determine the most appropriate location.

Page 10, Entrances

Maryland Route 28 bisects the park and both public entrances are off this two-lane state highway classified as a country arterial and scenic byway. The main park entrance will be at the Dr. William Rickman Equestrian Center and ~~use the historic Brewer Farm~~ a new driveway will be constructed 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 wall will enlarge the existing entrance wall. The Brewer Farm ~~will~~ is proposed to be adapted for use as an information and welcoming center. Parking will be provided behind the historic buildings for ten to twenty horse trailers in Phase I 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 the main entrance.

Page 13, 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 the 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

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without additional structures. Only ~~one~~ four bridge crossings of a stream are anticipated. 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 riding.

Page 23, 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 I. The location of future facilities will be determined based on input from the *Friends of Woodstock*, surrounding community, and as more accurate engineering information becomes available.

- * The acreage identified is approximate. The exact size of the lots to be resold and the additional parkland will be determined.

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Underlining denotes added text