



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

AGENDA DATE: May 2, 2002

April 24, 2002

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Donald K. Cochran, Director of Parks *MRC*
Michael F. Riley, Acting Chief, Park Development Division

FROM: William E. Gries, Land Acquisition Specialist *weg*

SUBJECT: Woodstock Equestrian Park - Authorization to exchange 10.85 acres, more or less, unimproved, with Stewart, Bravo, Greenberg Partnership.

BACKGROUND

When the Montgomery County Planning Board reviewed and adopted the Woodstock Equestrian Park Master Plan on January 31, 2002, staff advised the Board of the importance of providing trail access from Maryland Rte. 28 to the west (Greenberg) side of the park along the historic J.E.B. Stuart Calvary Trail, which was of significance to the movement of troops during the Civil War. The Board concurred with the staff recommendation that every effort be made to create an access along this Trail in order to preserve this important cultural and historic resource for future park users.

To accommodate the development of an access trail in this location, it will be necessary to exchange existing parkland (consisting of approximately 10.85 acres, more or less, unimproved) with Hermen Greenberg (Stewart, Bravo, Greenberg Partnership) as shown on the attached map. This proposed exchange of acreage will allow the creation of the recommended access along the J.E.B. Stuart Calvary Trail, while at the same time preserving Mr. Greenberg's approved three lot subdivision located immediately to the south. Staff has met with Mr. Greenberg regarding this proposed exchange and he has agreed to cooperate in this regard. As a condition of this exchange, however, Mr. Greenberg has requested that the future owners of the three lots in his subdivision be allowed to use this access road to gain entry to the rear of their lots. These lots are bisected in a north/south direction by a tributary stream of the Little Monocacy River. Since there is an existing stream crossing in place on the Calvary Trail, which these lot owners could use, this arrangement would eliminate the necessity of creating an additional stream crossing on each lot to reach the rear portions of those lots. Staff has evaluated

the expected effect of this condition and does not see serious problems with it.

It should be noted that the parkland involved in this exchange is held in two different ownerships. Most of the land at Woodstock was received by M-NCPPC as a gift from Mr. Greenberg while other acreage at Woodstock was purchased directly from Mr. Greenberg by Montgomery County. Of the 10.85 acres being exchanged, approximately 2.3 acres is owned by Montgomery County and approximately 8.5 acres is owned by M-NCPPC. Staff at M-NCPPC will coordinate this entire exchange arrangement between the Commission, the County and Mr. Greenberg. The County will follow its standard land disposition process for the exchange of the 2.3 +/- acre County-owned property.

RECOMMENDATION

Staff recommends that the Board authorize the 10.85 acre exchange of real estate with Stewart, Bravo, Greenberg Partnership, as described above. If this recommendation is approved by the Planning Board, staff will schedule the matter of the M-NCPPC owned land exchange (8.5 +/- acres) for final action by the full Commission at one of its upcoming regularly scheduled meetings. Full Commission approval is required for the 8.5 +/- acre property exchange as this land is titled in the name of the Commission.

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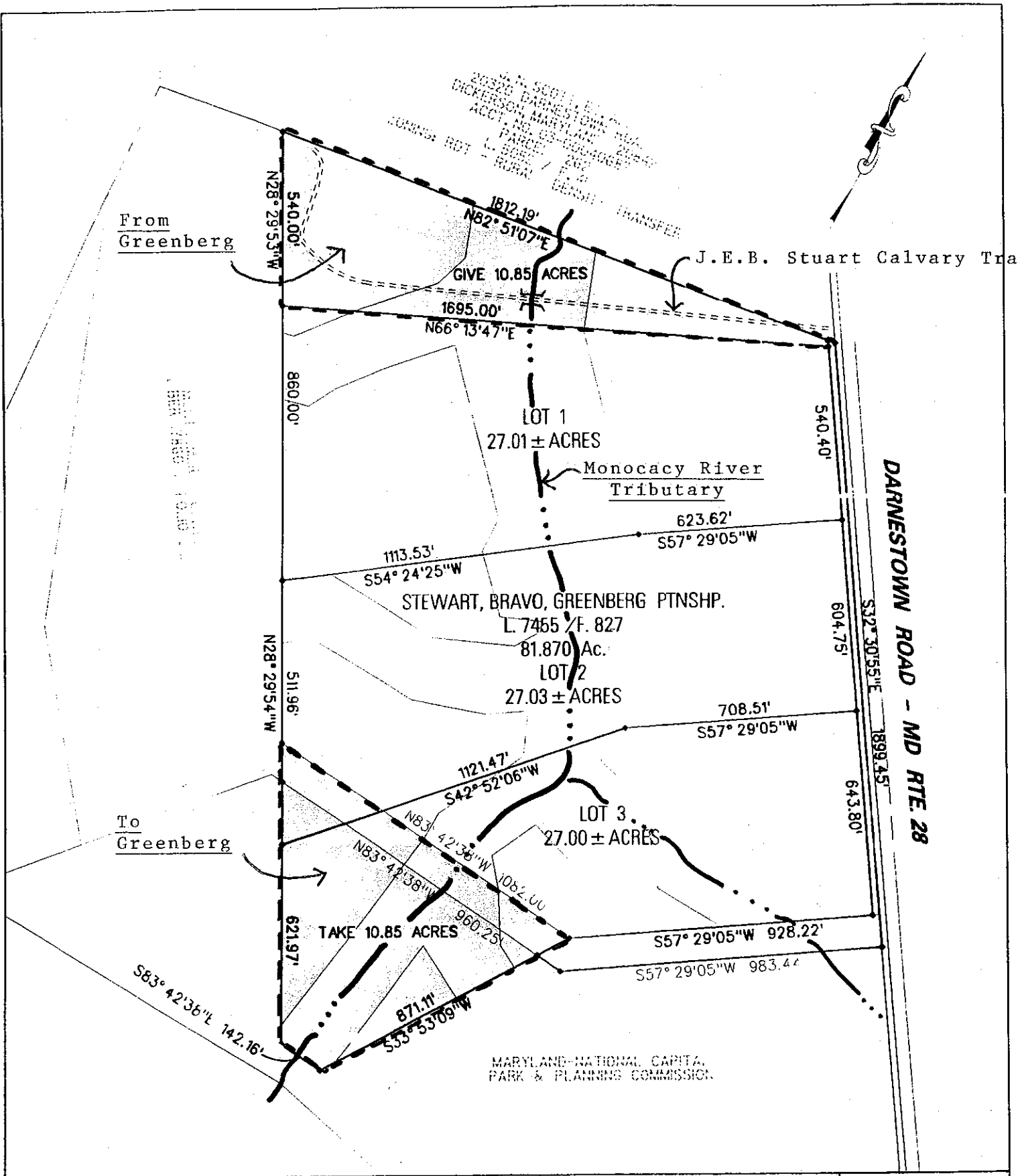
From Greenberg

J.E.B. Stuart Calvary Trail

To Greenberg

DARNESTOWN ROAD - MD RTE. 28

MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION



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PROJECT
EXHIBIT FOR LAND SWAP

EXHIBIT	
DRAWN BY: JJR	DATE: 10-25-01
CHECKED BY: CEO	
PROJECT NO.: 1694050	SCALE: 1"=400'