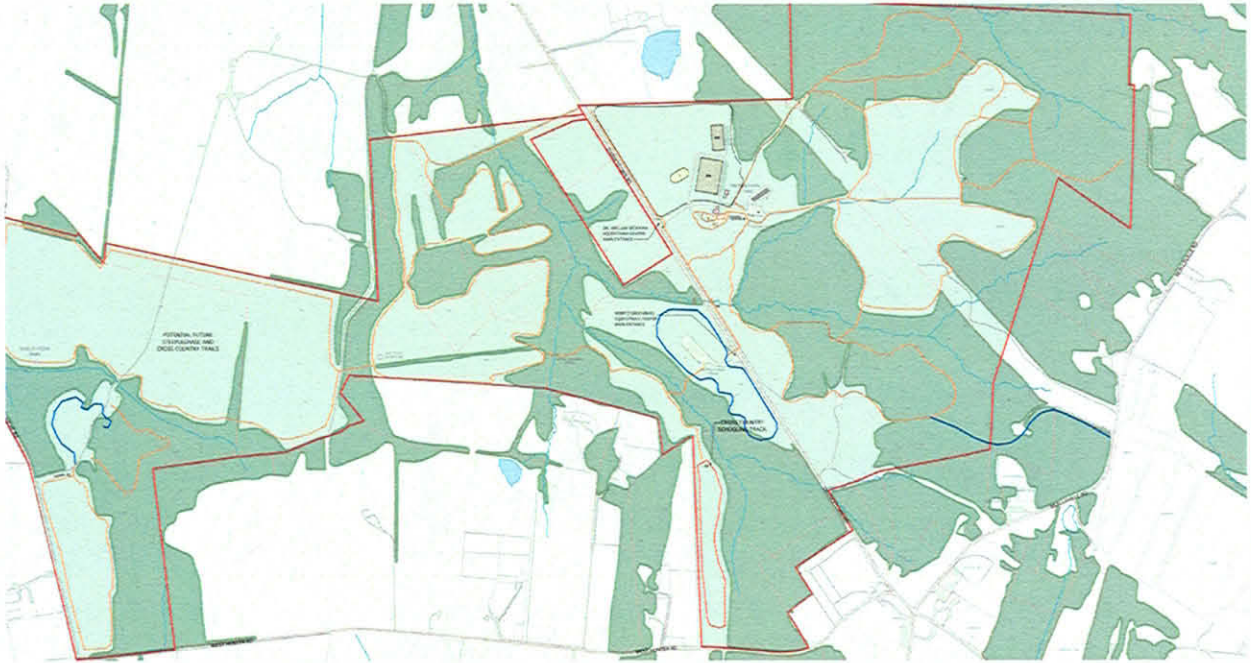


WOODSTOCK EQUESTRIAN PARK

FACILITY PLAN

PRESENTED DECEMBER 2008



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1.0 INTRODUCTION

1.1 Purpose of Report

The purpose of this report is to identify the extent of proposed work at the Woodstock Equestrian Park and to clearly outline the history and process taken in preparing the Master Facility Plan. It will also briefly describe the concept behind its development and the vision for the facilities that has been adapted to meet the needs and concerns of the community, friends and neighbors of Woodstock Equestrian Park, and the greater Maryland equine community as a whole. This narrative will identify the program elements in Phase I of the Facility Plan, the design approach and green initiatives taken to provide a sensitive, responsible design, and the anticipated facility needs and uses. A summary of the community feedback in response to early conceptual versions of the proposed facilities, its maintenance demands, and a preliminary cost analysis of construction and budgetary needs are also provided.

1.2 Project History

The need for this type of facility is well established. A Woodstock Equestrian Park Master Plan was approved and adopted by the Planning Board on January 31, 2002. A March 2004 Facility Plan for the Woodstock Equestrian Park identifies the rapidly growing equine community within Montgomery County and the loss of open space, rural trails and access to public land as impetus for preserving this park which is located in the Agricultural Reserve, by establishing a center for equestrian activities and "galvanizing the equine sector as a part of Montgomery County's economy"(pg. 6, *July 2008 Feasibility Analysis & Business Plan*).

Since the time when the need for Woodstock Equestrian Park had been established, the plan has developed to fit the level and kind of growth that both the community and the local equine groups were comfortable with based upon needs and feasibility. Initially, the Master Plan envisioned a facility that could host sanctioned events, recognized both nationally and internationally. Its scope would facilitate 200 temporary stalls and at least 6 rings, including an indoor arena.

In March of 2007 Blackburn Architects, PC completed an enhanced and more detailed Master Site Plan. That site plan illustrated the extents of the earlier vision of the Woodstock Equestrian Park to be implemented in phases over an extended period of time. The phases to be completed in the master plan will be addressed in general accordance with the following objectives and priorities: to honor Moritz Greenberg and Dr. William Rickman in accordance with the intended purpose of their land grants, to become a center of equestrian prestige and a venue for equine eventing, to provide local and regional equestrian facilities, to be financially sustainable, and to safeguard the health and safety of visitors and horses, while preserving the local environment and protecting community interests.

Currently, the Master Plans scope has been scaled back to meet the shared vision and agreed upon goals of the community, neighbors and friends of Woodstock, and the County's equine community. This vision was described in a July 2008 Feasibility Analysis & Business Plan as *Alternative 2: "No Boarding"*. Alternative 2: "No Boarding" option was described thusly:

This alternative would involve implementing a small equestrian center with no permanent stables. This alternative would be similar to the Mid-Range option except that boarding horses would be excluded; thus, all horses would have to be either transported or ridden in and out of the Park. The cost of horse care and related staffing would therefore be significantly reduced, but there would also be a significantly reduced customer and revenue base. Activities at the Park would be limited to equestrian events and perhaps special-purpose clinics, however the limited revenue base would constrain the investment that could be supported in the facilities necessary for a first-class equestrian park.

Currently, the facilities proposed would be open from dawn till dusk, free of charge to the general public with the exception of permitting and maintenance fees for organized events and clinics. At least some portion of the facility will always be open to the public on a "first come, first serve" drop-in basis. One ring will have controlled access with padlocks, allowing only permitted riding. The facilities would be able to hold events and clinics that would last one to three days, providing that the horses are removed from the park each day. Users would ride at their own risk and groups requesting a permitted use would be responsible for any insurance coverage needed to safeguard the users.

1.3 Project Description

The property is a 765-acre site located off Maryland route 28 in western Montgomery County, Maryland near the village of Beallsville. The site is divided into two distinct parcels separated by route 28; the east side is known as the Dr. William Rickman Equestrian Center in memory of Mr. William Rickman's great-great grandfather, a surgeon and physician for the English during the French and Indian War. William Rickman, Sr. donated a portion of the 354-acres to the county in 2000. This land was once part of a large tract of land known as "Woodstock", which was owned by George Washington.

The historic Brewer Farm complex is located on the Rickman side of the property with access from Route 28. The farm complex consists of a stone tenant house and stone springhouse, a wood corncrib (partially collapsed) and outbuildings. Much of the existing forest within the park is located on the Rickman side. The Rickman side also contains moderate to steep slopes along with stream valleys, which makes much of it undesirable for farming. Overhead power lines bisect the parcel from north to south and access along this right-of-way is restricted. Owens Local Park bounds the property to the southeast and provides access to Beallsville road, recreational facilities, restrooms, parking and a community building.

The primary focus of this facility plan is improvements to the Rickman side of the park. On the Rickman side, the large fields to the North of the entrance drive and historic barn structures will be the new location of the proposed riding rings. Three rings: a 350'x230' event and games sand ring, a 240'x120' riding sand ring, and a 100'x200' sand schooling ring are currently proposed with a fourth planned as a future addition. The three rings will have a sand/stone dust footing with a crush stone base (CR6 or approved alternate) and geotechnical filter fabric. Each ring will be fenced in and have a wooden skirt board to reduce the amount of footing displaced by use or wind. The grass surrounding the rings will stop before the edge of the ring fencing to provide a 1'-0" buffer of crushed stone (CR6 or approved alternate). The rings will be partially protected by earth berms and vegetative screening to break the wind and reduce the amount of wind-drift at the footing. On the

east side of the rings is a natural steep sloping hill. Natural steps will be cut into the hill for spectators to lay blankets or set up lawn chairs.

A beginner/novice cross-country course is being developed on the Rickman side to the south of the existing historic structures and existing entrance drive. It will include approximately 20 jumps and will comply with the regulations of a certified beginner/novice course. A course designer, Eric Bull, has been hired to help direct and design the course based off of needs and function. Eric Bull has provided preliminary estimates for the cost of the portable and fixed jumps and evaluated the locations considered for the improvements. The current location was decided upon based off its proximity to the other new facilities currently planned. It is closer to parking in this location than any of the other locations considered, and it can stay in place if and when a larger course with a higher difficulty level is established where it was originally proposed in the original master plan dated, March 7, 2007; to the far west end of the Moritz Greenberg side of Woodstock Equestrian Park.

The facility plan also proposes expanded parking, restoration and reuse of the existing historic structures, and a proposed reuse of the historic corncrib, which cannot be salvaged, as a picnic structure built off of the existing, restored foundation. There will also be a pad of crushed stone (CR6 or approved alternate) where one can tie a horse. A Murdock hydrant will be located there for washing down a horse or get water. It will be located near the existing signage kiosk and the parking lot.

The cost of the facilities envisioned will likely exceed the funding currently available for this phase of work. Therefore, the extent of the facility plan may be phased in overtime. If it is economically feasible, the expanded parking, all 3 rings, grading for a Grand Prix Field, and the cross-country course will all be included in this phase. Pending approval of the facility plan, the budget will be evaluated to determine what of the facilities planned can be developed and what will need to be phased-in over time.

2.0 PROGRAM ELEMENTS

2.1 Rickman Side (East of Rt. 28)



A. Sand/Stone Dust Mix Riding Rings:

(1) 350'x230' - This ring is large enough to meet the needs of the most demanding of the expected size requirements per use, mounted games. It could also facilitate multiple dressage rings set up within the overall ring. This ring will be most useful and advantageous to groups for events and clinics. This ring is a lot bigger than what is needed for individual riders.

Due to its size, the maintenance needs will be somewhat intensive. The ring will need to be dragged and watered before events and preparation could take several hours. A regular maintenance schedule will be established and adapted as needed to help control the quality of the ring. It is recommended that this ring be only available by permit and that it remained locked otherwise. This can help to reduce the general maintenance by limiting it to permitted use. The other rings are of adequate size for any other individual use. The day before large events, this ring may be unavailable to the public for maintenance and preparation for the event.

(1) 240'x120' - This ring is large enough to be used for most types of riding and could also be subdivided into multiple riding areas. This ring would be useful for groups or individuals for events, clinics, and recreational riding or practice. Priority for this ring will also be for permitted uses although it is recommended that this ring

be available to the general public at least a few times a week. A schedule should be developed to determine what days of the week the course should be open to the public. It is recommended that the ring be reserved for permitted use Friday through Sunday, and perhaps one other day during the week, and open to the general public the rest of the week.

Maintenance needs for this ring are moderate. This ring should be dragged at least once a week or as required by permitted uses. The ring will also need to be watered at least once a week, or more, depending on the need for dust suppression. A regular maintenance schedule will be established and adapted as needed to help control the quality of the ring.

(1) 200'x100' - This ring is large enough for individual use and some groups. It will be available to the general public at all times with the exception of during the few times a year that Woodstock Equestrian Park hosts large shows or events; during large events it will be used as a warm-up ring. The maintenance needs are small in comparison to the other rings, but it is expected that this ring will be used extensively, which may require it to be dragged and watered more regularly than the other rings. A regular maintenance schedule will be established and adapted as needed to help control the quality of the ring.

B. Beginner/Novice Cross-Country Course

Establish a cross-country course to include approximately 20 jumps, with frangible pins, and with a low to moderate level of difficulty. A cross-country course designer will assist in its design to ensure its adherence to standard recommended course layout and configuration. It is the intent of Woodstock Equestrian Park that the cross-country course be used at the rider's own risk, therefore, limiting liability. Designing a course of a higher level of difficulty would increase the risk of injury to horse and human and could possibly increase the Park's liability.

At this time, a course with beginner/novice level jumps seems to be the appropriate amount of difficulty and would therefore be able to serve more of the riding community. If at a later date the community would like to expand on the cross-country course, different levels of experience can be offered. At that time, track record documentation can be required to determine eligibility for the different difficulty levels.

C. Parking Expansion:

The existing parking area will be expanded to accommodate a total of 20, pull-through, trailer parking spaces. Due to the variety of activities, the anticipated need for parking varies greatly. Larger events could draw up to 100 competitors and additional spectators, the smaller events may only draw 15 or 40 competitors with few spectators, and everyday use would be even less. Since the larger events will only take place approximately 3-4 times a year, the parking facilities will be planned to accommodate the smaller events and everyday use. A third parking area will be designated on the facility plan for overflow parking. This area can be located in one of the grass fields to the north of the entrance drive along Rt. 28. Groups sponsoring large events will be responsible for having someone direct competitor and

spectator traffic at the beginning and end of an event.

D. Landscaping and Grading:

Grading improvements will be made at the Rickman side to install 3 riding rings and provide grading for a future grand prix field. There will be terraced grass seating cut into the hill located to the east side of both rings. New trees and vegetation will be plant around the rings, partially screening the view and breaking winds coming across the open field. Shade trees will be located behind the terraced grass seating.

All grading improvements for the site will have balanced cut/fill calculations based off of the grading plans. Eliminating the need to import or export dirt off-site will reduce costs for transportation and removal. All of the fill needed for the site improvements will be taken from the grading for landscaping, parking, and stormwater management.

E. Historic Structures Reuse & Picnic Structure:

Tate, Shahbaz & Associates have prepared a structural assessment and recommendations for the needed restorative and rehabilitative work to be performed. This phase of work will include renovating the existing buildings in adherence with the structural recommendations to stabilize and reinforce each building to meet current codes for wind loads. The maintenance storage, facility/equine equipment storage, and an event office are all a part of this restorative work.

The historic corncrib has deteriorated beyond repair and will be demolished. As a part of the facility plan, we propose reusing the existing foundation, replacing the main structural elements, and creating a new covered picnic structure that will be designed to resemble the old historic structure that must be demolished.

F. Signage - Interpretive & Way Finding:

This facility plan proposes new illustrative drawings and text to be used for interpretive signage of the Brewer Farm's historical buildings and way-finding signage for the riding rings, trails, and cross-country course. The signage will be based on earlier studies prepared in 2004.

G. Electric and Lighting:

Electric supply and exterior lighting will be provided at the historical building complex. All lighting will have full cut-off capabilities to help reduce light pollution and to greatly reduce the limits of the light's disturbance.

H. Paths and Trails:

Trail and path improvements, where impacted by disturbance of the new facility plan, and as needed to access the proposed facilities are included in the facility plan. A new maintenance drive will also be included to access and service the new rings. All paths will be compacted, screened crushed stone (CR6 or approved alternate).

I. Fencing and Ring Equipment:

Fencing - New fencing will be installed along the north side of the entrance drive with two gates; one gate at the maintenance/service drive that accesses the rings, and one at the pedestrian and equine path connecting the historic building complex to the proposed riding rings. The fencing will terminate near the existing signage kiosk

at the existing parking area. Fencing will also be provided at the perimeter of the 3 proposed rings. Additional fencing will be required at the south side of the entrance drive with the presence of the cross-country course. The extent of fencing needed at the cross country course will be determined in the next phase, contingent on available funding and to provide the minimum amount of fencing needed to safeguard from a horse getting off the property on to Rt. 28.

Portable Ring Fencing - (Approx. 530 Lin. Ft.) These fencing units are utilized to subdivide the rings into multiple riding areas. Enough portable fencing for a minimum of 3-66'x198' rings is recommend. The larger ring could potentially hold up to 5 rings when subdivided. At a later date, more fencing could be purchased.

Jumps - A variety of 10-16 portable jumps will be needed for each ring. 4 sets of jumps (16 per set) are recommended for this phase of development but more should be purchased when more portable ring fencing is purchased.

Tractor w/ Attachments - A new tractor and attachable equipment will be needed to maintain the sand rings and grass fields. Attachments will be needed to drag and water the rings. Separate equipment for mowing grass and maintaining the rings may be necessary. The extent and amount of facility equipment needed will be determined by the facility manager and coordinated in the next phase of work.

3.0 DESCRIPTION OF SUSTAINABLE EFFORTS

3.1 Stormwater Management Plan

The stormwater management plan consists of on-site water quality control and on-site recharge via the use of non-structural practices and surface filtrations. The one-year post development is less than or equal to 2.0 cfs for each sub area, therefore, channel protection volume (quantity control storage facilities) will not be required for this phase of development.

At the proposed riding rings we have planned a total of 920 linear feet of grass swale (1' deep by 4' wide) with appropriate storm drain system to provide quality for this portion of development.

For the proposed parking lot we are proposing to retrofit the existing bio-retention pond adjacent to the existing parking lot to provide quality control for the additional parking lot imperviousness.

3.2 Forest Conservation Plan

Loiederman, Soltez & Associates prepared has submitted a Forest Conservation Plan (see appendices) outlining revisions and limits of disturbance for the proposed Phase I Facility Plan. Included in the FCP is the JEB Stewart bridge repair project which is officially not a part of the Facility Plan, but rather than submitting two separate revisions to the FCP, it was included in the FCP prepared for the Facility Plan. Clearing near the site of the Seneca Stone Barn/House and the clearing of a 60-foot wide path leading to the steeplechase course is also specified in the FCP. The amendment proposes 0.11 acres of forest clearing and retains 432.83 acres of forest. The forest conservation requirement of 108.21 acres is met with the retained forest area and is provides a

credit of 324.51 acres of retained forest above the conservation threshold. For detailed information, refer to the attached FCP in the appendices.

3.3 LID Design Concept

Low Impact Design is a concept used in Landscape Design that calls for all improvements to be done in an environmentally sensitive way so not to add unnecessary maintenance and watering needs. In low impact design all plantings generally need low to no maintenance and can survive through unseasonably dry periods. This approach helps reduce water usage and maintenance creating a smaller ecological footprint than what would be needed with a more elaborate design.

3.4 Summary of Structural Assessment and Adaptive Reuse

A. Summary of Structural Assessment:

The structural assessment concludes that the majority of the buildings, except the historic barn, are in structurally acceptable conditions and no major repair/reinforcement work is required. Most deficiencies noticed include absence of the hangers at connections of the roof rafters to the ridge and valley beams, absence of hurricane ties where roof rafters are resting on perimeter stud walls and absence of structurally adequate headers at door and window openings. Correction of these deficiencies is not evaluated as labor intensive.

Additionally, in order to bring all buildings up to the current requirements of governing building codes, proper wind-bracing systems must be installed. Wind-bracing systems are designed to withstand lateral pressure imposed on buildings due to wind or hurricane loads and are required by almost all current building codes.

The foundation of the historic barn (corncrib) is in need of complete structural rehabilitation and stabilization. This work must be performed before any work takes place on the super-structure. The historic barn's (corncrib) super-structure is on the verge of collapsing, and therefore cannot be repaired or reconditioned. As per project documents, the super-structure will be completely demolished.

B. Adaptive Reuse:

Since the historic structures on site are in generally good condition, with the exception of the corncrib, this facility plan calls for the restoration and reuse of the existing buildings whenever possible. Steps will be taken to improve the integrity of the existing structure and renovate them for their proposed future use as: an event office, vehicle and maintenance storage, and facility/equine equipment storage. The existing historic barn (corncrib), which is damaged beyond repair due to age, lack of appropriate maintenance, and rehabilitative efforts, will be demolished and material salvaged wherever possible for reuse in a new picnic structure that will be designed to resemble the original building.

The structure would be covered and offer a place for guests to enjoy their lunch or rest in the shade. Its location is ideal for this use due to its proximity to the riding rings and proposed cross-country course. This use will also serve to attract more visitors to the series of historic buildings where interpretive signage will be located, offering a history and background of the former uses of the buildings and the site.

3.5 Local & Green Materials

Wherever possible, this facility plan will call for the use of local, salvaged, ecologically

friendly materials (if and when possible). By using local materials, we will reduce the amount of energy used to transport the materials to the location of their intended use. The main goal of the re-grading effort is to ensure a balanced cut/fill calculation, reducing the amount of imported material needed to the site. The use of paints, stains, and adhesives containing a high VOC (volatile organic compounds) content will be prohibited.

3.6 Passive Design

Passive Design can best be defined by any effort to reduce the need for mechanical intervention in controlling thermal comfort, ventilation, and lighting. By designing in a way sensitive to the climate, prevailing winds, and natural light, we can take advantage of nature and greatly reduce the demand for mechanical and electrical systems in a building.

When dealing with existing structures, these goals cannot always be easily achieved. The planned reuse of the existing structures, however, has a very low demand for energy and will need to be heated and cooled infrequently. There will be no permanent staff and therefore only the minimal amount of work will be necessary to achieve thermal comfort, proper ventilation, and adequate lighting needs.

Since the buildings are historic, it is likely that any air-conditioning and heating needs at the eventing office will have to be addressed using equipment that does not alter the appearance of the exterior. Providing a plug-in electric heater and a stand-alone air conditioning unit can provide thermal comfort, as needed, without altering the exterior façade. The exhaust from the air conditioning unit can be dispensed into the loft area, which will not be occupied, or through a removable window insert that will maintain the building envelope while allowing the exhaust to disperse through the insert temporarily set up in an open window.

The design intent for the new rings is to sit as lightly on the land as possible preventing, where possible, excessive grading. Adjustments may be made in the next phase to ensure that all disturbances to the natural terrain are done so sensitively and with careful attention being paid to balance the cut and fill and locate the rings in areas that won't require an extensive amount of grading.

4.0 FACILITY DEMAND, PRECEDENT, AND USE

4.1 Greater Equine Community/Infrastructure

Maryland has a particularly active equestrian community. There are at least 200 horse associations in the State and over 600 stables offering riding lessons or boarding services to the general public. Estimates of direct spending in Maryland reach as high as \$1 billion, based on as many as 153,000 horses, effectively making the State the 8th largest horse economy in the nation. Equine assets in the State are valued at over 5.2 billion. Indeed, there are twice as many horses per square mile in Maryland than in the better-known and generally more commercialized horse communities of Virginia and Kentucky.

In Montgomery County, in particular, there are an estimated 14,000 to 20,000 horses, supported by 20,000 acres of farmland and a 93,000-acre agricultural reserve. The County has the third greatest number of horses in the State and 23rd in the nation. It should be noted, however, that an estimated 27% (3,500 horses) of its horses are boarded outside the County.

Woodstock can facilitate a much-needed part of this equine community. Although there are a number of locations for events and clinics, there are not many locations where one can go to use such facilities for practice at low to no cost. Most of the local riding facilities have become so popular that they are often over used and unavailable to the general public due to events or clinics. Providing a facility such as the one planned at Woodstock Equestrian Park will create more opportunity for riders to practice riding during events or on their own, building experience and confidence in their riding ability. This will help to incorporate more of the equine riding community in activities and allow them to use facilities on a "first come, first serve" basis or through a permitting process.

4.2 User Groups

A number of local equine groups have expressed strong interest in the proposed facilities. A large public facility like this will serve the equine community in a way that some other facilities cannot. Because Woodstock Equestrian Park is largely open to the general public, organizations like TROT, Potomac Pony Club, Seneca Valley Pony Club, 4-H groups, and many others will be able to use these facilities at low or no cost. There aren't many locations where groups like this can practice because most well established facilities have events every weekend or are too expensive to use regularly.

Woodstock Equestrian Park will be open from dawn till dusk and at least one ring will be open to the public at all times; with the exception of the few times a year that a large event will be taking place. The Woodstock community will likely develop a schedule of events over time and have these large events at the same time each year. In addition, signs, mailers, and web postings will notify users of these events in advance to help prevent someone from traveling to Woodstock Equestrian Park and then being unable to use a ring or the cross-country course due to an on-going event. Events will be prohibited from coinciding with the same day as any other events being held at Woodstock Equestrian Park to limit the additional traffic and parking needs that such events can cause.

A. Use Types:

Events and Shows - One of the primary functions at the new facilities will be events and shows that invite all age riders to practice, participate, and enjoy the facilities. These events will likely range between 1 and 3 days and since there is currently no permanent or temporary stabling of horses proposed, the participants will be, by nature of proximity, local and regional riders and horse enthusiasts.

Some types of events have different equipment and maintenance needs. Some rider groups do not need the rings dragged as regularly as others and some groups will not need jumps or temporary fencing setup that would be needed, for example, with Dressage riding in the larger 350'x230' ring. This facility plan will help to establish its typical and or common and individual needs per riding group. Once a list of equipment and maintenance procedures have been established and tested, a schedule can be derived to make best use of the sequencing of events/activities and maintenance. An index of maintenance and equipment needs has been established and can be found in the Maintenance Operating Budget Index prepared by M-NCPPC staff.

Signage and literature will be available to the public that will reduce Woodstock Equestrian Park's liability in the event of an accident. Riders ride at their own risk and Woodstock Equestrian Park and Montgomery County will not be held accountable for injuries or loss of life as a result of using these facilities.

Clinics and Schooling - The new facilities at Woodstock offer an opportunity for riders of all ages to participate in Clinics and Schooling events, where classes could be offered to improve and hone skills in a variety of equine disciplines. These events will likely be between 1 and 2 days and offer lessons for beginner and intermediate riders to Adult Hunter, Jumper, and Pleasure riders. Clubs and or trainers will sponsor clinics and schooling events and a fee structure will be restricted to attempt to prevent the facilities being used for profit. The intention of the facilities is to be used for and by all; therefore it would be antithetical to promote clinics and schooling events that were for profit. Recommendations for establishing fee guidelines will be addressed at a later date.

Practice & Recreational Use - With the exception of one ring, the new facilities would be open throughout the week, and on weekends when no events are scheduled, for practice and recreational riding on a "first come, first serve" basis. Without a permit and maintenance request, the facilities will be available to the public "as is" with no additional maintenance or preparation beyond the established weekly and monthly maintenance needs.

4.3 Precedent Research

A. Frying Pan Park:

Frying Pan Park is part of the Floris Community in western Fairfax County, known as Frying Pan from 1726 to 1892 when the name was changed to Floris. Today, the park preserves and interprets a 1920s through 1950s farm, agricultural process, rural community life and landscape for the educational, cultural, and recreational enrichment of citizens and visitors of Fairfax County. It offers much of the same equine facilities planned at Woodstock Equestrian Park.

Frying Pan Park has 2 outdoor riding rings and an indoor arena. Their facilities hosts local and regional events for multiple different equine disciplines. The footing used at their rings is 8" of compacted stone dust over 8" of a sand/clay mix. This type of footing, depending on the use, can require regular maintenance. If not maintained regularly, the surface can become very hard, uneven, and unforgiving. Also, stone dust tends to create dust clouds that can obstruct view. This type of footing needs to be watered regularly to suppress dust.

Frying Pan Park recently expanded their gravel parking facility to allow for more parking. While the expanded parking facilitates a larger regular crowd, it is still isn't large enough for some of the events held. During those events, the guests and competitors use the sides of the entrance drive and an open pasture for additional overflow parking.

B. Green Hill Park:

Green Hill Park in Roanoke county Virginia is a public facility available to the community through annual membership. The facility offers 3 exterior riding rings and a cross-country course. The riding rings are an all-weather sand surface and are regularly maintained. The facilities are available for rent for events and shows. Green Hill Park has gravel parking and also uses whatever space it has available for parking during large organized events. They also have some of the same issues with the ring footing that were described by Frying Pan Park (hard and unforgiving if not properly maintained). Green Hill uses a clay dirt additive to the predominately sand footing with crushed stone base. Adequate watering and dragging is necessary to properly maintain their rings.

C. Schooley Mill Park:

Schooley Mill Park's ring is a mixture of stone dust and a clay dirt/sand mix. It needs to be maintained regularly and can get very "soupy" and sloppy when wet. Regular dragging and watering helps to suppress dust when it is dry.

D. Loch Moy:

Loch Moy is a private facility located nearby to Woodstock Equestrian Park that offers a 260'x520' outdoor arena with all-weather footing, a 100'x400' outdoor warm-up ring, and a cross-country course. In 2008, Loch Moy expanded their parking facilities and cross-country course as well as adding 2 new outdoor rings.

In speaking to Carolyn MacIntosh (owner of Loch Moy) about their cross-country course, she indicated to be aware of the hidden costs in developing an affective cross-country course. Regular maintenance and repairs will need to be made to the jumps over time. Especially in the first year of operation, jumps can break or be knocked down. They may need to be reset or rebuilt. In addition, many of the jumps should be moved periodically to reconfigure the course and provide for a variety of riding experiences and challenges.

4.4 Public/Open Uses

It has been determined that at least one ring should be always available to the public. Excluding when the larger events take place, this ring will be always open and available to users at their own risk. This ring will be regularly maintained on a weekly or bi-weekly basis, to be determined over time as average use anticipations are established. Jumps will not be offered in this ring due to the inherent dangers involved in jumping. For those riders who wish to use jumps, a permit will be required to establish when Maintenance will need to setup jumps and also to establish acknowledgement of the dangers involved and that said dangers are taken at the rider's own risk.

4.5 Permitted Process and Uses

The permitting process will be useful in determining the level of maintenance and preparation that will be required for each permitted use. Similar to the way the permit process is used to determine what type of activity a ball field is being used for, the permit process will identify the intended use, it's maintenance needs, and any equipment that may be required. The person obtaining a permit will also be required to estimate the number of competitors and visitors that are anticipated at the event or activity planned. A permit will only be honored for the explicit use defined in the permit. A permit will be required for each and every use and cannot be transferred to another party or group.

4.6 Event Participants Expectations

Each event will have different levels of expected numbers of participants from the potential users groups. Three levels of anticipation will be defined in this report: small, moderate, and large. The facilities proposed will be largely planned for the moderate level expectations.

A. Small: This level of expectation will require very little additional maintenance and the existing parking should be sufficient. Typical uses for this type of expectations include: practice and recreational ridings, as well as permitted use by small groups and organizations. An average of 1 to 15 riders, and 1 to 10 trailers, will be anticipated at this level. A small amount of additional visitors and spectators is also anticipated.

B. Moderate: This level of expectation will cover the majority of events and activities planned for Woodstock Equestrian Park. The existing and expanded parking will be utilized and additional maintenance and preparation may be required as established through the permitting process. An average of 16 to 30 riders, and 10 to 30 trailers, will be expected at this level. An average of 20-40 additional visitors and spectators can be anticipated at this level.

C. Large: this level of expectation applies to the larger events that will occur approximately 3-4 times a year. The existing and expanding parking will be heavily utilized and additional overflow parking will be necessary. Approximately 30 to 100 riders could be anticipated over the course of the event, with the possibility of 100 to 500 additional spectators. This would require the use of an overflow parking area that will be located adjacent to the main parking. It is anticipated that the existing and proposed parking would be completely full with trailers and that the additional parking would need to facilitate trailers, trucks, and cars.

A high level of additional maintenance and preparation will be required, as established through the permit process. Notification for the general public and surrounding community will be required. The group sponsoring the event will be required to have someone assisting in directing traffic and ensuring that the additional parking need is addressed in an orderly way that does not cause undue stress or harm to the areas impacted by the additional parking. In addition, particular attention should be paid to ensuring the parking does not become a visual distraction or bother to the neighboring community members.

5.0 COMMUNITY FEEDBACK

5.1 User Group Meeting:

In September of 2008, the design team presented and discussed the facility concept plan to 7 members of what has been identified as the potential user group. These members all currently use Woodstock Equestrian Park and or other local equine facilities. At this meeting we refined ring sizes, facility needs, and priorities for this phase of development. Some of the improvements will be determined by feasibility and funding. This meeting helped to define the size of events, parking and equipment needs, how to control the level of use as to not adversely affect the community, maintenance demands of the new facilities, and the location of the cross-country course.

It was determined at this meeting that the cross-country course was much too far from any existing parking. Where it was originally planned would only be easily accessible if some of the other elements of Ph II of the facility plan were in place (i.e. indoor arena, parking, and access road).

The cross-country course's new location is as a result of this user group meeting and the study of alternate locations that followed. Not crossing Rt. 28, proximity to parking, limiting the course size and difficulty, and adjacencies all played a role in determining the current location for the cross-country course.

5.2 Community Meeting: In October of 2008, the design team presented the facility plan to a group of the local community, neighbors, and users of the park. In general, the concept was well received with the following comments: Limit size and number of events as to no over-burden local traffic and the general public, prevent overuse/abuse of facility, and make sure the facility is modest, but very well done.

There was also a very large outcry at the meeting for a better means of crossing Rt. 28 from one side of the park to the other. Currently there is only one place along all of Rt. 28 where it is considered safe enough to cross with a horse. It is close to the furthest point north on Woodstock Equestrian Park's property along Rt. 28. This is inconvenient and far from all of the trails and facilities planned and in place at the park. Ideas about passing over or under Rt. 28 were discussed, as well as some kind of traffic light or crossing mechanism. It was determined that the funding for this would be difficult to secure as well as a hot button issue that could draw negative feelings. As opposed to risking the opposition, a road crossing will be left out of the scope of work. This issue, however, needs to be addressed at a later date. Hopefully, the currently proposed facility plan will establish even more of a need for some kind of road crossing and at that time, one will be established through a new project.

6.0 MAINTENANCE

6.1 Tasks: There are several maintenance tasks that will need to be performed on a regular basis at Woodstock Equestrian Park. Many of these tasks have already been established as a part of a regular maintenance plan. However, with the added facilities there will be specific tasks beyond the ordinary scope of maintenance that will need to be performed regularly. These tasks may include watering and dragging the riding rings, setting up and removing portable jumps and fencing, and miscellaneous repair to equine jumps and fencing.

The frequency in which the rings need to be watered and dragged will largely depend on demand. Initially, each ring will be watered and dragged on a weekly basis and on an as needed basis established through the permit process. Overtime, the schedule can be modified to meet the actual demand. Fencing and jumps will be setup and removed on an as needed basis determined by the permitting process. It should be anticipated that jumps and fencing will be setup or removed at least 2 times per week. Miscellaneous repair work for jumps and fencing will occur on an as need basis as well. The amount of time and money spent on fixing or replacing fencing and jumps can depend on how well made they are. The main objective when purchasing jumps and fencing, should be to find safe, sturdy, and durable products and material that help to reduce the amount of maintenance needed overtime.

6.2 Staffing: Currently, it is not anticipated that any full-time park staff will be needed at Woodstock Equestrian Park. Although it is difficult to fully anticipate the actual maintenance demand on these facilities until it is being used regularly, it can be expected that a maintenance crew could spend the equivalent of 1 and 2 days worth of time a week performing maintenance tasks related to the new equine facilities. Additional maintenance time will be needed in anticipation

of events and clinics. It is possible that the day before large events that one or more of the rings will be inaccessible so that additional maintenance can be performed in preparation for the upcoming event.

6.3 Equipment: The new facility will require all of the regular equipment used to properly maintain the general conditions of park. In addition, equipment directly associated with equine maintenance will be needed. This equipment can include, but may not be limited to, a tractor with a watering and dragging attachment for the sand rings, a bobcat or tractor attachment to move a large number of jumps simultaneously, and possibly a batwing mower.

- End of Report -