

FINAL
Environmental Assessment
for
Meadowbrook Stables
Proposed Covered Riding Ring

May 2020

Rock Creek Stream Valley Unit 1
East-West Highway, Chevy Chase, MD

Prepared by
the National Capital Planning Commission

Overview

The Maryland National Capital Park and Planning Commission (M-NCPPC) in coordination with Meadowbrook Stables is proposing to install a 28,125 square foot pavilion (measuring 125-feet by 225-feet) over Riding Ring C at Meadowbrook Stables in Rock Creek Park located at 8200 Meadowbrook Lane, near East-West Highway, in Chevy Chase, Maryland. Pursuant to the Capper Cramton Act of 1930, as amended, the National Capital Planning Commission (NCPC) has approval authority over the project since the land was purchased partially with federal funding. NCPC's review focuses on protecting the character and setting of the parks and ensuring that all development is for park-related purposes.

Meadowbrook Stables Mission

The mission of Meadowbrook Stables is to provide excellence in equestrian education; promote youth development; implement green and sustainable horse-keeping practices; provide high-quality, life-long care for its horses; make horses accessible to those who could not otherwise afford to ride; and preserve Meadowbrook Stables as an historic equine facility to ensure enjoyment by future generations. Public engagement opportunities are prioritized through a variety of programming, including lessons, summer camps, individual/team competition programs, and employment, with over 450 students each year, 50 boarded horses, and 25 full- and part-time staff. Meadowbrook Stables also employs up to 25 youth through summer programs. Revenue generated from these programs supports stable operations as a public facility, and Meadowbrook Stables uses some revenue to fund need-based scholarships for families who would otherwise not be able to participate. The property is open to the public every day of the year, from dawn through dusk.

Background

Founded in 1934, Meadowbrook Stables is one of the oldest and last remaining urban equestrian facilities in the United States, owned by the M-NCPPC, with oversight by the Montgomery County Department of Parks. Meadowbrook Stables is a non-profit 501(c)(3) organization, with a governing volunteer Board of Directors. They operate under a lease with the M-NCPPC.

In July of 2003, MNCPPC submitted a modification to the General Development Plan to NCPC for the Rock Creek Stream Valley Park, Unit No. 1, to enable comprehensive improvements to the Meadowbrook Stables facility. NCPC's approval allowed for:

- Reconfiguration of the existing riding rings, with redesigned footings, irrigation, electrical and sound systems for the rings;
- Restoration of the historic farrier shed;
- Relocation and replacement of the existing manure and shavings sheds with a building designed to be more efficient and to blend with the architectural style of the historic barn;

- Installation of safety features including perimeter fencing, gates, horse-safe footings, lighting, etc.
- Additional landscaping, including trees and shrubs along Rock Creek as well as in other “strategic” locations (to response to local neighbor concerns about visual impacts).

The approval also noted that a riding pavilion over the ring to the southwest of the barn (now named Ring D) would be submitted to NCPC as a modification to the general development plan in the future.

At that time, the County (who had previously approved the general development plan modifications in addition to a riding pavilion over Ring D) developed a formal agreement with the Meadowbrook Foundation, Inc. (MFI) to implement the general development plan in two phases. Phase 1 included the site improvements approved by NCPC, and Phase 2 consisted of the new pavilion-style covering over Ring D. The project stalled over the last decade due to a change in management and lack of fundraising, however MNCPPC and Meadowbrook Stables are now moving forward again. The current project application before NCPC is the Phase 2 pavilion; however, MNCPPC and Meadowbrook Stables are now proposing to locate the pavilion over Ring C instead of Ring D (Appendix Slides 4, 5, 23-27).

Purpose and Need

The purpose and need of a covered riding area at Ring C is to enable Meadowbrook to meet current recommended standards of horse care and maintain classes and training during unfavorable outdoor conditions. Prolonged rain events result in unsafe conditions for horses to exercise and classes to take place, which are described in more detail below. Last year, Meadowbrook had to cancel many lessons/training sessions and one of its horse shows, resulting in less practice time for riders and reduced income for the facility. Meadowbrook would not increase the number of lessons/training sessions with the proposed pavilion, which are limited by a lease agreement with MCDP. A new Ring C pavilion would address the need for safe lesson/training space when inclement weather conditions and unsafe horse footing conditions exist and allow many of the outdoor programming to continue.

Horse Health and Wellness and Rider Safety

Standards in horse health and wellness have evolved significantly since the 2001 Montgomery County Planning Board approval of the comprehensive Meadowbrook development plan. Current knowledge related to horse health care is provided by the U.S. Equestrian Federation and from multiple scholarly articles over the years regarding medical discoveries and treating health-related problems. This entails having unstructured “turn out” time each day where horses can exist outside of their stalls in addition to more structured exercise time. While there is no problem for horses to be out in drizzle, rain, and moderate wind during turn out periods, if the sand rings become too saturated with water from prolonged periods of rain, horse footing conditions can degrade to the point where horse safety is jeopardized. When this happens at

Meadowbrook today, with four open rings, horses are denied the opportunity to train and exercise.

Continued Operations

The problem of prolonged rains degrading horse footing conditions in the open sand rings is also having an impact on Meadowbrook's operations. Saturated rings following prolonged rains minimize the amount of riding time for lessons and shows, and ultimately have an adverse financial impact on facility operations as budgeted income is diminished. Private lessons and horse shows are canceled altogether, and group lessons are moved indoors, into a classroom setting, which is not as beneficial and enjoyable as actual riding time.

Last April, Meadowbrook had to cancel one of its three annual horse shows due to prolonged rains before the event, which degraded ring conditions, resulting in an estimated loss of \$20,000 in income. In addition, lesson cancellations can result in an income loss of approximately \$50,000 per year, which makes it more difficult for Meadowbrook to continue its wide variety of programming. Meadowbrook reports that 179 private lessons and 219 team practice sessions were cancelled from September 2019 to February 2020 due to inclement outdoor conditions, resulting in \$36,000 of lost income for the facility. Meadowbrook's Board of Directors considers a covered riding ring to be critical to facility operations that must continue to evolve to maintain contemporary business, training, education, and horse safety standards. Similar nearby equestrian facilities all have indoor arena space including Wheaton Park Stables, Rock Creek Park Horse Center, and the Potomac Horse Center.

Study Area

The study area encompasses the property (approximately 9.5 acres) that is currently under lease to Meadowbrook Foundation, Inc. by M-NCPPC (Appendix Slide 5). The main structure on the Meadowbrook Stables property is a historic two-story Colonial Revival style barn, which is listed in the Montgomery County Master Plan for Historic Preservation. Other site features include a farrier shed, four sand riding rings (identified as Ring A, B, C, and D), a staff parking area, gravel access drive, picnic area, two grassy horse paddocks (to the west of the developed property near Rock Creek), and landscaping. Existing stormwater and sedimentation ponds are not part of the leased property, adjacent to the southwestern portion of the leased Meadowbrook Stables property. Meadowbrook Stables is currently illuminated during evening hours with fifty-six elevated (40-foot high) floodlights. The fenced riding rings vary in size, with Ring A encompassing an area of 18,500 square feet, Ring B measuring 32,000 square feet, Ring C measuring 51,000 square feet, and Ring D measuring 19,200 square feet (Appendix Slide 6). The current project area encompasses 60,000 square feet, which includes the 51,000 square foot Ring C and a 9,000 square foot landscaped area along the eastern edge of Ring C.

The project site is bordered on its eastside by Rock Creek Trail and Meadowbrook Lane; with Ring B to the north; a gravel access road, staff parking area, and stormwater/sedimentation ponds to the west; and Rock Creek Trail and Meadowbrook Lane to the south (Appendix Slides 5, 6). The

Rock Creek Forest Neighborhood is situated to the east, northeast, and southeast (across Meadowbrook Lane) of the project site, with the closest homes located approximately 150-feet from the eastern-most edge of Ring C. The project site is located fully within the 100-year floodplain (as is most of the Stables facility), with project site elevations ranging between 178-180-feet above sea level.

Alternatives Considered

Ring C Pavilion (*Preferred*). MCDP, in coordination with Meadowbrook, proposes to construct a new pavilion over riding Ring C, measuring 225-feet in length, 125-feet in width (covering an area of 28,125 square feet), with a sloped rooftop ranging in height between 16- and 32-feet (along the ridgeline). The center cupola on the roof will reach 41-feet 8 inches (Appendix Slides 24-27). Plans show the new structure with a metal standing-seam roof with solar panels, rooftop cupolas, and sides constructed with a stone skirt at each of the building corners; trim around the windows and doors; board-and-batten style siding, with historic exterior light fixtures. The pavilion would have retractable sliding doors (with windows), to allow for an open-air environment, with the ability to shelter interior activities from inclement weather (cold, wind and thunderstorms) conditions. The pavilion would not have any mechanical infrastructure (i.e. heating and cooling) and no sound system but would have electricity to allow for interior lighting.

Other ancillary site development would include additional landscaping, two new bioswales (north and south/west), a new walkway, and a new horse/pedestrian path between the internal access road and Ring C (Appendix Slide 23). The existing fencing surrounding the current Ring C would be removed, with new fencing installed inside the pavilion. The outer Meadowbrook perimeter fence would remain in place, and space for a public viewing area would be along the northside of the all-weather arena. The landscape-stormwater management plan is designed to manage all stormwater from the roof through vegetation and bioswales. New evergreen trees, ornamental trees, shade trees, and shrubs are proposed to help obscure the new pavilion from off-site views.

The project would remove 20 existing adjacent elevated floodlights immediately surrounding the Ring C site, since the new pavilion would have interior lighting, thereby negating the need for the taller outdoor floodlights. The pavilion would have downward-facing lighting over doorways as required by building codes. The other 36 floodlights on the Meadowbrook Stables property would remain to continue night-time illumination of the other riding rings (A, B, D) during operating hours.

No-Build Alternative. This alternative assumes that Meadowbrook Stables would continue to operate under its current condition, with four separate unprotected riding rings. No new construction is planned under this alternative, and operation of all four rings would continue with full weather exposure (snow, rain, wind), thereby interfering with training/show schedules, animal health/wellness, user experience, and the overall financial condition of the facility. This alternative does not fulfill the project Purpose & Need but serves as a useful baseline comparison for the preferred “action” alternative (construction of a new Ring C pavilion), which is required under NEPA regulations.

Alternatives Dismissed

Ring D Pavilion. MCDP and Meadowbrook Stables previously identified a new 29,400 square foot pavilion (with 20,000 square feet of riding area) over Ring D in 2003 as the preferred location; however, upon more recent review of the site options, MCDP concluded that Ring C is preferable due to its increased distance from Rock Creek and minimal site grading to accommodate the new structure. Meadowbrook has concurred with this finding as Ring C could accommodate a 28,125 square foot pavilion (with a 25,875 square feet of riding area), maximizing safe rider training, horse exercise and welfare due to its size as discussed in detail in the following section. While the previous Ring D pavilion design was nearly the same size as the pavilion currently proposed for Ring C, the maximum area for riding that could have been achieved at Ring D was 20,000 square feet. A larger rideable area would have required fill within the floodplain. At the time, the Ring D pavilion included sheltered space for viewing stands and a judging booth within the pavilion, which did not require any fill. The current proposal allocates much of the area under the pavilion at Ring C to riding area. A public viewing area for standing spectators would be located under the pavilion along the northside arena fence-line. Specific reasons include:

1. **Greater All-Weather Capacity:** The current size and grading at Ring C allow for 30% more all-weather potential arena space than Ring D (25,875 SF compared to a 20,000 SF Ring D arena). Creating the same amount of rideable space at Ring D would require sizeable fill within the floodplain. The larger area at Ring C would enable twice as many users during unfavorable ground conditions than a pavilion in Ring D, equating to capacity for 180 additional riders (360 total) per week. The larger all-weather space would accommodate two user groups simultaneously, whereas the Ring D arena space would only allow one user group at a time. Thus, during inclement weather, Meadowbrook Stables could consolidate two of its four lesson groups into a covered Ring C, thereby enabling 50% of its scheduled programming to continue. The larger interior pavilion height would also allow a course of jumps which is frequently taught in upper level classes, whereas this could not be accommodated in a smaller Ring D pavilion. While Ring B is also further away from Rock Creek than Ring D and could accommodate the new pavilion, there would have been less space immediately adjacent to the pavilion for landscaping and stormwater management.
2. **Continued Horse Turn Out Space in Rings A,B, and D During Good Weather:** Standards of care have evolved during the last 20 years (when the County planning board approved the original development plan), with at least two to three hours of recommended free, unstructured (“turn-out”) time each day for each horse, with direct staff supervision to ensure their safety. If left unwatched, the horses can injure themselves, either because of their inquisitive nature or if their play becomes overly aggressive. At least three rings at Meadowbrook Stables are required to enable the amount of unstructured exercise time necessary to accommodate all 50 horses. Based on proximity to the Meadowbrook Stables barn, where staff frequently perform their work, Rings A, B, and D afford the best level of visibility based on proximity (Appendix Slide 21). Horses turned out in these three rings can be seen directly from workspace in the barn. If any of these rings were to be covered, it

would make direct staff oversight from the barn more difficult. Ring C is the furthest away from the barn and for this reason, Ring C has not been used for turnout for over 20 years.

Ring A and B Pavilions. Rings A and B are much smaller than Ring C, and would not accommodate as much rideable area, stormwater management, and landscaping. Thus, for the same reasons stated for Ring D above, Rings A and B do not meet the project Purpose and Need and were dismissed.

Affected Environment and Environmental Consequences

The National Environmental Policy Act (NEPA). NEPA was passed by Congress in 1969 as a national policy that encourages harmony between human beings and the environment and the promotion of efforts to prevent or eliminate environmental harm. NEPA requires federal agencies to fully consider the impacts of proposals that would affect the human environment prior to deciding to take an action, with involvement of interested and affected members of the public in the decision-making process. An Environmental Assessment (EA) is meant to be a “brief” and “concise” document at a level of detail that is sufficient to demonstrate that a project would not result in significant (major) environmental impacts (1508.9; 46.310(e)). This EA addresses potential project impacts to the natural and human environment that are deemed to be relevant for assessing the proposed new Meadowbrook Stables pavilion. Specific impact topic areas include: Floodplains, Stormwater Management/Water Quality, Visual Resources, Cultural Resources, Transportation and Parking, Noise, and Air Quality.

Floodplains. Almost all of Meadowbrook Stables property is situated within the 100-year floodplain surrounding Rock Creek, with Rings B, C, and D located fully within the floodplain, and part of Ring A located within the floodplain (Appendix Slide 7). Executive Order 11988 (Floodplain Management) requires federal agencies to avoid direct or indirect support of development within the 100-year floodplain whenever there is a practicable alternative. If no practicable alternative exists to siting development within the floodplain, the action must be designed to minimize potential harm to or within the floodplain. Since a majority of the leased Meadowbrook Stables property is within the floodplain, including Rings B, C, D and part of Ring A, there is no other alternative pavilion site located fully outside of the 100-year floodplain.

No Action Alternative. The new pavilion would not be constructed and therefore, existing conditions within the 100-year floodplain would remain the same. The Meadowbrook Stables facility is compatible with its floodplain location, with open paddocks for equestrian riding and small un-inhabitable support structures. The overall use of the site as an equestrian riding facility is a passive flood tolerant use.

Ring C Pavilion (Preferred). The project is fully within the 100-year floodplain because there are no practicable alternative sites completely outside of the floodplain. However, the structure’s use and design minimize potential harm to the floodplain. The non-habitable pavilion has no “critical” functions housed within, such as facility medical/care uses or power production, and the site will remain a passive flood tolerant use with no heating or cooling systems. Specific

design measures that mitigate potential impacts include lowering the finished floor elevation, designing the structure to allow flow-through flooding, lowering exterior grades around the new arena to provide additional floodplain storage, and passive louvers in all retractable doors to enable floodwater flow between the interior space and outside with minimal impedance. There would be nothing under the pavilion other than a ring fence and sandy riding ring surface, neither of which is sensitive to water damage and could not be readily replaced. An assessment report (“Alteration of the Floodplain Computations and Report”) was prepared for review by the Maryland Department of the Environment (MDE), which concluded no floodplain impact by the project, and MDE issued a subsequent authorization to proceed (with construction) on January 28, 2020.

Periodic flooding has been observed in Meadowbrook Lane south of the Stables, in the area immediately next to Rock Creek and in Meadowbrook Local Park, which is caused by Rock Creek over-flowing its banks due to the large extent of its watershed area. There are no known instances of flooding reaching the barn or rings for at least the last twenty years.

Short-term floodplain-related impacts could result from the presence of increased activity on-site during the construction phase (approximately 8-10 weeks).

Stormwater Management / Water Quality. The Clean Water Act (1972, amended in 1977 and 1987) (Act) was enacted to provide the basic structure for regulating pollutant discharges and ensuring that surface waters meet standards that allow for recreational and sporting activities. As authorized by the Act, the National Pollutant Discharge Elimination System (NPDES) permit program is organized within the Environmental Protection Agency (USEPA) and controls water pollution by regulating point sources that discharge pollutants into waters of the United States. Federal, industrial, or municipal facilities must obtain NPDES permits if their discharges go directly to surface waters. The State regulates stormwater management requirements for development, which is related to potential water quality impacts.

No Action Alternative. The project would not be constructed and therefore, the existing open-air Ring C would remain the same, with a relatively compacted sandy surface from regular use, and stormwater runoff that tends to flow in sheets (sheet flow) and pool in the southwestern area of the site. Stormwater runoff conveys into a sediment basin, stormwater management pond, and outfalls into Rock Creek.

Ring C Pavilion (Preferred). The landscape-stormwater management design will manage stormwater on-site through vegetation and bioswales. A new roof over 28,125 square feet of Ring C will channel stormwater into two new bioswale areas adjacent to the pavilion, with enough capacity to capture and filter stormwater through plantings and infiltration media. Conversion of over 30,000 square feet (approximately 53% of the project site) into more permeable area, with new native vegetation, micro-topography, and bio-swales, will recharge groundwater in smaller storms, treat runoff from moderate storms, and convey water around the site in larger storms into the bioswales, sediment trap and stormwater management ponds. The site design will comply with all mandatory State requirements from the Maryland Department of the

Environment (National Pollutant Discharge Elimination System) and Montgomery County regulations, resulting in improved Rock Creek water quality with more controlled stormwater runoff on-site. (Appendix Slide 23).

Short-term floodplain-related impacts could result from the presence of increased activity on-site during the construction phase (approximately 8-10 weeks).

Visual Resources. The topic of visual resources refers to an analysis of any changes to views or viewsheds. For the Meadowbrook Stables facility, nearby views/viewsheds include those from the Rock Creek Trail, Meadowbrook Lane, six nearby private residences to the east of the project site (fronting along Abilene Drive), and more distant views from areas to the south, west, and north.

No Action Alternative. The project would not be constructed and therefore, the site would remain the same, with existing views and lighting. Ring C would remain the 51,000 square foot open-air area that is visible today, with horse jumps. The twenty, 40-foot high floodlights would remain immediately surrounding the arena, and all 56 elevated floodlights continuing to operate during night-time lessons and horse shows when needed. Existing light spillage would continue off-site into the adjacent Rock Creek Forest neighborhood, which is estimated to be an average of 0.2 light-candles.

Closer views across Ring C would remain relatively unimpeded from the south and east, along Meadowbrook Lane and the Rock Creek Trail. More distant vantage points from the south, west, and north, would remain obscured due to forested areas, with existing nearby houses preventing views of Ring C from more distant (most) Rock Creek Forest properties. However, six of the closest houses along Abilene Drive, would continue to have mostly unimpeded elevated views (estimated at 10-40-feet higher) over Ring C based on topography and the multi-level nature of the homes (Appendix Slides 9, 11, 13, 15).

Ring C Pavilion (Preferred). The new pavilion (32-feet at the roof peak/41-feet and 8 inches in height at the center cupola) would be largely visible from six residences along Abilene Drive, as well as ground-level vantage points along Rock Creek Trail (for approximately 1,600 feet / 0.3 miles) and Meadowbrook Lane (Appendix Slide 22). The closest residences to Ring C would likely look at the pavilion facades and rooftop in addition to new trees and other vegetation added to the site. Views of horse activity in Ring C would be more limited to ground level along Meadowbrook Lane and the Rock Creek Trail through operable doors (consistently raised for approximately 8 months of the year). Renderings depict the new pavilion from several different nearby vantage points (Appendix Slides 31, 33, 35).

The pavilion will not be as visible from more distant vantage points further to the north, south, and west along Meadowbrook Lane. Views further to the west and northwest (from Beach Drive); southwest (from Meadowbrook Local Park); south (from the Parks Department Maintenance Facility); north (from the north of the barn); and east (from the interior of the Rock Creek Forest neighborhood) would remain relatively unchanged. Beneficial visual long-term impacts would

likely result from 20 fewer floodlights surrounding Ring C, both during daylight and evening hours. The new pavilion would have interior lighting, with limited downward-illuminating, exterior lighting only above doorways as required by building codes.

Overall, the structure would be visible, especially for nearby Rock Creek Trail users and the closest six residences to the east along Abilene Drive. Existing vegetation (on both sides of Meadowbrook Lane) and new additional landscaping would help screen the new pavilion from off-site views. Significant landscaping (over 30,000 square feet) would be added to half of the site, with native trees, sedges, grasses, and shrubs (Appendix Slide 23). In addition to landscaping, the pavilion design is intended to be compatible with the historic barn, with a stone skirt at each of the building corners; trim around the windows and doors; board-and-batten style siding; historic exterior light fixtures; and three rooftop cupolas. These measures will help the new structure fit within the existing Meadowbrook Stables setting as an equestrian facility.

Short-term visual impacts from construction would be limited to the planned 8-10-week duration (summer 2020) of the phase, with views of the property temporarily affected by the presence of additional trucks and equipment on the property.

Cultural Resources. Cultural resources - buildings, objects, locations, and structures that have scientific, historic, or cultural value - are protected under several federal laws and regulations, as well as numerous State statutes. Section 106 of the National Historic Preservation Act (NHPA), as amended, and implemented by 36 CFR Part 800, requires federal agencies to consider the effects of their actions on historic properties, with an opportunity for the State Historic Preservation Office (Maryland Historic Trust) and Advisory Council on Historic Preservation (ACHP) to comment on projects that may have an effect on historic properties. Historic properties are defined as archeological sites, standing structures, or other historic resources listed in or eligible for listing in the National Register of Historic Places (NRHP).

Under the 1930 Capper-Cramton Act, and subsequent agreements with M-NCPPC, NCPC has approval authority for changes to the park's General Development Plan, which entails Commission responsibility for ensuring Section 106 compliance. NCPC issued a "no adverse" finding in July 2003 during its review of the comprehensive development plan for Meadowbrook Stables. More recently, NCPC initiated Section 106 consultation with the Maryland Historic Trust (MHT) to fulfill its Section 106 compliance responsibilities for the current Ring C pavilion project, with a "no adverse effect" determination. The Trust concurred in writing with NCPC determination on February 21, 2020.

Meadowbrook Stables is individually listed in the Montgomery County Master Plan for Historic Preservation (MO 36/003-00A), referred to as "Rock Creek Stables." The Montgomery County Department of Parks previously consulted with the MHT in 2001 regarding the comprehensive improvement plan, with a no adverse effect concurrence issued for the project. Meadowbrook Stables submitted an assessment letter to MHT for concurrence, with an "no adverse effect" determination issued on November 19, 2019.

Property use would continue uninterrupted, and the design of the new structure would be compatible with the architectural look of the historic barn. The character of Meadowbrook Stables as an equestrian facility – manifested by green space, the presence of horses, quality of upkeep, and park-like setting that is open and welcoming to the community – would be unaffected by the project. These findings are documented by an assessment report, which concludes that the project would not result in an “alteration to the characteristics of historic property qualifying it for inclusion in, or eligibility for, the National Register of Historic Places.”

Regarding local historic preservation policies, Montgomery County has defined an area around the historic barn as the historic environmental setting in accordance with the Montgomery County Historic Preservation Ordinance. The Ring C pavilion would be located completely outside of the historic environmental setting area.

No Action Alternative. The project would not be constructed and therefore, would not result in any impacts to on-site cultural resources.

Ring C Pavilion (Preferred). The pavilion would be located in the southeastern area of Meadowbrook’s property, separated from the historic Meadowbrook Barn by the picnic area, several rows of trees, and Rings A and B. The current use of Ring C would continue once project construction is complete, and the new pavilion design would be compatible with the architectural look of the historic barn. The existing character of Meadowbrook Stables as an equestrian facility – manifested by green space, the presence of horses, quality of upkeep, and park-like setting that is open and welcoming to the community – would remain the same.

MCPD and Meadowbrook Foundation, Inc. developed an assessment report that concludes that the project would not result in an “alteration to the characteristics of historic property qualifying it for inclusion in, or eligibility for, the National Register of Historic Places.” The Maryland Historic Trust (MHT) reviewed the report and issued a “no adverse effect” concurrence with the finding on November 19, 2019. Separately, NCPC initiated Section 106 consultation with MHT to fulfill its Section 106 compliance responsibilities, with a “no adverse effect” determination. The MHT concurred in writing with the NCPC determination on February 21, 2020 (Final EA Appendix).

Short-term construction-related impacts would result from increased traffic including trucks delivering equipment and material to the site, and material storage on the southern on-site parking area, away from the historic Meadowbrook Barn.

Transportation and Parking. Meadowbrook Lane is a two-lane local road (maintained by the County) that borders Meadowbrook Stables property along its eastern and southern edges. Meadowbrook Lane provides vehicular access between East-West Highway (to the north); Rock Creek Forest neighborhood (to the east); a Parks Department Maintenance Facility (to the south); and a local park (Candy Cane Park) to the southwest. The speed limit is 15 miles per hour along Meadowbrook Lane, which is used by a variety of traffic including school buses, service/delivery vehicles, residential traffic, park traffic, and Meadowbrook Stables riders and staff. Heavier volumes of Rock Creek Forest neighborhood-related traffic tend to occur during the weekday

morning and evening rush periods, with more dispersed usage during weekends. Regular Meadowbrook-related traffic tends to be heavier during lesson hours, Tuesday-Friday from 4:00-8:00 PM, and weekends from 9:30-2:30 PM. However, peak traffic occurs during horse shows at the facility, which take place three times per year.

A 20-space parking area, designated for Meadowbrook Stables use, is located along the eastside of Meadowbrook Lane, across from the historic barn. Other on-street parking is allowed on an adjacent service lane (parallel to Meadowbrook Lane) and along Washington Avenue, which intersects with Meadowbrook Lane; however, on-street parking (other than in the lot) is prohibited along Meadowbrook Lane. Overflow Meadowbrook Stables event parking (three times per year during horse shows) is allowed in the grassy open area to the north of the barn, as well as in the Candy Cane Park parking lot. Peak occupancy periods in the Meadowbrook Stables visitor lot tend to occur during the lesson hours stated above.

Pedestrian and bicycle activity occur primarily along the Rock Creek Trail, though pedestrians and bicycles also utilize Washington Avenue and other neighborhood streets. The Trail is aligned along the north- and westside of Meadowbrook Lane adjacent to the Stables property, extending between Georgetown (Washington, DC) and Lake Needwood in Rockville, Maryland. Meadowbrook Stables visitors and patrons regularly cross Meadowbrook Lane between the parking lot and the Stables property. Crosswalks exist across Meadowbrook Lane at its intersection with Washington Avenue and across Meadowbrook Lane at the southeast corner of the property to demarcate locations where motorists can expect more regular street crossings.

No Action Alternative. The new pavilion would not be constructed and therefore, existing traffic and parking activity would remain the same.

Ring C Pavilion (Preferred). The project would not change existing Meadowbrook-related traffic and parking patterns since current programming would remain the same under the existing concessionaire agreement with M-NCPPC, as well as the physical capacity limitations of the facility.

Short-term construction-related impacts would result from increased traffic including trucks delivering equipment and material to the site. Deliveries would enter the property through the southern gate and all construction-related traffic would park on Meadowbrook property.

Noise. Noise can be disruptive to normal activities for people and wildlife depending on multiple factors including distance between the noise source and the listener, duration, timing, and frequency. Noise levels can impact more “sensitive receptors” and land uses to a greater extent such as schools, churches/synagogues, hiking trails, and some species of threatened or endangered wildlife, as well as horses.

Currently, noise from the neighborhood includes traffic along Meadowbrook Lane (school buses, cars, delivery, and maintenance trucks), as well as skateboards, trampoline, ball playing, and human voices from the neighborhood and along the hiker/biker trail. Typical noise from the

Stables includes human voices, horses, and intermittent use of a small tractor to remove manure and condition the sand riding rings.

No Action Alternative. The new pavilion would not be constructed and therefore, existing noise levels would remain the same.

Ring C Pavilion (Preferred). The project would not change existing Meadowbrook-related activities since current programming would remain the same under the existing concessionaire agreement with M-NCPPC, as well as the physical capacity limitations of the facility. Long-term impacts such as loud noise would be negligible since noise levels would remain generally the same based on the continuation of the existing programming at Meadowbrook Stables. However, noise levels related specifically to Ring C may be marginally reduced when the retractable doors are periodically closed during operating hours when outdoor conditions warrant.

Short-term noise-related impacts would result from the presence of increased activity on-site.

Air Quality. Under the 1963 Clean Air Act, the United States Environmental Protection Agency (EPA) has developed regional National Ambient Air Quality Standards (NAAQS) for certain air pollutants that are deemed harmful to public health and the environment. These pollutants include particulate matter such as dust, which must remain at or below national standards to be considered in “attainment” by the EPA. Currently, the Washington DC Metropolitan Area is in attainment for particulate matter under the 2012 Annual (PM2.5) Standard.

No Action Alternative. The new pavilion would not be constructed and therefore, existing air quality conditions would remain the same.

Ring C Pavilion (Preferred). The project would not change existing Meadowbrook-related activities since current programming would remain the same under the existing concessionaire agreement with M-NCPPC, as well as the physical capacity limitations of the facility. Long-term impacts such as degradation of air quality would be negligible since existing activities would remain generally the same based on the continuation of the current level of programming at Meadowbrook. The new enclosure would likely reduce fugitive dust from Ring C through the pavilion’s overhead sprinkler system and protection from direct sunlight and wind, which contribute to drier soil conditions that can lead to escape of dust.

Short-term construction-related impacts would result from the presence of increased activity on-site.

Cumulative Effect. Overall, a pavilion over Ring C and associated bioswales and 30,000 square feet of landscaping would help to improve stormwater management. Ambient dust, and light spillage would decrease. The project would also result in a “no adverse effect” on the historic barn or on archeological resources. While the pavilion would be in the floodplain, it is not a critical structure and would neither impact the floodplain nor be significantly damaged by flooding, were

that ever to occur. The project would have no additional long-term impacts to cultural resources, transportation, traffic/parking, air quality or noise.

The proposed pavilion (32-feet at the roof peak/41-feet and 8 inches in height at the center cupola) would be visible to walkers, bikers and drivers traveling immediately to the south and/or northeast of the property along Meadowbrook Lane or on the hiker/biker trail, and visible to six private residences on Abilene Drive. Views would change from an open sand riding ring with outdoor lighting to that of a pavilion with operable doors in the open position for much of the year.

While the change in view from the nearby hiker/biker trail, Meadowbrook Lane, and the few residences to the east of Abilene Drive cannot be completely mitigated, Meadowbrook Stables proposes to add a significant amount of landscaping – over 30,000 square feet including native trees, sedges, grasses and shrubs appropriate to the site as shown in Appendix Slide 23. They also propose a design that is compatible with the historic barn, with a stone skirt at each of the building corners; trim around the windows and doors; board-and-batten style siding; historic exterior light fixtures; and three cupolas on the roof.

APPENDIX

Section A: This section includes a table with all public comments submitted to NCPC that specifically pertain to the draft EA (November 2019), preliminary review staff report to the Commission (December 5, 2019), and revised EA (March 2020). The table includes each comment along with a corresponding written response by NCPC staff for additional information and clarification based on staff review of the project. Please note that all original materials received during the official revised EA public comment period (March 4-18, 2020) are included in the Appendix of the final staff report (EDR) to the Commission.

Section B: This section contains a 35-slide project summary presentation with maps, plans, elevations, photo simulations/renderings, and “existing condition” ground-level photographs of Meadowbrook Stables.

Section A

The following comments were prepared by members of the Concerned Neighbors of Meadowbrook Stables in reaction to the NCPC staff report prepared for the Commission's preliminary review on December 5, 2019. The comments were submitted to NCPC on February 14, 2020 for staff consideration in advance of the Commission's final project review.

#	Submitter	NCPC Document Text	Public Comment	NCPC Response
1	Concerned Neighbors	<p>PROJECT SUMMARY</p> <p>The Montgomery County Department of Parks has submitted preliminary site development plans for a new 125- by 225-foot canopy over riding Ring C, which differs from a previously approved 2003 improvement plan that included a new canopy over Ring D. The Ring D canopy was never constructed. In addition, the project will construct a new horse/pedestrian path between the ring and a driveway to the west, remove an existing fence surrounding the ring, plant additional landscaping, and install new rain barrels and bio-retention facilities surrounding the newly covered ring. The existing perimeter fence and landscape screening along Meadowbrook Lane will be retained to reduce off-site visibility of the project from the public street and nearby residential neighborhood. The new development requires modification of the Rock Creek Stream Valley Park – Unit 1 Master Plan by NCPC pursuant to the 1930 Capper-Cramton Act.</p>	<p>Project is described as a canopy. The more detailed drawings were not submitted (see Figure A) to NCPC. The updated renderings look more like a warehouse.</p> <p>The project is described as a "canopy," which it is not. It is a 32-foot tall arena, with movable garage-like doors, and a steel frame to support the 30,000 square foot impervious roof with solar panels. Again, this is not a canopy.</p> <p>The current landscaping surrounding Ring C does not screen or reduce off-site visibility from the nearby residential neighborhood. Five homes sit above the site. Their main living areas and/or decks look onto Ring C.</p>	<p>Please note that NCPC uses the term "pavilion" in the final EA and staff report to the Commission (EDR) rather than "canopy". The final EA and EDR include the final heights and design information related to the new pavilion.</p> <p>The new pavilion (32-feet at the roof peak/41-feet and 8 inches in height at the center cupola) would be largely visible from six residences along Ahlens Drive, as well as ground-level vantage points along Rock Creek Trail (for approximately 1,600 feet / 0.3 miles) and Meadowbrook Lane. The closest residences to Ring C would likely look at the pavilion facade and rooftop in addition to new trees and other vegetation added to the site. Views of horse activity in Ring C would be more limited to ground level along Meadowbrook Lane and the Rock Creek Trail through operable doors (consistently raised for approximately 8 months of the year). Renderings depict the new pavilion from several different nearby vantage points.</p> <p>The pavilion will not be as visible from more distant vantage points further to the north, south, and west along Meadowbrook Lane. Views further to the west and northwest (from Beach Drive, southwest from Meadowbrook Local Park), south (from the Parks Department Maintenance Facility), north (from the north of the barn), and east (from the interior of the Rock Creek Forest neighborhood) would remain relatively unchanged. Beneficial visual long-term impacts would likely result from 20 fewer floodlights surrounding Ring C, both during daylight and evening hours. The new pavilion would have interior lighting, with limited downward-illuminating, exterior lighting only above doorways as required by building codes.</p> <p>Overall, the structure would be visible, especially for nearby Rock Creek Trail users and the closest six residences to the east along Ahlens Drive. Existing vegetation (on both sides of Meadowbrook Lane) and new additional landscaping would help screen the new pavilion from off-site views. Significant landscaping (over 30,000 square feet) would be added to half of the site, with native trees, sedges, grasses, and shrubs. In addition to landscaping, the pavilion design is intended to be compatible with the historic barn, with a stone skirt at each of the building corners, trim around the windows and doors, board-and-batten style siding, historic exterior light fixtures, and three rooftop cupolas. These measures will help the new structure fit within the existing Meadowbrook Stables setting as an equestrian facility.</p> <p>The final EA and staff report include several realistic renderings of the project for your reference.</p>
2	Concerned Neighbors	<p>KEY INFORMATION</p> <p>NCPC has approval authority over the project with its location on property acquired with federal funding approved under the 1930 Capper-Cramton Act. The Act was intended to provide for the acquisition of lands in Maryland and Virginia to develop a...</p>	<p>From NCPC's publication, https://www.ncpc.gov/review/resource/</p> <p>"In addition to authorizing funding for acquisition, the act granted the National Capital Park and Planning Commission, now the National Capital Planning Commission (NCPC), review authority to approve any Capper-Cramton park development or management plan in order to ensure the protection and preservation of the region's valuable watersheds and parklands, comprehensive park, parkway, and playground system in the National Capital." Meadowbrook Stables is located within watershed Maryland 12 Digit 021402060831; the majority of the property is located on a 100-year floodplain.</p>	<p>The final EA and staff report to the Commission describe the project site as located within the 100-year floodplain.</p>
3	Concerned Neighbors	<p>The Maryland-National Capital Park and Planning Commission (M-NCPPC), Montgomery Parks maintains a partnership with Meadowbrook Foundation, Inc., which operates the stables on 15.8 acres of land owned by the Commission. NCPC previously approved (in 2003) comprehensive renovations and improvements to the Meadowbrook Stables facility pursuant to a Development Agreement between the M-NCPPC and Meadowbrook Foundation, Inc.</p>	<p>Across documents there are discrepancies in the stated acreage of Meadowbrook Stables ranging from 15.8 acres to "9-10" acres. In the Phase I proposal, Meadowbrook Stables was listed as 15.8 acres, but in its current Draft EA for Phase 2, states to be 9.5 acres. Is there a different set of federal or state regulations that apply if a property is greater than or less than 10 acres? Why has the stated acreage of Meadowbrook Stables property changed since Phase I?</p>	<p>The Meadowbrook Stables facility operates on approximately 9.5 acres of parkland under a lease agreement with M-NCPPC. The previously-stated size of 15.8 acres was incorrect, and all references to the amount of leased property have been corrected in the revised EA, final EA, and final staff report to the Commission.</p>
4	Concerned Neighbors	<p>RECOMMENDATION</p> <p>The Commission:</p> <p>Approves the preliminary site development plans and master plan modification for a new canopy over riding Ring C, a new horse/pedestrian access path, additional on-site landscaping, new rain barrels, and new bio-retention facilities.</p>	<p>Meadowbrook Stables, including the proposed site of Ring C, lies within the 100-year floodplain according to the FEMA map https://mc.fema.gov/portal/search/searchresultsnashcor</p> <p>How is approval possible if the site is located within the 100-year flood plain, an Environmentally Sensitive Area, and a Priority Natural Resource Area?</p> <p>Please review the points in this response to the Executive Director's Recommendation as well as, and most importantly, the attached point by point responses from concerned neighbors to excerpts of the Draft Environmental Assessment for Proposed Riding Ring authored by MPI, November 2019.</p>	<p>The final EA and staff report to the Commission describe the project site as located within the 100-year floodplain.</p> <p>The project is fully within the 100-year floodplain because there are no practicable alternative sites completely outside of the floodplain. However, the structure's use and design minimize potential harm to the floodplain. The non-habitable pavilion has no "critical" functions housed within, such as facility medical-care uses or power production, and the site will remain a passive flood tolerant use with no heating or cooling systems. Specific design measures that mitigate potential impacts include lowering the finished floor elevation, designing the structure to allow flow-through flooding, lowering exterior grades around the new arena to provide additional floodplain storage, and passive louvers in all retractable doors to enable floodwater flow between the interior space and outside with minimal impingement. There would be nothing under the pavilion other than a ring fence and sandy riding ring surface, which is sensitive to water damage and could not be readily replaced. An assessment report ("Abatement of the Floodplain Computations and Report") was prepared for review by the Maryland Department of the Environment (MDE), which concluded no floodplain impact by the project, and MDE issued a subsequent authorization to proceed (with construction) on January 28, 2020.</p> <p>In addition, please see the following response from the Montgomery County Department of Parks: 100-Year Floodplains, Environmentally Sensitive Areas, and Priority Natural Resource Areas are categories of natural resources defined in various State, County, and Planning Board approved codes, plans, and policies. These policies provide comprehensive parameters for construction projects within those identified areas. However, there are no County or State codes that strictly prohibit all structures within the 100-year floodplain or Environmentally Sensitive Areas. In this case, the pavilion project is allowable for the following reasons:</p> <ul style="list-style-type: none"> This arena provides public benefits by supporting the functionality of an existing facility that serves the public with recreation opportunities; The new arena is located within the previously disturbed, built footprint of the Meadowbrook Stables property -- the existing riding ring is considered to be a constructed facility similar to a baseball field, and not a natural undisturbed area. The open nature of the arena design will have minimal impact to the 100-year floodplain of the very large Rock Creek watershed. The plan provides robust stormwater management practices and additional trees and landscaping that further minimize impacts to the environment.
5	Concerned Neighbors	<p>PROJECT ANALYSIS</p> <p>Executive Summary</p> <p>The Montgomery County Department of Parks has submitted preliminary site development plans to construct a new pavilion-style canopy over riding Ring C at the Meadowbrook Stables, which is located near East-West Highway, in Chevy Chase, Maryland. In addition, the proposal requires a modification to the current Rock Creek Park Stream Valley – Unit 1 Master Plan to amend the previous plan approved by NCPC in 2003, which included construction of a new canopy over Ring D. Other on-site improvements include: a new horse/pedestrian path between Ring C and an existing driveway to the west, removal of an existing fence surrounding Ring C, additional landscaping, and new rain barrels/bio-retention facilities surrounding Ring C. To reflect the canopy location change from Ring D to Ring C, staff recommends that the Commission note that the project will modify the previous plan approved by NCPC in 2003, which included a new canopy over riding Ring D.</p>	<p>"Pavilion-style canopy" is the description used here and in the 2001 proposal. The current proposal uses the terms "covered arena," "covered riding ring," and "covered building" "...It will have transparent, seasonal enclosures (e.g., garage-door type retractable sides)..." What is not in mentioned in the current proposal is the addition of seating, which is reflected in the 2003 Development Agreement and was acknowledged at the Public Meeting on January 16, 2020.</p> <p>Re: last sentence of above paragraph. Where can the documentation from NCPC's 2003 approval be obtained?</p>	<p>Please note that NCPC uses the term "pavilion" in the final EA and staff report to the Commission (EDR) rather than "canopy". The final EA and EDR include the final heights and design information related to the new pavilion.</p> <p>The 2001 design included space for spectator seating and a judging booth, however, the current project would not have seating nor the judging arena. Rather, space will be provided along the northside of the new ring for standing spectators.</p> <p>Please contact NCPC at anytime to review the Commission's previous 2003 approval action.</p>
6	Concerned Neighbors	<p>NCPC staff analyzed the proposed improvements in accordance with the 1930 Capper-Cramton Act and subsequent 1931 agreement between NCPC and MNCPPC, which grants NCPC approval over plans for park-related development. NCPC's review focuses on protecting the character and setting of the parks and ensuring that any improvements are for park purposes. Based on the project submission, staff finds the proposal to be beneficial to the park environment and user experience and thus, a valid use of park property. Therefore, staff recommends that the Commission approve the preliminary site development plans and master plan modification to enable construction of the new canopy over riding Ring C and other ancillary site improvements.</p>	<p>This proposal does not protect the character and setting of the park. Improvements may be for park purposes but are inappropriate in this residential location and certainly not beneficial to the park environment and majority of park users. This arena would be serving less than 450 students yet have a substantial negative effect upon the general public who use the park and hike-or-biker trail.</p> <p>"Based on the project submission..." The project submission is full of inconsistencies and falsehoods. Attached is a point by point critique of excerpts from the very project submission to which NCPC is referring: Draft Environmental Assessment for Meadowbrook Stables Proposed Covered Riding Ring, November 2019 (Attachment A).</p>	<p>Pursuant to the 1930 Capper-Cramton Act, the NCPC's review focuses on protecting the character and setting of stream valley parklands, ensuring that potential improvement is for public park-related purposes. A new Ring C pavilion is necessary to enable Meadowbrook Stables to meet current recommended standards of horse care and to maintain regular classes/training during heavy rain events. Prolonged rain events result in unsafe ground conditions for horses due to saturated soil, which can result in unsafe footing. Other factors that prevent use of the outdoor rings include too much wind, the threat of thunder, and temperatures below 45 degrees. Last year, Meadowbrook Stables had to cancel many lessons/training sessions and one of its horse shows, resulting in less riding time for riders (diminishing the experience for riders) and reduced income for the facility. Meadowbrook Stables would not increase current programming with the project under the terms of its lease with the Montgomery County Department of Parks (MCDP). A new Ring C pavilion would address the need for safe exercise and training space during unfavorable outdoor conditions, thereby ensuring more predictable and higher-quality training for riders, while preserving the viability of Meadowbrook Stables as a public facility.</p> <p>Please see the following point-by-point staff responses to each EDR-related comment.</p>
7	Concerned Neighbors	<p>In the approved development plan, a covered riding ring was proposed to be situated directly southwest of the historic barn and directly west of the historic farrier shed. At that time, the design of the covered ring had not been finalized. The current proposal relocates the ring canopy to an existing 200-foot by 300-foot outdoor sand arena known as "Ring C," in the southeastern-most corner of the property, to enable a greater number of users during inclement weather. In addition, the new location is outside of the 100-year flood zone and historic barn setting. Ring C is situated south of the barn and southeast of the historic farrier shed along Meadowbrook Lane where it transitions from a road that travels in a north-south direction to an east-west direction before terminating at the Meadowbrook Recreation Center to the south. The proposed canopy measures 125- by 225-feet, with on-site improvements to include: a new pedestrian horse access path, additional on-site landscaping, new rain barrels, and new bio-retention facilities surrounding Ring C.</p>	<p>The plan may not have been finalized but there were definitely detailed plans as to the size, style, etc. of the then proposed "riding pavilion." (See Figure B)</p> <p>"In addition, the new location is outside of the 100-year flood zone" is totally incorrect.</p> <p>Ring C, as well as the majority of Meadowbrook Stables, lies fully within the 100-year floodplain according to current FEMA mapping. Looking at the current FEMA map, the 100-year floodplain may soon encroach on the historic setting area of the barn and farrier shed. The 100-year floodplain boundary is moving inland. In 2001 only half of Ring D was in the floodplain, now it is totally within. What measures are Meadowbrook or M-NCPPC taking to ensure that in the near future, as global water levels rise and flooding becomes more frequent, that floodwaters will not adversely affect those historic structures? Are Meadowbrook, M-NCPPC, and NCPC anticipating that even Ring C may become unusable in the foreseeable future?</p> <p>Also see photos of recent flooding (Attachment B)</p>	<p>A previous concept design (from 2001) for the new pavilion measured 100- by 200-feet, with a top rooftop height of 26-feet. The pavilion was envisioned in the previous Meadowbrook development plan, which the Montgomery County Planning Board approved in 2001; however, NCPC's review did not recognize a specific location for the pavilion and noted that the pavilion would have to be submitted to NCPC for future review. The new pavilion design reflects existing standards for all-weather lesson and training use, with adequate interior height to allow obstacle jumping. The previous design would be inadequate for jumping-related activities under today's standards. Thus, a Ring C pavilion would allow a broader range of activities – both less experienced lesson groups (requiring less space) and higher-level training (requiring more space) – compared to the Ring D space, which would accommodate a pavilion size that is appropriate for only less experienced riders.</p> <p>The final EA and staff report to the Commission describe the project site as located within the 100-year floodplain. Almost all of Meadowbrook Stables property is within the 100-year flood plain surrounding Rock Creek, with Rings B, C, and D fully within the floodplain, and a portion of Ring A within the 100-year floodplain. Thank you for the photos of recent flooding.</p>

8	<p>Concerned Neighbors</p> <p>Copper-Cramton Act</p> <p>Pursuant to the 1930 Copper-Cramton Act, NCP's review focuses on protecting the character and setting of the parks and ensuring that any improvements are for park-related purposes. The new canopy can be considered park-related, as it will improve the Meadowbrook Stable facility, enabling consistent, safe, year-round exercise for its horses and more regular training and enjoyment for its riders during inclement weather. All-weather rigs are important to horse health and wellness, ensuring sufficient exercise to remain physically and mentally healthy. Also, protection from the weather will contribute to rider comfort. Lastly, proposed new rain barrels and bio-swale areas will help minimize potential impacts to Rock Creek, as well as the new canopy location (Ring C), which is more distant from Rock Creek than the Ring D location.</p> <p>For the purposes of NEPA, the applicant's Environmental Assessment concludes that the new riding canopy will have an effect on the historic environmental setting (with its visibility from the barn); however, there will be no adverse effect on the use, character, location, or setting of the historic property. The project location is separated from the historic area by a picnic area, several rows of trees, and riding Ring B, completely outside of the defined historic setting. The uninterrupted use of the property and its character – manifested by views of the historic barn from the street, significant green space, presence of horses, quality of up-keep, and welcoming park-like qualities – will be unaffected by the new canopy. Based on these considerations, the applicant has concluded that the new riding Ring C canopy will not adversely result in an alteration to the qualifying historic characteristics, or eligibility for, the National Register of Historic Places).</p>	<p>Meadowbrook is open year-round and conducts lessons "rain or shine." When footings are unsafe, there is an indoor horsemanship lesson. There are only a small percentage of days of the year that the ground is not safe for riding (i.e., excessive mud, un-removed snow). There are up to 450 riders at Meadowbrook, many from Virginia and DC. There are over a million residents of Montgomery County.</p> <p>Meadowbrook Stables has been operating for 85 years without a covered riding arena. While one may improve the enjoyment of a few hundred riders it will reduce the enjoyment of thousands of visitors and trail users each year who will be met with an obstructed park vista, reduction of open space, and an oppressive structure as they enter Meadowbrook Park beyond the stables; a 16.6-acre park with multiple playing fields, tennis and basketball courts, and a historic activity building.</p> <p>The area of the impervious roof is estimated to be 30,000 square feet. How many rain barrels will it take to handle this amount of runoff, and what is the negative impact to the community with open swales of water meant to handle this extra water load? Mosquitoes, mosquito borne diseases? What will be the visual effect on this park setting?</p> <p>Regarding the proposed new rain barrels and bio-swale areas, other than a description, there is no documentation of the engineering details as to how this Stormwater Management system will function, nor third-party professional assessment.</p> <p>Describing Ring C as more distant from Rock Creek than Ring D is deceiving (elaborated on more in response to Draft EA document - Attachment A). Although Ring C maybe further from Rock Creek, Ring C is on lower ground, ground that frequently floods. Ring D is on much higher ground and removed from the area most prone to flooding.</p> <p>Multiple views and welcoming park-like qualities will certainly be interrupted and affected by a building 125 ft. by 225 ft. by 32 ft.</p>	<p>The purpose and need of a covered riding arena at Ring C is to enable Meadowbrook to bring the facility up to 21st century standards - to provide current, recommended standards of exercise and care for its animals and training for its riders. A covered arena will allow Meadowbrook to maintain classes and training during heavy rain events, which are increasingly prevalent throughout the year with climate change. Prolonged rain events result in slippery and unsafe conditions for riding lessons to take place, and unsafe conditions for horses to exercise, which are described in more detail below. Last year, Meadowbrook had to cancel many lessons and one of its horse shows, resulting in less practice time for riders and reduced income for the facility. Meadowbrook will not increase the number of lessons with the proposed pavilion, but rather those lessons will be able to take place consistently and safely, regardless of the weather. A pavilion over Ring C would address the need for safe riding and exercise space during inclement weather conditions and allow the stable operations to continue uninterrupted. Please see Purpose and Need sections in the final EA and staff report to the Commission for more detail.</p> <p>Stormwater runoff from the roof will be captured in bio-swales that are designed to recharge groundwater in smaller storms, treat runoff from moderate storms, and convey water around the building in larger storms. In addition, the project calls for converting over 30,000 sq ft of area (approximately 53% of the total project site) that is currently a sand riding surface with microtopography and native planting, including trees, shrubs, and grasses to capture and further filter runoff. The bio-swales and the riparian enhancements will work together to capture and filter sediment and nutrients before runoff enters the permanent sediment trap and then into the stormwater pond prior to draining into Rock Creek. Unlike the preliminary design (which NCP reviewed in December 2019), the current design does not include rain barrels. Please reference the final submission materials, which include a detailed stormwater management/landscape plan for the project (included in the final EA).</p> <p>The current pavilion design would require significantly more site preparation work in Ring D (filling in the lower floodplain area along the westside of the site) compared to Ring C, which would require negligible grading. Please refer to Item # 19 in this spreadsheet, which includes more detailed discussion regarding Ring C as a preferred location to Ring D. The analysis is also included in the final EA and staff report to the Commission.</p> <p>Please see Item #1 in this spreadsheet, which includes NCP's staff analysis of the project's visual impacts. The analysis is also included in the final EA and staff report to the Commission.</p>
9	<p>Concerned Neighbors</p> <p>CONFORMANCE TO EXISTING PLANS, POLICIES AND RELATED GUIDANCE</p> <p>Comprehensive Plan for the National Capital</p> <p>The project plans generally adhere to policies contained in the Federal Environment and Parks & Open Space Elements with their intended enhancement of stable facilities and setting.</p>	<p>Please note excerpt included below from NCP's Comprehensive Plan Federal Element Parks & Open Space Elements. Concerned Neighbors of Meadowbrook Stables contend that the current proposal for a covered arena by Meadowbrook Stables directly conflicts with the following elements:</p> <p>https://www.nepc.gov/docs/Comprehensive_Plan_Federal_Element_Parks_and_Open_Space_Aug2004.pdf</p> <p>Many parks and open spaces in the National Capital Region are also threatened by adjacent development pressures and the encroachment of inappropriate new development along park borders, conversion of the land to different uses.</p> <p>Preservation and Maintenance</p> <p>Policies</p> <p>The federal government should:</p> <ol style="list-style-type: none"> 1. Enhance parks and preserve open green space for future generations. <p>Providing or maintaining public access to open-space areas of particular interest or usefulness allows otherwise unused parkland and open space to become a resource that can be used and enjoyed by all.</p> <p>Terrain Features</p> <p>Policies</p> <p>The federal government should:</p> <ol style="list-style-type: none"> 1. Ensure that development does not intrude through the ridge and tree lines of natural terrain areas unless it will not impact vistas to and from those areas. <p>Greenways and Greenbelts</p> <p>Greenways Some of the greenway areas in the National Capital Region under federal control include Rock Creek Park..... These natural areas should be protected from border development that would adversely impact their natural resources and visual quality.</p> <p>Trails</p> <p>Policies</p> <p>The federal government should:</p> <ol style="list-style-type: none"> 2. Protect trails from adjacent incompatible development. 3. Protect environmentally significant land adjacent to trails. <p>Additionally, please see Attachment A, section 1.3.5. Environmental value of project, discussion of M-NCPPC Priority Natural Resource Area in Montgomery County Parks. Park in Recreation and Open Space (PROS) document. https://www.montgomeryparks.org/projects/directory/2017-park-recreation-open-space-pros-plan-update/</p>	<p>Please see Items #1 and 6 in this spreadsheet for additional information on visual impact and parkland setting discussion. These topics are also included in the final EA and staff report to the Commission.</p>
10	<p>Concerned Neighbors</p> <p>National Historic Preservation Act</p> <p>NCP's has a Section 106 compliance responsibility for the project based on the Commission's formal approval authority under the 1930 Copper-Cramton Act. During NCP's 2003 review of the Meadowbrook Stables improvement and renovation plan, MNCPPC consulted with the Maryland Historic Trust, which concurred with MNCPPC that the project would have no adverse effect on historic or archaeological resources. NCP staff concurred with the finding as part of their review action to satisfy its Section 106 responsibility.</p> <p>The current proposal to construct the new canopy completely outside of the historic setting area will reduce any sort of adverse impact to the use, character, location, or setting of the historic barn and located partially inside of the surrounding historic setting. The historic barn and its setting have not been evaluated for eligibility for listing in the National Register of Historic Places; however, the property is included in the Maryland Inventory of Historic Sites (MHT Inventory No. 36-03). In 1989, the property was included in the Montgomery County Master Plan for Historic Preservation.</p>	<p>What is the "historical setting area"? Ring D, closest to the barn was an approved site in 2001/2003, why would Ring D not be appropriate now?</p>	<p>Under the 1930 Copper-Cramton Act, and subsequent agreements with M-NCPPC, NCP has approval authority for changes to the park's General Development Plan, which entails Commission responsibility for ensuring Section 106 compliance. NCP issued a "no adverse" finding in July 2003 during its review of the comprehensive development plan for Meadowbrook Stables. More recently, NCP initiated Section 106 consultations with the Maryland Historic Trust (MHT) to fulfill its Section 106 compliance responsibilities for the current Ring C pavilion project, with a "no adverse effect" determination. The Trust concurred in writing with NCP determination on February 21, 2020.</p> <p>Meadowbrook Stables is individually listed in the Montgomery County Master Plan for Historic Preservation (MO 36-003-00A), referred to as "Rock Creek Stables." The Montgomery County Department of Parks previously consulted with the MHT in 2001 regarding the comprehensive improvement plan, with a no adverse effect concurrence issued for the project. Meadowbrook Stables submitted an assessment letter to MHT for concurrence, with an "no adverse effect" determination issued on November 19, 2019.</p> <p>Property use would continue uninterrupted, and the design of the new structure would be compatible with the architectural look of the historic barn. The character of Meadowbrook Stables as an equestrian facility – manifested by green space, the presence of horses, quality of up-keep, and park-like setting that is open and welcoming to the community – would be unaffected by the project. These findings are documented by an assessment report, which concludes that the project would not result in an "alteration to the characteristics of historic property qualifying it for inclusion in, or eligibility for, the National Register of Historic Places."</p> <p>Regarding local historic preservation policies, Montgomery County has defined an area around the historic barn as the historic environmental setting in accordance with the Montgomery County Historic Preservation Ordinance. The Ring C pavilion would be located completely outside of the historic environmental setting area. Additional information is provided in the final EA and staff report to the Commission.</p>
11	<p>Concerned Neighbors</p> <p>National Environmental Policy Act</p> <p>NCP has a NEPA responsibility for the current project based on its approval authority for master plan modifications granted under the 1930 Copper Cramton Act. Since NCP does not have an applicable categorical exclusion for the project, the applicant prepared an Environmental Assessment (EA) in coordination with NCP. The EA reviews potential project impacts to the natural and manmade environment, with proposed mitigation measures. NCP has currently posted the EA for public comment on its website through December 16, 2019 to satisfy its comment period requirement. Based on comments received, review of the EA, and proposed mitigation, staff will draft a Finding of No Significant Impact (FONSI), to be signed by NCP's Executive Director after approval by the Commission, or require the applicant to prepare an Environmental Impact Statement (EIS) should any potential impact be assessed as significant. NCP's NEPA process must be completed prior to final review by the Commission.</p>	<p>NCP failed in its responsibility to ensure that the public most impacted by the proposal would be notified of the opportunity to provide public comment on the Draft EA.</p> <p>The public comment period was invalid. The neighboring community, was not notified of this proposal until January 10, 2020 (via a postcard from Montgomery Parks notifying of a January 16, 2020 Public Meeting to solicit input on the project). A sign with a deceptive artist rendering (the same rendering submitted to NCP) was posted along the trail outside the barn during the very last days of December 2019. The public was not made aware of the proposal and, therefore, were unable to comment prior to the comment submission deadline. Nonetheless, Meadowbrook raised 1.3 million dollars in private donations prior to notifying the neighboring community of the proposal.</p> <p>In addition, there has not been an independent assessment of impact on the environment, only the "assessment" the interested party presented.</p>	<p>The NCP, in coordination with the Montgomery County Department of Parks, prepared a draft Environmental Assessment (DEA) in coordination with Meadowbrook. Pursuant to Commission NEPA requirements, staff posted the draft EA on the Agency website for a 30-day public comment period from November 18 - December 18, 2019, with no comments received from the community. The Commission approved the preliminary project design at its December 5, 2019 meeting. Refer to the Consultation section of the report for more detailed information about staff project coordination. The following bullet points summarize notable public outreach during NCP's preliminary review phase.</p> <ul style="list-style-type: none"> -Draft EA available on NCP website from November 18 - December 18, 2019; -Project submission materials available on NCP website from November 14 - December 5, 2019; -Executive Director's Recommendation for Preliminary Review available on NCP website from November 29 - December 5, 2019; -Commission voted to approve the preliminary plans for the project on December 5, 2019. <p>Upon learning that several nearby neighbors were not aware of the project during the draft EA comment period, staff delayed final review of the project from February 6th to May 7th to hold another comment period on a revised draft EA and allow additional time for community consultation and data collection. NCP staff met with several adjacent property owners on February 20, 2020 to discuss the project. NCP staff revised the draft EA in consultation with the Montgomery County Department of Parks and Meadowbrook Stables and posted the document on NCP's website from March 4-18, 2020 for additional comment. All public comments are documented and addressed in the final EA. Refer to the Consultation section of the report for more detailed information about staff project coordination. The following bullet points summarize notable public outreach during the NCP's final review phase.</p> <ul style="list-style-type: none"> -NCP staff meeting with several nearby residents on February 20, 2020; -Revised EA available on NCP website from March 4 - 18, 2020; -Project submission materials available on NCP website from April 17 - May 7, 2020; -Finding of No Significant Impact (FONSI) available on NCP website from May 1 - 7, 2020; -Executive Director's Recommendation available on NCP website from May 1 - 7, 2020. <p>All public comments submitted to NCP are included in the EDR Appendix and addressed through the final EA.</p>

12	Concerned Neighbors	<p>POWERPOINT (ATTACHED)</p> <p>PLEASE NOTE AT LEAST TWO FIGURES IN THE NCPD POWERPOINT BELOW ARE NOT ACCURATE:</p> <p>PLEASE NOTE: THERE ARE TWO FIGURE 13. The second figure 13 IS NOT THE VIEW FROM THE REAR OF 2812, 2814, AND 2816 ABILENE DRIVE as stated, but rather south to southwest from the corner of Washington Ave. and Meadowbrook Lane.</p> <p>FIGURE 16: IS NOT A PHOTO! BUT RATHER A COMUTERIZED OR ARTIST RENDERING. The trees that exist at that location are not that plentiful nor that tall.</p>		The final EA and staff report to the Commission have updated labels, site photos, and renderings of the new pavilion.
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The following comments were prepared by members of the *Concerned Neighbors of Meadowbrook Stables* in reaction to the draft Environmental Assessment (EA), which was developed in advance of Commission's preliminary review on December 5, 2019. NCPD posted the draft EA from November 18 - December 18, 2019 for public review and comment. These comments were submitted to NCPD on February 14, 2020 for staff consideration in advance of the Commission's final review.

#	Submitter	NCPD Document Text	Public Comment	NCPD Response
13	Concerned Neighbors	<p>1. Introduction</p> <p>1.1 Background</p> <p>In 2003, the National Capital Planning Commission (NCPD) reviewed, and approved, comprehensive renovations and improvements to the Meadowbrook Stables facility in connection with a Development Agreement between the Maryland-National Capital Park and Planning Commission (M-NCPPC) and Meadowbrook Foundation, Inc. (Meadowbrook).</p>	<p>The 2001 Meadowbrook Stables Proposed Development Plan (from which the 2003 Development Agreement is based upon), included in minutes from Dec. 6, 2001 M-NCPPC Planning Board meeting, is available to view in Archives at https://www.montgomeryplanningboard.org/meetings_archives/</p> <p>The 2001 Meadowbrook Stables Proposed Development Plan, included in minutes from Dec. 6, 2001 Planning Board meeting, is the basis of the 2002/2003 development agreement that references the 2001 proposal. In the Draft Environmental Assessment, the "development agreement" is referenced as 2002 in some places and 2003 in others.</p>	Thank you and noted.
14	Concerned Neighbors	<p>.....This application is before the NCPD again only because it is proposed that the covered riding ring be located in a different site on the Meadowbrook property than previously approved..... It would have limited visual impact on the surrounding community.....</p>	<p>How can a 32' high 125' x 225' structure NOT have visual impact?</p> <p>It will have a negative visual impact on the surrounding community, as well as all users of the Hiker-Biker Trail/Rock Creek Lower Trail section and those accessing Meadowbrook fields, playground and activity building via Meadowbrook Lane from East-West Highway.</p> <p>The proposal directly contradicts with M-NCPPC published guidelines/literature promoting "open spaces."</p> <p>2017 Parks Recreation and Open Space Plan (PROS) authored by M-NCPPC, https://www.montgomeryparks.org/uploads/2018/06/508-2017-PROS-COMLETE.pdf</p> <p>"Parks, recreation, and open spaces are essential to the high quality of life for Montgomery County residents." (Abstract)</p> <p>Why is this newly proposed structure taller than previous proposal? From 2001 proposal: "The total height of the covered ring will be 26 feet, a third lower than the barn height, and slightly lower than the mature shed that is currently located on the future site of the covered ring." (2001 Proposal, Attachment 3, p 4; p 21 # handwritten)</p>	<p>"Open space" is a general term that applies to natural meadows and forest as well as other undeveloped areas such as areas of grass, trees, or landscaping. Open spaces provide significant public use benefits as the settings for other recreational uses (e.g., the forest surrounding a natural surface trail, or a grassy area used for a picnic or losing a frisbee). The location of the proposed arena is on a developed parcel of land that is considered an active recreation facility, not an open space as defined in the 2017 PROS Plan. Ring C does not currently have a building upon it, but it is just as much a constructed recreational amenity as a baseball diamond or a soccer field. Adding a covered riding arena within the current Meadowbrook Stables footprint does not remove any open space from the Park system; it only changes the nature of the recreational facility at that location from an uncovered to a covered amenity. The surrounding portions of Rock Creek Stream Valley Park include significant areas of open space (forest, meadows, and managed open spaces), so this community is well served with open spaces.</p> <p>Please see Items #1 and 15 in this spreadsheet for additional information on visual impact and the project's Purpose and Need. These topics are also included in the final EA and staff report to the Commission.</p>
15	Concerned Neighbors	<p>1.2 Purpose and Need of Proposed Action</p> <p>.....bring it (Meadowbrook Stables) up to 21st century standards, by building a covered riding arena upgrade is needed in order to provide consistent, safe, year-round exercise for the Stables' 50 horses and training for its 400 riders.</p>	<p>Have the horses not had safe year-round exercise for the past 85 years? At the public meeting it was acknowledged by Meadowbrook that this upgrade is mostly for the riders.</p> <p>To bring the Meadowbrook Stables up to 21st century standards, it needs to start embracing inclusiveness. 21st century standards also include putting the environment first, and thinking about future generations, not just our own.</p>	<p>The purpose and need of a covered riding arena at Ring C is to enable Meadowbrook to meet current recommended standards of horse care and maintain classes and training during unfavorable outdoor conditions. Prolonged rain events result in unsafe conditions for horses to exercise and classes to take place, which are described in more detail below. Last year, Meadowbrook had to cancel many lessons/training sessions and one of its horse shows, resulting in less practice time for riders and reduced income for the facility. Meadowbrook would not increase the number of lessons/training sessions with the proposed pavilion, which are limited by a lease agreement with MCDP. A new Ring C pavilion would address the need for safe lesson/training space when inclement weather conditions and unsafe horse footing conditions exist and allow many of the outdoor programming to continue.</p> <p>Horse Health and Wellness and Rider Safety</p> <p>Standards in horse health and wellness have evolved significantly since the 2001 Montgomery County Planning Board approval of the comprehensive Meadowbrook development plan. Current knowledge related to horse health care is provided by the U.S. Equestrian Federation and from multiple scholarly articles over the years regarding medical discoveries and treating health-related problems. This entails having unstructured "turn out" time each day where horses can exit outside of their stalls in addition to more structured exercise time. While there is no problem for horses to be out in dirt/grass, rain, and moderate wind during turn out periods, if the sand rings become too saturated with water from prolonged periods of rain, horse footing conditions can degrade to the point where horse safety is jeopardized. When this happens at Meadowbrook today, with four open rings, horses are denied the opportunity to train and exercise.</p> <p>Continued Operations</p> <p>The problem of prolonged rains degrading horse footing conditions in the open sand rings is also having an impact on Meadowbrook's operations. Saturated rings following prolonged rains minimize the amount of riding time for lessons and shows, and ultimately have an adverse financial impact on facility operations as budgeted income is diminished. Private lessons and horse shows are canceled altogether, and group lessons are moved indoors, into a classroom setting, which is not as beneficial and enjoyable as actual riding time.</p> <p>Last April, Meadowbrook had to cancel one of its three annual horse shows due to prolonged rains before the event, which degraded ring conditions, resulting in an estimated loss of \$20,000 in income. In addition, lesson cancellations can result in an income loss of approximately \$50,000 per year, which makes it more difficult for Meadowbrook to continue its wide variety of programming. Meadowbrook reports that 179 private lessons and 219 team practice sessions were cancelled from September 2019 to February 2020 due to inclement outdoor conditions, resulting in \$36,000 of lost income for the facility. Meadowbrook's Board of Directors considers a covered riding ring to be critical to facility operations that must continue to evolve to maintain contemporary business, training, education, and horse safety standards. Similar nearby equestrian facilities all have indoor arena space including Wheaton Park Stables, Rock Creek Park Horse Center, and the Potomac Horse Center.</p>
16	Concerned Neighbors	<p>1.2.1 Meadowbrook's Mission</p> <p>.....provide high quality lifelong care for its horses; make horses accessible to those who could not otherwise afford to ride.....Meadowbrook also seeks to make the joy of engaging with horses available to children and youth from all walks of life through partnerships with schools and nonprofits.....</p>	<p>How Meadowbrook makes its opportunities accessible is not apparent nor is it publicized in any detail on its website, there are no discounts to neighbors or the immediate community who might not be able to afford lessons. The cost is out of reach for many. It is no longer possible to take a shorter length program than the entire school year (apart from summer camp).</p> <p>The neighborhood elementary school, Rock Creek Forest, is .5 miles walking distance to Meadowbrook Stables. During 2017-2018, the last school year in which MCPS published data, the student population was 16% ESOL (English for Speakers of Other Languages), 24.7% FARMS (received Free and Reduced-price Meals) and 10.1% Special Education receiving individualized services. Has Meadowbrook reached out to any of these families at this local Montgomery County public school - in its own neighborhood?</p> <p>The 2030 Vision Survey of Montgomery County residents, ranked equestrian facilities at, or next to, the bottom in terms of importance to households and families. Hard surface and natural trails were overwhelmingly at the top of the preferred list. (pp 59-62) M-NCPPC is supporting development of an unnecessary 125 ft. W x 225 ft. L x 32 ft. H structure for a few county residents, at the expense of the Hiker-Biker Trail and Meadowbrook Park vista enjoyed by thousands of current and future park users.</p> <p>https://www.montgomeryparks.org/uploads/2018/09/2016wtppt-amendmnt_adopied-508-mobile.pdf</p>	<p>The mission of Meadowbrook Stables is to provide excellence in equestrian education, promote youth development, implement green and sustainable horse-keeping practices, provide high-quality, life-long care for its horses; make horses accessible to those who could not otherwise afford to ride; and preserve Meadowbrook Stables as an historic equestrian facility to ensure enjoyment by future generations. Public engagement opportunities are prioritized through a variety of programming, including lessons, summer camps, individual/team competition programs, and employment, with over 450 students each year, 50 boarded horses, and 25 full- and part-time staff. Meadowbrook Stables also employs up to 25 youth through summer programs. Revenue generated from these programs supports stable operations as a public facility, and Meadowbrook Stables uses some revenue to fund need-based scholarships for families who would otherwise not be able to participate. The property is open to the public every day of the year, from dawn through dusk.</p> <p>The property is open to the general public every day of the year, from dawn through dusk, to allow people to walk, watch and interact with the horses, picnic and relax. Meadowbrook also provides and maintains public restrooms and drinking water facilities for joggers, cyclists, and other members of the public. Meadowbrook's public-serving mission is communicated through its website and welcoming on-site signage.</p>
17	Concerned Neighbors	<p>To fulfill this mission, Meadowbrook's Board has for many years determined that a covered riding ring with seasonal enclosures is crucial to its operations.</p>	<p>In the 2001 plan, there was no mention or proposal for "seasonal enclosures." Now the proposal is for a larger and taller arena, in view of all park patrons, and partially enclosed with "seasonal enclosures." "Garage-type doors" are bound to increase noise, as well as concentration of riders, use of ball born megaphones, etc.</p> <p>There are many designs of covered rings that do not have seasonal enclosures/walls. Also, in the 2001 proposal, the Army Corp of Engineers and MD Dept of Environment engineers concluded, "Because the covered ring design appropriately allows water in and out, it should accommodate rising flood waters."</p> <p>The current proposal of an enclosed structure may impede the free flow of floodwaters, and the operation of the doors will be dependent upon human action -- or inaction. (See 2001 proposal: Attachment 3, p. 4 - p 21 # hand-written)</p>	Please see Items #4 and 15 in this spreadsheet for additional information on potential floodplain impacts and project Purpose and Need. These topics are also included in the final EA and staff report to the Commission.
18	Concerned Neighbors	<p>1.2.1.1. Horse health and wellness</p> <p>All-weather rings are critical to horse health and wellness, ensuring stall-bound horses get the daily exercise they need to remain physically and mentally healthy...Daily exercise is essential and cannot be ensured without access to an all-weather ring.</p>	<p>Meadowbrook has functioned and thrived for 85 years without a covered, all-weather ring. Has there been an increase in horse health issues as result of the number of days where turn out or exercise has been a challenge due to weather such as ice, deep snow, or deep mud?</p>	Please see Items #4 and 15 in this spreadsheet for additional information on potential floodplain impacts and project Purpose and Need. These topics are also included in the final EA and staff report to the Commission.

<p>19</p> <p>Concerned Neighbors</p>	<p>1.2.1.2 Safe and consistent rider training. All-weather rings are vital to rider training, ensuring that riders can train on a year-round basis despite inclement weather and extreme temperatures. ....we cannot do this without an all-weather arena.</p>	<p>Meadowbrook does currently train year-round and has for years in inclement weather. Does an all-weather arena imply heating and air conditioning? It is made clear to registering students that lessons occur rain or shine and to always be prepared to be outside. School age children miss school due to weather. Riders may sometimes need to miss lessons due to weather. As per Meadowbrook website: Meadowbrook follows Montgomery County public school closure. If public schools close early or there is early dismissal, students are to check if there is a daily opening at Meadowbrook. "If footing or weather is dangerous, a structured indoor unmounted lesson covering an aspect of horsemanship will be substituted."</p> <p>Equestrianism is an outdoor sport. Athletes, coaches, families/guardians and observers of outdoor sports understand and accept that weather is a given part of the activity. Cross-country running, football, softball, baseball, cricket, bicycling, lacrosse, etc. Thousands of Montgomery County children participate in outdoor sports that are also subject to cancellation of practices, games, and events due to weather.</p>	<p>Please see Item #15 in this spreadsheet for additional information on project Purpose and Need. This topic is also included in the final EA and staff report to the Commission.</p> <p>The Montgomery County Department of Parks and Meadowbrook Stables previously identified a new 29,400 square foot pavilion (with 20,000 square feet of riding area) over Ring D in 2003 as the preferred location; however, upon more recent review of the site options, Montgomery Parks concluded that Ring C is preferable due to its increased distance from Rock Creek and minimal site grading to accommodate the new structure. Meadowbrook Stables has concurred with this finding as Ring C could accommodate a 28,125 square foot pavilion (with a 25,875 square feet of riding area), maximizing safe rider training, horse exercise and welfare due to its size as discussed in detail in the following section. While the previous Ring D pavilion design was nearly the same size as the pavilion currently proposed for Ring C, the maximum area for riding that could have been achieved at Ring D was 20,000 square feet. A larger rideable area would have required fill within the floodplain. At the time, the Ring D pavilion included sheltered space for viewing stands and a judging booth within the pavilion, which did not require any fill. The current proposal allocates a majority of the area under the pavilion at Ring C to riding area. A public viewing area for standing spectators would be located under the pavilion along the northside arena fence-line.</p> <p>The current size and grading at Ring C allow for 30% more all-weather potential arena space than Ring D (25,875 SF compared to a 20,000 SF Ring D arena). Creating the same amount of rideable space at Ring D would require sizable fill within the floodplain. The larger area at Ring C would enable twice as many users during unfavorable ground conditions than a pavilion in Ring D, equating to capacity for 180 additional riders (360 total) per week. The larger all-weather space would accommodate two user groups simultaneously, whereas the Ring D arena space would only allow one user group at a time. Thus, during inclement weather, Meadowbrook Stables could consolidate two of its four lesson groups into a covered Ring C, thereby enabling 50% of its scheduled programming to continue. The larger interior pavilion height would also allow a course of jumps which is frequently taught in upper level classes, whereas this could not be accommodated in a smaller Ring D pavilion. While Ring B is also further away from Rock Creek than Ring D and could accommodate the new pavilion, there would have been less space immediately adjacent to the pavilion for landscaping and stormwater management.</p> <p>Standards of care have evolved during the last 20 years (when the County planning board approved the original development plan), with at least two to three hours of recommended free, unstructured ("turn-out") time each day for each horse, with direct staff supervision to ensure their safety. If left unwatched, the horses can injure themselves, either because of their inquisitive nature or if their play becomes overly aggressive. At least three rings at Meadowbrook Stables are required to enable the amount of unstructured exercise time necessary to accommodate all 50 horses. Based on proximity to the Meadowbrook Stables barn, where staff frequently perform their work, Rings A, B, and D afford the best level of visibility based on proximity. Horses turned out in these three rings can be seen directly from workspace in the barn. If any of these rings were to be covered, it would make direct staff oversight from the barn more difficult. Ring C is the farthest away from the barn and for this reason, Ring C has not been used for turnout for over 20 years.</p> <p>The current pavilion design would require significantly more site preparation work in Ring D (filling in the lower floodplain area along the westside of the site) compared to Ring C, which would require negligible re-grading. In addition, several floodplain impact reduction measures have been incorporated into the current design including lowering the finished floor elevation, designing the structure to allow flow-through flooding, and lowering exterior grades around the new arena to provide additional floodplain storage. An "Alteration of the Floodplain Computations and Report" prepared for the Maryland Department of the Environment (MDE) concludes that the project would have no impact on the 100-year Rock Creek Floodplain, with a subsequent authorization to proceed with construction issued by MDE on January 28, 2020.</p>
<p>20</p> <p>Concerned Neighbors</p>	<p>1.2.1.3 Long-term financial sustainability. All-weather riding rings are essential to the long-term financial sustainability of an equestrian operation. In the last year alone, Meadowbrook has had to cancel one of its three annual horse shows, and many lessons, due to inclement weather, resulting in the loss of thousands of dollars in income.</p> <p>For all of these reasons, such covered riding rings have been the industry standard throughout the mid-Atlantic and northeast for well over thirty years. It is why a covered ring was a fundamental predicate to Meadowbrook's 2003 Development Agreement with the M-NCPPC.</p>	<p>Meadowbrook may have lost some revenue due to cancelling a horse show due to particularly inclement weather but ought not to have lost revenue due to cancelled classes. Classes are made up during a designated period, not refunded. Furthermore, when there is a horse show, all rings are in use, therefore, having one covered arena is not necessarily assurance that a severe weather show will not need to be cancelled.</p> <p>Is a covered ring the industry standard throughout the mid-Atlantic? Since Meadowbrook is one of the only urban facilities, it is difficult to make a comparison even if this standard is the case.</p> <p>If a covered arena was a predicate to the 2003 Development agreement, it appeared back then that Meadowbrook was willing to invest (Mr. Bradley's 3 million dollars) in renovations at the stables without a covered arena when community opposition made it clear such a structure was not welcome.</p> <p>At the January 16, 2020 Meadowbrook Stables: Public Meeting, Meadowbrook's Executive Director Katrina Weing stated that, "Meadowbrook Foundation is financially viable."</p>	<p>The problem of prolonged rings degrading horse footing conditions in the open sand rings also impacts Meadowbrook's operations. Saturated rings following prolonged rains reduce the amount of riding time for lessons, training, and competitions (horse shows), and ultimately have a significant financial impact on stable operations. Group lessons, which are prepared, are not cancelled due to inclement weather, except when MCPS schools are cancelled; rather, those riders receive an indoor horsemanship lesson. However, private lessons, team practices, and horse shows are canceled altogether.</p> <p>Last April, Meadowbrook had to cancel one of its three annual horse shows due to prolonged rains before the event, which degraded ring conditions, resulting in an estimated loss of \$20,000 in income. The show would not have been cancelled if Meadowbrook had had a covered ring; rather, horse show classes would have been consolidated in one ring. In addition, lesson cancellations can result in over \$50,000 of losses per year, which makes it more difficult for Meadowbrook to continue its wide variety of programming. Meadowbrook lost that 179 private lessons and 219 team practice sessions had to be cancelled from September 2019 to February 2020 due to inclement outdoor conditions, resulting in \$36,000 of lost income for the facility just during that six-month period.</p> <p>Please see Item #15 in this spreadsheet for additional information on project Purpose and Need. This topic is also included in the final EA and staff report to the Commission.</p>
<p>21</p> <p>Concerned Neighbors</p>	<p>1.3 Description of the Proposed Action 1.3.1 The Area Defined.....The property currently consists of about nine acres.....</p>	<p>Current references to the acreage of Meadowbrook Stables vary from 9.5 acres, to around 10 acres, to the above statement of "... about nine acres."</p> <p>Has the size of Meadowbrook Stables' leased property decreased since the 2001 lease agreement with M-NCPPC? If so, why? "In 1990, the Commission entered into a five-year lease with MAI, for approximately 15.8 acres of Commission land at 8200 Meadowbrook Lane, popularly known as Meadowbrook Stables." (Dec. 6, 2001 M-NCPPC Planning Board Agenda notes, p 4)</p> <p>The revised 2012 lease states "The Commission agrees to lease to Lessee and Lessee agrees to rent from the Commission approximately 9.5 acres of land (the "Premises") located within Meadowbrook Local Park also known as Rock Creek Stream Valley Unit #1." (July 31, 2012 Affirmation Agreement of Property Lease).</p>	<p>The Meadowbrook Stables facility operates on approximately 9.5 acres of parkland under a lease agreement with M-NCPPC. The previously-stated size of 15.8 acres was incorrect, and all references to the amount of leased property have been corrected in the revised EA, final EA, and final staff report to the Commission.</p>
<p>22</p> <p>Concerned Neighbors</p>	<p>1.3.2 Meadowbrook's History as a Public-Private Partnership with M-NCPPC.....is owned by the M-NCPPC. Meadowbrook is a non-profit 501(c)(3) organization..... It operates pursuant to a lease with the M-NCPPC.</p> <p>However, in the late 1990s and early 2000s, the facility was deteriorating. Seeing this, David Bradley, a philanthropist who cared deeply about Meadowbrook, offered to donate \$3 million to improve the M-NCPPC-owned facility if M-NCPPC allowed for certain improvements, first and foremost of which was a covered ring. M-NCPPC agreed, as did the NCPC. Mr. Bradley then established Meadowbrook Foundation to effectuate the improvements, improvements that were ratified in the formal, comprehensive Development Agreement between M-NCPPC and the Foundation in 2002.</p> <p>The Development Agreement spelled out two distinct phases of improvements. In Phase 1, which was executed between 2003 and 2005</p> <p>The sole focus of the Development Agreement's Phase 2, and the sole focus of this application, is the covered ring. In 2002, as part of the comprehensive development approach contemplated by the Development Agreement, M-NCPPC and NCPC approved a similar covered riding ring over Ring D, which is immediately to the west of and adjacent to the historic stable. See Figure 1. That structure was not built at the time, however, out of deference to the community's sentiment that the magnitude of the changes then contemplated by the Development Agreement would commercialize the Meadowbrook facility. However, in the intervening years, the mission and use of Meadowbrook has remained consistent with its historic purpose. The covered ring now being proposed is also consistent with that history.</p>	<p>The 2002 contemplated covered ring proposal was not "a similar covered riding ring" to what is currently being proposed. The current proposal is for a much larger and taller arena, in a different location which would be in full view of all park patrons and neighbors. Commercialization was not the only concern that the community voiced back then. The concerns were multiple and in line with the concerns being voiced in 2020. Why would Meadowbrook or M-NCPPC think that community sentiment would be different towards such a larger, different, structure in a different more prominent location?</p> <p>Would M-NCPPC even be considering a covered riding ring at Meadowbrook Stables, built on a 100-year floodplain, if it weren't for this public-private partnership? It's a partnership that directly serves fewer than 400 county residents (since many Meadowbrook riders are from DC or Virginia) in a county with over 1 million people. The covered riding ring is NOT needed, but improvements to the SWM system are, as well as protections to this fragile area of Rock Creek Park.</p>	<p>Please see Item #19 in this spreadsheet for additional information on MCDP/Meadowbrook's preference for the Ring C location. This topic is also included in the final EA and staff report to the Commission.</p>
<p>23</p> <p>Concerned Neighbors</p>	<p>1.3.3 Description of the Proposed Project Meadowbrook is now proposing to complete the privately financed improvements contemplated by the comprehensive vision laid out in the 2002 Development Agreement....</p>	<p>Is Meadowbrook Foundation paying for all costs? If M-NCPPC is contributing, what "pot" are fund coming from?</p>	<p>The project is being entirely financed through private donations from current and previous users of Meadowbrook Stables. MNCPPC is not contributing any financial support to the project.</p>
<p>24</p> <p>Concerned Neighbors</p>	<p>The proposed location for the covered ring is the 200' x 300' sand arena currently known as Ring C, on the southeastern corner of the property furthest from Rock Creek. The proposed covered building will be a 125' x 225'..... It will have transparent, seasonal enclosures (e.g., garage-door type retractable sides) and will function as an open pavilion for most of the year. See Figure 5.</p>	<p>In the 2001 proposal (2002/2003 development agreement) the total size of the ring where a covered pavilion was proposed was only 100 ft. by 200 ft. This new proposal is proposing a structure that is 25 ft. longer and 25 ft. wider than the actual ring that was originally proposed to be covered. This creates a much larger and taller structure than the originally proposed "covered pavilion." (Potentially up to over 8,000 square feet larger than previously proposed.)</p> <p>The draft environmental assessment does not indicate the actual height of the building (although we were told at the public meeting it would be 32 feet) or the building materials. Also, it does not include discussion of seating or stands for viewing as had been in the 2001 proposal.</p>	<p>MCDP, in coordination with Meadowbrook, proposes to construct a new pavilion over riding Ring C, measuring 225-feet in length, 125-feet in width (covering an area of 28,125 square feet), with a sloped rooftop ranging in height between 16- and 32-feet (along the ridge-line). The center cupola on the roof will reach 41-feet 8 inches. Plans show the new structure with a metal standing-seam roof with solar panels, rooftop cupolas, and sides constructed with a stone skirt at each of the building corners; trim around the windows and doors; board-and-batten style siding, with historic exterior light fixtures. The pavilion would have retractable sliding doors (with windows), to allow for an open-air environment, with the ability to shelter interior activities from inclement weather (cold, wind and thunderstorms) conditions. The pavilion would not have any mechanical infrastructure (i.e. heating and cooling) and no sound system but would have electricity to allow for interior lighting.</p> <p>Other ancillary site development would include additional landscaping, two new bioswales (north and south-west), a new walkway, and a new horse/equestrian path between the internal access road and Ring C. The existing fencing surrounding the current Ring C would be removed, with new fencing installed inside the pavilion. The outer Meadowbrook perimeter fence would remain in place, and provide for a public viewing area would be along the northside of the all-weather arena. The landscape-stormwater management plan is designed to manage all stormwater from the roof through vegetation and bioswales. New evergreen trees, ornamental trees, shade trees, and shrubs are proposed to help obscure the new pavilion from off-site views.</p> <p>The project would remove 20 existing adjacent elevated floodlights immediately surrounding the Ring C site, since the new pavilion would have interior lighting, thereby negating the need for the taller outdoor floodlights. The pavilion would have downward-facing lighting over doorways as required by building codes. The other 36 floodlights on the Meadowbrook Stables property would remain to continue night-time illumination of the other riding rings (A, B, D) during operating hours.</p>

25	Concerned Neighbors	<p>1.3.4. Operational Value of Project</p> <p>...each year, many lessons have to be cancelled due to inclement weather... This covered ring, which every other equestrian facility in a comparable climate has, will allow Meadowbrook to safely operate its programs, regardless of season or weather, and to avoid critical lost revenue due to weather-related cancellations.</p>	<p>Even if every other equestrian facility in a comparable climate has a covered ring (is there independent verification of this?) it is acknowledged that Meadowbrook is one of the last urban facilities of its size. Being located on only 9 acres just 150 feet from residents' homes must be taken into account.</p> <p>Meadowbrook currently holds lessons rain or shine unless Montgomery Public Schools are cancelled. "If footing or weather is dangerous, a structured indoor/unmounted lesson covering an aspect of horsemanship will be substituted."</p> <p>Again, as was described in section 1.2.1.3, there ought not be lost revenue due to weather cancellations. See these excerpts from Meadowbrook's website:</p> <p>"...built in breaks, holidays, and make ups... "..."riders sign up for the full 32 lesson program at one time... "..."we have set aside four weeks after lessons have ended in which to schedule make ups rather than rescheduling missed lessons within the 32-week program... "..."this schedule will increase riders' flexibility..."..."to make up missed lessons, while also simplifying the rescheduling process for both riders and staff."</p>	<p>Meadowbrook riders will occasionally exercise their horses, and mounted lessons will occasionally take place, in drizzle or light rain, or even light snow, as long as the critical surface footing has not become overly saturated and slippery. It is not a matter of keeping the horses or riders dry, but rather making sure that the footing is not slippery and therefore unsafe. A covered arena is the only way of guaranteeing that the footing surface remains dry enough to be safely and consistently rideable, regardless of the weather. Meadowbrook will continue to close when MCPS is closed, as the paramount concern is always riders' safety. However, Meadowbrook currently has to cancel lessons far more frequently than MCPS closes schools. In fact, Meadowbrook must often cancel lessons even when MCPS is open. Many sports, including tennis, gymnastics, swimming and ice skating, require an indoor space where athletes can train consistently and safely regardless of the weather. Like a gymnasium for other sports, the proposed covered riding arena provides this safe, consistent training and exercise space for horses and riders. The proposed arena will not be heated or air conditioned.</p> <p>The problem of prolonged rains degrading horse footing conditions in the open sand rings also impacts Meadowbrook's operations. Saturated rings following prolonged rains reduce the amount of riding time for lessons, training, and competitions (horse shows), and ultimately have a significant financial impact on stable operations. Group lessons, which are prepaid, are not cancelled due to inclement weather, except when MCPS schools are cancelled; rather, those riders receive an indoor horsemanship lesson. However, private lessons, team practices, and horse shows are cancelled altogether.</p> <p>Last April, Meadowbrook had to cancel one of its three annual horse shows due to prolonged rains before the event, which degraded ring conditions, resulting in an estimated loss of \$20,000 in income. The show would not have been cancelled if Meadowbrook had had a covered ring; rather, horse show classes would have been consolidated in one ring. In addition, lesson cancellations can result in over \$50,000 of losses per year, which makes it more difficult for Meadowbrook to continue its wide variety of programming. Meadowbrook reports that 179 private lessons and 219 team practice sessions had to be cancelled from September 2019 to February 2020 due to inclement outdoor conditions, resulting in \$36,000 of lost income for the facility just during that six-month period.</p>
26	Concerned Neighbors	<p>1.3.5. Environmental value of project</p> <p>The proposed covered ring will improve storm water management, nutrient runoff, sediment and erosion control and significantly reduce ambient dust, light spill, and fresh water usage.</p>	<p>All of these issues were supposed to have been addressed and improved in the 2003-2005 renovations.</p> <p>Stormwater management should be improved, and will be easier to improve, without the additional run-off from an impervious 30,000 sq. ft. roof. (Arena design presented at January 16, 2020 Public Meeting and subsequently posted on Montgomery Parks website, indicate that the roof will be metal). As of 2/13/2020 storm water management, nutrient runoff, sediment and erosion control engineering plans have not been posted on the M-NCPPC Meadowbrook proposed covered riding ring site.</p> <p>The proposed building is not only unnecessary, but it is being built in an Environmentally Sensitive Area, designated as a Priority Natural Resource Area by M-NCPPC. According to the M-NCPPC PROS doc:</p> <p>"The overall standards for management, protection and interpretation of these Priority Natural Resource Areas include:</p> <ul style="list-style-type: none"> • Prioritize the protection of Priority Natural Resource Areas to the greatest extent possible through conservation and preservation efforts • Maintain Priority Natural Resource Areas in various stages of natural succession and free of Non-Native Invasive (NNI) plant species, thereby maximizing biodiversity and well as providing sites for high-quality natural resource-based recreation. • With the exception of trails, trailheads, and associated parking prohibit development of new park facilities within Priority Natural Resource Areas. • Remove existing park facilities from Environmentally Sensitive Areas during redevelopment projects whenever feasible and appropriate, when removal or relocation is not feasible, minimize impacts to environmental resources to the maximum extent practicable. • Interpret the ecological significance of these areas for the public's benefit and enjoyment and to ensure ongoing public advocacy for natural resource stewardship efforts (p 131) <p>https://www.montgomeryparks.org/uploads/2018/06/506-2017-PROS-COMLETE.pdf</p>	<p>Please see Item #15 in this spreadsheet for additional information on project Purpose and Need. This topic is also included in the final EA and staff report to the Commission.</p> <p>The landscape-stormwater management design will manage stormwater on-site through vegetation and bioswales. A new roof over 28,125 square feet of Ring C will channel stormwater into two new bioswale areas adjacent to the pavilion, with enough capacity to capture and filter stormwater through plantings and infiltration media. Conversion of over 30,000 square feet (approximately 53% of the project site) into more permeable area, with new native vegetation, micro-topography, and bio-swales, will recharge groundwater in smaller storms, treat runoff from moderate storms, and convey water around the site in larger storms into the bioswales, sediment trap and stormwater management ponds. The site design will comply with all mandatory State requirements from the Maryland Department of the Environment (National Pollutant Discharge Elimination System) and Montgomery County regulations, resulting in improved Rock Creek water quality with more controlled stormwater runoff-on-site.</p>
27	Concerned Neighbors	<p>There will be no additional impact on traffic, parking noise, the number or size of Meadowbrook's programs.....</p>	<p>The community recalls parking being removed from an earlier proposal consideration due to it being a bigger county issue that would have held up the proposal process.</p>	<p>The development plan between MCDP and the Meadowbrook Foundation, Inc. consists of two phases. Phase 1 includes the previously mentioned site improvements (approved by NCPC in July 2003), and Phase 2 consists of the new pavilion and adjacent site improvements. The 17-year gap between the two phases ensued due to a change in management and break in fundraising; however, M-NCPPC and Meadowbrook are now moving forward again.</p>
28	Concerned Neighbors	<p>2. Alternatives Including Proposed Action</p> <p>2.1 Alternative site consideration (Preferred Alternative): Ring C.</p> <p>...in 2002, it was proposed to be located in Ring D, the ring to the west of and immediately adjacent to historic barn. However, the Ring C location is significantly more desirable than original proposed location for environmental and operational reasons, as well as the fact that it is entirely outside designated historical environmental setting.</p>	<p>Assuming the previous "approval" of covering Ring D, why would that not be suitable now? The 2001 proposal addressed covering Ring D (100 ft. x 200 ft.). The size of Ring C is 200 ft. x 300 ft. Covering Ring C would result in a structure larger than the total size of Ring D (current proposal is a structure 125 ft. x 225 ft.).</p> <p>Might the text now be identifying Ring C outside the historical setting be a way of avoiding design of the building to be within historical compliance?</p> <p>The 2001 proposal states the Ring D location was chosen because, "The covered ring location will be on the highest available ground." (2001 proposal, p 21 # handwritten) Ring D remains located at a higher elevation and less flood prone area than Ring C.</p>	<p>Please see Items #15, 10, and 19 in this spreadsheet for additional information on project Purpose and Need, potential cultural resource impacts, and Ring C as the preferred location. These topics are also included in the final EA and staff report to the Commission.</p>
29	Concerned Neighbors	<p>2.1.1. Distance from the designated historic barn</p> <p>The newly proposed location in Ring C is at the southernmost end of the property, outside of the historically designated area (Figure 8), and provides optimal visual and massing balance on the property.</p>	<p>The southernmost end of the property is the area prone to the most flooding and in direct view of park patrons and neighbors, only 150 feet from homes. Again, might the text now be identifying Ring C outside the historical setting be a way of avoiding building design to be within historical compliance?</p> <p>The visual impact on the natural beauty of the parkland, vistas, the walkers etc. who use the hiker-bike trail, and neighbors should take precedent over massing balance on the property.</p>	<p>Please see Items #1 and 10 in this spreadsheet for additional information on potential financial and cultural resource impacts. These topics are also included in the final EA and staff report to the Commission.</p>
30	Concerned Neighbors	<p>2.1.2. Distance from Rock Creek</p> <p>Ring C is the riding ring that is furthest from Rock Creek, and closest to the edge of the 100-year flood plain in which Meadowbrook sits. Ring C is located approximately 435 feet from Rock Creek, at 178' elevation.</p>	<p>Nearly the entire property is on the 100-year flood plain. Ring C may be further from the actual creek than Ring D, but it is clearly at a lower elevation.</p>	<p>Please see Item #4 in this spreadsheet for additional information on potential floodplain impacts. This topic is also included in the final EA and staff report to the Commission.</p>
31	Concerned Neighbors	<p>Even in 2018 which was the year of the highest level of rainfall on record in the region (is this true?), there was no flooding in or near any of the Meadowbrook riding rings, driveway, parking area, barn or other buildings... The project has been designed to have negligible impact on Rock Creek. Locating the covered ring on the portion of the property that lies furthest from the creek supports this goal.</p>	<p>This is blatantly false. There have been boat rescues close to Ring C in recent years. Maybe there has not been flooding too close to the barn, but Ring C has had flooding over the last 15 years. In addition, there has been frequent flooding adjacent to and into the Storm Water Management pond as well as sediment pond. Most recently on January 25, 2020 after only 1.56 inches of rain in 9 hours water from the creek was overflowing from the Storm Water Management pond onto Meadowbrook Lane, and the hiker-bike trail.</p> <p>Again, Ring C may be further in feet from the creek but at a lower elevation. Over the past 15 years of flooding adjacent and contiguous to Ring C, as well as heavy rains, have resulted in a portion of Ring C being overgrown by grasses and nearby always muddy, thus, rendering it unusable even though Ring C's overall square footage when it was reconfigured, was to have a larger area of useable riding ring. In the current proposal, Meadowbrook is not even attempting to correct the drainage issue in that corner of ring C, but rather now incorporate more plantings in that area to help absorb the water.</p> <p>Drainage remains a problem despite promises made in the 2001 proposal. "Further, because the rings will be properly graded with a drainage system, all existing problems with standing water should dissipate, leaving all areas of the rings available for lessons." (2001 Proposal, p 20 # handwritten)</p>	<p>The Rock Creek watershed upstream of this location is very large and receives stormwater runoff from the middle third of Montgomery County. This large, heavily developed watershed accounts for the flooding that occasionally occurs after rain events in Meadowbrook Local Park, Meadowbrook Lane south of the Stables, a portion of Meadowbrook Stables' grass paddocks closest to Rock Creek, and the two sediment control ponds outside of the boundaries of the area leased by the Stable. MCDP does not consider existing stormwater or runoff from the site (or potential project-related stormwater) to contribute to the flooding of these areas.</p>
32	Concerned Neighbors	<p>2.1.3 Rider training</p> <p>In order to maximize the number of riders that can benefit from a covered riding ring in bad weather, Ring C is the optimal site, as it is suitable for a larger 125 x 225 enclosure. Ring C will be large enough to conduct two group lessons simultaneously and to set a jumping course. (Again, for reference, the current span of Ring C is 200 x 300.)</p>	<p>From 2001 proposal describing that a covered ring over the size of 100 ft. X 200 ft. would require a higher roof than was deemed appropriate in 2001.</p> <p>"...The actual ring [Ring D] would be 200 ft. x 100 ft., which is the minimum space necessary to allow MAJ enough space to turn out the horses in bad weather... MAJ also stated that its original idea included a much larger covered ring approximately 200 ft. x 300 ft., but after working with the engineers and architects to try to keep the roof height down, the ring-size was reduced to its current dimensions. A larger ring would require a taller roof to be structurally sound enough to support it."</p> <p>If a 100 ft. X 200 ft. covered riding ring was acceptable in 2003, why is it not acceptable in 2020? Of note, the covered riding ring at Wheaton Stables is 89 ft. W x 133 ft. L.</p> <p>Also, two simultaneous classes will result in two times the noise level of one class.</p>	<p>Please see Items #15 and 19 in this spreadsheet for additional information on project Purpose and Need and Ring C as the preferred location. These topics are also included in the final EA and staff report to the Commission.</p>
33	Concerned Neighbors	<p>2.1.4. Horse Welfare</p> <p>To maintain the health, soundness, fitness and mental well-being of its horses, Meadowbrook is committed to giving each of its 50 horses at least 2 to 3 hours daily of free, unstructured time. To this end, horses are turned out in two to three-hour rotations in rings A, B and D (the rings closest to the barn) every day. Ring C is not appropriate for turn-out because it is too far from the barn for staff to see the horses and make sure they are safe, so it is a logical location for the covered ring.</p>	<p>Who would unambiguously stand 3-4 hours outdoors in both locations 100 feet from the backyards of neighboring homes on a residential road area?</p> <p>Two to three hours daily of free UNSTRUCTURED time" (unstructured = not being ridden)</p> <p>Until 2003 the renovation, horses were turned out in Ring C nearly daily. The reason they are not turned out in Ring C now is because it is nearly permanently set up for jumping.</p>	<p>Please see Items #15 and 19 in this spreadsheet for additional information on project Purpose and Need and Ring C as the preferred location. These topics are also included in the final EA and staff report to the Commission.</p>
34	Concerned Neighbors	<p>2.2. Alternative Site Considerations 2: Ring D</p> <p>When NCPC approved the covered ring in 2002, it was proposed to be located in Ring D, the ring to the west of and immediately adjacent to the historic barn. However, the Ring D location is less desirable than Ring C for environmental and operational reasons, as well as the fact that it is partially located in historical environmental setting."</p>	<p>The fact that Ring D may be partially located in the historical environmental setting did not seem to be an issue previously. Is this being stated because it may be easier to bypass environmental regulations rather than historic designations? Supposedly, Ring D, closer to barn, (and thus safer for horses) did not appear to be an issue in 2001/2002.</p> <p>Again, the 2001 proposal states the Ring D location was chosen because, "The covered ring location will be on the highest available ground." (2001 proposal, p 21 handwritten #)</p>	<p>Please see Items #15, 10 and 19 in this spreadsheet for additional information on project Purpose and Need, potential cultural resource impacts, and Ring C as the preferred location. These topics are also included in the final EA and staff report to the Commission.</p>
35	Concerned Neighbors	<p>2.2.1. Distance from the designated barn</p> <p>The original location, in Ring D, is immediately adjacent to historical barn and farrier's shed and therefore, within the designated Historic Environmental Setting. See Figure 8</p>	<p>Could it be, being out of Historical Environmental Setting allows Meadowbrook to not be required to keep the design of an arena at Ring C within historical parameters? Unlike the manure shed that was designed in keeping with the barn? Certainly, the newly proposed structure doesn't look anywhere near as historic as the barn or manure shed.</p>	<p>Please see Item #10 in this spreadsheet for additional information on potential historic resource impacts. This topic is also included in the final EA and staff report to the Commission.</p>
36	Concerned Neighbors	<p>2.2.2. Distance from Rock Creek</p>	<p>Addressed in 2.1.2</p>	<p>Thank you and noted.</p>

37	Concerned Neighbors	2.2.3. Rider training Ring D is a smaller riding area, optimal for lower level, but not large enough to set a jumping course or to conduct two group lessons simultaneously. Thus, covering Ring D would benefit fewer riders overall and not offer appropriate and necessary training opportunities for upper level riders.	We are only talking about inclement weather, not every day.	Please see Items #15 and 19 in this spreadsheet for additional information on project Purpose and Need and Ring C as the preferred location. These topics are also included in the final EA and staff report to the Commission.
38	Concerned Neighbors	2.2.4. Horse Welfare Building a cover over ring D would eliminate one of the rings in which horses can be turned out, thereby reducing the daily amount of time that the Meadowbrook's horses can spend outdoors.	This makes no sense and is contradictory: If Ring D were to be covered, as previously proposed, there is no reason horses cannot be turned out there! In Ring D as previously proposed, the horses would be closer to the barn and, thus, easier to see. If it is Ring C that is covered (and Ring C would presumably be used for turn out or exercise in inclement weather), the horses would need to travel across much more dangerous terrain to reach Ring C. Might we expect a proposal for a covered breezeway in the future? Again, as described in Section 2.1.4, horses were routinely turned out in Ring C before 2003-2005 renovations.	Please see Items #15 and 19 in this spreadsheet for additional information on project Purpose and Need and Ring C as the preferred location. These topics are also included in the final EA and staff report to the Commission.
39	Concerned Neighbors	2.3 No Build Alternative The No Build Alternative would entail operating the Foundation is it has been for the past 15 years.	What is so wrong with that option? Concerned neighbors of Meadowbrook Stables endorse this option.	Please see Items #15 and 19 in this spreadsheet for additional information on project Purpose and Need and Ring C as the preferred location. These topics are also included in the final EA and staff report to the Commission.
40	Concerned Neighbors	For the reasons stated in Section 1.1, and above, this option is not in keeping with Meadowbrook's mission of horse welfare and quality rider education.	So, has Meadowbrook not been following its mission the last 85 years? Last 15 years? Has horse welfare been in danger? Has the quality of rider education tremendously suffered due to a few days of cancelled lessons? Are Meadowbrook riders bringing home fewer ribbons as a result of missed lessons due to weather? Where is this studied and documented? If horses are being put in danger, how does Meadowbrook keep its lease? Much of the time, lessons would be cancelled due to Montgomery County's weather closure policy which may or may not accurately reflect the safety to the horses or riders due to the often variable from up county to down county.	Please see Items #15 and 19 in this spreadsheet for additional information on project Purpose and Need and Ring C as the preferred location. These topics are also included in the final EA and staff report to the Commission.
41	Concerned Neighbors	In addition, the no-build alternative would detrimentally impact the organization's income due to cancelled horse shows, lessons and team practices. In short, a covered ring is essential to Meadowbrook's horse welfare, rider training, and long-term financial viability. It is for all of these reasons that every comparable program in Montgomery County and neighboring states have covered and-in many cases fully enclosed-riding rings.	How true is it that every comparable program in Montgomery County and neighboring states have covered and, in many cases, fully enclosed riding rings? Nonetheless, this does not factor in the proximity of such covered or enclosed riding rings to densely populated urban/suburban neighborhoods or the degree of acreage and buffer between park patrons and neighbors from any covered or enclosed rings. In Montgomery County with Potomac Horse Center and Wheaton Stables as well as in the District of Columbia with Rock Creek Stables, there are multiple acres of buffer between any covered structure and any residential neighborhood. Images comparing proximity in Montgomery County are available as "Poster C" attached to Statement of Laura Govoni at Public meeting January 16, 2020 (Full statement and photos of posters have been submitted to Department of Parks, M-NCPPC).	Fully enclosed riding areas have been standard features of stables comparable to Meadowbrook - in terms of number of horses and riders, type and level of instructional and competitive programs, and climate - for many years. The project would provide appropriate comparable all-weather space for the Meadowbrook Stables property.
42	Concerned Neighbors	2.4 Rings A and B Neither of the other two riding rings on the site are appropriate locations for the covered riding ring. Ring A, like Ring D, is partially located with the designated Historic Environmental Setting and is immediately adjacent both to the historic barn and the historic farrier's shed. See Figure 8. Ring B is outside the designated Historic Environmental Setting. However, locating the proposed structure in Ring B, which is in the center of the Meadowbrook property, would effectively block Ring C from view of the barn and the rest of the facility. This has significant safety implications for riders, as trainers and staff would not be able to see a fall or other incident in Ring C from the barn. Thus, neither Ring A nor Ring B have been considered as alternatives for this project.	Again, the new found concern for Ring D's impact on the Historic Environmental Setting is perplexing. Ring D was built to compensate for Ring C (formerly two rings) being made into one ring and the intent was to cover Ring D. Ring A would be even closer the neighborhood and trail. Ring B, blocking the view of ring C, seems valid for safety concerns, especially since the new proposal calls for sides that can close.	Similar to Ring D, Rings A and B are much smaller than Ring C, with areas of 17,500 square feet and 32,500 square feet respectively. For the same reasons stated above, Rings A and B do not meet the purpose and need and were dismissed. Please see Items #10, 16, and 23 in this spreadsheet for additional information on project Purpose and Need, potential historic resource impacts, and Ring C as the preferred location. These topics are also included in the final EA and staff report to the Commission.
43	Concerned Neighbors	3. Affected Environment and Environmental Consequences 3.1 Existing Facilities 3.1.1 Existing Park Facilities ... The property is open every day for the public to walk, watch and interact with the horses, picnic and relax...	While the signs state the facility is open dawn to dusk, the neighbors' understanding is that the property is closed on Mondays (per previous signs at gates indicating business hours) and walking through etc. is not welcome on that one day of the week.	Please note that Meadowbrook Stables is a public property, with public access allowed on its grounds year-round, seven days a week. Entrance signs for Meadowbrook Stables communicate this through the following message: "Grounds are open to visitors from dawn to dusk. Barn and business hours are posted outside the barn." Meadowbrook is closed for lessons on Mondays so that staff can have a day off. The barn may occasionally be closed to visitors on Mondays if staff are not present, for the safety of both visitors and horses. The grounds are open every day of the year however, and visitors are welcome to stroll, picnic, watch the horses turned out in the rings, and visit with the horses in the front stalls, outside of the barn.
44	Concerned Neighbors	3.1.2. The Neighborhood The neighborhood surrounding Meadowbrook is a mixture of park, recreational areas, and single-family homes...the Rock Creek Forest neighborhood is to the East.....	The current proposed arena, larger than previously proposed covered arena, if put in Ring C would only be approximately 150 feet from homes and 100 feet from properties. Years ago, neighbors were told that the hiker-biker path moved from its originally planned location immediately next to Rock Creek (behind Meadowbrook) to its current location that abuts Meadowbrook Lane because (per Meadowbrook) "Horses and people don't mix." This was in anticipation of the possibility of a covered arena being built over Ring D. If what we were told back then is true, why move the arena closer to the hiker-biker path (Ring C)?	Please note that the current pavilion design would cover an area of 28,125 square feet, which is smaller than the previous design (Ring D), which would have covered an area of 29,400 square feet. However, the current pavilion would have a larger riding ring (arena) that measures 25,875 feet, compared to the previous design with an arena size of 20,000 square feet. Project plans show a 40-foot wide landscaped buffer along the southside of the new pavilion (from Rock Creek Trail) and a 27-foot clearance between the northeast corner of the pavilion and Rock Creek Trail. In addition, equestrian-related activities would be situated further inside the new pavilion. As such, there would be adequate distance between trail users and future equestrian-related activity. Please see Items #15 and 19 in this spreadsheet for additional information on project Purpose and Need and Ring C as the preferred location. These topics are also included in the final EA and staff report to the Commission.
45	Concerned Neighbors	3.2 Floodplains 3.2.1-Affected Environment 3.2.1.1 Regulatory Setting Executive Order (EO) 11988 (Floodplain Management) requires Federal agencies to avoid direct or indirect support of development within the 100-year floodplain whenever there is a practicable alternative.....	This would be the no build alternative, or build on somewhat higher ground, Ring D.	Please see Items #15 and 19 in this spreadsheet for additional information on project Purpose and Need and Ring C as the preferred location. These topics are also included in the final EA and staff report to the Commission.
46	Concerned Neighbors	...A flood insurance map (FIRM) is a map created by the National Flood Insurance Program (NFIP) for floodplain management and insurance purposes. Digital versions of these maps are called DFIRMs. A FIRM would generally show a community's base flood plain elevation, flood zones and floodplain. However, maps are continually being updated due to changes in geography, construction and other events.	Is there a more updated survey available than the 1977 survey?	The Maryland Department of the Environment and Montgomery County Department of Permitting Services both recognize the Rock Creek Stormwater and Water Quality Management Study (Rock Creek Study) completed by Park and Planning in 1977 as an acceptable floodplain study. Based on the study's continued relevance and the HECRAS modeling, MDE issued the authorization to proceed with project construction on January 28, 2020.
47	Concerned Neighbors	.....EO 11988 requires that Federal agencies proposing activities in a 100-year floodplain must consider alternatives to avoid adverse effects and incompatible development of the floodplain.....If no practicable alternatives exist to siting an action in the floodplain, the action must be designed to minimize potential harm to or within the floodplain. Further, a notice must be publicly circulated explaining the action and the reasons for siting in the floodplain.	What constitutes: "...notice publicly circulated explaining action and reasons for siting in flood plain?" This draft Environmental Assessment document no longer appears to be linked on the Meadowbrook proposal online page of M-NCPPC.	NPCP posted the revised project EA on its website for the public to comment between March 4-18, final EA between May 1-7, and Finding of No Significant Impact (FONSI) between May 1-7.
48	Concerned Neighbors	Construction in the 100-year flood plain is codified in the county code, COMCOR Section 19.45.01.04 "Development Regulations," which provides that no development will be permitted in a flood plain unless the effect of such development on flood heights is offset by accompanying stream modifications.	Are stream modifications planned? Previous modifications (2001-2003-2005) do not seem effective. Stream modifications are not shown on the current plan. There is no independent assessment beyond whatever from MFI authored the Draft Environmental Assessment. Flood levels were run through HEC RAS model. How valid is this? What more is needed? Meadowbrook is in a FEMA special flood hazard area SFHA (which requires special permits to build). What permits, and from what agencies, are required to allow/approve construction of this building?	The Montgomery County Department of Parks referred the project to the Maryland Department of the Environment (MDE) for review as part of required permitting for construction in a floodplain. The MDE issued a construction permit (Authorization to Proceed) effective January 28, 2020 with several conditions including following Best Management Practices for working in non-tidal wetlands, wetland buffers, waterways, and the 100-year floodplains. Future additional permitting will be necessary from Montgomery County Department of Permitting Services, Montgomery County Department of Parks, and MDE (National Pollutant Discharge Elimination System/Notice of Intent to comply) prior to use of the pavilion. There would be no modifications to Rock Creek as part of this project.
49	Concerned Neighbors	3.2.1.2. Existing Conditions Rock Creek flows along the western edge of the property. There is an existing 100-year floodplain associated with Rock Creek, established through both FEMA and the "Rock Creek Stormwater and Water Quality Management Study" (Rock Creek Study) completed by Park and Planning in 1977. Because the Rock Creek Study reflects ultimate development of the watershed, Montgomery County will accept the Rock Creek Study as the established 100-year floodplain for this site.	Which body/branch of Montgomery County "accepts" the Rock Creek Study of 1977 which is now 43 years old?	Please see Item # 46 above.
50	Concerned Neighbors	The flood plain encroaches onto a significant portion of the property..... The use of the site as an equestrian riding facility is a passive flood tolerant use. The only inhabitable structure is the barn, which houses the horses and offices of the facility, as well as an apartment, and is outside of the floodplain....	On the most current FEMA map only a portion of the barn and portion of Ring A appear to NOT be in a Severe Flood Hazard Area (SFHA)	That is correct. The current floodplain/delineation map for Meadowbrook Stables shows the Ring B, C, and D locations as completely within the 100-year floodplain, part of Ring A as located within the 100-year floodplain, and Meadowbrook Barn as outside of the 100-year floodplain.
51	Concerned Neighbors	The depth of the floodplain ranges from zero to 6-ft, which is at the lowest and southernmost portion of site.	From what reference are these numbers? What is at the lowest and southernmost portion of site? The wording of that sentence is misleading. The lowest elevation of the floodplain is the southernmost part of Meadowbrook Stables, which is Ring C, the proposed building site. Anyone who walks Meadowbrook's property can discern that the area near the barn is clearly uphill from Ring C.	The Ring C project site is located fully within the 100-year floodplain (as is most of the Stables facility), with elevations ranging between 178-180-feet above sea level. Ring C is at the lowest part of the 9.5-acre Meadowbrook-leased property. Please see Item #50 above.
52	Concerned Neighbors	3.2.2. Flood Plains - Environmental Consequences and Mitigation Measures 3.2.2.1. Action Alternative 1 (Preferred Alternative) Ring C. To quantitatively study the impacts to the floodplain elevation, the Rock Creek Study (1977 study) was re-run through a HECRAS river system hydraulic model with additional flood plain sections inserted to run through the covered ring footprint. Any grading that was done to construct the area in this location, Ring C, was reflected in the cross-section data in the model.	More information is needed re: HECRAS? Is HECRAS sufficient? Who ran the 1977 study through HECRAS? Shouldn't MNCPPC or NPCP do its own study regarding the environment and flood plain issues rather than relying on the interested party?	Please see Item # 46 above.

53	Concerned Neighbors	The result was that there was negligible impact to the floodplain elevations. See Figures 9 - 11. Further, the proposed grading and construction of a pavilion-style covered riding arena will not affect flood heights, so no offsets are necessary under COMCOR Section 19.45.01.04.	Will grading be necessary to manage run-off? Would grading increase the elevation of the structure, further interrupting vistas? Such details of the building plan were not included in this draft environmental assessment, nor provided to NCCP, nor the public. Further designs were presented January 16, 2020.	The project would include some minor site grading, but potential impacts to the floodplain elevation would be negligible, and the height of the new structure would not change from what is shown in submission elevations. Site work would include lowering exterior grades around the arena to provide additional floodplain storage. An assessment report ("Alteration of the Floodplain Computations and Report") was prepared for review by the Maryland Department of the Environment (MDE), which included no floodplain impact by the project, and MDE issued a subsequent authorization to proceed (with construction) on January 28, 2020.
54	Concerned Neighbors	Locating the covered ring in Ring C will place the structure further from the stream bank of Rock Creek, at approximately 475 feet from the Creek. This will result in a more environmentally sensitive setting for the covered ring.	Is this in some report or simply inserted to mislead? As stated previously section 2.1.2, Ring C would be farther from the actual creek but in a more flood-prone area. Every part of the 100-year flood plain is considered an environmentally sensitive area. Also, details on the materials to be used were lacking at the time of submission of this document. On January 16, 2020 we learned the material of the roof and sides would be metal—quite impervious. Again, quite large, and rather than stone and wood like the barn and manure shed, looking more like a warehouse.	Distances between Rings C and D and Rock Creek are not intended to mislead, but to help identify their location within Rock Creek Park, Meadowbrook Stables property, and to offer nearby development. Please note that more recent elevations, photo simulations, and a landscape-stormwater management plan is available in the final project submission, which is scheduled for review by NCCP on May 7, 2020. Additional information is available in response to your comment in Items, 4, 50, and 53 of this spreadsheet, as well as in the final EA and final review staff report to the Commission.
55	Concerned Neighbors	To further mitigate the impact of the proposed impervious roof area, Stormwater Management (SWM) will be provided employing Environmental Site Design (ESD), SWM Concept calculations were performed to estimate the volume. The result will be up to three micro-bio-retention (MB) structures to capture and filter the runoff from the Ring C project area. The water will be filtered through the planting media and sand and captured in underdrain pipes which will discharge to the existing SWM facilities already located on the site.	The current SWM cannot adequately handle excess impervious run-off. The southwest corner of ring C is not used because of muddy conditions caused by back up of the SWM and sediment ponds. What is Environmental Site Design? What were the numerical results of the concept calculations? Are such calculations sufficient? Who performed these calculations? As of February 13, 2020, the details of the storm water management via micro-bio-retention structures are still not posted on line as was promised at the January 16, 2020 public meeting.	The Maryland Department of the Environment (MDE) reviewed the stormwater management plans for the project and issued a construction permit (Authorization to Proceed) effective January 28, 2020 with several conditions including following Best Management Practices for working in non-tidal wetlands, wetland buffers, waterways, and the 100-year floodplains. Future additional permitting will be necessary from Montgomery County Department of Permitting Services, Montgomery County Department of Parks, and MDE (National Pollutant Discharge Elimination System/Notice of Intent to comply) prior to use of the pavilion. Final stormwater management/landscaping plans are available in the final project submission to NCCP, as well as the revised EA, final EA, and staff report to the Commission.
56	Concerned Neighbors	3.2.2.2. Action Alternative 2: Ring D Locating the covered ring in Ring D would place the structure much closer to the stream bank of Rock Creek, and closer to the floodway of the 100-year flood plain.	Nearly all of Meadowbrook's property is in the 100-year flood plain. Again, while ring D may be closer to the stream bank of Rock Creek, it is on higher ground (than Ring C) and elevated from the areas on that portion of the creek that may flood. Ring C is on lower ground and directly in the area that consistently floods. In 2019 a gate was installed across Meadowbrook lane, next to Ring C, to prevent access to Meadowbrook Park during flooding.	Correct, most of the Meadowbrook Stables property is within the 100-year floodplain, and Ring C is situated at lower elevations (ranging from 178-189feet above sea level) within the 100-year floodplain compared to Ring D, which ranges between 180-182 feet above sea level. Please Items, 4, 50, and 53 of this spreadsheet, as well as the final EA and final review staff report to the Commission.
57	Concerned Neighbors	3.2.2.3. No Action Alternative. Under the No Action Alternative, the covered ring would not be constructed and the floodplain would be unaffected.	The Concerned Neighbors of Meadowbrook Stables endorse this alternative as a smart and environmentally sensitive action.	Thank you and noted.
58	Concerned Neighbors	3.3. Visual Resources 3.3.1. Visual Resources - Affected Environmental 3.3.1.1. Regulatory Setting. The Federal Elements of the Comprehensive Plan for the National Capital Region, developed and administered by NCCP, addresses matters related to current and future federal properties and federal interests in the National Capital Region. The Federal Elements contain recommendations for growth and development of the National Capital Region and contain policy guidelines for seven elements, including parks and open space. Element 4 - Parks and Open Space provides policies to uphold the symbolic, recreational, social and ecological value of national capital parks and other open spaces, including views. These policies state, in pertinent part, that the federal government should maintain parkways as scenic landscape corridors and protect their historic aspects; encourage local jurisdictions to plan for and zone development in such a way that it is not visible from parkways; and encourage local jurisdictions to minimize the impact of development that is visible from parkways. Montgomery County planning and zoning regulations also govern land use and building heights that may affect viewshed.	If the Federal Elements recommend upholding views from parkways and Montgomery County planning and zoning regulations also govern land use and building heights that may affect view shed, why aren't park users, and neighbors given the same consideration? Our understanding is that Meadowbrook Stables is zoned as R 60, residential. Montgomery County would not allow a warehouse to be built on any of the neighbor's property!	Overall, the structure would be visible, especially for nearby Rock Creek Trail users and the closest six residences to the east along Abilene Drive. Existing vegetation (on both sides of Meadowbrook Lane) and new additional landscaping would help screen the new pavilion from off-site views. Significant landscaping (over 30,000 square feet) would be added to half of the site, with native trees, shrubs, grasses and shrubs. In addition to landscaping, the pavilion design is intended to be compatible with the historic barn, with a stone skirt at each of the building corners, trim around the windows and doors, board-and-batten style siding, historic exterior light fixtures, and three rooftop cupolas. These measures will help the new structure fit within Meadowbrook's existing setting as an equestrian facility. As such, staff believes that the project would have limited adverse impact to nearby residential properties. Please see Item #1 in this spreadsheet for NCCP's staff assessment of the project's visual impact on the adjacent community. This topic is also included in the final EA and staff report to the Commission, which include realistic renderings of the new pavilion.
59	Concerned Neighbors	3.3.1.2 Existing Conditions. There are currently a total of twenty (20) 40-foot light poles surrounding Ring C. The light spill in the neighborhood directly across from Ring C from these lights amounts to 0.2 light-candles – a significant amount of light to the neighborhood.	Back in 2001-2003 Meadowbrook received the public with drawing and 3D models etc. that did not accurately depict the proportions, style, or light spill for the upgraded lighting system that surrounded the rings. Back then Meadowbrook's light studies indicated that there would not be significant spill into the neighborhood. Ultimately the only remediation was 10 lamp shades to keep lights from shining directly into neighbor's living rooms. This was the last proposal now after 15 years, Meadowbrook is trying to argue that they have the neighbors' best interests in mind.	Meadowbrook addressed neighbors' concerns about excessive light spill in 2003 by investing in special shades to reduce light from the 40' light poles around Rings B and C. In addition, beneficial long-term impacts would result from 20 fewer 40-foot high floodlights surrounding Ring C, both during daylight and evening hours. Please see Item #1 in this spreadsheet for NCCP's staff assessment of the project's visual impact on the adjacent community. This topic is also included in the final EA and staff report to the Commission, which include realistic renderings of the new pavilion.
60	Concerned Neighbors	3.3.2 Visual Resources - Environmental Consequences and Mitigation Measures 3.3.2.1 Action Alternative 1 (Preferred Alternative) Ring C. .....The only external lights will be floodlights immediately above the entrances to the ring, as required by permitting authorities. These lights will be directed downward and focused only on pathways, and will be on an automatic timer to shut off by 10:00 p.m.	Currently, lights are shut off by 9 p.m. Does this mean that lessons and maintenance will continue until 10 p.m.?	The flood lights are turned off at the end of evening lessons, typically between 8:30-9:00 pm, and the new pavilion will not change the current facility hours of operation.
61	Concerned Neighbors	.....According to the photometric study commissioned by Meadowbrook, removing the twenty light poles currently around Ring C will bring the light levels down by 38 percent overall, to 0.0 light-candles in the neighborhood immediately across Meadowbrook Lane from the new covered ring. See Figure 12..... Thus, locating the covered ring in Ring C will have a positive overall impact on light levels in the neighborhood immediately surrounding the site.	Fifteen years later, Meadowbrook is concerned with the lights in the neighborhood! It is as if Meadowbrook set loose a virus and now wants to take credit for the cure. Any light spill issues were caused by Meadowbrook installing over fifty 40-foot light poles. There have been no further complaints from neighbors to Meadowbrook or M-NCCPC since the neighbors' pleas and efforts were defeated 15 years ago and only remediated with 10 lamp shades. For the past 15 years neither NCCP, M-NCCPC, or Meadowbrook have been concerned about the light spill in the neighborhood.	Please see item #63 and #64 above.
62	Concerned Neighbors	As demonstrated by the viewshed photographs, the area along Meadowbrook Lane immediately east of Ring C is currently planted with two rows of mature evergreens and deciduous trees.	The height of these "mature" trees will not camouflage what is being proposed. Furthermore, the more plantings, the less accessible the stables become to the public.	Please see item #1 in this spreadsheet for additional information on potential visual impacts. This topic is also included in the final EA and staff report to the Commission.
63	Concerned Neighbors	Thus, the proposed covered riding ring will have minimal visual impact on the neighborhood immediately surrounding Ring C.....	This is obviously false! Homes on Abilene Drive sit at a higher elevation than Meadowbrook, and currently look down on the property. A 32 ft. tall structure would place the building's roof at approximately eye level with these homes.	Please see item #1 in this spreadsheet for additional information on potential visual impacts. This topic is also included in the final EA and staff report to the Commission. Please note that the new pavilion would have a sloped rooftop ranging in height between 16- and 32-feet (along the ridge line), with a 41-foot, 8 inch high center rooftop cupola.
64	Concerned Neighbors	.....it will be concealed by existing buildings and mature forest from Meadowbrook Local Park to the south and from Beech Drive to the west. It will also be concealed by the historic barn and existing trees from East-West Highway to the north.....	There are mostly deciduous trees in this area. When the leaves are off the trees over 6 months of the year, this structure will be visible from all directions.	Please see revised visual impact language in item #1, which describes a more recent visual assessment by NCCP. Rather than describing further away views of the new pavilion by intervening forested areas, our assessment describes these views as remaining relatively unchanged from current conditions.
65	Concerned Neighbors	Walkers and bikers along Meadowbrook Lane to the south and northeast will certainly see it, however, the planting plan will add trees to this area which, over time, will help conceal the structure.	At least here some concern is expressed for those using the trail, "over time" it takes three years to grow and that does nothing to ameliorate the view for those on either side of the park that look down at ring C. More planting and trees around Ring C make it even less accessible and open to the public just as the planting 15 years ago have done. The hiker-biker trail is in such close proximity to Ring C, no amount of planting will help conceal the proposed structure.	Equestrian-related activity under the new pavilion would be largely visible from the Rock Creek Trail, with a public viewing area along the northside of the new arena. Please see item #3 in this spreadsheet for additional information on potential visual impacts. This topic is also included in the final EA and staff report to the Commission.
66	Concerned Neighbors	For the most part, the new structure will not be visible to the Rock Creek Forest community.	False, False, False. Everyone walking along the trail or descending Washington Ave. or Blaine Dr. will immediately be greeted by this huge structure. A covered riding arena in Ring C, will be highly visible to all drivers, riders, and pedestrians entering the neighborhood via Meadowbrook Lane, one of the only main access roads into the Rock Creek Forest community.	Please see item #1 in this spreadsheet for additional information on potential visual impacts. This topic is also included in the final EA and staff report to the Commission.
67	Concerned Neighbors	except for the three homes located on Abilene Drive immediately to the east of the stables, on a slight rise across Meadowbrook Lane. These homes, numbers 2812, 2814 and 2816 Abilene Drive, look down on and across Ring C.	It is more than three homes that would have affected views. Neighbors at 2808 and 2810 can also see Ring C from their homes, decks and yards. Not only do these homes look down on and across Ring C, it is the view from the primary living spaces of these homes. How can this report/assessment mention three homes and not have addressed those home owners during discussions and planning, or as part of the assessment?	Please see item #3 in this spreadsheet for additional information on potential visual impacts. This topic is also included in the final EA and staff report to the Commission. NCCP staff met with several nearby property owners on February 20, 2020 to discuss the project and to listen to their concerns, which are specifically addressed through the revised EA, final EA, and FONSI.
68	Concerned Neighbors	Although their view of Ring C is partially obstructed by now-mature trees and bamboo on their own property, as well as planting along Meadowbrook Lane.	There is no bamboo on any of the properties closest to Ring C, bamboo is in the rear of 2806 Abilene Dr. The majority of any now mature trees are not on these owners' properties but planted by the county. The plantings along Meadowbrook Lane around Ring C, were not welcomed by homeowners 15 years ago because they block the view of the horses and make the area seem less inviting.	The previous draft EA referenced the presence of bamboo in the backyard of one of the nearby residential properties along Abilene Drive. NCCP staff have removed this language from the revised and final EA to reflect current ground conditions. Existing vegetation is reflected in all project renderings.
69	Concerned Neighbors	the roof of the covered ring will be partially visible to these neighbors.	False! The roof will be fully visible to these neighbors and others.	Please see item #1 in this spreadsheet for additional information on potential visual impacts. This topic is also included in the final EA and staff report to the Commission.
70	Concerned Neighbors	In the past, these households have objected to the light from the arena lights during nighttime lessons. Their primary concern – the amount of light spill – will be addressed by removing the lights from Ring C.	Neighbors are no longer "primarily" concerned "about the light. We would have preferred the light poles be taken down or lowered, but the shades have eliminated the direct shine into our homes. Our concern is about Meadowbrook's deceitful and manipulative methods in trying to push through Phase 2 of this project without soliciting public comment as required by NEPA and NCCP. Also, Meadowbrook ignored their own promises made to neighbors after Phase 1 to keep the community informed of any planned development, and to seek public input early on in the process. Meadowbrook riders and those attending a fund-raising (for the covered arena) 85th anniversary gala were informed months prior to the neighborhood and community most impacted by the development. In fall of 2019, the neighbors were invited to an 85th anniversary celebration at Meadowbrook Stables. What would have been a perfect opportunity to inform the neighbors of the proposed development was ignored.	The Montgomery County Department of Parks (M-NCCPC) launched a public outreach effort beginning December 20, 2019 following an extensive internal project evaluation. The MCDP posted a notification sign at the Meadowbrook project site on December 20, 2019 to inform the public about a community meeting to discuss the project on January 16, 2020. Other public notification actions included: -January 2, 2020 - e-mail notice sent to all nearby neighborhood associations; -January 4, 2020 - postcards mailed to all nearby property owners within a 0.25-mile radius of Meadowbrook Stables (approximately 250 homes); -January 4, 2020 - Two project-focused web pages launched to 1) describe the project and display renderings/plans and 2) collect/display public comments on the project. Both web pages were updated as new materials and information became available. An Open Town Hall page (public comment page) will be operational from January 2, 2019 May 7, 2020 and a dedicated project information page (with plans/renderings) will remain operational until completion of the project (late summer/early fall 2020). MDCP has received hundreds of comments via the Town Hall page both for and against the project, many of which are similar to the comments NCCP has received. Residents in opposition to the project also submitted a petition with signatures to MDCP. MDCP staff are available for in-person meetings and to respond to e-mails and calls as needed. A public hearing by the Montgomery County Planning Board to review the project is currently scheduled for May 14. Please see item #11 in this spreadsheet for additional information on NCCP public outreach. This topic is also included in the staff report to the Commission.

71	Concerned Neighbors	3.3.2.2 Action Alternative 2: Ring D. Locating the covered ring in Ring D would result in the removal of the ten (10), 40-foot light poles lights around that ring. But the fifty-six (56) lights closest to the community, along Meadowbrook Lane and Ring C, would remain in place, so overall light spill to the neighborhood would not be reduced. Light spill levels would remain high, at 0.2 light candles.	For the past fifteen years, the neighbors have not voiced complaints about light spill to Meadowbrook. Now Meadowbrook is attempting to give the appearance that they are addressing neighbors' concerns.	Although reducing light spill is not part of the project Purpose and Need (Item #15), it would be one ancillary benefit of the project. Please see Items #59 and #60 above.
72	Concerned Neighbors	.....a structure in Ring D would .....more visible from East-West Highway to the north.....	Although Ring D is closer to East-West Highway it (Ring C) would not be more visible than Ring D due to its orientation, the location of the barn and wood. East-West Highway is not a scenic parkway or byway.	Please see Item #1 in this spreadsheet for additional related information on potential visual impacts. This topic is also included in the final EA and staff report to the Commission.
73	Concerned Neighbors	3.3.2.3 No Action Alternative. Under the No Action Alternative, the covered ring would not be constructed. This would result in no impact on viewshed, but would result in a detrimental impact on light spill to the surrounding neighborhood, which would remain significant.	As has been stated previously, it is false to represent that the proposed arena would have minimal impact on viewshed. Meadowbrook is now concerned with light spill. The community is more concerned about the negative impact on the environment, open space, and park vistas. This is not a reasonable or acceptable trade off. The removal of light poles and potential light spill reduction is not equitable to the construction of a 125 ft. by 225 ft. building on a flood plain.	Please see Items #1 and 4 in this spreadsheet for additional information on staff visual assessment and floodplain impact assessment. These topics are also included in the final EA and staff report to the Commission.
74	Concerned Neighbors	3.4 Cultural Resources 3.4.1 Cultural Resources – Affected Environment 3.4.1.1 Regulatory Setting.....The consultative process required under the regulations aims at resolving two key issues. The first is whether the proposed project has an effect on historic properties. The term effect is defined under 36 CFR 800.16(i) as an "alteration to the characteristics of historic property qualifying it for inclusion in, or eligibility for the National Register (of Historic Places)." The project's impact on the property's use, character, location, and setting are to be considered when determining its effect on the historic property. The other issue is whether any effect on the historic property is adverse. An effect is considered adverse under 36 CFR 800.5(a)(1) when it will endanger those qualities that made the property eligible for inclusion in the National Register of Historic Places. In the case of this project, because the land for the park in which Meadowbrook is located was purchased with federal funds in the 1930s through NCPD, NCPD is the federal agency legally responsible for Section 106 compliance. 3.4.2 Cultural Resources – Environmental Consequences and Mitigation Measures 3.4.2.1 Action Alternative 1 (Preferred Alternative): Ring C Although the new arena would be visible from the barn, and would therefore have an effect on the Historic Environmental Setting within the meaning of 36 CFR 800.16 (i), there would be no adverse effect on the use, character, location, or setting of the historically designated property.	Supposed concern for negative affect on historic area is not reflected in a number of past actions by Meadowbrook Stables such as the installation of over fifty 40 ft. light poles in clear view of the barn during the last renovation. Currently, signs just steps from the barn including a roofing advertisement and the boutique and tack shop ad are not in keeping with the historic nature of the grounds and detract from the setting.	Please see Items #6 and 10 in this spreadsheet for additional information on project compatibility with its setting and potential historic resource impacts. These topics are also included in the final EA and staff report to the Commission. Please note that both the roofing sign and tack shop signs are temporary "sandwich boards."
75	Concerned Neighbors	.....The use of the property as a riding stable would continue uninterrupted; indeed, this use would be enhanced by the new arena. Similarly, its character – as manifested by the visual impact of the historic barn from the street, significant green space, the presence of horses, the quality of its upkeep, and park-like setting that is open and welcoming to the community – would be unaffected by the new riding arena.....	False. How can the depicted structure 125 ft. by 225 ft. and reportedly 32 feet tall not impact the park-like setting? Again, an arena and plantings around it will decrease presence of horses and openness to the community. Prior to the last renovations horses were turned out in Ring C nearly daily and one could walk right up to the horses as they now do in ring A and B. Now there are significant portions of Ring C that are unapproachable, it will only get worse. How is this welcoming and unaffected?	Please see Items #6 and 10 in this spreadsheet for additional information on project compatibility with its setting and potential historic resource impacts. These topics are also included in the final EA and staff report to the Commission. As previously stated, views into the new pavilion would still be possible from the Rock Creek Trail through existing and proposed vegetation/landscaping, and there would be public viewing space along the northside of the new arena.
76	Concerned Neighbors	3.4.2.2 Action Alternative 2: Ring D. Locating the covered arena in Ring D would place it partially within the designated Historic Environmental Setting and less than 50 feet from the historic barn building. Viewed from the north or east, the new arena would be visible immediately adjacent to the historic barn. Thus, locating the new arena in Ring D would have a detrimental impact on the character of the property, and arguably have an adverse impact the historic setting. See Figure 8.	This is totally opposite what was argued in the original proposal, has something changed with the historical designation? The current size and design of the proposed covered arena on Ring C would not be suitable to the barn.	Please see Item #10 in this spreadsheet for additional information on potential historic resource impacts. This topic is also included in the final EA and staff report to the Commission. Please see clarification regarding the use of "Historic Environmental Setting" in Item #10.
77	Concerned Neighbors	3.4.2.3 No Action Alternative. Under the No Action Alternative, the covered ring would not be constructed. There would be no impact on cultural resources.	The Concerned Neighbors of Meadowbrook Stables endorse this alternative. The majority of county residents and neighbors that frequent and live by Meadowbrook Park and Meadowbrook Stables appreciate the current aesthetic cultural resources the park and stables provide.	Thank you and noted.
78	Concerned Neighbors	3.5 Traffic and Parking – Affected Environment 3.5.1 Traffic and Parking 3.5.1.1 Regulatory Setting. Meadowbrook Lane is a local road. As such, Montgomery County is responsible for its design and maintenance, and for monitoring traffic and parking along the road. 3.5.1.2 Existing Conditions.....A 22-space parking area, designated for Stables' clients, is located across Meadowbrook Lane from the barn. Parking is not otherwise allowed on Meadowbrook Lane proper, but is allowed on the adjacent service lane and on Washington Avenue.	There is quite a bit of overflow parking that spills onto the service road, Washington Ave, Blaine Drive and Ahlens Drive. Many drivers pull onto and obstruct hiker-biker paths to drop off or pick up riders, even when there are open spaces in the designated area. Most stables patrons are not neighborhood residents and many are not Montgomery County Residents. There are always a proportion of cars parked for the stables from the District of Columbia and Virginia during lesson times.	Meadowbrook riders and their families typically park in the 20 designated parking spaces, along the "slip" road parallel to Meadowbrook Lane, or along Washington Street. Spectators may also park along Blaine Road or Ahlens Road during horse shows, which is legal. However, outside exhibitors and Meadowbrook riders are instructed to park in the grassy triangle north of the barn.
79	Concerned Neighbors	3.5.2 Traffic and Parking - Environmental Consequences and Mitigation Measures 3.5.2.1 Action Alternative 1: Ring C. The proposed riding ring will not increase the number or frequency of Meadowbrook's lessons or clients, and will therefore not result in an increase in transportation, traffic, or parking.....	We were told this in 2001 when Meadowbrook had 350 students, now it boasts 400 and up to 450. In past proposals and agreements that neighbors recall, parking concerns were essentially tabled as a bigger county issue so as to not hold up the approval process.	The number of Meadowbrook riders has not increased since 2001. Meadowbrook's programs include group and private lessons, summer camp, high school and middle school team competition, and individual competition at the local, regional and national level. Approximately 300 riders take part in its various lesson and show programs and another 150 in summer camp, for a total of 400-450 riders per year.
80	Concerned Neighbors	3.5.2.2 Action Alternative 2: Ring D. Locating the covered arena in Ring D would likewise not increase the number or frequency of Meadowbrook's lessons or clients, and therefore not increase the amount of traffic or parking.	This was claimed when Ring D was built 15 years ago but riders have increased by 50 to 100.	Please see Item #79 above.
81	Concerned Neighbors	3.5.2.3 No Action Alternative. Under the No Action Alternative, the covered ring would not be constructed. Traffic and parking would not be affected.	With no action there may not be an effect on traffic or parking but this ignores the fact that there is currently already a parking and traffic problem during lesson times. Recently cones were put out on the trail in front of the barn entrance so that drivers dropping off students would not pull up on the trail, thus blocking the thoroughfare. Cars now park and idle on Washington Avenue and Meadowbrook Lane Service Road waiting for riders. So, the current situation continues to be troublesome and has certainly gotten worse over the years.	Staff from Meadowbrook Stables set-up cones in response to a request from a nearby neighbor who expressed concern with potential drop-off/pick-up traffic blocking access along the Rock Creek Trail. The MCDP maintains and patrols Meadowbrook Lane since the roadway is located on park property. Should a future traffic/parking study be warranted, then MCDP would work with the Montgomery County Department of Transportation to undertake the study.
82	Concerned Neighbors	3.6 Noise – Affected Environment 3.6.1 Regulatory Setting.....Certain land uses, facilities and the people associated with them are more sensitive to a given level of noise than other uses. Such "sensitive receptors" include schools, churches/synagogues, hiking trails, and some species of threatened or endangered wildlife, as well as many homes.....	We would hope that the neighbors' sensitivity to noise levels would be considered.	The revised and final EAs do consider noise. Long-term noise levels would generally remain the same as existing conditions since programming is limited based on Meadowbrook Foundation Incorporated's current lease with MNCPPC (which allows them to operate the Meadowbrook Stables facility), as well as the physical spatial limitations of the facility. Ring-related noise may be reduced however, with a new pavilion shielding outside (removed) areas from activities within the structure since the space would be partially enclosed with the retractable doors open. Overall, long-term noise impacts would likely be negligible. There will likely be short-term noise impacts to the community during the anticipated 8-10-week construction phase, with the presence of heavier trucks and equipment on the property. However, fixed weekday work hours, regular communication between Meadowbrook and the community, and the relatively short duration of project construction (8-10 weeks) could help to control adverse noise impacts. Construction at the Ring C location may be slightly louder than if construction were to occur at the Ring D location.
83	Concerned Neighbors	3.6.2 Noise - Environmental Consequences and Mitigation Measures 3.6.2.1 Action Alternative 1: Ring C. The construction of the proposed riding ring will not increase noise levels, as it will result in an increase in the numbers or frequency of lessons.	Ring C is closest to neighbors and often results in a significant amount of noise from instructors and from tractors. It is hard to believe there will not be more lessons and, thus, more noise. Certainly, if the intent is to have lessons in inclement weather, on days when riders may previously not have attended classes or with the intent to hold two lessons simultaneously in the one covered ring, there will definitely be more noise from Ring C.	Please see Item #82 above.
84	Concerned Neighbors	3.7.2 Air Quality - Environmental Consequences and Mitigation Measures 3.7.2.1 Action Alternative 1: Ring C. The proposed project will result in reduced ambient dust to the surrounding community. Containing jumping and advanced-level riding within a covered ring will enable better dust control through sprinkling within the ring, reduce evaporation due to sunlight and wind, and will contain dust, reducing its escape to the surrounding neighborhood.	WHEN, Meadowbrook waters adequately on a regular basis and uses the tractor-pulled water sprinker, dust remains at a minimum but this does not always happen. During the previous renovation the plans engineers were intended to provide adequate coverage via the newly installed sprinklers. We do not believe the intent was to require the use of the tractor pulled sprinker but obviously the engineering was flawed. It is particularly when the tractor-pulled sprinker does not supplement the automatic system that there is an issue. (due to the center of Ring C remaining dry). While a cover over the ring may help limit evaporation, it will prevent natural dampening that occurs with rainfall.	Meadowbrook currently uses over 1,000,000 gallons of fresh water per year to control dust in its riding rings. However, much of this water evaporates quickly, particularly in the summer, leaving the rings dusty in spite of these measures. The project would result in reduced ambient dust to the surrounding community through the more controlled interior environment of the new pavilion. The new structure would shield the riding area from sunlight and wind, thereby reducing evaporation, as well as allow easier watering of the riding ring surface with a tractor-pulled water sprinker. As such, long-term impacts are likely to be beneficial to the surrounding community.
85	Concerned Neighbors	3.7.2.3 No Action Alternative. Under the No Action Alternative, the covered ring would not be constructed and ambient dust will continue to occasionally escape Meadowbrook's property.	This can be minimized or eliminated by adequate watering.	Please see Item #84 above.

86	Concerned Neighbors	3.8 Cumulative Effect The proposed covered ring represents an improvement environmentally over the status quo. Taken as a whole, the proposal will improve stormwater management, and reduce ambient dust, light spill, and fresh water usage. While the structure will be visible to walkers, bikers and drivers traveling immediately to the south and/or northeast of the property along Meadowbrook Lane, and partially visible to the four homes directly across and uphill from Meadowbrook Lane, the structure will have limited visual impact on the rest of the Rock Creek Forest community. And the proposed covered ring will have no additional impact on transportation, traffic, parking, or noise; and no Adverse Effect on historical or archeological resources.	Highlighted yellow above is definitely FALSE. See previous comments.	Thank you and noted. All preliminary information within the draft EA has been updated in the revised and final EAs as needed.
87	Concerned Neighbors	In addition, various stormwater management measures and landscaping will further mitigate the impact of the project. Up to three micro-bio-retention structures will be located around the circumference of the arena, which will serve to capture and filter runoff from the area. Significant landscaping will be added to the unbulb portion of what is currently the sand surface of Ring C, including native trees, sedges, grasses and shrubs appropriate to the site generally and this planting area in particular.	More specifics on the various stormwater management measures have still not been presented in any detail despite park representatives assuring the public at the January 16, 2020 meeting that those details would be posted. "...unbulb portion of what is currently the sand surface of Ring C." In last renovation that portion was not "unbulb" but was part of the then new footings that were to be engineered to adequately drain. Over the years of flooding in that area as well as standing water, grass has grown on that swath of land. Reference the original proposal and there is no crescent of grass intended to be planted in that area. A new "fix" is being proposed to the problem that was to have been remediated previously.	Please see Item #26 in this spreadsheet for additional information on the project stormwater management plan. This topic is also included in the final EA and staff report to the Commission.
88	Concerned Neighbors	Lastly, the project will reduce light spill to the surrounding neighborhood by 38 percent. The project calls for the removal of 20 of the current 46 light poles along Meadowbrook Lane. The new arena will be lit from within by lights recessed within the interior of the arena, resulting in minimal light spill to the neighborhood. Any exterior lights that are required by permitting authorities (e.g., over doorways) will be directed downward and focused only on pathways.	Previous comments regarding this objectionable rationale have been previously described.	Thank you and noted.
89	Concerned Neighbors	Figure 6- Rendered Concept Plan	Appears that Flood Plain (PP) boundary does not match other documents.	All preliminary information within the draft EA has been updated in the revised and final EAs as needed.
90	Concerned Neighbors	Figure 13 (there appears to be two figure 13) View Shed Photo(labeled): Looking west toward the site from the rear of 2812, 2814, and 2816 Ahlens Drive.	False. This is the view from the corner of Washington Avenue and Meadowbrook Lane, not from the rear of the addresses it claims.	All preliminary information within the draft EA has been updated in the revised and final EAs as needed.
91	Concerned Neighbors	Figure 15- View Shed Photo: Looking southwest toward the site from the intersection of Washington and Meadowbrook Lane	False: This is a view looking west/northwest from county property east of Meadowbrook Lane, close to the corner of Meadowbrook Lane and the drive into the Maintenance Facility.	All preliminary information within the draft EA has been updated in the revised and final EAs as needed.
92	Concerned Neighbors	Figure 16—View Shed Photo: Looking west towards the site from Meadowbrook Lane with existing plantings	FALSE AGAIN: This is not a PHOTO, it is an artist or computerized rendering. The actual current plantings are not that tall nor plentiful.	All preliminary information within the draft EA has been updated in the revised and final EAs as needed. Up-to-date renderings of the project are available in the final EA and staff report to the Commission.
93	Concerned Neighbors	3. Affected Environment and Environmental Consequences 3.1 Existing Facilities 3.1.1 Existing Park Facilities The property that currently makes up Meadowbrook Stables includes • a large, open triangle of land that is not used by the Stables and which is available to the public for dog walking and playing; • the historic 50-horse barn and farrier shed; • four riding rings and a small circular round pen; • utility building; • fenced grass pastures; and • a central picnic and seating area.	The large triangular area north of the barn is heavily used during shows held at Meadowbrook as a parking area for vehicles and horse trailers. During these times, the area is not available for public use, and afterwards the damage to the area (ruts, erosion, and turf destruction) makes the land less safe, less useable, and less desirable for public play-use. One of the fenced grass pastures has a thick wire running along the top rail with a sign warning that it is electrified. Why is an electrified wire placed on a fence in a public area? In the past, the public was able to walk the Meadowbrook Stables perimeter, but currently large piles of brush prevent people, and possibly wildlife, from freely moving in the buffer zone between the fenced grass pastures and Rock Creek to the west.	(1) The grassy, triangular area north of the barn is part of the property that is leased by Meadowbrook for its use both as a parking area during horse shows and for other stables-related purposes, such as occasional riding and hand grazing of horses. When not in use by Meadowbrook, the public is free to use this area. Meadowbrook staff regularly inspect this area of the Stables' property and have never found it to be unsafe or unusable. (2) A single wire of solar-powered, low voltage electric fence was placed along the top rail of the grass turnout paddocks several years ago to prevent horses from biting or playing with each other over the fences. It poses no hazard to humans or horses as electric livestock fencing merely produces a small shock when touched. (3) As in many wooded areas of our region, invasive vines and shrubs have overgrown much of the area between the grass paddocks and the Creek bed and may make walking difficult in that area. However, this has nothing to do with the Stables' maintenance of the property of lack thereof, and in fact members of public have been recently observed walking in this area.

The following comments prepared by the *Concerned Neighbors of Meadowbrook Stables* and separate individuals in reaction to the *REVISED* Environmental Assessment (EA). The comments were submitted to NCPC during the public comment period (March 4-18, 2020) for staff consideration in advance of the Commission's final review.

#	Submitter	NCPC Document Text	Public Comment	NCPC Response
94	Allison I. Fultz		Meadowbrook Stables' proposed covered arena improvements will create multiple benefits for the community as well as for the stable itself: Although a few neighbors have expressed concern about the effect of the project on site drainage, the project will, to the contrary, significantly improve stormwater and floodplain management. As part of the project, Meadowbrook will construct stormwater detention facilities that will control the release of stormwater to Rock Creek Park. Water flowing from adjacent uphill properties will be captured, in addition to water from the roof of the arena. The project will significantly reduce airborne dust from the southernmost riding ring. The project will virtually eliminate ambient light incursion onto neighboring properties since lighting for the arena, which will occupy what is currently the largest riding ring, will now be internal to the structure. As a landscape design element, the covered arena will, in conjunction with the existing historically-designated barn, form a bookend for the site as a whole and enhance the design of the park. A community resource like Meadowbrook Stables is rare in any setting, and in this case the barn is located in a densely developed suburban area, accessible by public transportation! I am at the stable every weekend, and each time I go I meet families with small children who are stopping by the barn to visit the horses. Most live within walking distance and express their delight at being able to see the horses up close, pat them, and talk with the riders and staff. Unlike virtually any other equestrian facility in my experience, all visitors to Meadowbrook are entirely welcome to walk through the barn. In turn, our visitors are extremely respectful of the need to remain quiet and calm around the horses. Aside from the easily-perceived benefits of human-horse interactions, peer-reviewed research indicates that relating to horses has a profoundly therapeutic effect on people living with a variety of mental health challenges, including PTSD, anxiety and depression. Simply making it easy for people to interact with horses, as they can at Meadowbrook, supports these benefits. I am an adult student at Meadowbrook Stables and benefit personally from being able to ride the barn horses, since I do not own a horse. For many people, this frequently makes the difference between being able to ride at all or not. I am a member of Meadowbrook Foundation, Inc. Board, which I joined out of wholehearted support of the mission of the organization. Construction of the covered arena will allow a well-established and fiscally responsible non-profit organization to improve its services to its members and to the larger community.	Thank you and noted.
95	Angela Fitzgerald		Meadowbrook has been of great benefit to me physically and emotionally for 30 years. I first rode and then taught there, now I volunteer in the office one day a week. From the first I was struck with how friendly and welcoming the place was, and how cheerful the horses were. I hope Meadowbrook continues to offer exercise, team building and contact with nature for many years to come.	Thank you and noted.
96	Catherine Ide		I'm writing in support of Meadowbrook Stables' proposed covered riding ring. The proposed riding pavilion will be long overdue addition to the facility. It will enable Meadowbrook's horses to get the daily exercise that is critical to their physical and mental wellbeing, and allow riders to train safely and consistently on a year-round basis regardless of the weather. It will bring this historic facility up to 21st century standards, enhancing its essential character, use, and ability to serve the public. Meadowbrook's team has clearly gone to great lengths to design a building that respects the historic design of the original 1930s barn, as well as the community and environmental setting. The new structure will incorporate many elements of the historic barn, as well as the smaller and more recent maintenance building. The project also includes the addition of new stormwater management and substantial landscaping, replacing over 30,000 square feet of what is currently impervious sand surface with bioswales and native plants, as well as a very significant solar power installation. Like basketball, tennis, gymnastics or swimming, equestrian athletes and their riders need a year round space to exercise and train that is protected from the elements. It is for these reasons that covered riding rings have long been standard features at comparable facilities throughout the mid-Atlantic, precisely because they allow for safe and consistent training opportunities. Meadowbrook is a special and unique place for riders and non-riders alike in the Chevy Chase community and the surrounding region. Thousands of riders, over many generations, have enjoyed Meadowbrook. And today it welcomes not only hundreds of riders each year, but at least as many non-riding visitors from the community, who come to walk through the barns, bring their children to pat the horses, and enjoy the parklike setting. It's been an important part of the community for over 85 years, and I want to ensure that it survives and thrives into the future. For all of these reasons, I urge the Commission to support this proposal.	Thank you and noted.

97 Cynthia Meclintock		<p>To Whom It May Concern:</p> <p>I am writing to wholeheartedly support Meadowbrook Stables' proposal for a covered riding ring. I have been riding horses at different stables for more than sixty years and I am very aware that, in the winter time, horses should not be confined for any length of time in their stalls. But, without a covered riding ring, it is often not safe for them to go out and they need to have regular exercise in a covered ring. It is also important for the riders at Meadowbrook to be able to ride regularly so that they do not lose muscle and can train consistently.</p> <p>Meadowbrook Stables has worked hard to plan a new covered riding ring that will meet the highest standards for historical and environmental goals. And, it will be attractive.</p> <p>Since I started riding at Meadowbrook Stables more than a decade ago, I have been frustrated-indeed, shocked-by the absence of an indoor arena. It is long past time that this major stable has a covered riding ring.</p> <p>Please contact me at meclint@gwu.edu if you should have any questions.</p>	Thank you and noted.
98 Debbie Russ		<p>I'm writing in support of Meadowbrook Stables' proposed covered riding ring. My child rides at Meadowbrook and it's an important part of our lives. The proposed riding pavilion will be a beautiful and long overdue addition to the facility. It will enable Meadowbrook's horses to get the daily exercise that is critical to their physical and mental wellbeing, and allow riders to train safely and consistently on a year-round basis regardless of the weather.</p> <p>Meadowbrook's team has clearly gone to great lengths to design a building that respects the historic design of the original 1930s barn, as well as the community and environmental setting. The new structure will incorporate many elements of the historic barn, as well as the smaller and more recent maintenance building. The project also includes the addition of new stormwater management and substantial landscaping, replacing over 30,000 square feet of what is currently impervious sand surface with bioswales and native plants, as well as a very significant solar power installation.</p> <p>In mild climates, riding can be a year-round outdoor sport. However, in the mid-Atlantic, riding cannot reliably and safely take place throughout the winter. Like basketball, tennis, gymnastics or swimming, equine athletes and their riders need a space to exercise and train that is protected from the elements. It is for these reasons that covered riding rings have long been standard features at comparable facilities throughout the mid-Atlantic, precisely because they allow for safe and consistent training opportunities.</p> <p>Meadowbrook is a special and unique place for riders and non-riders alike in Montgomery County and the surrounding region. Thousands of riders, over many generations, have enjoyed Meadowbrook. And today, it welcomes not only hundreds of riders each year, but at least as many non-riding visitors from the community, who come to walk through the barns, bring their children to pet the horses, and enjoy the parklike setting. It's been an important part of the community for over 85 years, and I want to ensure that it survives and thrives into the future.</p> <p>For all of these reasons, I urge the Commission to support this proposal.</p>	Thank you and noted.
99 Deborah Hinton		<p>This letter is to provide the strongest support for the Meadowbrook Stables' proposed covered riding ring. I believe the improvement to the Meadowbrook facility will greatly enhance the already significant contribution that Meadowbrook makes to its riders, its horses, and the community at large. Perhaps even more importantly, the improvement will provide a substantial benefit to the environment. It is truly a win-win for everyone.</p> <p>I have been involved with Meadowbrook since 2002 when my 7 yr old daughter started horsemanship lessons there. I started riding a couple of years later. I now ride at Meadowbrook 3 times a week and my daughter, now grown, continues to ride. The lessons my daughter learned through her 10 years at Meadowbrook were invaluable. Although all sports activities are beneficial for teaching responsibility, teamwork, and good sportsmanship, horseback riding is special because it also fosters a deep empathy for all living beings as one learns how to care for one's horse. The program at Meadowbrook is a full horsemanship program, meaning that learning horse care is just as important as learning how to ride. With the new covered facility, it will now be possible to conduct lessons even when outdoor conditions are not acceptable. This will provide better care for both the horses, who need their daily exercise, the riders, who will now be able to ride when conditions are poor, and the instructors, who must sometimes brave extreme cold or heat as they teach.</p> <p>However, I believe that this improvement will provide an even greater benefit to the community and to the environment. Meadowbrook is a haven for visitors seeking the relaxation that comes from simply interacting with horses. Nearly every time I am at the barn, I encounter visitors of all ages, who come by to enjoy the horses. A covered ring will allow Meadowbrook to flourish into the future and continue to provide this joy to the community. Furthermore, the ring has been thoughtfully designed to maintain the historic nature of the facility. Importantly, it is green, providing significant solar energy, substantially reducing the amount of water that is presently needed to decrease dust, reducing light pollution at night, and eliminating sediment run-off into Rock Creek.</p> <p>Finally, it is important to note that the improvement does not expand Meadowbrook Stables or increase parking or traffic. The program at Meadowbrook is limited by the number of horses that can be maintained within the barn, which is not increasing. Furthermore, the cost of the facility is being covered totally through private donations and does not include any public funds.</p> <p>In summary, I wholeheartedly endorse the proposed covered ring at Meadowbrook Stables. I urge the Planning Board to approve this project.</p>	Thank you and noted.
100 Diane Rogers		<p>As Meadowbrook's Head Trainer and Program Director, and as a member of the Meadowbrook community for over 20 years, I urge you to support Meadowbrook's proposal for a covered riding ring.</p> <p>First, a bit about my background, and why I'm so committed to Meadowbrook. I hold a degree in Equine Science and Management from Delaware Valley University. I started riding at Meadowbrook at age 10, and rode and worked there as a camp counselor and groom through high school. After college, I spent several years training with other professionals and returned to Meadowbrook in 2008. I came back because I wanted to help create the wonderful atmosphere that I admired so much from my childhood. My childhood memories of Meadowbrook are more than horses- they include long term friendships mentors and an extended family.</p> <p>Since then, I'm proud to say that the Meadowbrook staff and leadership have worked together to build it into one of the best instructional riding programs in this region, and beyond. This is demonstrated not only by our horse show ribbons but also by the fact that our graduates routinely go on to ride for collegiate teams throughout the U.S. and - just as important - to success in whatever careers they choose to pursue. I have held positions on the Maryland Horse Show Association Board of Directors and the Washington Bridle Trails Association and I am proud to say that as a team, the Meadowbrook community has a widespread reputation among the horse industry for having great sportsmanship horsemanship and an environment of inclusiveness.</p> <p>Meadowbrook's proposal for a covered riding ring is the product of many months of work and careful thought by a team of historic architects and engineers who have taken into account the many demands of this project and its site. The result is a project that we sincerely and firmly believe is sensitive to operational, environmental, historic, and community requirements.</p> <p>This project is critical to Meadowbrook's horses, riders and staff. The most important function of a covered ring is that it protects the riding surface - the sand footing - in which the horses are ridden from becoming overly wet, frozen, or slippery. The footing surface in a ring directly impacts horse safety and by extension, rider safety. At present, for many days of the year - and especially during the winter months - the rings are too saturated for us to safely teach lessons. This results in many cancellations of team practices and private lessons. It also compromises the group lesson program by forcing group lessons to move indoors for weeks in a row. Although Meadowbrook is proud of its structured, indoor horsemanship curriculum it is still not ideal to have to teach indoor lessons week after week in the winter, in lieu of mounted ring time. A covered ring will correct this situation giving us a place to teach consistently and safely, on a year-round basis, regardless of the weather.</p>	Thank you and noted.

		<p>Similar to school classrooms, Meadowbrook staff create lesson plans for all of their riders weeks, if not months, in advance. However, those plans are routinely modified due to weather. Here's a specific recent example, which is not uncommon the lessons will begin with mild weather and then the winds will pick up. These high winds blow down the jump standards which scare both riders and horses. The wind also makes it very difficult to hear making the lesson less productive. Rain, storms, thunder and lightning make for dangerous riding conditions which disrupts the lesson goals for riders and the horse/fitness plans.</p> <p>As professional instructors and trainers, the Meadowbrook staff is committed to providing each of our riders with the best possible training and lessons. A covered ring will enable us to follow through on this commitment.</p> <p>In keeping with our mission, Meadowbrook strives to make all of its programs accessible to riders of diverse backgrounds. I am also Region President and a founding coach for the national Interscholastic Equestrian Association (IBA). One of the IBA's goals is to make horse showing accessible to all riders, whether they own horses or not. The Meadowbrook IBA team is not only extremely competitive in this Region but it is also one of our largest programs. IBA team members have the opportunity to show horses without the financial costs of owning, leasing or maintaining them while also being able to pursue competitive goals as a team member.</p> <p>Over the last 10 years, our efforts to make riding accessible to riders from diverse backgrounds have taken many other forms as well including a partnership with the KIPP Charter Schools, need-based scholarships personally funded by our board members a partnership with Jubilee House, sessions for various Girl Scout groups, learning opportunities for Our Kodesh Day Care Center and more. Our ability to offer these programs will be strengthened by the addition of a covered ring so that children can enjoy these opportunities regardless of the weather. Indeed, having a covered arena would allow us to offer more programs to at risk and special needs riders because the arena will allow us to control environmental factors that can be difficult for young riders to handle.</p> <p>Lastly, I want to emphasize that this project will not result in an increase in either the number of lessons or Meadowbrook's lesson fees. Meadowbrook's lesson program has been operating at capacity, with a waiting list of 35-40 people, for several years. Although we would love to be able to serve more people, we cannot do so because we are limited to 50 horses by the terms of our lease with Montgomery Parks. And, because the covered ring is being paid for through private contributions, we will not need to increase fees to pay for it.</p> <p>For all of these reasons, I urge the Commission to approve this proposal.</p>	
101	Suzanne F. Welker, DVM	<p>My name is Suzanne Welker, DVM, and I have been an attending veterinarian for the horses at Meadowbrook Stables for over 8 years. I am strongly supporting Meadowbrook Foundation, Inc.'s efforts toward building a covered riding ring at Meadowbrook Stables in Chevy Chase, MD.</p> <p>A high quality, homogenous, and even footing material that absorbs impact but provides stability is important for the health of the equine athlete and their riders. Maintaining these materials at proper moisture and depth is ideal in a controlled environment with protection from the elements (i.e. covered or indoor ring) year round. Environmental conditions may lead to footing that becomes too deep or shallow, too wet or dry, or uneven, all of which have the potential to contribute to equine orthopedic injuries and respiratory conditions. Acute and/or chronic orthopedic injuries and respiratory conditions compromise the welfare of the horse. Furthermore, these risk factors that may affect horses' performance may also put their riders at risk for injury.</p> <p>In our region, environmental conditions can cause unprotected footing to become a potential hazard for riding, and thus, lead to irregular exercise. Horses' digestive system health may also being adversely impacted by lack of or irregular exercise and can be associated with severe gastrointestinal disturbances requiring intensive medical or surgical care. Horses thrive on a routine schedule of exercise for maintenance of physical and mental well-being, which promotes a strong relationship between horses and their riders. A covered arena at Meadowbrook Stables would establish a controlled exercise environment to allow for regular exercise and mitigate risk factors for horse and rider health and safety.</p>	Thank you and noted.
102	Elizabeth Lieberman	<p>I'm writing in support of Meadowbrook Stables' proposed covered riding ring. My child rides at Meadowbrook and it's an important part of our lives. The proposed riding pavilion will be a beautiful and long overdue addition to the facility. It will enable Meadowbrook's horses to get the daily exercise that is critical to their physical and mental wellbeing, and allow riders to train safely and consistently on a year-round basis regardless of the weather.</p> <p>Meadowbrook's team has clearly gone to great lengths to design a building that respects the historic design of the original 1930s barn, as well as the community and environmental setting. The new structure will incorporate many elements of the historic barn, as well as the smaller and more recent maintenance building. The project also includes the addition of new stormwater management and substantial landscaping, replacing over 30,000 square feet of what is currently impervious sand surface with biowales and native plants, as well as a very significant solar power installation.</p> <p>In mild climates, riding can be a year-round outdoor sport. However, in the mid-Atlantic, riding cannot reliably and safely take place throughout the winter. Like basketball, tennis, gymnastics or swimming, equine athletes and their riders need a space to exercise and train that is protected from the elements. It is for these reasons that covered riding rings have long been standard features at comparable facilities throughout the mid-Atlantic, precisely because they allow for safe and consistent training opportunities.</p> <p>Meadowbrook is a special and unique place for riders and non-riders alike in Montgomery County and the surrounding region. Thousands of riders, over many generations, have enjoyed Meadowbrook. And today it welcomes not only hundreds of riders each year, but at least as many non-riding visitors from the community, who come to walk through the barns, bring their children to put the horses, and enjoy the park-like setting. It's been an important part of the community for over 85 years, and I want to ensure that it survives and thrives into the future.</p> <p>For all of these reasons, I urge the Commission to support this proposal.</p>	Thank you and noted.
103	Elizabeth Wagner	<p>I not only live in Montgomery County, but my daughter rides on the team and leases a horse there. We also have a pony that my daughter outgrew who has found a home at Meadowbrook, where he is living out his golden years helping little children learn the gift of riding. I have strong personal feelings about Meadowbrook because the coaches, staff and other riders really helped to get my (then 11 year old) daughter and I through the unexpected loss of her father 4 years ago. Riding has been my daughter's passion but also her outlet for a number of years, but during a critical period, it has proved to be a nurturing and comforting environment. But the viability of this historic stable is really quite dependent on the addition of an indoor ring. The team riders who really support the barn financially through leasing, boarding and lessons, are at a disadvantage to other barns with indoor facilities who can practice more regularly. The higher levels of competition require more regular practice, not to even touch on the comfort and overall well-being of both riders and horses. I am committed to staying at Meadowbrook, but at some point it is to the detriment of my daughter's possible equestrian scholarship opportunities (which many of these riders are banking on) if she does not get the practice time. I am obviously a single mother and I work (more than) fulltime and travel extensively, so this hobby requires great sacrifice and logistics - but is so worth it. This barn is our community, although we do not have the benefit of living in the neighborhood. I wish the neighbors who are worried about this addition would see that this barn houses not just horses but young people's hopes and dreams.</p>	Thank you and noted.
104	Erin Loubser	<p>I'm writing in support of Meadowbrook Stables' proposed covered riding ring. The proposed riding pavilion will be a beautiful and long overdue addition to the facility. It will enable Meadowbrook's horses to get the daily exercise that is critical to their physical and mental wellbeing, and allow riders to train safely and consistently on a year-round basis regardless of the weather. It will bring this historic facility up to 21st century standards, enhancing its essential character, use, and ability to serve the public.</p> <p>Meadowbrook's team has clearly gone to great lengths to design a building that respects the historic design of the original 1930s barn, as well as the community and environmental setting. The new structure will incorporate many elements of the historic barn, as well as the smaller and more recent maintenance building. The project also includes the addition of new stormwater management and substantial landscaping, replacing over 30,000 square feet of what is currently impervious sand surface with biowales and native plants, as well as a very significant solar power installation.</p> <p>In mild climates, such as Florida, riding can be a year-round outdoor sport. However, in the mid-Atlantic, riding cannot reliably and safely take place throughout the winter. Like basketball, tennis, gymnastics or swimming, equine athletes and their riders need a space to exercise and train that is protected from the elements. It is for these reasons that covered riding rings have long been standard features at comparable facilities throughout the mid-Atlantic, precisely because they allow for safe and consistent training opportunities.</p> <p>While I live in DC, I live in Shepherd Park - just off Kalmia. My daughter has loved horses since she was tiny and we played at the Candy City park. We would walk to Meadowbrook to look at the riders and horses. Rock Creek Park is a special place for DC metro area, preserving areas for beauty and recreation. Meadowbrook is a special and unique place for riders and non-riders alike in the Chevy Chase community and the surrounding region. Thousands of riders, over many generations, have enjoyed Meadowbrook. And today it welcomes not only hundreds of riders each year, but at least as many non-riding visitors from the community, who come to walk through the barns, bring their children to put the horses, and enjoy the park-like setting. It's been an important part of the community for over 85 years, and I support all efforts to ensure that it survives and thrives into the future. For all of these reasons, I urge the Commission to support this proposal.</p>	Thank you and noted.

105	Francis Creighton		<p>I write today in support of Meadowbrook Stables' proposed covered riding ring. This will be a significant improvement to Meadowbrook and will benefit the community by ensuring Meadowbrook's fiscal and competitive health while benefiting the Rock Creek environment and our Montgomery County community.</p> <p>I have a family member who rides at Meadowbrook and it is an important part of her life. But just as important, urban horse programs are in severe decline in the US, and this is one of the few places where local diverse communities still have access to top-level riding facilities. The covered ring will make it more likely for Meadowbrook and its riders to thrive, meaning the barn will continue to be used for its intended purpose long into the future. This is a special, unique place, and this new ring will help preserve it for future generations.</p> <p>I think the new covered ring is going to be great for our entire National Capital community and I ask for you to support and approve this project for our entire community's benefit.</p>	Thank you and noted.
106	Holly Morrison		<p>I'm writing to express my strong support of Meadowbrook Stables' proposed covered riding ring. This is a long overdue improvement to the Stables' facilities and will have tremendous benefits for Meadowbrook's many riders and horses as well as the environment and, ultimately, the broader Montgomery County community.</p> <p>Our family has been members of the Meadowbrook community since last year when we moved to the area. My daughters both began riding at a summer camp at Meadowbrook and have continued with year-round lessons. Meadowbrook has consistently provided a safe, welcoming environment for our girls to learn equestrian skills. In addition, I've seen my child and others learn important life lessons from their involvement with horses - lessons of responsibility, caring, resilience and self-confidence. We aren't able to have an animal of our own right now and it has been so special for my girls to have the opportunity to spend time with the horses and learn how to care for them.</p> <p>A covered ring will ensure that the horses are able to get out of their stalls even when the weather is too hot, wet or cold.</p> <p>A covered ring will also ensure the safety of the riders, allowing them to safely train on a yearround basis.</p> <p>The new ring will also mean benefits to the local environment with the addition of trees, grass and other vegetation.</p> <p>For these reasons, I was thrilled to learn of this proposed improvement to the facility, and look forward to the Planning Board's support and approval of this project.</p>	Thank you and noted.
107	Jennifer Thomas		<p>I'm writing to express my strong support of Meadowbrook Stables' proposed covered riding ring. This is a long overdue improvement to the Stables' facilities and will have tremendous benefits for Meadowbrook's many riders and horses as well as the environment and, ultimately, the broader Montgomery County community.</p> <p>My/our family has been a member of the Meadowbrook community for the last 6 months. Our daughter has enjoyed riding at Meadowbrook throughout the late summer and winter. It has been a blessing to be a part of this community and this barn. Meadowbrook has consistently provided a safe, welcoming environment for our girls to learn equestrian skills. In addition, I've seen my child and others learn important life lessons from their involvement with horses - lessons of responsibility, caring, resilience and self-confidence.</p> <p>We believe having a covered arena will provide a safe place for the equestrians to ride as well as the horses. This arena will attract many riders to the barn. Not only will this provide protection from the sun and other elements, it will provide a beautiful addition to the property.</p> <p>For these reasons, I was thrilled to learn of this proposed improvement to the facility, and look forward to the Planning Board's support and approval of this project.</p>	Thank you and noted.
108	Julia Creighton		<p>I'm writing this letter in support of Meadowbrook Stables' proposed covered riding ring.</p> <p>I have ridden at Meadowbrook for the last 10 years. As a returning rider in her mid 40's in particular, I found Meadowbrook Stables to be a welcoming place where riders of all abilities are welcomed heartily.</p> <p>Perhaps even more importantly for me, Meadowbrook is accessible from the Ride-On #1 bus as well as the J2 WMATA bus. My husband and I do not own a car, and a transit-accessible facility was critical for me. I would not be able to ride out in Poolesville, Potomac, Middleburg, etc. There are other riders like myself who are deeply appreciative of the fact that Meadowbrook is in an urban setting, which allows us to continue our sport.</p> <p>The covered ring at Meadowbrook is really the bare minimum for a facility that services almost 500 riders per year and is standard in the equestrian sport (even in better climates). The ability to ride during inclement weather is critical for the horses and riders. The fact that Meadowbrook's design was thoughtfully constructed to be low profile, historically respectful and environmentally positive are all bonuses.</p> <p>For these reasons, I urge the National Capital Planning Commission to approve this project.</p>	Thank you and noted.
109	Julia Barton		<p>I'm writing in support of Meadowbrook Stables' proposed covered riding ring. The proposed riding pavilion will be a beautiful and long overdue addition to the facility. It will enable Meadowbrook's horses to get the daily exercise that is critical to their physical and mental wellbeing, and allow riders to train safely and consistently on a yearround basis regardless of the weather.</p> <p>Meadowbrook's team has clearly gone to great lengths to design a building that respects the historic design of the original 1930s barn, as well as the community and environmental setting. The new structure will incorporate many elements of the historic barn, as well as the smaller and more recent maintenance building. The project also includes the addition of new stormwater management and substantial landscaping, replacing over 30,000 square feet of what is currently impervious sand surface with bioswales and native plants, as well as a very significant solar power installation.</p> <p>In mild climates, such as Florida, riding can be a year-round outdoor sport. However, in the mid-Atlantic, riding cannot reliably and safely take place throughout the winter. Like basketball, tennis, gymnastics or swimming, equine athletes and their riders need a space to exercise and train that is protected from the elements. It is for these reasons that covered riding rings have long been standard features at comparable facilities throughout the mid-Atlantic, precisely because they allow for safe and consistent training opportunities.</p> <p>Meadowbrook is a special and unique place for riders and non-riders alike in the Chevy Chase community and the surrounding region. Thousands of riders, over many generations, have enjoyed Meadowbrook. And today it welcomes not only hundreds of riders each year, but at least as many non-riding visitors from the community, who come to walk through the barns, bring their children to pat the horses, and enjoy the parklike setting. It's been an important part of the community for over 85 years, and I want to ensure that it survives and thrives into the future. For all of these reasons, I urge the Commission to support this proposal.</p>	Thank you and noted.
110	Karen Ann Ballotta		<p>I am writing in support of Meadowbrook Stables covered riding pavilion. My daughter has been riding at Meadowbrook for the past six years. Before moving to this area, she rode at a barn that had an indoor riding arena, which allowed for full riding lessons year round. Meadowbrook is a wonderful stable, but we have missed an indoor ring! The barn is beautiful and is always well kept. I am certain the addition will be the same, and it will lead to safer conditions for the students, staff, and the horses.</p>	Thank you and noted.
111	Karin Krcchuk		<p>I'm writing this letter in support of Meadowbrook Stables' proposed covered riding ring.</p> <p>My 11-year old daughter started riding at Meadowbrook when she was 6 and has participated in competitions for several years. This past year, I finally decided that I would manage through my complicated work schedule that requires extensive overseas travel to start taking lessons at Meadowbrook.</p> <p>As a long-time Montgomery County resident, I think it is wonderful that we have such a place in the County. It is beautiful and its historic significance as an urban oasis should be maintained and enhanced.</p> <p>Our weather patterns are such that a covered riding ring is critical for the well-being of the horses and riders. Many times, our lessons are cancelled, or we undertake an indoor lesson. This is not good for the horses or the riders. We lose the chance to exercise the horses and learn how to improve our skills as riders. Even wind conditions can make it unsafe to ride in an outdoor ring and thus a covered riding ring would bring enormous advantages. It will also bring significant environmental benefits. As someone who works globally on water issues, I can say that the water savings alone justify the covered riding ring.</p> <p>For these reasons, I urge the Planning Board to support and approve this project.</p>	Thank you and noted.

112	Kaitren Theunis		<p>I'm writing to express my strong support of Meadowbrook Stables' proposed covered riding ring. This is a long overdue improvement to the Stables' facilities and will have tremendous benefits for Meadowbrook's many riders and horses as well as the environment and, ultimately, the broader Montgomery County community.</p> <p>After moving here from abroad, my family found a new home for its equestrian passion in the Meadowbrook community. My daughter rides weekly and Meadowbrook has consistently provided a safe, welcoming environment for my her to learn equestrian skills. In addition, I've seen my child and others learn important life lessons from their involvement with horselessons of responsibility, caring, resilience and self-confidence. However, weather conditions in both winter and summer regularly impact the lessons.</p> <p>Being an urban planner myself, I have analyzed the design of the covered riding ring with a critical eye and I am very pleased with the excellent proposal Meadowbrook has on the table. The ring is respectful towards its surrounding, both architecturally and environmentally. Large openings allow for a direct contact between the surrounding nature and the riders, while the ring will be equipped with a solar installation to minimize its energetic footprint. The covered ring will be beneficial to all its users, both riders and horses, as well ensure them a safe and healthy environment to exercise in daily.</p> <p>For these reasons, I was thrilled to learn of this proposed improvement to the facility, and look forward to the Planning Board's support and approval of this project.</p>	Thank you and noted.
113	Kazuo & Masaki Torii		<p>I'm writing this letter to strongly support Meadowbrook Stables' proposed covered riding ring. This is a long overdue improvement to the Stables' facilities and will have tremendous benefits for Meadowbrook's many riders and horses as well as the environment and, ultimately, the broader Montgomery County community.</p> <p>Our daughter has been taking lessons in the Meadowbrook since 2017. Before start of her lessons in Meadowbrook, we had visited a couple of stables in Wheaton and Potomac. Both facilities have covered riding rings. However, because of long commute, we decided to join Meadowbrook stable. Meadowbrook is truly hidden gem in the community. Our daughter has been enjoying the ride with fabulous teachers and staffs. They always provide very safe environment to riders, horses and community, and engaged in the provision of high quality lessons. I've seen my child and others learn important life lessons from their involvement with horses - lessons of responsibility, caring, resilience and self-confidence.</p> <p>As stated above, I have seen the benefits of covered riding rings in other facilities, and there is no doubt in the need of the covered ring for improvement of the horse's health, safety for riders and their growth as mature and responsible equestrian.</p> <p>For these reasons, I was thrilled to learn of this proposed improvement to the facility, and ask the Planning Board's support and approval of this project.</p> <p>Should you have any questions or concerns, please feel free to contact us.</p>	Thank you and noted.
114	Kerry Richard		<p>I love this design and the usefulness of it. I have taken lessons at Meadowbrook Stables since 1992, when I lived up the street. Though I now live around the beltway, I continue to ride there 3 days a week. I grew up riding and have never found a place as dedicated to horses and people as Meadowbrook Stables. This new covered arena will assure that Meadowbrook can continue to serve the community, preserve the amazing equestrian history of the place, and maintain the health and wellbeing of the horses. I whole-heartedly support it.</p>	Thank you and noted.
115	Kimberly Darter		<p>As the parent of a child who rides at Meadowbrook Stables, I am writing this letter to strongly support the proposed covered riding ring. This is a long overdue improvement to the Stables' facilities and will have tremendous benefits for Meadowbrook's many riders and horses as well as the environment and, ultimately, the broader Montgomery County community.</p> <p>When my daughter wanted to begin riding lessons I talked with several friends, all whom recommended Meadowbrook Stables. I have subsequently recommended it to many more because of its location, the quality of the facility, and the seasoned instructors. Meadowbrook is also the only option within reasonable driving distance that offers lessons for very young riders. The only other option is by lottery only.</p> <p>Meadowbrook is a wonderful resource and an outstanding facility. When I heard they intended to build a covered ring I thought it was a fantastic idea. I rode horses growing up and in inclement weather we always used a covered ring. The location of the ring, its proposed design, and the addition of solar panels are well-thought out. I love that the design is in keeping with the overall look of the Stables, the addition of solar is smart and responsible, and, frankly, a covered ring is a highly practical addition to any riding facility.</p> <p>For these reasons, I was thrilled to learn of this proposed improvement to the facility, and ask the Planning Board's support and approval of this project.</p>	Thank you and noted.
116	Kristen Howard		<p>I am writing to support Meadowbrook Stables in building their Riding Ring Pavilion, an attractive and necessary improvement. Not only does this feature allow Meadowbrook's horses to get the daily exercise that is critical to their physical and mental wellbeing, it also allows riders to train safely and consistently on a year-round basis regardless of the weather. It will bring this historic facility up to 21st century standards, enhancing its essential character, use, and ability to serve the public.</p> <p>Meadowbrook's team has designed a building that respects the historic design of the original 1930s barn, as well as the community and environmental setting. The new structure will incorporate many elements of the historic barn, as well as the smaller and more recent maintenance building. The project also includes the addition of new stormwater management and substantial landscaping, replacing over 30,000 square feet of what is currently impervious sand surface with biowales and native plants, as well as a very significant solar power installation.</p> <p>Please take into account the many people this pavilion will benefit, and the beautiful landscape it is helping to maintain.</p>	Thank you and noted.
117	Kristin Shepard		<p>I'm writing in support of Meadowbrook Stables' proposed covered riding ring. The proposed riding pavilion will be a beautiful and long overdue addition to the facility. It will enable Meadowbrook's horses to get the daily exercise that is critical to their physical and mental wellbeing, and allow riders to train safely and consistently on a year-round basis regardless of the weather. It will bring this historic facility up to 21st century standards, enhancing its essential character, use, and ability to serve the public. Meadowbrook's team has clearly gone to great lengths to design a building that respects the historic design of the original 1930s barn, as well as the community and environmental setting. The new structure will incorporate many elements of the historic barn, as well as the smaller and more recent maintenance building. The project also includes the addition of new stormwater management and substantial landscaping, replacing over 30,000 square feet of what is currently impervious sand surface with biowales and native plants, as well as a very significant solar power installation.</p> <p>In mild climates, such as Florida, riding can be a year-round outdoor sport. However, in the mid-Atlantic, riding cannot reliably and safely take place throughout the winter. Like basketball, tennis, gymnastics or swimming, equine athletes and their riders need a space to exercise and train that is protected from the elements. It is for these reasons that covered riding rings have long been standard features at comparable facilities throughout the mid-Atlantic, precisely because they allow for safe and consistent training opportunities.</p> <p>Meadowbrook is a special and unique place for riders and non-riders alike in the Chevy Chase community and the surrounding region. Thousands of riders, over many generations, have enjoyed Meadowbrook. And today it welcomes not only hundreds of riders each year, but at least as many non-riding visitors from the community, who come to walk through the barns, bring their children to pat the horses, and enjoy the parklike setting. It's been an important part of the community for over 85 years, and I want to ensure that it survives and thrives into the future. For all of these reasons, I urge the Commission to support this proposal.</p>	Thank you and noted.
118	Laura Hambleton		<p>I'm writing in support of Meadowbrook Stables' proposed covered riding ring. My child once rode at Meadowbrook and it was an important part of our lives. The proposed riding pavilion will be a beautiful and long overdue addition to the facility. It will enable Meadowbrook's horses to get the daily exercise that is critical to their physical and mental wellbeing, and allow riders to train safely and consistently on a year-round basis regardless of the weather.</p> <p>Meadowbrook's team has clearly gone to great lengths to design a building that respects the historic design of the original 1930s barn, as well as the community and environmental setting. The new structure will incorporate many elements of the historic barn, as well as the smaller and more recent maintenance building. The project also includes the addition of new stormwater management and substantial landscaping, replacing over 30,000 square feet of what is currently impervious sand surface with biowales and native plants, as well as a very significant solar power installation.</p> <p>In mild climates, riding can be a year-round outdoor sport. However, in the mid-Atlantic, riding cannot reliably and safely take place throughout the winter. Like basketball, tennis, gymnastics or swimming, equine athletes and their riders need a space to exercise and train that is protected from the elements. It is for these reasons that covered riding rings have long been standard features at comparable facilities throughout the mid-Atlantic, precisely because they allow for safe and consistent training opportunities.</p> <p>Meadowbrook is a special and unique place for riders and non-riders alike in Montgomery County and the surrounding region. Thousands of riders, over many generations, have enjoyed Meadowbrook. And today it welcomes not only hundreds of riders each year, but at least as many non-riding visitors from the community, who come to walk through the barns, bring their children to pat the horses, and enjoy the parklike setting. It's been an important part of the community for over 85 years, and I want to ensure that it survives and thrives into the future.</p> <p>For all of these reasons, I urge the Commission to support this proposal.</p>	Thank you and noted.

119	Marcela	<p>I'm writing in support of Meadowbrook Stables' proposed covered riding ring. My child once rode at Meadowbrook and it was an important part of our lives. The proposed riding pavilion will be a beautiful and long overdue addition to the facility. It will enable Meadowbrook's horses to get the daily exercise that is critical to their physical and mental wellbeing, and allow riders to train safely and consistently on a year-round basis regardless of the weather.</p> <p>Meadowbrook's team has clearly gone to great lengths to design a building that respects the historic design of the original 1930s barn, as well as the community and environmental setting. The new structure will incorporate many elements of the historic barn, as well as the smaller and more recent maintenance building. The project also includes the addition of new stormwater management and substantial landscaping, replacing over 30,000 square feet of what is currently impervious sand surface with biowales and native plants, as well as a very significant solar power installation.</p> <p>In mild climates, riding can be a year-round outdoor sport. However, in the mid-Atlantic, riding cannot reliably and safely take place throughout the winter. Like basketball, tennis, gymnastics or swimming, equine athletes and their riders need a space to exercise and train that is protected from the elements. It is for these reasons that covered riding rings have long been standard features at comparable facilities throughout the mid-Atlantic, precisely because they allow for safe and consistent training opportunities.</p> <p>Meadowbrook is a special and unique place for riders and non-riders alike in Montgomery County and the surrounding region. Thousands of riders, over many generations, have enjoyed Meadowbrook. And today it welcomes not only hundreds of riders each year, but at least as many non-riding visitors from the community, who come to walk through the barns, bring their children to pat the horses, and enjoy the parklike setting. It's been an important part of the community for over 85 years, and I want to ensure that it survives and thrives into the future.</p> <p>For all of these reasons, I urge the Commission to support this proposal.</p>	Thank you and noted.
120	Mary Kennedy	<p>I write in enthusiastic support of Meadowbrook Stables' proposed covered riding ring. I have been a rider at Meadowbrook for over 20 years, after taking a 23-year hiatus from riding. I have boarded horses at Meadowbrook for the last thirteen years. I know first-hand the high quality of care the animals at Meadowbrook receive. I also know how hard the team at Meadowbrook has worked to make this project environmentally sound and as responsive to community concerns as possible. The ring will provide a space for horses and ponies to exercise during inclement weather, enhancing the staff's ability to keep the animals sound and healthy. Meadowbrook has been an institution for the last 85 years. The covered arena will help it survive for the next 85 years. Thank you for your considerations of these remarks.</p>	Thank you and noted.
121	Mary Leonard	<p>I am writing in support of the proposed new ring, which is a desirable and appropriate addition to the site.</p> <p>In fact, when I was a child, there were two riding stables, each with barns and large rings, on that road. "Pegasus" sat behind Meadowbrook and was a wonderful place.</p> <p>I rood at both stables.</p> <p>Today, Meadowbrook is a resource for many riders, including some who receive scholarships to ride, but financial viability is heavily dependent on competitive young riders who need to practice often, even if the weather is poor. They need this ring. Without it, they might go elsewhere and financial viability would become a problem for Meadowbrook.</p> <p>Surely a beautiful, well-kept facility is more of an asset to the community than a deteriorating building would be? And isn't helping young athletes train in a healthy sport valuable in itself?</p> <p>We have ball fields and soccer fields at dozens of schools, but despite our County's long equestrian tradition, few stables with expert training remain.</p>	Thank you and noted.
122	Michelle Melenwick	<p>I would like to share with you my enthusiastic support of Meadowbrook Stables' proposed covered riding ring. This improvement will have significant benefits for both students and horses. The proposed improvements will also benefit the local environment and community.</p> <p>My son has been fortunate to benefit from the teachers and horses of the Meadowbrook community for the last 3 years. Riding at Meadowbrook has given him an appreciation for animals, their care, and the patience and investment developing a relationship requires. It has contributed to him learning kindness and respect. Meadowbrook has always provided a safe, supportive and nurturing environment for my son and I look forward to his weekly lessons as a time to enjoy.</p> <p>I was so happy to learn of the planned improvements for the facility. We have taken lessons at facilities that utilize a covered riding area which allow students to take lessons despite uncooperative weather. These facilities also make conditions more comfortable year round for instructors and the horses. I was very pleased to learn of the environmental benefits, such as solar energy use, decreasing runoff and erosion that would come from the planned improvements.</p> <p>I look forward to the Planning Board's support and approval of this project.</p>	Thank you and noted.
123	Miguel Iglesias	<p>I would like to express my support of Meadowbrook Stables' proposed covered riding ring. There are multiple reasons and benefits for it:</p> <p>Riders and horses will be able to train consistently and safely all year round</p> <p>Covered rings are generally standard at horse facilities and will bring the facility to a more modern state benefiting the Montgomery County Community as a whole</p> <p>Teachers, staff and members of the public will be able to attend and watch lessons in proper condition</p> <p>It will provide a significant benefit to the environment with the planed solar panels and the new landscape plans</p> <p>Our family has been a member of the Meadowbrook community for the last 2 years. Our daughter has been training there every week and her confidence and sense of responsibility have improved tremendously since then. We hope this will continue for many more years.</p> <p>For these reasons, I was happy to learn about this project to improve the facility and look forward to the Planning Board's support and approval of this project.</p>	Thank you and noted.
124	Nara	<p>I'm writing in support of Meadowbrook Stables' proposed covered riding ring. My child rides at Meadowbrook and it's an important part of our lives. The proposed riding pavilion will be a beautiful and long overdue addition to the facility. It will enable Meadowbrook's horses to get the daily exercise that is critical to their physical and mental wellbeing, and allow riders to train safely and consistently on a year-round basis regardless of the weather. Meadowbrook's team has clearly gone to great lengths to design a building that respects the historic design of the original 1930s barn, as well as the community and environmental setting. The new structure will incorporate many elements of the historic barn, as well as the smaller and more recent maintenance building. The project also includes the addition of new stormwater management and substantial landscaping, replacing over 30,000 square feet of what is currently impervious sand surface with biowales and native plants, as well as a very significant solar power installation.</p>	Thank you and noted.
125	Peter S. Glasman, DVM	<p>I'm writing as a long-time veterinarian, equestrian, and resident of the Chevy Chase community to express my strong support for Meadowbrook Stables' proposal to build a covered riding ring. I would have preferred to have appeared in person to give testimony but regret that, due to a scheduling conflict, I am unable to do so.</p> <p>One of the principal reasons that Meadowbrook is seeking to build the covered riding ring is to bring the facility up to 21st century standards, and enable it to provide current standards of exercise, training and care for its animals. Among these standards of care is the need for daily exercise and movement. Daily exercise is crucial to horses' physical and mental wellbeing, and to their overall quality of life. Daily exercise not only helps prevent muscle loss, bone density loss, inflammation and arthritis, but also is essential to keeping horses fit.</p> <p>However, this daily exercise cannot be ensured without access to an all-weather ring. The most critical function of a covered ring is that it protects the riding surface - the sand footing - in which the horses are ridden from becoming overly wet, frozen, or slippery. The footing surface in a ring directly impacts equine health and safety and, by extension, rider safety. Saturated, slippery footing conditions can lead to severe soft tissue and other injuries in horses, as well as falls. So, at present, without a covered ring, Meadowbrook is faced with two suboptimal choices during inclement weather: either keep the horses indoors or ride them in poor conditions. A covered riding ring will correct this situation.</p> <p>On another note, I grew up in Chevy Chase and I rode at Meadowbrook in the 1960s. I recognize that it is an historic property, with a unique and special history as an equestrian facility in the Nation's capital. Nonetheless, it is not a museum or even a "living history" museum, but a vibrant, active, on-going organization that must evolve and operate in accordance with contemporary training, education, and safety standards. The addition of a covered riding ring at this time is not only essential but, if anything, overdue.</p> <p>For all of these reasons, I urge the Commission to approve this proposal.</p>	Thank you and noted.

126	Sarah Alexander	<p>I am writing in strong support of Meadowbrook Stables' proposed covered riding ring. The proposed riding pavilion will be a beautiful and long-overdue addition to the facility. Meadowbrook's horses need daily exercise that is critical to their physical and mental wellbeing, which is extremely difficult in the absence of a covered facility given ice, rain and snow conditions in the area. The pavilion will further allow riders to train safely and consistently on a year-round basis regardless of the weather. It will importantly bring this historic facility up to 21st century standards, enhancing its essential character, use, and ability to serve the public.</p> <p>Meadowbrook's team has clearly gone to great lengths to design a building that respects the historic design of the original 1930s barn, as well as the community and environmental setting. The new structure will incorporate many elements of the historic barn, as well as the smaller and more recent maintenance building. The project also includes the addition of new stormwater management and substantial landscaping, replacing over 30,000 square feet of what is currently impervious sand surface with biowales and native plants, as well as a very significant solar power installation.</p> <p>In mild climates, such as Florida, riding can be a year-round outdoor sport. However, in the mid-Atlantic, riding cannot reliably and safely take place throughout the winter. Like basketball, tennis, gymnastics or swimming, equine athletes and their riders need a space to exercise and train that is protected from the elements. It is for these reasons that covered riding rings have long been standard features at comparable facilities throughout the mid-Atlantic, precisely because they allow for safe and consistent training opportunities.</p> <p>Meadowbrook is a special and unique place for riders and non-riders alike in the Chevy Chase community and the surrounding region. Thousands of riders, over many generations, have enjoyed Meadowbrook. And today it welcomes not only hundreds of riders each year, but at least as many non-riding visitors from the community, who come to walk through the barns, bring their children to pat the horses, and enjoy the parklike setting. It's been an important part of the community for over 85 years, and I want to ensure that it survives and thrives into the future. For all of these reasons, I urge the Commission to support this proposal.</p>	Thank you and noted.
127	Sarah Spooner	<p>I'm writing in support of Meadowbrook Stables' proposed covered riding ring. The proposed riding pavilion will be a beautiful and long overdue addition to the facility. It will enable Meadowbrook's horses to get the daily exercise that is critical to their physical and mental wellbeing, and allow riders to train safely and consistently on a year-round basis regardless of the weather. It will bring this historic facility up to 21st century standards, enhancing its essential character, use, and ability to serve the public.</p> <p>Meadowbrook's team has clearly gone to great lengths to design a building that respects the historic design of the original 1930s barn, as well as the community and environmental setting. The new structure will incorporate many elements of the historic barn, as well as the smaller and more recent maintenance building. The project also includes the addition of new stormwater management and substantial landscaping, replacing over 30,000 square feet of what is currently impervious sand surface with biowales and native plants, as well as a very significant solar power installation.</p> <p>In mild climates, such as Florida, riding can be a year-round outdoor sport. However, in the mid-Atlantic, riding cannot reliably and safely take place throughout the winter. Like basketball, tennis, gymnastics or swimming, equine athletes and their riders need a space to exercise and train that is protected from the elements. It is for these reasons that covered riding rings have long been standard features at comparable facilities throughout the mid-Atlantic, precisely because they allow for safe and consistent training opportunities.</p> <p>Meadowbrook is a special and unique place for riders and non-riders alike in the Chevy Chase community and the surrounding region. Thousands of riders, over many generations, have enjoyed Meadowbrook. And today it welcomes not only hundreds of riders each year, but at least as many non-riding visitors from the community, who come to walk through the barns, bring their children to pat the horses, and enjoy the parklike setting. It's been an important part of the community for over 85 years, and I want to ensure that it survives and thrives into the future. For all of these reasons, I urge the Commission to support this proposal.</p> <p>Thank you for your consideration!</p>	Thank you and noted.
128	Susan Lyle	<p>I'm writing in support of Meadowbrook Stables' proposed covered riding ring. My child rides at Meadowbrook and it's an important part of our lives. The proposed riding pavilion will be a beautiful and long overdue addition to the facility. It will enable Meadowbrook's horses to get the daily exercise that is critical to their physical and mental wellbeing, and allow riders to train safely and consistently on a year-round basis regardless of the weather.</p> <p>Meadowbrook's team has clearly gone to great lengths to design a building that respects the historic design of the original 1930s barn, as well as the community and environmental setting. The new structure will incorporate many elements of the historic barn, as well as the smaller and more recent maintenance building. The project also includes the addition of new stormwater management and substantial landscaping, replacing over 30,000 square feet of what is currently impervious sand surface with biowales and native plants, as well as a very significant solar power installation.</p> <p>In mild climates, riding can be a year-round outdoor sport. However, in the mid-Atlantic, riding cannot reliably and safely take place throughout the winter. Like basketball, tennis, gymnastics or swimming, equine athletes and their riders need a space to exercise and train that is protected from the elements. It is for these reasons that covered riding rings have long been standard features at comparable facilities throughout the mid-Atlantic, precisely because they allow for safe and consistent training opportunities.</p> <p>Meadowbrook is a special and unique place for riders and non-riders alike in Montgomery County and the surrounding region. Thousands of riders, over many generations, have enjoyed Meadowbrook. And today it welcomes not only hundreds of riders each year, but at least as many non-riding visitors from the community, who come to walk through the barns, bring their children to pat the horses, and enjoy the parklike setting. It's been an important part of the community for over 85 years, and I want to ensure that it survives and thrives into the future.</p> <p>For all of these reasons, I urge the Commission to support this proposal.</p>	Thank you and noted.
129	Walter Vandaele	<p>I am so glad that finally there will be a covered ring to ride. This will be a great enhancement to the Meadowbrook experience.</p>	Thank you and noted.
130	Stefanie Stark	<p>I'm writing this letter in support of Meadowbrook Stables' proposed covered riding ring.</p> <p>I rode at Meadowbrook when I was a girl, and now my daughter rides there. It has been a crucial aspect of my daughter's life for the last five years, helping her grow from an anxious youngster into a confident girl who now helps other young horse-lovers (as she was once helped).</p> <p>Meadowbrook is an asset to the community, allowing the public to visit and experience horses and riders in action. Often, a family with children approaches with questions and wants to pet a horse. We help them safely do that and see their joy. Meadowbrook is also an excellent school teaching an enormous amount to its students, who learn how to take care of the horses in addition to how to ride them.</p> <p>A covered ring is essential for many reasons. It will allow the horses to get the exercise and air they need in inclement weather, rather than being cooped up in their stalls. It will bring Meadowbrook's facility up to par for a riding barn, making lessons possible in inclement weather (they are often cancelled now). Additionally, the covered ring will visually be in keeping with the rest of the barn, which is charming and historic. In nice weather it will be open and airy (with sliding doors that can close in bad weather). It will improve things for the environment and for the neighbors surrounding the barn by: preserving energy using solar power, using significantly less fresh water, creating much less ambient dust, generating much less ambient light at night (half of the current outdoor lighting poles will be removed), and virtually eliminating erosion and sediment runoff into Rock Creek. Also, the number of students and lessons will remain the same, so there will be no increase in traffic in the neighborhood.</p> <p>For these reasons, I urge the National Capital Planning Commission to approve this project.</p>	Thank you and noted.

131	Bernadette and Peter Chapin	<p>As residents at 8018 Ellingson Drive in the neighborhood of Meadowbrook Stables we feel that we have a stake in the proposed covered, indoor riding ring at Meadowbrook Stables. In fact, since it is a county-owned facility, every Montgomery County tax payer/resident/park user has a stake in this issue.</p> <p>At present the stables are a welcome entity in the neighborhood and to the adjoining parkland - a bit of country in the city.</p> <p>The building of this enormous indoor riding facility will convert the stable area to a much more industrial/commercial look especially with those garage doors and it will not blend well with the park.</p> <p>In spite of promises by the lessee to the contrary, my guess is that the proposed facility is intended to generate more revenue for the stable lessee or it would not make economic sense to build.</p> <p>To bring in more revenue it will have to generate more equestrian activities - more lessons, more shows - resulting in more traffic more parking problems more noise, more dust.</p> <p>To state in the FAQs that it is "not expected to impact traffic or parking" or that it is "not expected to increase noise levels" is not a guarantee that it will not impact traffic and parking or not increase noise levels and is small comfort for those like myself who have lived on Ellingson Drive since 1993 and have a stake in the property values here.</p> <p>As a former pony horse owner when our daughter rode and competed in Howard County we can understand the convenience for riders of an indoor riding facility. However, this neighborhood and park is not an appropriate place for this huge indoor ring. It's just plain ugly and industrial looking much like the indoor ring at Columbia Horse Center where my daughter rode in the 90s.</p> <p>We see only benefit to the small community of equestrians not to those who come to jog, bike ride, or walk a bacolic trail into the park.</p> <p>I would guess that it will not enhance property values for the residents of the neighborhood, especially those on Abiline who directly back to the facility, but rather decrease them. We already have the County maintenance facility we don't require or welcome an enlarged riding facility.</p> <p>Which is more important, the good of the many or the good of the few?</p> <p>Ask yourself one question as you make your decision: "Would I welcome this facility in my neighborhood?" It is much more suited for a site in the Agricultural Reserve. It is nice that the stables have been maintained in the neighborhood but the area cannot bear this huge, ugly building cleverly sited outside of the historic designation area.</p> <p>Thank you for your consideration of our views.</p>	<p>The mission of Meadowbrook Stables is to provide excellence in equestrian education, promote youth development, implement green and sustainable horse-keeping practices; provide high-quality, life-long care for its horses; make horses accessible to those who could not otherwise afford to ride; and preserve Meadowbrook as an historic equine facility to ensure enjoyment by future generations. As a public facility, engagement opportunities are prioritized through a variety of programming, including lessons, summer camps, individual/team competition programs, and employment. Meadowbrook's Board of Directors considers a covered riding ring to be critical to facility operations as a historic property that must continue to evolve to maintain contemporary business, training, education and horse safety standards.</p> <p>The facility is open daily to the public, allowing families, school groups, and all members of the public to watch and interact with the horses. They offer riding lessons, summer camps, and other equestrian-related programs, teaching over 450 students each year, boarding 50 horses, and employing over 25 full- and part-time staff, and up to 25 youth through summer programs. The property is open to the general public every day of the year, from dawn through dusk, to allow people to walk, watch and interact with the horses, picnic and relax. Meadowbrook also provides and maintains public restrooms and drinking water facilities for joggers, cyclists, and other members of the public.</p> <p>The new pavilion would not increase existing programming at Meadowbrook Stables, which is limited by a concessionaire agreement with M-NCPPC. As such, there will not be any project impacts to existing traffic and parking activity over the long-term (once the project is complete). During construction, there would be some increase in traffic on Meadowbrook Lane, with the presence of trucks delivering equipment and material to the site. Deliveries would enter the property through the southern gate and all construction-related traffic would park on Meadowbrook property. Construction staging would be on the southern-most parking area on the property, directly across the interior gravel driveway from Ring C. All materials and equipment would be stored in this location. Fixed weekly work hours, regular communication between Meadowbrook and the community, and the relatively short duration of project construction (8-10 weeks) would help control adverse traffic and parking impacts.</p> <p>Long-term noise levels would generally remain the same as existing conditions since programming would not change. Ring C-related noise may be reduced however, with a new pavilion shielding outside (uncovered) areas from activities within the structure since the space would be partially enclosed with the retractable doors open. Overall, long-term noise impacts would likely be negligible.</p> <p>Please see Items #1, 6 and 15 in this spreadsheet for additional related information on potential visual impacts, NCP's review role under the Capper-Cramton Act and project Purpose and Need. These topics are also included in the final EA and staff report to the Commission.</p>
132	Colette Silver	<p>I oppose the scope of this project. The size of the proposed rink is huge. It will change the parklike feel of the stables to an urban environment with all the noise, increased traffic, increased need for parking and loss of open space. Walking, running and biking around the stables is enjoyed by many, many people including myself on a daily basis as an experience to enjoy nature. For us, this building will change this walk from a healthy quiet time to one with the feel of walking in the neighborhood with cars and traffic. This addition to the stables is designed to benefit a few people who can afford riding lessons and will affect the quality of life for many, many people. This change is NOT in the public interest.</p>	<p>NCP staff analyzed the proposed project in accordance with the 1930 Capper-Cramton Act and the subsequent 1931 agreement between NCP and M-NCPPC, which grants NCP approval over development plans for park-related development. NCP's review focuses on protecting the character and setting of the parks and ensuring that any improvements are for park purposes. Based on the submission materials, staff finds that the new pavilion would satisfy the public-serving mission of Meadowbrook Stables through protection of its horses, enhancing its programming, and enabling continued facility operations. The project would provide all-weather space to ensure more predictable and regular training/lessons in a less predictable weather environment. The project is consistent with Meadowbrook's nature as an equestrian facility and is compatible with the property's setting within Rock Creek Park.</p> <p>Please see Items #1, 6, 15, and 131 in this spreadsheet for additional related information on potential visual impacts, NCP's review role under the Capper-Cramton Act, project Purpose and Need, and potential traffic and parking impacts. These topics are also included in the final EA and staff report to the Commission.</p>
133	Hyon Kah	<p>Most of the current facility falls within the 100-year flood plain (see attached), and the proposed plan increases its risk rather than its resilience. Recent flood events around the county has shown that 100-year floodplains do not indicate the chances of the designated areas as having 0.1% of flooding per year. For example, Houston saw two 1000-year floods (0.01%/year flood) in just two years between 2017 and 2019. Efforts have been made, on federal, regional, and local scales, to relocate people and assets away from flood zones rather than adding risks to them.</p> <p>The proposal mentions climate change impacts being an issue they care about. Is investing more to build out the facility on a site that is already at risk really the best use of their resources?</p> <p>Potential water pollution is another concern, especially considering the nature of the facility and its obvious risk to floods. Does the current and proposed wastewater (and flood risk) management plan address this concern, under both normal and flood conditions?</p> <p>Erosion management, during construction but also after the expansion is completed, is another area that the current plan does not address. This has water quality and public safety implications.</p> <p>The "purpose & need" section of the proposal, while clear in outlining the new ring's benefit to the Foundation, does not adequately address those of the public. Simply having the facility open to the public for passive observation does not seem to be a fair exchange for the public to give up their access and views.</p> <p>Lastly, the development document mentions the use of flood lights. Will the new enclosed ring need more of them? Light pollution and its impact on the ecosystem within the park and possible increase in greenhouse gas (GHG) emissions would be another concern.</p>	<p>Please see Items #4, 26, and 131 in this spreadsheet for additional related information on potential floodplain impacts, stormwater management, and Meadowbrook's public-serving mission. These topics are also included in the final EA and staff report to the Commission.</p>
134	Hyon Kah	Reference Attachment	Thank you and noted.
135	Cindy Armon	<p>I am concerned about the size and aesthetics of the proposed structure. I do not feel that there has been sufficient consultation with those in the immediate neighborhood concerning the impact of the pavilion. Not all of us can take time off during a work day to attend an NCP meeting or other scheduled forum. In contrast to previous care taken by Meadowbrook to cultivate positive relations between the stables and its neighbors, there has been no direct communication and thus rumors abound.</p>	<p>Please see Items #15 and 132 in this spreadsheet for additional related information on the project's Purpose and Need and project compatibility as a park use. These topics are also included in the final EA and staff report to the Commission.</p> <p>The Montgomery County Department of Parks (M-NCPPC) launched a public outreach effort beginning December 20, 2019 following an extensive internal project evaluation. The MCDP posted a notification sign at the Meadowbrook project site on December 20, 2019 to inform the public about a community meeting to discuss the project on January 16, 2020. Other public notification actions included:</p> <ul style="list-style-type: none"> January 2, 2020 - e-mail notice sent to all nearby neighborhood associations; January 4, 2020 - postcards mailed to all nearby property owners within a 0.25-mile radius of Meadowbrook Stables (approximately 250 homes); January 4, 2020 - Two project-focused web pages launched to 1) describe the project and display renderings/plans and 2) collect/display public comments on the project. Both web pages were updated as new materials and information became available. <p>An Open Town Hall page (public comment page) was operational from January 2-March 15, and a dedicated project information page (with plans/renderings) will remain operational until completion of the project (late summer/early fall 2020). MCDP staff are available for in-person meetings and to respond to e-mails and calls as needed. A public hearing by the Montgomery County Planning Board to review the project is currently scheduled for May 14. The following summary commentary was developed by MCDP staff to describe project-related input from the community.</p> <p>The following bullets summarize notable public outreach during NCP's preliminary review phase.</p> <ul style="list-style-type: none"> • Draft EA available on NCP website from November 18 - December 18, 2019; • Project submission materials available on NCP website from November 14 - December 5, 2019; • Executive Director's Recommendation available on NCP website from November 29 - December 5, 2019; • Commission voted to approve the preliminary plans for the project on December 5, 2019. <p>The following bullets summarize notable public outreach during the NCP's final review phase.</p> <ul style="list-style-type: none"> • NCP staff meeting with several nearby residents on February 20, 2020; • Final EA available on NCP website from March 4 - 18, 2020; • Project submission materials available on NCP website from April 17 - May 7, 2020; • Finding of No Significant Impact (FONSI) available on NCP website from May 1 - 7, 2020; • Executive Director's Recommendation available on NCP website from May 1 - 7, 2020. <p>All public comments submitted to NCP are included in the EDR Appendix and addressed through the final EA.</p>
136	Phyllis Greer	Please Don't support this expensive unnecessary project that will be an eyesore for the neighborhood.	Please see Items #1, 15 and 10 in this spreadsheet for additional related information on potential visual impacts, NCP's review role under the Capper-Cramton Act and project Purpose and Need. These topics are also included in the final EA and staff report to the Commission.
137	Andres Garrido	<p>I write in opposition to the proposed building at Meadowbrook Stables. My concern being that this would set precedent to unnecessary future constructions and disruption to the parks landscape.</p> <p>Thank you.</p>	The current project is Phase 2 of a comprehensive development plan for Meadowbrook Stables that was previously approved by NCP (July 2003) and the Montgomery County Planning Board (2001). There are no other improvements planned for the property at this time.

138	Eric E. Sterling	<p>I live at 2805 Blaine Drive, 5 houses up the street from Meadowbrook Stable. I have long appreciated the presence of the stable in our neighborhood. I appreciate its historic character of the stable buildings.</p> <p>The stable management however has made choices that are disruptive of our community. For example its choice of lighting design, and the light fixtures on the side of the stable are extraordinarily and unnecessarily bright and shine into both our homes, yards and the park.</p> <p>The proposed structure at the corner would impinge on our residential community. In an earlier plan, the stable had proposed a covered structure west of the riding rings and between the historic stable building and the new maintenance/manure storage building. Located there would not disrupt the view from the neighborhood. Unfortunately that is close to the creek and deeper in the flood zone.</p> <p>I don't think there are design tweaks that can mitigate the unacceptable impact this proposed structure has for our neighborhood.</p> <p>I OPPOSE the proposed multi-story structure.</p>	<p>Please see Items #1, 6, 15, and 131 in this spreadsheet for additional related information on potential visual impacts, NCP's review role under the Copper-Cramton Act, project Purpose and Need, and potential traffic and parking impacts. These topics are also included in the final EA and staff report to the Commission.</p>
139	Marin J Goldman	<p>My wife and I both think this ring would be a detriment to our lovely neighborhood. We love the stables as is and think the new ring would take away from our beautiful surroundings.</p>	<p>Thank you and noted. Please see Items #1, 6, and 15 in this spreadsheet for additional related information on potential visual impacts, NCP's review role under the Copper-Cramton Act, and project Purpose and Need. These topics are also included in the final EA and staff report to the Commission.</p>
140	Larry Fogel	<p>1) A large commercial space does not fit with a small neighborhood and will obstruct views and access to the park. 2) this process should not move ahead while everyone and everything else is shut down. It does not allow for adequate public comment.</p>	<p>Please see Item #1 in this spreadsheet for additional related information on potential visual impacts. This topic is also included in the final EA and staff report to the Commission.</p> <p>The project has already undergone extensive public outreach and comment as described in Item #135 in this spreadsheet for additional related information on public outreach by NCP and MNCPPC. This topic is included in the final EA and staff report to the Commission. Please note that NCP has also delayed its review until May 2020 to allow the Agency additional time to improve its virtual meeting capability so that all public testimony can be accommodated.</p>
141	Antonia Denton	<p>I have submitted previous comments with other Concerned Neighbors of Meadowbrook Stables, but am writing now with a personal appeal to disapprove the final site and building plans for the proposed riding ring pavilion.</p> <p>Below is a photo I took of family members standing in front of Meadowbrook Stables' riding rings around 1998, on what would become the Hiker-Biker Trail. The land was open and uncluttered; the view was far-reaching and unobstructed.</p>	<p>Thank you and noted.</p>
142	Antonia Denton	<p>This second photo was taken this week, in approximately the same location, although it's difficult to be certain given changes in the landscape and skyline that have erased points of reference.</p>	<p>Thank you and noted.</p>
143	Antonia Denton	<p>During Phase 1 of the Meadowbrook Stables development, mature trees were removed, black metal light poles were erected, rows of fencing were installed on the southeast corner, and the area was heavily landscaped. Many neighbors and community members opposed these actions, due to concerns over harmful effects on the environment and aesthetic character of the stream valley. Strong opposition was also voiced over Meadowbrook's plan, that did not proceed at that time, to construct a 26 ft. tall covered riding ring on the property. Now, those concerns have returned tenfold.</p>	<p>Phase 1 measures were designed to enhance both the aesthetic and environmental qualities of the property, as well as address long-deferred maintenance and operational needs. (1) No mature trees were removed unless they were found to be unhealthy and therefore unsafe (e.g., diseased ash trees). (2) Perimeter fencing was added to the entire property to ensure that horses did not escape (which had previously happened on numerous occasions over the years). This was not multiple "rows" of fences, but one row of fencing around the property. (3) Several portions of the property were landscaped with native trees and shrubs that have matured to provide habitat as well as screening of the property. However, the horses are still visible from about 90 percent of the perimeter of the property, the only exception being 20W along the southeast corner of Meadowbrook Lane which has a 20' wide buffer zone planted with redbuds and hollies. (4) The current proposal would remove 20 of the black metal light poles.</p>
144	Antonia Denton	<p>The proposal to construct a 125 ft. x 225 ft. x 42 ft. tall covered riding pavilion that would loom over the area in the above photos and be visible from most vantage points surrounding the property, would further compromise the landscape of Rock Creek Park. The full scale of the pavilion would clearly be seen from Meadowbrook Stable's historic barn, the adjacent Hiker-Biker Trail that skirts the eastern and southern perimeter of the property, and neighboring homes that overlook the proposed site. The pavilion would obstruct sightlines and tree lines of the forested parkland for those entering the area on Meadowbrook Lane or the Hiker-Biker Trail.</p>	<p>Please see Item #1 in this spreadsheet for additional related information on potential visual impacts. This topic is also included in the final EA and staff report to the Commission.</p>
145	Antonia Denton	<p>In years to come, as our urban landscape becomes more crowded and open spaces continue to disappear, what will be of more value to future generations? A covered riding pavilion that serves fewer than 450 people per year, or, a preserved open space and viewshed that welcomes thousands of annual visitors entering Rock Creek at this location? It's understandable that Stables' riders, families and staff would want the comfort of a covered riding ring. I attended years of my children's outdoor sports practices and games, held in all types of conditions, but players, coaches and those who support them expect that weathering the elements (or ceding to them) is part of the sporting experience.</p>	<p>Please see Items #1, 15, 10, and 131 in this spreadsheet for additional related information on potential visual impacts, NCP's review role under the Copper-Cramton Act, project Purpose and Need, and Meadowbrook's public-serving mission. These topics are also included in the final EA and staff report to the Commission.</p>
146	Antonia Denton	<p>Meadowbrook Stable's past and proposed development continues to build, rather than break down barriers to public access. While Meadowbrook purports to be non-equestrian community, it continues to mount a campaign that creates a members-only message of exclusivity. A tall black wrought-iron fence guards the entrance near the proposed building site, plants of heavily planted bio-retention swales and areas of double fencing would block interaction with those passing by in the shadow of the imposing structure. Meadowbrook has explained that these designs were chosen to make the covered pavilion more acceptable to the community, while I wonder if these may be protective measures meant to discourage others from approaching.</p>	<p>Please see Items #1, 15, 10, 26, and 131 in this spreadsheet for additional related information on potential visual impacts, NCP's review role under the Copper-Cramton Act, project Purpose and Need, stormwater management, and Meadowbrook's public-serving mission. These topics are also included in the final EA and staff report to the Commission.</p>
147	Antonia Denton	<p>Socio-economic barriers also prevent the general public from accessing amenities at Meadowbrook Stables. Equestrianism is an expensive sport that is financially unattainable for many. While the Stables has self-reported reaching out to schools and providing scholarships, that apparently has not included the local public elementary school that my children attended and where I worked. Rock Creek Forest ES, only .5 miles walking distance away from the Stables, has a wonderfully diverse community of families. The students that I knew of who rode at Meadowbrook did not receive any special services or accommodations, and came from families that could afford the high fees.</p>	<p>Meadowbrook's riders come from diverse economic backgrounds. Meadowbrook supports its less affluent riders by (1) giving need-based financial assistance to several riders each year; (2) offering working student and summer youth employment programs to 20-25 students per year; (3) partnering with schools as often as possible to offer riding, as well as transportation and meals, to interested students. Meadowbrook's 32-week "school year" lesson program costs just under \$3000. While not cheap, this is comparable to other instructional sports programs in this region, including tennis, gymnastics and other individual sports, as well as music and dance instruction. And Meadowbrook's Interscholastic Equestrian Association (IEA) team program is specifically designed to allow youth who cannot afford their own horses to compete at the local, regional and national level.</p>
148	Antonia Denton	<p>Additionally, public trust in the Parks Department has degraded due to the lack of transparency by MNCPPC and Meadowbrook Stables during this proposal process. Rather than pursue a cooperative effort early on with immediate neighbors known to be concerned about further development, Meadowbrook chose to actively limit information disseminated to them. Meadowbrook has not forged links with the surrounding community, but rather has built a wall of mistrust.</p>	<p>Please see Item #135 in this spreadsheet for additional related to public outreach. This topic is also included in the final EA and staff report to the Commission.</p>
149	Antonia Denton	<p>Many may look at the monetary contributions of Meadowbrook Foundation Inc. and applaud its generosity. I look at Meadowbrook's actions and motives and shake my head with skepticism. A private company forms, adopts the name of the public facility it leases, avoids many zoning regulations because of that partnership, and operates without the transparency that is required of a public entity. Meadowbrook's continuing efforts to fulfill its own wants, rather than the needs of the greater community, illustrate the perils of embracing such lucrative public-private partnerships. Perhaps, now is the time to look a gift-horse in the mouth.</p>	<p>Meadowbrook is not a private company, but a 501(c)(3) non-profit organization. Its volunteer Board of Directors, as well as most of its staff, are themselves long-time residents of Montgomery County and the greater Washington community, and as such are committed to enhancing the richness of cultural, athletic and educational opportunities available in this region. Most of the current Board members, as well as the Executive Director, joined the Board in the last five years because they believe in Meadowbrook's educational, animal welfare, and stewardship mission. Further, Meadowbrook could not exist without its strong and effective partnership with Montgomery Parks. The opponents criticize Meadowbrook's "high fees." Absent its partnership with Montgomery Parks, Meadowbrook would be forced to either raise its fees by well over 50 percent or close its doors.</p> <p>Please see Items #15 and 131 in this spreadsheet for additional related information on the project Purpose and Need and Meadowbrook's public-serving mission. These topics are also included in the final EA and staff report to the Commission.</p>
150	Antonia Denton	<p>Thank you for considering my concerns in this letter. Also, thank you to NCP for opening a second comment period, and informing neighbors of the opportunity to submit remarks.</p>	<p>Thank you and noted.</p>
151	Jay Holland	<p>I ask that my comments be considered and included in the record. I live at 2814 Abilene Drive, and my house backs directly (less than 60 feet from my fence) to Ring C, where the proposed indoor arena is planned. We have lived there for 19 years. I know you have heard from several of my neighbors, and have received the petition with over 180 signatures from community members. While I do not wish to be repetitive to those well written comments, I must note my strong opposition to this proposal. Indeed, it is inconceivable to me that upon any objective review of this project, that anyone one could think this is a wise proposal.</p>	<p>Thank you and noted. NCP will include all public comments in the Appendix for the staff report to the Commission.</p> <p>Please see Items #1, 15, and 131 in this spreadsheet for additional related information on potential visual impacts, project Purpose and Need, and Meadowbrook's public-serving mission. These topics are also included in the final EA and staff report to the Commission.</p>
152	Jay Holland	<p>This building is proposed one of the narrowest sections of the Park, and this 225' by 125' by 42' height commercial structure, to be built in an area that is in the flood plain and regularly floods, will obliterate the park-like atmosphere and view-scape permanently for the benefit of a private, high priced riding club that has the good fortune for them to be located on public land. This section of the Park, with Rock Creek bike trail, and the ball fields, hiking trails, the Creek, and Candy Cane City, and of course the stables, is an open-space gem as intended. It is used by thousands of park patrons regularly. They come to play, relax and escape by enjoying the open space and views - at no cost to them. In contrast, Meadowbrook Stables is used by a few select patrons who can afford the \$3000 school year tuition, to be used on the few days per year that they would rather ride inside.</p>	<p>Please see Items #1, 4, 6, 15, and 131 in this spreadsheet for additional related information on potential visual impacts, floodplain impacts, parkland compatibility, project Purpose and Need, and Meadowbrook's public-serving mission. These topics are also included in the final EA and staff report to the Commission.</p>
153	Jay Holland	<p>The stables have been there for over 85 years, with patrons riding outside in a variety of weather. I understand that they would rather ride inside when the weather is less than ideal. But at what cost to the Park, its users, and the residential neighborhood directly abutting Meadowbrook? This neighborhood, inclusive of Meadowbrook Stables, is zoned residential. The building will be a few feet from Meadowbrook Lane, and the paved bike trail. It is a highly densely populated suburban neighborhood less than one mile from the D.C. border - not rural; and the Stables are not located in the midst of a much larger park where the structure could be well-obscured from residences and park users. The entire campus sits on 9.5 acres and has 50 horses. Contrast its location to the other County-owned indoor arenas. The indoor arena at Wheaton Park is in the midst of a 750 acre park, completely out of the view of the near-by residential neighborhoods, and apart from other park uses - and it is a significantly smaller arena than the one planned here. Likewise the indoor arena in Potomac is in a very rural and lightly populated setting.</p>	<p>Please see Items #1, 6, 15, and 19 in this spreadsheet for additional related information on potential visual impacts, parkland compatibility, project Purpose and Need, and Ring C location preference. These topics are also included in the final EA and staff report to the Commission.</p>
154	Jay Holland	<p>I am an avid mountain biker. There are dozens of miles of very inviting dirt trails just outside my door in Rock Creek Park. But, I never ride those trails because the Parks Department has wisely decided that trails are too heavily used by walkers and bikers, in its urban/suburban location. So, I put my bike rack on my car and drive to where mountain biking is permitted. I raise this because it is abundantly clear that not every use is appropriate in every location merely because there is park land available and it would be convenient. It would be far more convenient for me not to drive to trails - but I would never argue that mountain biking should be allowed at close-in trails. Riders and their families have other choices if riding indoors is a higher priority to them than the convenience offered by Meadowbrook. Clearly, as the Stables is booked to capacity without the indoor riding option, those patrons have deliberately chosen convenience instead. They have plenty of other indoor options if that is the priority for them.</p>	<p>Meadowbrook Stables has been a purpose-built equestrian facility since it was founded over 85 years ago. It has been used for this purpose without interruption since it was built. This use will not be altered by the proposed covered riding arena; rather, the quality and safety of the facility and its use will be brought up to 21st century standards.</p> <p>Please see Items #15 and 19 in this spreadsheet for additional related information on project Purpose and Need and Ring C location preference. These topics are also included in the final EA and staff report to the Commission.</p>

155	Jay Holland		It is frankly quite clear as well, that Meadowbrook does not have any appreciation for the concerns raised by so many members of the community. Others have already detailed to you the deception and false statements made by Meadowbrook in its various filings, and I will not repeat those here. However, I must note that the community was excluded and misled. During the first phase of improvements, back in the early 2000's, Meadowbrook abandoned its plan to build a much smaller indoor arena in Ring D, after community objections were raised. Ring D was constructed at that time specifically for an indoor arena, and would have been set back from Meadowbrook Lane, and the community as to not destroy the view-scape or about homes. At the time, stables board members – including David Bradley, and current chair Kerry Richards, met with community members – including myself. At the meeting they repeatedly assured that we would be fully informed and involved if the Stables decided to revise its plan for an indoor arena.	Please see Items #15, 19, 131, and 135 in this spreadsheet for additional related information on project Purpose and Need, Ring C location preference, Meadowbrook's public-serving mission, and public outreach efforts. These topics are also included in the final EA and staff report to the Commission.
156	Jay Holland		As you are no doubt aware, that did not happen. Indeed, Meadowbrook submitted its proposals to NCPCC and MNCPPC without even notifying those of us who directly abut their property. Apart from abundant errors in the proposal to NCPCC, Meadowbrook noted that our house and those of several of our neighbors would be most affected by the new building. They had the audacity to say, in essence, that it is no big deal for us, and NCPCC should just approve their proposal – without ever asking how it would truly affect us, or informing us during the public comment period. So – we respectfully appeal to the NCPCC to keep in mind the big picture, and not the narrow interests of a select few. The wrong decision will devastate the Park. Accordingly, I ask that NCPCC reject this ill-considered proposal.	Please see Items #15, 131, and 135 in this spreadsheet for additional related information on the project's Purpose and Need, Meadowbrook's public-serving mission, and public outreach by NCPCC and MNCPPC. These topics are also included in the final EA and staff report to the Commission. Please note that NCPCC staff has continued to update information in the EA, issuing a revised EA for public comment in March 2020, and the Commission will review the project for a combined Preliminary and Final approvals at its meeting in May.
157	Pam Holland		As mentioned in today's meeting, we are disappointed with the lack of accuracy in Meadowbrook's assertion that the covered riding ring is necessary due to weather-related cancellations. Here is the information I referenced in our meeting. Photos are below the bullets.	Please see Items #15 and 19 in this spreadsheet for additional related information on the project's Purpose and Need and Ring C location preference. These topics are also included in the final EA and staff report to the Commission.
158	Pam Holland		Meadowbrook classes and shows are regularly conducted in the rain – including heavy downpours. I watch these classes go on regularly. See below photos from Instagram and Meadowbrook's Facebook Page showing a horse show in the rain and a lesson in the rain.	Please see Items #15 and 19 in this spreadsheet for additional related information on the project's Purpose and Need and Ring C location preference. These topics are also included in the final EA and staff report to the Commission.
159	Pam Holland		The horse show that was canceled in 2019 was scheduled for Saturday, April 20. Meadowbrook decided to cancel the show two days prior on April 18 – as evidenced by the post on their Facebook page – in anticipation of a "vigorous springtime cyclone" that occurred on April 19 (the day before the show). My guess is that travel was unsafe and flooding was anticipated (DC was to have 1.5" - 2" in a short time). In any event, the covered ring would not have mitigated a springtime cyclone. Here is a link to the Washington Post story from April 18 warning of this weather event.	Meadowbrook cancelled its April 20, 2019 horse show on Thursday, April 18, because unusually heavy rain was forecast for Friday, April 19 – the day before the horse show. Such heavy rain would have made the riding surface slippery, saturated with water, and dangerous for both horses and riders. In the interest of the safety of both its own horses and riders, as well as those arriving from other stables to compete at the facility, Meadowbrook was forced to cancel the show. This had nothing to do with travel conditions. This cancellation resulted in approximately \$20,000 of lost income. If Meadowbrook had a covered riding ring, it would not have had to cancel the horse show. Please see Items #15 and 19 in this spreadsheet for additional related information on the project's Purpose and Need and Ring C location preference. These topics are also included in the final EA and staff report to the Commission.
160	Pam Holland		Meadowbrook closes when MCPS has cancelled school and activities. When it snows or there is ice, roads are not safe and sidewalks not cleared. Meadowbrook will still be impacted by these closures.	According to Meadowbrook Stables staff, "Meadowbrook will continue to close when MCPS is closed, as the paramount concern is always riders' safety. However, Meadowbrook currently has to cancel lessons more frequently than MCPS closes schools. Meadowbrook must often cancel lessons even when MCPS is open due to unsafe conditions." Please see Items #15 and 19 in this spreadsheet for additional related information on the project's Purpose and Need and Ring C location preference. These topics are also included in the final EA and staff report to the Commission.
161	Pam Holland		I would like the following comments to be added to the record regarding the Meadowbrook proposal. They are my personal comments as distinguished from the petition sent earlier.	Thank you and noted. NCPCC will include all public comments in the Appendix for the staff report to the Commission.
162	Pam Holland		Open space in Montgomery County is dwindling. It is a community resource that both NCPCC and Montgomery County have committed to preserve. The large proposed building would have a huge impact on the view-scape to the park visitors as well as the neighbors.	Please see Item #1 in this spreadsheet for additional related information on potential visual impacts. This topic is also included in the final EA and staff report to the Commission.
163	Pam Holland		Park space should not be co-opted through a private-public partnership for the use of a limited, privileged few. Projects at the National Zoo, for example, may have a perceived negative impact to the surrounding neighbors, but the benefit of such projects inure to the community at large and without regard to income.	Please see Items #15 and 131 in this spreadsheet for additional related information on project Purpose and Need and Meadowbrook's public-serving mission. These topics are also included in the final EA and staff report to the Commission.
164	Pam Holland		Meadowbrook Stables benefit an elite segment of Montgomery County, DC and Virginia residents. There is a misperception that the Meadowbrook neighborhood is a wealthy one. In fact, the Rock Creek Forest Elementary School – the district in which the Meadowbrook sits has a 24.5% FARMS rate. One in four children is entitled to free and reduced meals. These children will never be able to ride at Meadowbrook. When our neighborhood group met with the County Parks department we were told that it was open to all – neighborhood children could go and visit the horses – which is akin to allowing kids into a library but not letting them read the books. This problem will continue to exist even if the project does not go forward, but Meadowbrook should not be permitted to further their footprint at the expense of the broader community.	Please see Items #15 and 131 in this spreadsheet for additional related information on project Purpose and Need and Meadowbrook's public-serving mission. These topics are also included in the final EA and staff report to the Commission.
165	Pam Holland		Meadowbrook has been less than truthful from their first submission regarding the flooding and flood plain at Meadowbrook to their assertions that the indoor ring would have prevented cancellation of the April 2019 horse show. (I have previously submitted information on this that I would like to have on the record as well). I urge the NCPCC to view Meadowbrook's submissions with a critical eye given their manipulation of information.	Please see Item #4 in this spreadsheet for additional related information on potential floodplain impacts. This topic is also included in the final EA and staff report to the Commission.
166	Pam Holland		Meadowbrook has existed for 85 years without an indoor riding ring. The building is simply not a necessity. I have previously submitted information regarding Meadowbrook's claim regarding a horse show they canceled last year with the implication that it would not have been canceled were there an indoor ring. This is just inaccurate. I also take issue with their assertions that they cancel lessons and refund money due to rain. This is not supported by the information on their website, nor my observations of the riding lessons being conducted even in spring downpours. And regardless, horseback riding like so many youth activities (e.g., soccer, swim team, and baseball) must make frequent adjustments for weather.	Please see Items #15 and 19 in this spreadsheet for additional related information on the project's Purpose and Need and Ring C location preference. These topics are also included in the final EA and staff report to the Commission.
167	Pam Holland		The project's enormous dimensions – larger than an NHL hockey rink and a height of 42' at its peak make it a completely inappropriate addition for this section of the park. Meadowbrook's facilities sit in a very narrow section of Rock Creek Park. The structure would be nearly 1/3 of the useable width of that section of the park. This is not the agricultural preserve or Wheaton Regional Park where such structures would be in keeping with the surroundings and not within several dozen feet of residences.	Please see Items #1, 6, and 15 in this spreadsheet for additional related information on potential visual impacts, parkland compatibility, and project Purpose and Need. These topics are also included in the final EA and staff report to the Commission.
168	Pam Holland		In addition to sitting in a very small section of the park, Meadowbrook Stables is nestled in a residential neighborhood. The proposed structure would be approximately 100 feet from our house and only 60 feet from our back fence with a similar impact to our neighbors. We all must make sacrifices for the common good, but I just can't see this project as being for the common good. It is not a school, playground, soccer field or other use that would be enjoyed by many. Thank you for your consideration.	Please see Items #1, 6, 15, and 131 in this spreadsheet for additional related information on potential visual impacts, parkland compatibility, project Purpose and Need, and Meadowbrook's public-serving mission. These topics are also included in the final EA and staff report to the Commission.
169	Michael Silver		Meadowbrook Stables should build their covered ring in Ring D, the one in the back of the property. There will be zero objection from the community. It seems to me it is the obvious solution. Apparently it was going to be built there originally, back in the early 2000's. It's the right way forward.	Please see Items #15 and 19 in this spreadsheet for additional related information on the project's Purpose and Need and Ring C location preference. These topics are also included in the final EA and staff report to the Commission.
170	Concerned Neighbors		As you probably know, a few weeks ago, Meadowbrook posted on the Montgomery Parks website "Questions and Answers" in response to questions and concerns that were raised at the January 16th Public Meeting. We are attaching the list of Meadowbrook's questions and answers along with comments from Concerned Neighbors of Meadowbrook Stables for your review. Please add these to the public comments being gathered on the Meadowbrook Proposal.	Thank you and noted. NCPCC will include all public comments in the Appendix for the staff report to the Commission.
171	Concerned Neighbors		As we have written about and discussed previously, the Concerned Neighbors of Meadowbrook Stables believe that Meadowbrook is not acting in good faith by continuing to provide misleading information. To further document and demonstrate the question of access and affordability, we are attaching links that further describe Meadowbrook's pricing, scholarships, and accessibility policies.	Thank you and noted. Please see Items #15 and 131 in this spreadsheet for additional related information on project Purpose and Need and Meadowbrook's public-serving mission. These topics are also included in the final EA and staff report to the Commission.
172	Concerned Neighbors		Also, we suspect you and MNCPPC would be interested in the Racial Equality Legislation recently adopted by Montgomery County as it relates to points Concerned Neighbors of Meadowbrook Stables have made regarding exclusivity. The exclusivity puts into question how "public" of a park use the proposed covered arena would (not) be. Below we have attached a copy of the recent legislation.	Thank you and noted. Please see Items #15 and 131 in this spreadsheet for additional related information on project Purpose and Need and Meadowbrook's public-serving mission. These topics are also included in the final EA and staff report to the Commission.
173	Concerned Neighbors		Lastly, we are including a couple of video clips (we may need to send them separately) taken from the deck of 2812 Ablene Drive of the current use of Ring C. As you will see, riders currently ride along the very edge of the ring as well as the inner and central portions. To now cover Ring C (rather than the originally proposed Ring D – should it be deemed "necessary") Meadowbrook would significantly decrease the size of the riding area that was enlarged and sought to be established during Phase 1 of the renovations. This represents a decrease of 31,875* square feet of riding/jumping space, that in 2003 was deemed as necessary. (*Difference between the actual size of Ring C and the size of the proposed covered arena).	Thank you and noted. Please see Items #15 and 19 in this spreadsheet for additional related information on the project's Purpose and Need and Ring C location preference. These topics are also included in the final EA and staff report to the Commission.
174	Concerned Neighbors		Please note that the riders do not use the southwest corner of this ring, which is covered in grass due to standing water, meant to drain into the sediment pond. The entire 200 ft. x 300 ft. area of Ring C was intended for riding per the 2001 EA for Meadowbrook Stables, but due to poor drainage, that corner has not been used by riders for years.	Please see Items #15, 19, and 26 in this spreadsheet for additional related information on the project's Purpose and Need, Ring C location preference, and stormwater management. These topics are also included in the final EA and staff report to the Commission.
175	Concerned Neighbors		We and other Concerned Neighbors of Meadowbrook Stables are reviewing the Final Environmental Assessment and will be back in touch with comments. Responses to MBT's FAQ's: Meadowbrook Pricing/scholarships info:	Thank you and noted.

176	Concerned Neighbors		Meadowbrook Stables 2019-20 Program Prices SCHOOL YEAR 32-WEEK LESSON PROGRAM Young Horsemanship Program: \$2995 Junior Short Stirrup Program: \$2995 Short Stirrup Program: \$2995 Long Stirrup Program: \$2995 Training Level Program: \$2995 SUMMER LESSON PROGRAM 2019 Riders age 6-11 should look to ride in our Summer Camp Program! All Levels: \$405/4 lessons, \$925/10 lessons (prices for Summer 2020 are subject to change) http://www.meadowbrookstables.org/?s=scholarships Ran a search for on Meadowbrook website for Scholarships "No Results Found" http://www.meadowbrookstables.org/?s=accessibility Accessibility policy on website-2016 http://www.meadowbrookstables.org/accessibility-policy/ Discussion about new policy coming in 2018 Racial Equity Legislation: Video clips of Ring C (will send in a two separate emails to immediately follow).	Thank you and noted.
177	Concerned Neighbors	The Maryland National Capital Park and Planning Commission (M-NCPPC) in coordination with Meadowbrook Stables* is proposing to install a pavilion over Riding Ring C at Meadowbrook Stables in Rock Creek Park located at 8200 Meadowbrook Lane, near East-West Highway, in Chevy Chase, Maryland. Pursuant to the Copper Cramton Act of 1930, as amended, the National Capital Planning Commission (NCPCC) has approval authority over the project since the land was purchased partially with federal funding. NCPCC's review focuses on protecting the character and setting of the parks** and ensuring that all development is for park-related purposes.***	*M-NCPPC is proposing in coordination with Meadowbrook Stables. Is this not inherently a conflict of interest to have the Parks Department making a proposal for this foundation? How does the M-NCPPC represent the public of Montgomery County while representing the concessionaire? **This proposal would significantly denigrate the character of Meadowbrook Stables, Meadowbrook Park, and Rock Creek Park. ***This proposal is clearly for a park-related purpose. However, the proposed riding arena is primarily for the use of the select 400-450 annual patrons able to afford to ride at Meadowbrook. This structure's impact upon the open space, beauty and viewshed of the park would be in detriment to the thousands of park and trail users as well as the neighborhood. Meadowbrook's past and proposed development continues to build, rather than break down, barriers to the public's accessibility of the property and enjoyment of open space. Constructing a covered arena, encircled by two fences, and heavy landscaping to supposedly hide the structure from the neighbors essentially keeps the public at bay, and promotes an exclusive "members only" atmosphere.	Meadowbrook Stables is one of over 18 Public-Private Partnerships. In conformance with M-NCPPC's Public Private Partnerships Policy, Meadowbrook Stables operates programs that are consistent with the Park's mission. In addition, the Meadowbrook Foundation has privately funded millions of dollars in improvements to the Parks-owned facility. The partnership is governed by a lease which is publicly available. While the lease does include certain standards and requirements the Department of Parks recognizes the independence and specialized expertise of the Stables management.
178	Concerned Neighbors			Please see Items #1, 6, 15, and 10 in this spreadsheet for additional related information on potential visual impacts, parkland compatibility, project Purpose and Need, and potential historic resource impacts. These topics are also included in the final EA and staff report to the Commission.
179	Concerned Neighbors			Please see Items #15 and 131 in this spreadsheet for additional related information on project Purpose and Need and Meadowbrook's public-serving mission. These topics are also included in the final EA and staff report to the Commission.
180	Concerned Neighbors	The mission of Meadowbrook Stables is to provide excellence in equestrian education; promote youth development; implement green and sustainable horse-keeping practices; provide high-quality, life-long care for its horses; make horses accessible to those who could not otherwise afford to ride; and preserve Meadowbrook as an historic equine facility to ensure enjoyment by future generations**. As a public facility, engagement opportunities are prioritized through a variety of programming, including lessons, summer camps, individual/team competition programs and employment. Meadowbrook's Board of Directors considers a covered riding ring to be critical to facility operations as a historic property that must continue to evolve to maintain contemporary business, training, education and horse safety standards.***	*Meadowbrook's website does not describe availability, how to apply, etc. for scholarships or reduced rates. Having horses accessible to visit does not require a covered arena.	Meadowbrook seeks to help make riding and interacting with horses accessible to riders and non-riders alike, in multiple ways. Meadowbrook (1) gives need-based financial assistance to several riders each year; (2) offers working student and summer youth employment programs to 20-25 students per year; (3) partners with schools as often as possible to offer riding, as well as transportation and meals, to interested students; and (4) offers an Interscholastic Equestrian Association (IEA) team program that is specifically designed to allow youth who cannot afford their own horses to compete at the local, regional and national level. For young people through partnerships with schools and various non-profits: In recent years, Meadowbrook has worked with various youth organizations, including the KIPP DC Charter School, Old Kodesh Day Care Center, multiple Girl Scout Troops, Jubilee House, and others. See letter submitted by Diane Rogers, Meadowbrook's Head Trainer and Program Director. Meadowbrook will be able to expand these educational and charitable programs if it has a covered arena, because they programs will not be weather dependent.
181	Concerned Neighbors		**Preservation of Meadowbrook as an historic equine facility does not require, and in fact would suffer from, such a massive structure on this bucolic historic parkland.	Please see Items #15 and 10 in this spreadsheet for additional related information on project Purpose and Need and potential historic resource impacts. These topics are also addressed in the final EA and staff report to the Commission.
182	Concerned Neighbors		***A covered riding ring is not critical to facility operations. Business, training, education and maintaining horse safety are all possible without a covered riding ring. Where is it documented that to run an equine facility there must be a covered arena? If in 85 years of history of Meadowbrook there has not been a covered arena, to install one now does not maintain the historic nature of the site. Has NCPCC researched if a standard exists that requires a covered riding ring at an equine facility?	Please see Item #15 in this spreadsheet for additional related information on project Purpose and Need. These topics are also addressed in the final EA and staff report to the Commission.
183	Concerned Neighbors		While our understanding is that Meadowbrook may have been "grandfathered" regarding the number of horses it is allowed, a summary of County Zoning and Horses in Maryland (https://ekr.org/wp-content/uploads/2013/04/MHC-Guide-to-Choromty-Zoning-Horses.pdf), describe: (10) Standards permitted for Equestrian Facility i. Minimum number of gross acre per horse: k. Two acres for 1-2 horses; ii. One acre per horse for 3-10 horses; iii. For more than 10 horses, an additional one-half acre per horse. If the county were building an equestrian facility on the current 9.5 acre site today, which would be very unlikely, given the above standards the number of horses allowed would be quite low in comparison to the 50 horses currently boarded on the premises.	Meadowbrook is exempt from the current limitations regarding number of horses per acre since Meadowbrook Stables (established in 1934) pre-dates the 2004 rule. According to a summary of local ordinances compiled by MHC, Montgomery County ordinance provides: "Equestrian Facility" is any building, structure, or land area that is used primarily for an equestrian activity or event. Permitted with some special exceptional use in R, RC, LDRC, RDT, RS, RNC, and RNC/TDR zones. Not permitted in certain cluster and rural open space areas in the RNC and RNC/TDR zones. Facilities established before April 5, 2004 are grandfathered, except must comply with nutrient management, water quality and soil conservation standards. Meadowbrook complies with current nutrient management, water quality and soil conservation standards.
184	Concerned Neighbors	In July of 2003, MNCPPC submitted a modification to the General Development Plan to NCPCC for the Rock Creek Stream Valley Park, Unit No. 1, to enable comprehensive improvements to the Meadowbrook Stables facility. NCPCC's approval allowed for: • Reconfiguration of the existing riding rings, with redesigned footings, irrigation, electrical and sound systems for the rings; • Restoration of the historic farrier shed; • Relocation and replacement of the existing manure and shavings sheds with a building designed to be more efficient and to blend with the architectural style of the historic barn; • Installation of safety features including perimeter fencing, gates, horse-safe footings, lighting, etc. • Additional landscaping, including trees and shrubs along Rock Creek as well as in other "strategic" locations (to respond to local neighbor concerns about visual impacts)*.	*This is FALSE. The neighbors were in opposition to planting landscaping particularly along Meadowbrook Lane because it would (and it has) blocked the view of the horses and riders in the paddocks for neighbors, as well as users of the Hiker-Biker Trail.	Horses are visible to all Rock Creek Trail and Meadowbrook Lane users, as well as nearby Rock Creek Forest Neighborhood residents from Rings A, B, and C, even with limited landscaping along the outside of Ring C. Please reference existing (and rendered) photos of the property found in the final EA and staff report (EDR) to the Commission.
185	Concerned Neighbors	The approval also noted that a riding pavilion over the ring to the southwest of the barn (now named Ring D) would be submitted to NCPCC as a modification to the general development plan in the future.*	*This neglects to describe that overwhelming community sentiment against a covered ring was instrumental in a covered ring not being built. It also neglects to infer that Ring D was built primarily to accommodate a covered ring. The other reason Ring D was constructed was because current Ring C was previously two rings and the desire of Meadowbrook was to have one large ring, Ring C, that could be set up for jumping.	Please see Item #19 in this spreadsheet for additional related information on Ring C as the project's preferred location. This topic is also addressed in the final EA and staff report to the Commission.
186	Concerned Neighbors	The project stalled over the last decade due to a change in management and lack of fundraising, however MNCPPC and Meadowbrook are now moving forward again.*	*This is not accurate. It neglects to mention the overwhelming community sentiment against a covered ring. At the time, when David Bradley donated the initial \$1 million dollars there was desire and plans for a covered ring that did not come to fruition as a result of community opposition, or so the community was told at the time.	The Development Agreement between MNCPPC and Meadowbrook always envisioned and specifically provided for construction of a covered riding ring to be built in "Phase 2." However this second phase was delayed by a lack of funding until 2019.
187	Concerned Neighbors	Horse Health and Wellness Since Meadowbrook was founded in 1934, standards in horse health and wellness have evolved significantly. Knowledge related to horse health care is provided by the U.S. Equestrian Federation and from multiple scholarly articles over the years regarding medical discoveries and treating health-related problems. This entails having unstructured "turn out" time each day where horses can exist outside of their stalls in addition to more structured exercise time. While there is no problem for horses to be out in drizzle, rain, and moderate wind, if the sand rings become too saturated with water from prolonged periods of rain, it significantly degrades horse footing conditions, jeopardizing horse safety. When this happens at Meadowbrook today, with four open rings, horses are denied the opportunity for exercise. This will happen more frequently as extreme rain events increase throughout the year.	Where is the citation of standards that require a covered riding ring in order to operate an equine facility? The sand footings that were installed during the previous renovation are designed to drain the rings in event of rain. While weather patterns are changing, it is only a small percentage of time that the sand rings become too saturated for the horses to exercise safely. During those periods the horses are still able to be turned out, need to be turned out, and are currently turned out. As weather patterns change, there has been increased flooding in the area of Ring C. Thus, to add an impervious structure in this area should be avoided per all policies and regulations.	According to Meadowbrook Stables staff, "A key development of the last two decades has been our understanding of the critical importance of good footing to equine health. A recent article in the leading industry publication, The Chronicle of the Horse, stated that 'Safe, consistent footing is the number one factor in horse safety and welfare.' The importance of safe, consistent footing to an equine operation cannot be overstated. Safe, consistent footing surface is absolutely critical to horses' long-term soundness. As a practical matter, in the mid-Atlantic, this requires a controlled environment - which can only be offered by a covered or enclosed riding arena - that is protected from excessive rain, snow or freezing temperatures. This is why covered rings are standard features at riding facilities throughout the mid-Atlantic, and have been for several decades."

188	Concerned Neighbors	Continued Operations The problem of prolonged rains degrading horse footing conditions in the open sand rings is also having an impact on Meadowbrook's operations. Saturated rings following prolonged rains minimize the amount of riding time for lessons and shows and ultimately has a financial impact on operations. Private lessons and horse shows are cancelled altogether, and group lessons are moved indoors, into a classroom setting. Last April, Meadowbrook had to cancel one of its three annual horse shows due to prolonged rains before the event, which degraded ring conditions, resulting in an estimated loss of \$20,000 in income. In addition, lesson cancellations can result in approximately \$50,000 per year, which makes it more difficult for Meadowbrook to continue its wide variety of programming. Meadowbrook reports that 179 private lessons and 219 team practice sessions had to be cancelled from September 2019 to February 2020 due to inclement outdoor conditions, resulting in \$36,000 of lost income for the facility.	Many businesses and sports teams/organizations may suffer time off as well and financial losses due to extreme weather. Has there been any independent verification of the stated financial losses? Any independent verification of the number of lessons and team practice sessions cancelled? Given Meadowbrook's partnership with Montgomery County and continued misleading rhetoric, investigation into and validation of these numbers is warranted. What is the percentage of private lessons offered? Of team practice sessions? Interscholastic Equestrian Team practices are noted to be held once a week and like other outdoor team sports, may need to be cancelled or rescheduled when there is severe inclement weather. Again, the percentage of days that the percentage of Meadowbrook riders (vs. visitors) may be affected by significant inclement weather pales in comparison to the daily impact such a proposed structure would have on the parkland, viewsheds, and community. The April 2019 horse show referred to by MFH above was cancelled on Thursday April 18th, two days before a predicted "vigorous springtime cyclone." See Meadowbrook's Facebook post of April 18th and this link to Washington Post article: https://www.washingtonpost.com/weather/2019/04/18/heavy-rain-vist-de-friday-afternoon-night-with-possible-flooding-few-storms-may-be-severe/	Please see Items #15, 16, and 19 in this spreadsheet for additional related information on the project Purpose and Need, Meadowbrook mission, and Ring C preference. These topics are also included in the final EA and staff report to the Commission.
189	Concerned Neighbors	Study Area The study area encompasses the property (approximately 9.5 acres) that is currently under lease to Meadowbrook Foundation, Inc. by M-NCPPC (Figure 1). Existing features include: <ul style="list-style-type: none">• A large historic barn and farrier shed;• Four enclosed riding rings (Rings A, B, C, D) and a small circular round pen;• A utility building;• Fenced grass pastures;• A stormwater management pond;• An unmarked staff parking lot;• Multiple 40-foot high poles with floodlights;• A gravel access road, and• A central picnic and seating area.	*Why is it not possible to have a definitive number of acres? Has the size of Meadowbrook Stables' leased property decreased since the 2001 lease agreement with M-NCPPC? If so, why? In 1990, the Commission entered into a five-year lease with MAI for approximately 15.8 acres of Commission land at 8200 Meadowbrook Lane, popularly known as Meadowbrook Stables." (Dec. 6, 2001 M-NCPPC Planning Board Agenda notes; p. 4). The revised 2012 lease states "The Commission agrees to lease to Lessee and Lessee agrees to rent from the Commission approximately 9.5 acres of land (the "Premises") located within Meadowbrook Local Park also known as Rock Creek Stream Valley Unit #1..." (July 31, 2012 Affirmation Agreement of Property Lease). Concerned Neighbors of Meadowbrook Stables obtained a copy of the revised 2012 lease (now expired) because it was referred to numerous times in the Draft Environmental Assessment of November 2019. A review of the most current lease should occur as part of NCP's review.	Please see Item #3.
190	Concerned Neighbors		**Missing in study area list is the triangular plot of land to the north of the barn, between the barn and East-West Highway. This area is regularly used during horse shows for horse trailer and vehicular parking. In Figure 1 of the March 2020 EA, the stormwater (SWM) management pond is not included in the outline indicating the leased property.	The triangular grassy area to the north of Meadowbrook Barn is part of the 9.5-acre leased land area. The stormwater management area (along the southwest part of the leased Meadowbrook Stables property) is not part of the leased property area.
191	Concerned Neighbors	Public visitor parking (22 spaces)** is provided along the eastside of Meadowbrook Lane in a lot directly across from the Meadowbrook barn entrance. The property is fully enclosed with traditional wood board fencing and is planted with trees and shrubs, with vegetation along much of the southeastern portion of the property. The facility is open every day of the year to the public.	***There are only 20 spaces painted on the asphalt of the parking lot.	Correct. The previously noted number of spaces (22) in the draft EA, revised EA, and preliminary review staff report has been revised to reflect the current 20-space number.
192	Concerned Neighbors	Alternatives Considered Ring C Pavilion (Preferred). The Montgomery County Department of Parks in coordination with Meadowbrook proposes to construct a new pavilion over riding Ring C, measuring 225-feet in length, 125-feet in width, with a sloped rooftop ranging in height between 16- and 32-feet (along the ridge line). The center cupola on the roof will reach 41-feet 8 inches* (Figures 17-23). Plans show the new structure with a metal standing-seam roof with solar panels, rooftop cupolas, and sides constructed with a stone skirt at each of the building corners; dark green trim around the windows and doors; board-and-batten style siding, with historic exterior light fixtures. The pavilion would have retractable sliding doors**, with windows, to allow for an operator environment for most of the year, with the ability to shelter interior activities from inclement weather (cold, wind and thunderstorm) conditions and most importantly, prevent the sand from becoming saturated with heavy rain.*** The pavilion would not have any mechanical infrastructure (i.e. heating and cooling) and no sound system.**** It would have electricity to allow for lights under the roof.	*The cupola would be taller than the current light poles which have been noted by Meadowbrook as 40 ft. tall. Meadowbrook Stables' R-60 residential zoning limits the roof height of buildings to 35 ft. If Meadowbrook Stables is indeed zoned as residential (R-60) the roof heights of building are limited to 35 ft. http://www.montgomeryplanning.org/info/documents/R60_001.pdf Rather than respect this guideline, Meadowbrook has chosen a design in which the central cupola's maximum height would be almost 42 ft. Meadowbrook has placed their wants above concerns for the general public's need of open space and view shed. The original 2001 plan proposed a pavilion 26 ft. tall. Link: Meadowbrook Stables Development Plan - see pg. #62 (handwritten page number):	Please note that the R-60 residential zoning requirements do not apply to parkland, which includes the Meadowbrook Stables property. Please see Items #10, 15 and 16 in this spreadsheet for additional related information on the potential historic resource impacts, project Purpose and Need, and Meadowbrook mission. These topics are also included in the final EA and staff report to the Commission.
193	Concerned Neighbors		**What type of retractable doors? Do the garage doors slide sideways or upwards as was previously described?	The retractable doors are similar to garage doors (with windows), which slide up and downwards. Please refer to doors details in the final staff report to the Commission.
194	Concerned Neighbors		***During significantly prolonged heavy rain events, if the footings (designed to drain) become overly saturated, this would not prevent a show cancellation. The entire property of Meadowbrook is utilized during horse shows, so weather-related show cancellations would not be avoided with a covered arena.	Meadowbrook cancelled its April 20, 2019 horse show on Thursday, April 18, because unusually heavy rain was forecast for Friday, April 19 - the day before the horse show. Such heavy rain would have made the riding surface slippery, saturated with water, and dangerous for both horses and riders. In the interest of the safety of both its own horses and riders, as well as those arriving from other stables to compete at the facility, Meadowbrook was forced to cancel the show. If Meadowbrook had a covered riding ring, it would not have been able to consolidate the horse show classes in one ring and would not have had to cancel the horse show.
195	Concerned Neighbors		****Would doors open and close mechanically or only by hand?	The doors will operate mechanically. In the event of power loss, they can also operate by hand.
196	Concerned Neighbors	In addition to the new pavilion, plans show other ancillary site development to include: additional landscaping (along all sides), two new bioswales (north and south-west), a new concrete walkway **, and a new pervious horse/pedestrian path between the internal access road and Ring C (Figures 13, 15). The existing fencing surrounding the current Ring C would be removed, with new fencing installed inside the pavilion. The perimeter fencing will remain in place. A viewing arena** would be located along the northside of the Ring. The landscape-stormwater management plan is designed to manage all of the stormwater from the roof through vegetation and bioswales.*** New evergreen trees, ornamental trees, shade trees, and shrubs are proposed to help obscure the new pavilion from off-site views.****	*Landscaping along all sides would further obstruct the sense of openness to the community and views of the horses. The artistic rendering below displayed on M-NCPPC's website (updated March 5, 2020) continues to mislead the public. This current illustration suggests that one could simply walk up to the covered arena, but this would not be an access point due to the planned fencing and heavily planted landscaping. Also, the "garage door" openings would be 14.5 feet tall. https://www.montgomeryparks.org/projects/directory/meadowbrook-stables/	Please note the revised renderings of the new pavilion, which are included in the final project submission materials. The renderings show views through the structure as well as its visual compatibility to other equestrian-related development on-site. There will be a public spectator viewing area along the northside of the new pavilion arena. Please see Item #1 in this spreadsheet for additional related information on potential visual impacts. This topic is also included in the final EA and staff report to the Commission.
197	Concerned Neighbors		**Another impervious surface being added. This would only be justified if required for ADA compliance but this is not mentioned.	The new walkway is compliant with the Americans' with Disabilities Act (ADA), with a design that provides access between a new ADA-accessible parking space in the on-site employee lot and new covered observation area along the northside of the arena perimeter fence.
198	Concerned Neighbors		***There are no detailed plans included about the viewing stands. How many people would the stands hold, and what is seating composed of? How and when would the viewing area be erected, would it be under the arena roof, would it be permanent, retractable, or disassembled? Wherever the stands are located, the view "through" would be blocked.	Please note that the current design does not include spectator stands nor a judging booth. Space for standing spectators will be provided immediately adjacent to the northside of the new arena perimeter fence.
199	Concerned Neighbors		****Previous storm water management plans were designed to manage stormwater but were insufficient. How can we trust that a new design would handle the added stormwater resulting from such an impervious roof? Current stormwater management needs to be addressed.	Please see Item #26 in this spreadsheet for additional information on the project's landscape-stormwater management plan. This topic is also included in the final EA and staff report to the Commission.
200	Concerned Neighbors		*****If such an arena were to be built in Ring C, obscuring the arena would be desired, but obscuring the arena also obscures viewing the horses in Ring C as well as what is currently 60,000 square feet of open space and open viewshed.	Please see Item #1 in this spreadsheet for additional related information on potential visual impacts. This topic is also included in the final EA and staff report to the Commission.
201	Concerned Neighbors	The project would remove elevated on-site floodlights (20) immediately surrounding Ring C since the pavilion would have interior lighting, thereby negating the need for the taller floodlights.* The pavilion would have downward-facing lighting over doorways as required by building codes. The other existing 36 floodlights on the property would remain to continue night-time illumination of the other riding rings (A, B, D).	*There are 56 tall floodlights around the entire property, removing 20 would still leave 36 floodlights. Per the following zoning regulations, it is questionable as the legality of the current light poles. While Meadowbrook may argue that a covered arena would decrease the light spill, it appears that the current lighting may not comply with county outdoor lighting standards (unless there may have been an exemption) Please see: Zoning Text Amendment No: 07-01 Concerning: Outdoor Lighting Standards Draft No. & Date: 4 - 2/6/07 https://www.montgomerycountymd.gov/council/Resources/Files/zta/2007/07-01.pdf With attention to: 59-C-9.31 Equestrian facility standards as permitted us in the agricultural zones 59-G-1.23. General development standards 59-G-2.49 Equestrian facility in a residential zone. 59-G-4.6. Termination of nonconforming outdoor lighting. See further discussion of lighting in Sections 3.3.1.2 and 3.3.2.1 of Point by point response to excerpts from the Draft Environmental Assessment for Meadowbrook Stables Proposed Covered Riding Ring (submitted to NCP February 14, 2020). It is disingenuous for Meadowbrook to put forth that removing 20 light poles that were opposed in the first place, would be a trade-off to have such a massive structure nearly the height of, and at its highest point, higher than the light poles.	Thank you and noted. All existing lighting at the Meadowbrook Stables facility is required to comply with County rules and regulations pertaining to lighting.
202	Concerned Neighbors	Alternatives Dismissed	*Ring D, close to the barn, was actually built for the purposes of being covered and for turn out/exercise in inclement weather!!	Please see Items #15 and 19 in this spreadsheet for additional related information on the project's Purpose and Need and Ring C location preference. These topics are also included in the final EA and staff report to the Commission.
203	Concerned Neighbors	Ring D Pavilion. The 2003 development plan identified Ring D as the location for the new pavilion** as approved by the Montgomery County Planning Board, to the west of the historic barn. Since that time, new management and a better understanding of horse wellness and operations have resulted in MNCPPC and Meadowbrook finding Ring C to be the preferred alternative** for meeting the purpose and need. Ring D does not meet the current purpose and need*** for the following reasons:	**Ring C may be the preferred ring but it is not a necessary location for stable operations.	Please see Items #15 and 19 in this spreadsheet for additional related information on the project's Purpose and Need and Ring C location preference. These topics are also included in the final EA and staff report to the Commission.
204	Concerned Neighbors		***This is just not accurate.	Please see Items #15 and 19 in this spreadsheet for additional related information on the project's Purpose and Need and Ring C location preference. These topics are also included in the final EA and staff report to the Commission.

205	Concerned Neighbors	1. 1) As mentioned earlier, standards of care have evolved and it is recommended that each horse must have at least two to three hours of free, unstructured ("turn-out") time each day, with appropriate staff supervision to ensure their safety. If left unsupervised, the horses can become aggressive with one another. At least three rings at Meadowbrook are required to enable the amount of unstructured exercise time necessary to accommodate all 50 horses. Based on proximity to the Meadowbrook barn, where staff offices are housed, Rings A, B, and D offered the best level of visibility. If any of these rings were to be covered, it would make it more difficult for staff to oversee horse activity from their offices. Ring C is the furthest away and least visible and therefore better suited for the pavilion. ****	***Covering any ring makes no difference in the areas available for daily turn out. Until the 2003 renovations horses were routinely turned out into the two rings that now make up Ring C. If any covered ring were truly an open pavilion, vision into the ring from the barn and offices would not be impaired. While Concerned Neighbors of Meadowbrook contends that covering any ring is not necessary, were Ring D to be covered as was originally proposed by virtue of its covering and higher ground, it would be the preferred ring for horse turn out after severe inclement weather. One of Meadowbrook's rationales for a covered ring is to prevent overly soggy dangerous footings. In fact, this was part of the previous rationale for choosing to build Ring D. The staff at Meadowbrook have good knowledge of their horses' temperament and seem to be able to turn horses out in groups that are compatible. Fighting horses has not been observed. Occasional friskiness between horses is seen.	Please see Items #15 and 19 in this spreadsheet for additional related information on the project's Purpose and Need and Ring C location preference. These topics are also included in the final EA and staff report to the Commission.
206	Concerned Neighbors	2. 2) Ring C, due to its larger size, can accommodate the most activity during heavy rain and periods of saturation - whether it be horse exercise time or lessons. Covering Ring C prioritizes rideable space because it has a larger surface area.****	****It is because Ring C has such a large surface area (and that it is prominently in view from every angle) that such a massive structure would have such a deleterious effect on the open space and viewpoints of the park. The covered rideable space prioritizes a few hundred riders (many of whom do not even live in Montgomery County) over the priority of the thousands of park users, visitors, trail users, neighbors, and community!	Please see Items #1, 6, 15, and 131 in this spreadsheet for additional related information on potential visual impacts, parkland compatibility, project Purpose and Need, and Meadowbrook's public-serving mission. These topics are also included in the final EA and staff report to the Commission.
207	Concerned Neighbors	Floodplains. Almost all of Meadowbrook Stables is in the 100-year flood plain surrounding Rock Creek, with Rings B, C, and D fully within the floodplain, and a portion of Ring A within the 100-year Floodplain (Figures 3, 10, 11). Executive Order 11988 (Floodplain Management) requires federal agencies to avoid direct or indirect support of development within the 100-year floodplain whenever there is a practicable alternative. If no practicable alternative exists to siting development within the floodplain, the action must be designed to minimize potential harm to or within the floodplain. Since almost all of Meadowbrook Stables, including Rings B, C, D and a portion of A, are within the 100-year floodplain, there is no other alternative site outside of the 100-year floodplain to locate the pavilion.*	*A pavilion/covered riding arena is not necessary and, therefore, should not be built in a floodplain. Should somehow it be deemed that a covered arena is necessary, it should be located in an area of the floodplain such as Ring D which was specifically built for such purposes and stands on higher ground further away from the lower areas of the property (Ring C) that are more prone to flooding and pooling of water. Ring D does not routinely experience standing water, nor is it as close to areas of the park surrounding the creek that flood.	Please see Items #4, 15, and 19 in this spreadsheet for additional related information on potential floodplain impacts, project Purpose and Need, and Ring C location preference. These topics are also included in the final EA and staff report to the Commission.
208	Concerned Neighbors	Ring C Pavilion (Preferred). A new pavilion over Ring C would be in the 100-year floodplain. The new structure would be designed to minimize potential harm to or within the floodplain.* The Maryland Department of the Environment's review determined that there will be no impact on the floodplain. The pavilion would be designed with retractable side doors, and a "netted" flycatcher mesh within, such as horse medical uses or power production. Ring C would continue to be a passive flood tolerant use as it will remain a sand ring with no heating or cooling systems. The sides of the arena would be open most of the time, which would allow for passage of water should flooding occur. If the doors are closed, they will be opened if a flood were to occur.**	*Why minimize the potential harm to or within the floodplain when a reasonable alternative would be to not build at all or build on higher ground?	Please see Item #4 in this spreadsheet for additional related information on potential floodplain impact. This topic is also included in the final EA and staff report to the Commission.
209	Concerned Neighbors	Ring C Pavilion (Preferred). A new pavilion over Ring C would be in the 100-year floodplain. The new structure would be designed to minimize potential harm to or within the floodplain.* The Maryland Department of the Environment's review determined that there will be no impact on the floodplain. The pavilion would be designed with retractable side doors, and a "netted" flycatcher mesh within, such as horse medical uses or power production. Ring C would continue to be a passive flood tolerant use as it will remain a sand ring with no heating or cooling systems. The sides of the arena would be open most of the time, which would allow for passage of water should flooding occur. If the doors are closed, they will be opened if a flood were to occur.**	**This would require the appropriate personnel to be on site to open doors should flooding occur. Much of the flooding witnessed by neighbors in this section of Rock Creek Park could be described as flash-flooding, giving staff little time to react safely.	The doors will be up most of the year, allowing for the free flow of water through the structure should flooding occur. However, even if the doors are down, each door will be fitted with FEMA-approved vents that will allow for the free passage of water.
210	Concerned Neighbors	Periodic flooding has been observed in Meadowbrook Lane south of the Stables, in the area immediately next to Rock Creek and in Meadowbrook Local Park, which is caused by Rock Creek over-flowing its banks due to the large extent of its watershed area. There are no known instances of flooding reaching the barn or rings for at least the last twenty years.**	***This is not true. Over the past twenty years flooding has definitely reached Ring C. It has never been noted close to the barn. There are recent photos and videos available and have previously been submitted of flooding within a few feet of Ring C; see letter submitted to NCPD by Antonia Dentes and Owen Powers dated February 19, 2020 and re-submitted February 20, 2020 5:51 a.m. Never expecting we would be confronted with the issue of a covered arena proposal in Ring C. Concerned Neighbors of Meadowbrook Stables does not readily have photos or videos of the numerous flooding events that, for example, resulted in the overgrown swath of grass etc. in Ring C. Certainly, those of us who have lived in the neighborhood for twenty-five or more years, have seen flooding and excessive standing water.	The Rock Creek watershed upstream of this location is very large and receives stormwater runoff from the middle third of Montgomery County. This large, heavily developed watershed accounts for the flooding that occasionally occurs after rain events in Meadowbrook Local Park, Meadowbrook Lane south of the Stables, a portion of Meadowbrook Stables' grass paddocks closest to Rock Creek, and the two sediment control ponds outside of the boundaries of the area leased by the Stable. Stormwater or runoff from the existing or proposed Stables facilities themselves are not considered to be a contributor to the flooding of these areas.
211	Concerned Neighbors	Water Quality/Stormwater Management. No Action Alternative. The new pavilion would not be constructed and therefore, would not result in any change to existing Ring C site stormwater management, not changes to Rock Creek water quality. Currently, the Ring C surface is relatively compacted from regular use and therefore, stormwater runoff tends to flow in sheets (sheet flow) from the impervious area and pool in the southwestern portion of the site.* Since ring C is at the lowest elevation of the entire site, it also receives runoff from rings A and B.** After pooling in the southwestern portion of the site, the runoff eventually makes it way under a driveway and to the sediment basin and then the stormwater management ponds.	*Sheet flow has not been witnessed in Ring C nor is that the reason the southwest portion of Ring C is in its current condition (persistently moist with swath of grasses etc.). If the surface of Ring C is compacted to the point of interfering with proper drainage, more vigorous grooming and maintenance of the footings should occur (as to do when snow becomes dangerously packed for skiing).	According to Meadowbrook Stables staff, "The sand riding surfaces need to be compact and even enough to prevent soft tissue injuries in horses, tripping or even falling, but soft enough to avoid concussion injuries. Riding surfaces can consistently achieve these conditions only when protected from the elements, as by a covered riding arena."
212	Concerned Neighbors	Ring C Pavilion (Preferred). The new pavilion and its site improvements would manage all stormwater for this portion of the site.* A new roof over the compacted surface of Ring C** would channel stormwater into two new bioswale areas adjacent to the structure, which would have enough capacity to capture and filter stormwater through plantings and infiltration media.	**Runoff from Rings A and B has not been witnessed, these rings do sit higher but there is a buffer area of swales between rings A, B, and C that do not overflow with water.	Correct.
213	Concerned Neighbors	Ring C Pavilion (Preferred). The new pavilion and its site improvements would manage all stormwater for this portion of the site.* A new roof over the compacted surface of Ring C** would channel stormwater into two new bioswale areas adjacent to the structure, which would have enough capacity to capture and filter stormwater through plantings and infiltration media.	*There is no way to know if the proposed improvements would be able to manage the stormwater. After engineered improvements in 2003, runoff is not adequately managed. If new plans fall again with the addition of such a large impervious surface, stormwater management and sediment/erosion control would become even more difficult in this Environmentally Sensitive Area.	Please see Item #26 in this spreadsheet for additional related information on stormwater management. This topic is also included in the final EA and staff report to the Commission.
214	Concerned Neighbors	Captured stormwater will eventually drain into underdrain pipes and discharge to Meadowbrook's existing stormwater pond. Ring C's stormwater flow would be largely controlled through new bioswales, thereby reducing its contribution to Rock Creek (Figures 12-14).	**Is a compacted surface actually what is desired?	According to Meadowbrook Stables staff, "The composition and grooming of sand surfaces for riding is the subject of numerous scientific and engineering studies. This has become a significant field of study since the Athens Olympics in 2010, when two horses were euthanized after injuries resulting from poor footing conditions. Since then, the equine industry has become more focused on the critical importance of good footing to equine health. A recent article in the leading industry publication, The Chronicle of the Horse, stated that 'Safe, consistent footing is the number one factor in horse safety and welfare.' Simply stated, sand riding surfaces need to be compact and even enough to prevent soft tissue injuries in horses, tripping or falling, but soft enough to avoid concussion injuries. Riding surfaces can consistently achieve these conditions only when protected from the elements, as by a covered riding arena."
215	Concerned Neighbors	Visual Resources. No Action Alternative. The new pavilion would not be constructed and therefore, existing views and evening lighting would remain the same. Ring C would remain the open-air area that is visible today, with horse jumps. The twenty, 40-foot-high existing floodlights would remain immediately surrounding the area, and all 56 elevated floodlights would continue to operate during night-time lessons and horse shows when needed. Existing light spillage would continue off-site into the adjacent Rock Creek Forest neighborhood, estimated at an average of 0.2 light-candles (Figure 24).*	*As has been submitted and discussed, lighting around Ring C is not an issue. See discussion of lighting in Sections 3.3.1.2 and 3.3.2.1 of Point by point response to excerpts from the Draft Environmental Assessment for Meadowbrook Stables Proposed Covered Riding Ring (submitted to NCPD February 14, 2020)	Thank you and noted. Beneficial long-term impacts would still likely result from 20 fewer floodlights surrounding Ring C, both during daylight and evening hours. The new pavilion would have interior lighting, with limited downward-illuminating, exterior lighting only above doorways as required by building codes.
216	Concerned Neighbors	Closer views across Ring C would remain relatively unimpeded from the south and east, along Meadowbrook Lane and the Rock Creek Trail. More distant vantage points from the south, west, and north, would remain obscured due to forested areas, with existing houses preventing views of Ring C from most Rock Creek Forest properties.** However, several of the closer houses along the east side of Ahlens Drive, have mostly unimpeded elevated views (estimated at 10-40 feet higher) over Ring C based on topography and the multi-level nature of the homes (Figures 4-6).	**False--More distant vantage points from the south, west, and north indeed do have forested areas but these areas are primarily a deciduous forest, so the view would not be fully obscured - especially during half of the year when the leaves have fallen. The roof of the barn is visible in these areas when the leaves are off the trees. The neighborhood of Rollingwood to the west, overlooks Meadowbrook Stables and the proposed site. Existing houses do not fully obscure the views of Ring C from the Rock Creek Forest Neighborhood which also includes houses overlooking Ring C not only from Ahlens Drive but also from the hill tops of Washington and Blaine Avenues.	Please see Item #1 in this spreadsheet for additional related information on potential visual impacts. This topic is also included in the final EA and staff report to the Commission.
217	Concerned Neighbors	Ring C Pavilion (Preferred). The new pavilion (32-feet at the roof peak/41-feet and 8 inches in height at the center cupola) would be visible from several residences on Ahlens Drive, as well as ground-level vantage points along the Rock Creek Trail and Meadowbrook Lane. Residences with views of Ring C today would likely look at the facades and roof of the proposed pavilion in addition to trees and other vegetation that would be added around the site. Views of horse activity at Ring C would be limited to what could be seen through operable doors (which would likely be up for approximately eight months out of the year). Views from the hiker/biker trail and Meadowbrook Lane close to Ring C would also be of the pavilion facades and new vegetation. Horse activity would still be fairly visible from the ground level.*	*There would be nearly no horse visibility of Ring C with the degree of vegetation being proposed and that would be necessary to hide the proposed structure that is not appropriate or necessary for the site.	Please see Item #1 in this spreadsheet for additional related information on potential visual impacts. This topic is also included in the final EA and staff report to the Commission.
218	Concerned Neighbors	The structure would not be visible from more distant vantage points further to the north, south, and west along Meadowbrook Lane.* Views further to the west and northwest (from Beach Drive) southwest (from Meadowbrook Local Park) south (from the Park Department Maintenance Facility), north (from the north of the barn), and east (from the interior of the Rock Creek Forest neighborhood) would remain unobscured.** Beneficial visual long-term impacts would likely result from 20 fewer floodlights surrounding Ring C, both during daylight and evening hours.** The new pavilion would have interior lighting, with limited downward-illuminating, exterior lighting only above doorways as required by building codes.	Given the proposed size and height the structure would definitely be seen from more distant vantage points from the north, south, east and west.	Please see Item #1 in this spreadsheet for additional related information on potential visual impacts. This topic is also included in the final EA and staff report to the Commission.
219	Concerned Neighbors	Maintenance Facility), north (from the north of the barn), and east (from the interior of the Rock Creek Forest neighborhood) would remain unobscured.** Beneficial visual long-term impacts would likely result from 20 fewer floodlights surrounding Ring C, both during daylight and evening hours.** The new pavilion would have interior lighting, with limited downward-illuminating, exterior lighting only above doorways as required by building codes.	**This is FALSE. There is no way that a structure of this size and height leaves any of the vantage points unchanged. The current barn roof is visible from points farther west, northwest, southwest, south, north and east, especially during the six months of the year that the trees are leafless. This has been particularly noticeable recently with the new wood shingled roof that has been replaced on the barn. Certainly, from every vantage point looking toward Ring C where there is now either a view of current surrounding forest, open space, sandy paddock, and horses prancing there would instead be a structure.	Please see Item #1 in this spreadsheet for additional related information on potential visual impacts. This topic is also included in the final EA and staff report to the Commission.
220	Concerned Neighbors	Overall, the structure will be visible, especially for immediately adjacent Rock Creek Trail users and the residences to the east of Ahlens Drive.* Existing vegetation (on both sides of Meadowbrook Lane) and new additional landscaping would help screen the new pavilion from	***While it would currently be more visually pleasant were there to be 20 fewer light poles around Ring C, replacing them with an imposing 125ft x 225ft x 40ft structure would be incontrovertibly worse and denigrate the character of the park and historic site.	Please see Item #1 in this spreadsheet for additional related information on potential visual impacts. This topic is also included in the final EA and staff report to the Commission.
221	Concerned Neighbors	Overall, the structure will be visible, especially for immediately adjacent Rock Creek Trail users and the residences to the east of Ahlens Drive.* Existing vegetation (on both sides of Meadowbrook Lane) and new additional landscaping would help screen the new pavilion from	*This structure would be fully to somewhat visible from every direction.	Please see Item #1 in this spreadsheet for additional related information on potential visual impacts. This topic is also included in the final EA and staff report to the Commission.

222	Concerned Neighbors	off-site views.** Significant landscaping (over 30,000 square feet) would be added, including native trees, sodas, grasses and shrubs appropriate to the site (Figure 15). In addition to landscaping, Meadowbrook is proposing a design that is compatible with the historic barn, with a stone skirt at each of the building corners; dark green trim around the windows and doors; board-and-batten style siding; historic exterior light fixtures; and three cupolas on the roof.	**The more vegetation, the less welcoming the property becomes and the view of horses less available for the public to enjoy. While Meadowbrook purports to welcome non-equestrians, the design of the proposed structure and the moat-like swales with protective landscaping would discourage the public from approaching – as does the imposing electronic metal gate installed during its 2003 renovation. (Photo below) Meadowbrook is projecting a members-only message to park visitors, not a welcoming invitation.	Views into the new pavilion from Rock Creek Trail, Meadowbrook Lane, and other surrounding vantage points would still be possible. In addition, Rings A, B, and D would remain open-air, with some views preserved into these spaces. Please see Item #1 in this spreadsheet for additional related information on potential visual impacts. This topic is also included in the final EA and staff report to the Commission.
223	Concerned Neighbors	In the case of this project, the land was purchased for Rock Creek Park with combined state and federal funding. Under the 1930 Capper-Cramton Act, and subsequent agreements with MNCPPC, NCPCC has approval authority for changes to the park's General Development Plan, which entails Commission responsibility for ensuring Section 106 compliance. The Montgomery County Department of Parks (MCPD) consulted with the Maryland Historic Trust (MHT) in 2001 regarding the comprehensive improvement plan, and they concurred with MCPD that the project (including the pavilion over Ring D) would have no adverse effect on historic or archaeological resources.*	*What is being referred to here is the 2002 proposal that put forth a different location, a smaller & shorter covered ring, and a significantly different/more historic design. A diagram of this design can be found in the archives of the Montgomery County Planning Board from December 6, 2001, attachment 3, building drawings by Bradley/Parker & Associates, P.C. Link: http://www.montgomeryplanningboard.org/meetings_archive/120601/item1_120301.pdf Here is a photo from the 2001 proposal of what was proposed:	Thank you and noted. Please see Items #8 and 19 in this spreadsheet for additional related information on project Purpose and Need and Ring C location preference. These topics are also included in the final EA and staff report to the Commission.
224	Concerned Neighbors	Ring C Pavilion (Preferred). The pavilion would be located along the southeastern edge of Meadowbrook's property, separated from the historic barn by the picnic area, several rows of trees, and Riding Ring B (Figure 26)*. Property use would continue uninterrupted, and the design of the new structure would be compatible with the architectural look of the historic barn.**	*Attempting to now locate a covered arena further from the barn is likely in order to be able to have less restrictive historical building design. **Not compared with the proposal of 2001/2003 referenced above in red (link to archives and photo).	Please see Item #10 in this spreadsheet for additional related information on potential historic resource impacts. This topic is also included in the final EA and staff report to the Commission.
225	Concerned Neighbors	The character of Meadowbrook Stables as an equestrian facility – manifested by green space, the presence of horses, quality of upkeep, and park-like setting that is open and welcoming to the community – would be unaffected by the project.** These findings are documented by an assessment report, which concludes that the project would not result in an "alteration to the characteristics of historic property qualifying it for inclusion in, or eligibility for, the National Register of Historic Places." Meadowbrook Stables submitted an assessment letter to MHT for concurrence, with an "no adverse effect" determination issued on November 19, 2019*** (Figure 27). Separately, NCPCC initiated Section 106 consultation with MHT to fulfill its Section 106 compliance responsibilities, with a "no adverse effect" determination. The Trust concurred in writing with NCPCC determination on February 21, 2020.	***As has been addressed, the "park-like setting that is open and welcoming to the community" would be unaffected by the project" is FALSE. Open space, views of horses, a loss of a sense of openness would be affected by thick vegetation etc. ****It has been established that materials submitted at that time were quite erroneous. Also, at that time none of the public was yet aware of the proposal and therefore unable to contribute comments to the Maryland Historic Trust.	Please see Item #1 in this spreadsheet for additional related information on potential historic resource impacts. This topic is also included in the final EA and staff report to the Commission.
226	Concerned Neighbors	Transportation and Parking. Meadowbrook Lane is a two-lane local road (maintained by the County) that borders Meadowbrook Stables property along its eastern and southern edges. Meadowbrook Lane provides vehicular access between East-West Highway (to the north), Rock Creek Forest neighborhood (to the east), a Parks Department Maintenance Facility (to the south), and a local park (Candy Cane Park) to the southwest. The speed limit is 15 miles per hour along Meadowbrook Lane, used by a variety of traffic including school buses, service-delivery vehicles, residential traffic, park traffic, and Meadowbrook riders and staff. Heavier volumes of Rock Creek Forest neighborhood-related traffic tend to occur during the weekday morning and evening rush periods, with more dispersed usage* during weekends. Regular Meadowbrook-related traffic tends to be heavier during lesson hours, Tuesday-Friday from 4:00-6:00 PM, and weekends from 9:30-2:30 PM. However, peak traffic occurs during horse shows at the facility, which occur three times per year.	*Actually on weekend days there tends to be heavier volumes of traffic along Meadowbrook Lane as a result of not only Stables lessons, but also an increased number of drivers headed to Meadowbrook Park (at the end of Meadowbrook Lane) to access the Hiker/Biker Trail, attend games at the Activity Building, utilize the baseball and soccer fields as well as the basketball and tennis courts, and enjoy the Candy Cane City playground.	Thank you and noted.
229	Concerned Neighbors	A 22-space parking area*, designated for Meadowbrook Stables use, is located along the outside of Meadowbrook Lane, across from the historic barn. Other on-street parking is allowed on an adjacent service lane (parallel to Meadowbrook Lane) and along Washington Avenue, which intersects with Meadowbrook Lane, however, on-street parking (other than in the lot) is prohibited along Meadowbrook Lane. Overflow Meadowbrook event parking (three times per year during horse shows) is allowed in the grassy open area to the north of the barn, as well as in the Candy Cane Park parking lot. Peak occupancy periods in the Meadowbrook lot tend to occur during the lesson hours stated above**.	*Actually there are only 20 spaces. **Currently the parking situation during lesson times is problematic. Please refer further to the Point by point response to excerpts from the Draft Environmental Assessment for Meadowbrook Stables Proposed Covered Riding Ring (submitted to NCPCC February 14, 2020) Sections 3.5.2.1 thru 3.5.2.3 "Traffic and Parking," as well as Concerned Neighbors of Meadowbrook Stables responses to MHT's proposal FAQ's (submitted to NCPCC March 10, 2020). Excerpt below:	Correct. The previously noted number of spaces (22) in the draft EA, revised EA, and preliminary review staff report has been revised to reflect the current 20-space number.
230	Concerned Neighbors	This ignores the fact that there is currently already a parking and traffic problem during lesson and show times. Recently cones were put out on the trail in front of the barn entrance so that drivers dropping off students would not pull up on the trail, thus blocking the thoroughfare. Unfortunately, many drivers now just stop in the middle of Meadowbrook Lane while students enter-leave vehicles, creating a traffic and safety hazard. There is quite a bit of overflow parking that spills onto the Meadowbrook service road, Washington Ave, Blaine Drive and Ablene Drive. (Blaine and Ablene more commonly for horse shows but sometimes for lessons.) Cars now park and idle on Washington Avenue and Meadowbrook Lane Service Road waiting for riders. The current situation continues to be troublesome and has certainly gotten worse over the years as Meadowbrook's student population has grown from 300 to 400/450. In addition to the ridership increasing, which Meadowbrook said would not happen, parking issues were never resolved and have worsened.	Staff from Meadowbrook Stables set-up cones in response to a request from a nearby neighbor who expressed concern with potential drop-off/pick-up traffic blocking access along the Rock Creek Trail. The MCPD maintains and patrols Meadowbrook Lane since the roadway is located on park property. Should a future traffic/parking study be warranted, then MCPD would work with the Montgomery County Department of Transportation to undertake the study.	As described in the final EA, the project would not change existing Meadowbrook Stables-related traffic and parking patterns since current programming would remain the same under the existing concessionaire agreement with M-NCPPC, as well as the physical capacity limitations of the facility.
231	Concerned Neighbors	*While there is a crosswalk at the southeast corner of the property as well as a stop sign, cars frequently run that stop sign. Now pedestrians, bikes and vehicles are visible through the fence and bushes on that corner so now law-abiding citizens have an opportunity to see what is coming around the corner. With the construction of such a proposed arena at Ring C, this view would be dramatically decreased posing a safety risk along with increased vehicular traffic.	Sightlines around the intersection should not be adversely impacted by the new pavilion nor additional on-site landscaping. The Montgomery County Department of Transportation has reviewed the project plans to ensure that the design would comply with all applicable traffic and pedestrian safety regulations.	As described in the final EA, the project would not change existing Meadowbrook Stables-related traffic and parking patterns since current programming would remain the same under the existing concessionaire agreement with M-NCPPC, as well as the physical capacity limitations of the facility.
232	Concerned Neighbors	In the 2012 revised lease between Meadowbrook and M-NCPPC, we are not seeing a limit on the existing programming other than the horse show limit. The neighborhood was assured that there would not be an increase in programming in original 2001, then 2003 proposals yet the number of students has risen from 150 weekly students to over 400 weekly students and up to 450 students in a year. This is a 14-28.2% increase without a plan or consideration on how to deal with the increase in vehicular traffic and lack of parking that has worsened over the last nineteen years, and would likely continue to worsen if a covered arena is built. See p. 8-9 of the 2012 Revised Lease (ATTACHMENT A) sections 4.4 and 4.5 which outline the number of horse shows allowed and parking requirements. Other than limiting the number of horse shows to three per year, other numeric limits are not noted. Section 4.4 also describes that the Lessee will hire and pay Park Police or off-duty Park Police if parking control is necessary. Even though parking for shows currently overflows onto neighborhood streets rather than the identified alternative areas, including the maintenance yard parking, neighbors have not observed any Park Police conducting parking control during horse shows. With an enclosed arena and seating stands, there would be an increase in vehicular traffic and an even greater shortage of suitable parking spaces, due to additional people coming to visit and watch riders. Indeed, that intent is cited in the answer to question 11 of Meadowbrook's FAQ's regarding the proposal: "Visitors will now be able to watch horse shows and lessons under cover of the viewing area as well."	There has been no increase in the number of lessons given at Meadowbrook since 2003. There are about 300 riders in the Stables' 32-week "School Year Group Lesson Program," and approximately 150 riders in its summer camp programs. Thus, over the course of a year there are about 450 riders at Meadowbrook. The Stables could not expand its lesson programs beyond this because there is a limit to how many times per day the horses can be ridden. Meadowbrook typically has a waiting list for its group lesson program of 35-400 people who it cannot accept due to lack of capacity.	
234	Concerned Neighbors	Noise: Ring C Pavilion (Preferred). Long-term noise levels would generally remain the same as existing conditions since programming would not change. Ring C-related noise may be reduced however, with a new pavilion shielding outside (uncovered) areas from activities within the structure since the space would be partially enclosed with the retractable doors open. Overall, long-term noise impacts would likely be negligible.*	*The opening and closing of the "Garage type doors" would produce increased noise. Reverbations or amplification caused by sound bouncing within a metal structure are likely to occur. How might this carry into the neighborhood and park, or how might this noise affect people and wildlife? If two classes are held in this ring, noise would increase. Ring C is closest to multiple neighbors and often results in a significant amount of noise from instructors and from tractors. It is hard to believe there would not be more lessons and, thus, more noise. Certainly, if the intent is to have lessons in inclement weather, on days when riders may previously not have attended classes or with the intent to hold two lessons simultaneously in the one covered ring, there would definitely be more noise emanating from Ring C into nearby homes, the neighborhood, and Rock Creek Park.	Currently, noise from the neighborhood includes traffic along Meadowbrook Lane (school buses, cars, delivery and maintenance trucks), as well as skateboards, trampolines, ball playing, dogs, and human voices from the neighborhood and along the hiker/biker trail. Typical noise from the Stables includes human voices, horses, and intermittent use of a small tractor to remove manure and condition the sand riding rings. The final EA describes the potential noise impacts for the project, which is expected to be negligible. Long-term noise levels would generally remain the same as existing conditions since programming would not change. Ring C-related noise may be reduced, however, as instructors' voices would be muffled by the new pavilion and would be less obvious to those outside the pavilion.
235	Concerned Neighbors	Air Quality: No Action Alternative. The new pavilion would not be constructed, thereby maintaining the status quo in terms of intermittent ambient dust escape from the Meadowbrook Stables property. Meadowbrook currently controls dust in each of its four riding rings through regular watering from four overhead sprinkler systems surrounding the rings, as well as from ground-level applications by a tractor-pulled water sprayer. While Meadowbrook makes dust control a priority, some dust will inevitably become airborne during hot, dry and/or windy weather, escaping Meadowbrook's property. This is also true of Ring C, where more advanced lessons (cantering and jumping) take place. *	* WHEN Meadowbrook waters adequately on a regular basis and uses the tractor-pulled water sprayer, dust remains at a minimum but this does not always happen. During the previous renovation the plans engineers were intended to provide adequate coverage with the newly installed sprinklers. We do not believe the intent was to require the use of the tractor pulled sprinker but obviously the engineering was flawed. It is particularly when the tractor-pulled sprinker does not supplement the automatic system that there is an issue (due to the center of Ring C remaining dry). While a cover over the ring may help limit evaporation, would prevent natural dampening that occurs with rainfall.	Meadowbrook currently uses over 1,000,000 gallons of fresh water per year to control dust in its riding rings. However, much of this water evaporates quickly, particularly in the summer, leaving the rings dusty from the neighborhood and along the hiker/biker trail. Typical noise from the Stables includes human voices, horses, and intermittent use of a small tractor to remove manure and condition the sand riding rings. The final EA describes the potential noise impacts for the project, which is expected to be negligible. Long-term noise levels would generally remain the same as existing conditions since programming would not change. Ring C-related noise may be reduced, however, as instructors' voices would be muffled by the new pavilion and would be less obvious to those outside the pavilion.

226	Concerned Neighbors	Ring C Pavilion (Preferred). The project would result in reduced ambient dust to the surrounding community through the more controlled interior environment of the new pavilion. The new structure would shield the riding area from sunlight and wind, thereby reducing evaporation, as well as allow easier watering of the riding ring surface with a tractor-pulled water sprinkler. As such, long-term impacts are likely to be beneficial to the surrounding community.*	*As is stated above when Meadowbrook waters adequately and regularly, dust is controlled. Is the plan to shut the sides when it is windy outside? It is noted that Meadowbrook is no longer suggesting that the proposed arena would decrease the amount of water used.	See answer to Item #235 above.
237	Concerned Neighbors	Cumulative Effect. Overall, a pavilion over Ring C and associated bioswales and 30,000 square feet of landscaping would help to improve stormwater management. Ambient dust, and light spillage would decrease. The project would also result in a "no adverse effect" on the historic barn or on archeological resources. While the pavilion would be in the floodplain, it is not a critical structure and would neither impact the floodplain nor be significantly damaged by flooding, were that ever to occur. The project would have no additional long-term impacts to transportation, traffic, parking, or noise. The proposed pavilion (32-feet at the roof peak/41-feet and 8 inches in height at the center cupola) would be visible to walkers, bikers and drivers traveling immediately to the south and/or northeast of the property along Meadowbrook Lane or on the hiker/biker trail, and visible to several private residences on Ablene Drive. Views would change from an open sand riding ring with outdoor lighting to that of a pavilion with operable doors in the open position for a majority of the year. While the change in view from the nearby hiker/biker trail, Meadowbrook Lane, and the residences to the east of Ablene Drive cannot be completely mitigated, Meadowbrook proposes to add a significant amount of landscaping – over 30,000 square feet including native trees, sedges, grasses and shrubs appropriate to the site as shown in Figure 15. They also propose a design that is compatible with the historic barn, with a stone arch at each of the building corners; dark green trim around the windows and doors; board-and-batten style siding; historic exterior light fixtures; and three cupolas on the roof.	Our review and research have led us to wonder, which zoning, standards etc. is Meadowbrook held to- residential, agricultural, both? Meadowbrook's land is zoned as residential (Hickey O/U) but it is also referred to as an agricultural site. See photo below identifying Meadowbrook as a Certified Agricultural Conservation Steward. As well as this link from (Maryland Association of Soil Conservation Districts) categorizing Meadowbrook as a horse farm. http://mascd.net/certified-horse-farms/ The following link is a guide to Maryland's various county zoning related to horses. Again, these guidelines delineate between residential and agricultural. To which is Meadowbrook accountable? https://ecr.org/wp-content/uploads/2013/04/MHC-Guide-to-County-Zoning-Horses.pdf As was referred to in previous points regarding lighting, standards are delineated according to residential or agricultural. Zoning Text Amendment No: 07-0, https://www.montgomerycountymd.gov/council/Resources/Files/ta/2007/07-01.pdf Meadowbrook often refers to itself as an "Urban Equestrian Facility." Are there specific standards for an urban equestrian facility? Because of file sizes, the figures and attachments to the March Environmental Assessment (that NCP has on file) are not included here. However, comments and figure alternatives are included below.	The R 60 Zoning applies to the adjacent Rock Creek Forest Neighborhood, but does not apply to Rock Creek Park, which encompasses the entire Meadowbrook Stables property
238	Concerned Neighbors		The following link is a guide to Maryland's various county zoning related to horses. Again, these guidelines delineate between residential and agricultural. To which is Meadowbrook accountable? https://ecr.org/wp-content/uploads/2013/04/MHC-Guide-to-County-Zoning-Horses.pdf As was referred to in previous points regarding lighting, standards are delineated according to residential or agricultural. Zoning Text Amendment No: 07-0, https://www.montgomerycountymd.gov/council/Resources/Files/ta/2007/07-01.pdf Meadowbrook often refers to itself as an "Urban Equestrian Facility." Are there specific standards for an urban equestrian facility? Because of file sizes, the figures and attachments to the March Environmental Assessment (that NCP has on file) are not included here. However, comments and figure alternatives are included below.	Please note the following point-by-point response from Meadowbrook Stables. The Maryland Horse Council's guide to State and County laws and ordinances related to horse-keeping summarizes Montgomery County's ordinance. It defines "Equestrian Facility" as any building, structure, or land area that is used primarily for an equestrian activity or event. Permitted with some special exceptional use in R, RC, LDR, RDT, ES, RNC, and RNC/TDR zones. Not permitted in certain cluster and rural open space areas in the RNC and RNC/TDR zones. Facilities established before April 5, 2004 are grandfathered, except must comply with nutrient management, water quality and soil conservation standards" Because Meadowbrook was established well before 2004, it is exempt from this ordinance. It is in compliance with all nutrient management, water quality and soil conservation standards. Meadowbrook is in compliance with all applicable lighting standards. No lighting plan is required for this project under section 59-G-2.49, which governs Equestrian Facilities in Residential Zones, because this project would not add any outdoor lights to the property; rather, 20 existing outdoor arena lights would be removed. The term "urban equestrian facility" is simply descriptive. It is not a legal term and there are no standards specifically governing urban equestrian facilities.
239	Concerned Neighbors		Regarding Figure 4 of the March EA: What is presented in the EA is not in the direction of North it is Northeast. If the photo were taken looking directly north it would be taken from next to the wooden shed-like structure in the far left of the photo and would look like this photo below. Please note that this entire view would be obstructed by the construction of the proposed covered ring and landscaping.	All ground photos and corresponding labels/captions are revised as necessary to reflect accurate information in the final project submission materials, final staff report (EDR) to the Commission, and final EA document
240	Concerned Neighbors		Regarding Figure 5 of the March EA: What is presented in the EA is not the view west from behind 2812 but rather 2814. The ground view from 2812 looks like this:	All ground photos and corresponding labels/captions are revised as necessary to reflect accurate information in the final project submission materials, final staff report (EDR) to the Commission, and final EA document
241	Concerned Neighbors		The ground view from behind 2814 looks like this:	All ground photos and corresponding labels/captions are revised as necessary to reflect accurate information in the final project submission materials, final staff report (EDR) to the Commission, and final EA document
242	Concerned Neighbors		Regarding Figure 7 in the March EA: Figure 7 is taken from the Hiker-Biker Trail, not from the East-West Highway. The photo below is taken from the intersection of East-West Highway and Meadowbrook Lane and shows that Ring C, proposed site for the covered arena, would be visible (past foreground trees).	All ground photos and corresponding labels/captions are revised as necessary to reflect accurate information in the final project submission materials, final staff report (EDR) to the Commission, and final EA document
243	Concerned Neighbors		Regarding Figure 8 in the March EA: Figure 8 is a view south across rings A and B. NOTE: The view of the forest to the south (center to left in photo) would be obscured by the covered arena, with a proposed roof/line 4'5" the height of the light poles. See below Comparison of 3 views of Ring C, originally submitted by Laura Govens-Sibarium and Antonia Denton 3/10/20, Responses to MF's proposal FAQ's.	All ground photos and corresponding labels/captions are revised as necessary to reflect accurate information in the final project submission materials, final staff report (EDR) to the Commission, and final EA document
244	Concerned Neighbors		Regarding Figure 9 in the March 2020 EA: Figure 9 is labeled as "View looking east from the site toward Ring C," but we were unable to duplicate that view. We photographed views standing next to the bank of Rock Creek looking directly east (compass on phone screen) towards Ring C, then turned 180 degrees and photographed the view looking directly west across Rock Creek towards Broad Drive.	All ground photos and corresponding labels/captions are revised as necessary to reflect accurate information in the final project submission materials, final staff report (EDR) to the Commission, and final EA document
245	Concerned Neighbors		Figures 17 and 18 of the March EA are representations of arena elevations from north and west, both depict a patron/visitor in a wheelchair next to a horse outside the proposed arena. Is this just for scale, to depict handicapped accessibility or the possibility of therapeutic riding? We are glad to see that the proposal includes two wheelchair accessible parking spaces and a paved sidewalk leading to the covered pavilion, which we hope was done to meet ADA compliance standards. Sadly, Meadowbrook's executive director has told neighbors directly that therapeutic riding would NOT be offered, even if the covered ring were to be built. These figures can be construed as misleading by showing (on the right) a person seated in a wheelchair, looking as though he may be preparing to mount, based on the way the horse and two people standing are positioned. See separate email attachment for Attachment A, 2012 Revised Lease	The individual in the wheelchair is shown for scale, and to show that the viewing area of the proposed structure will be handicapped accessible. Meadowbrook is not equipped to offer a full therapeutic riding program, however, as such programs requires specialized horses, equipment, and PATH-certified trainers (Professional Association of Therapeutic Horsemanship). One of Meadowbrook's instructors is PATH-certified, and works with the Stables' special needs students on an as-needed basis. However, the Stables does not have the capacity to expand its programs into therapeutic riding at this time.

Section B

Modification of General Development Plan, Meadowbrook Stables Riding Ring Pavilion

Rock Creek Stream Valley Unit 1 North
Chevy Chase, Maryland

Approval of a Modification to the General Development Plan /
Preliminary and Final Site and Building Plans

Montgomery County Department of Parks

Project Summary



Commission Meeting Date: May 7, 2020

NCPC Review Authority: Approval of Master Plans for use by the Commission and Capper Cramton Act Review per 40 U.S.C. § 8722(a) and (b)(1) and 46 Stat. 482

Applicant Request: Approval of preliminary and final site and building plans

Session: Open Session

NCPC Review Officer: Michael Weil

NCPC File Number: MP100

Project Summary:

The Montgomery County Department of Parks, in coordination with Meadowbrook Stables, proposes to construct a new pavilion over riding Ring C, measuring 225-feet in length, 125-feet in width, with a sloped rooftop ranging in height between 16- and 32-feet (along the ridgeline). The center cupola on the roof will reach 41-feet 8 inches. Plans show the new structure with a metal standing-seam roof with solar panels, rooftop cupolas, and sides constructed with a stone skirt at each of the building corners; trim around the windows and doors; board-and-batten style siding, with historic exterior light fixtures. The pavilion would have retractable sliding doors (with windows) to allow for an open-air environment, with the ability to shelter interior activities from inclement weather (cold, wind and thunderstorms) conditions. The pavilion would not have any mechanical infrastructure (i.e. heating and cooling), no spectator stands, and no sound system but would have electricity to allow for interior lighting.

Project Summary



Commission Meeting Date: May 7, 2020

NCPC Review Authority: Approval of Master Plans for use by the Commission and Capper Cramton Act Review per 40 U.S.C. § 8722(a) and (b)(1) and 46 Stat. 482

Applicant Request: Approval of preliminary and final site and building plans

Session: Open Session

NCPC Review Officer: Michael Weil

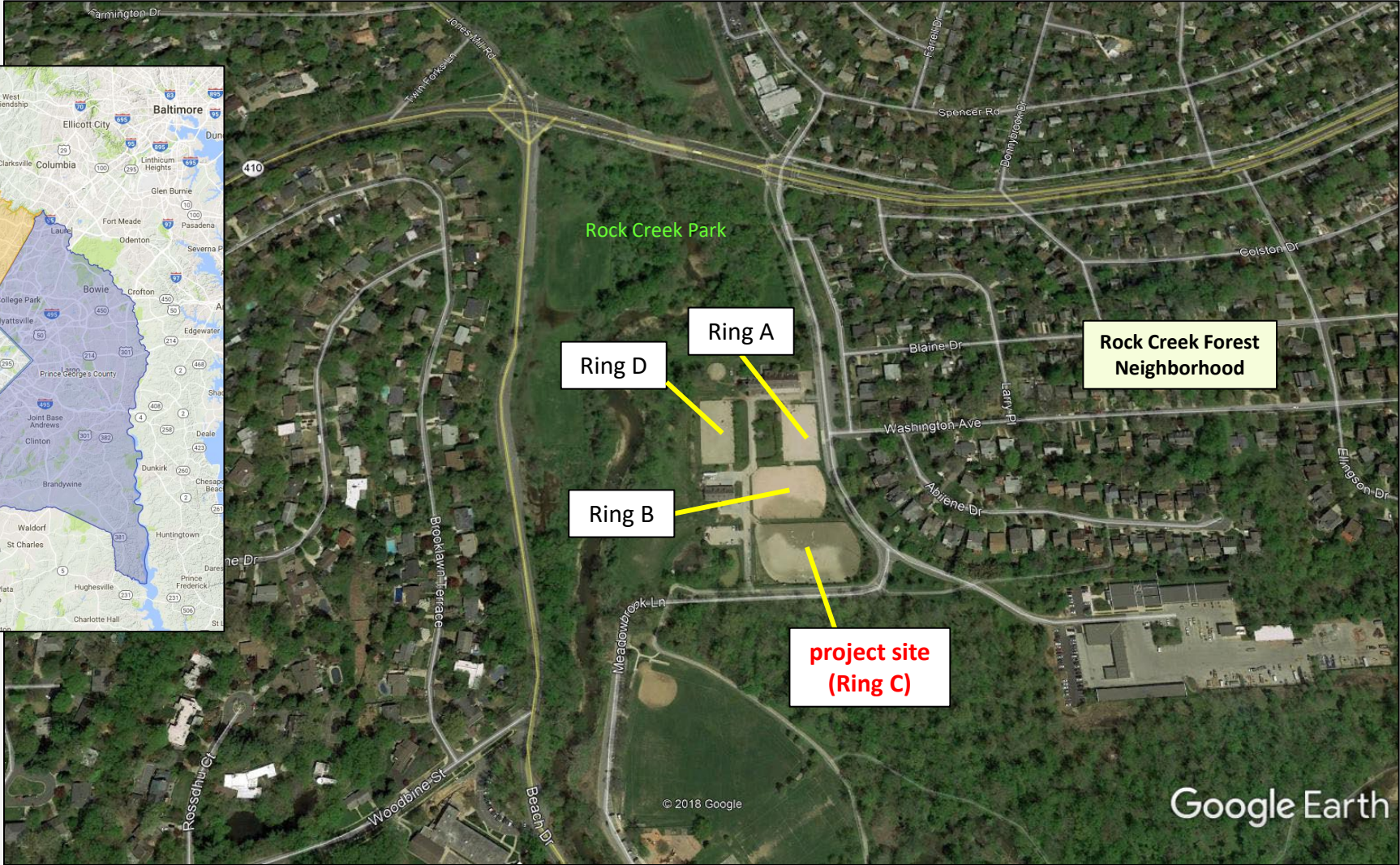
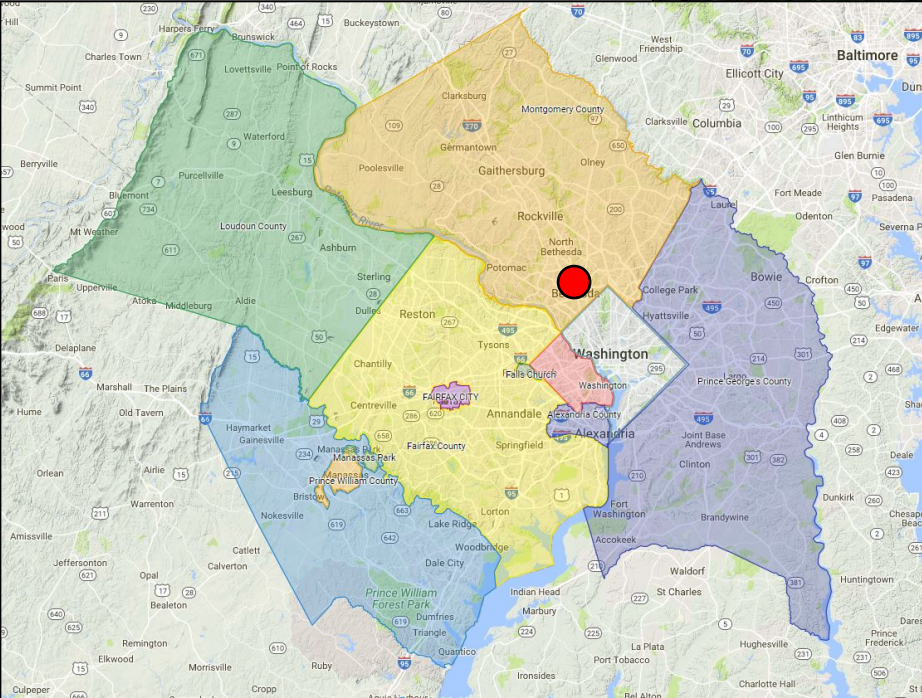
NCPC File Number: MP100

Project Summary:

Other ancillary site development would include additional landscaping, two new bioswales (north and south/west), a new walkway, and a new horse/pedestrian path between the internal access road and Ring C. The existing fencing surrounding the current Ring C would be removed, with new fencing installed inside the pavilion. The perimeter fencing will remain in place. A viewing area would be located along the northside of the Ring. The landscape-stormwater management plan is designed to manage all stormwater from the roof through vegetation and bioswales. New evergreen trees, ornamental trees, shade trees, and shrubs are proposed to help obscure the new pavilion from off-site views.

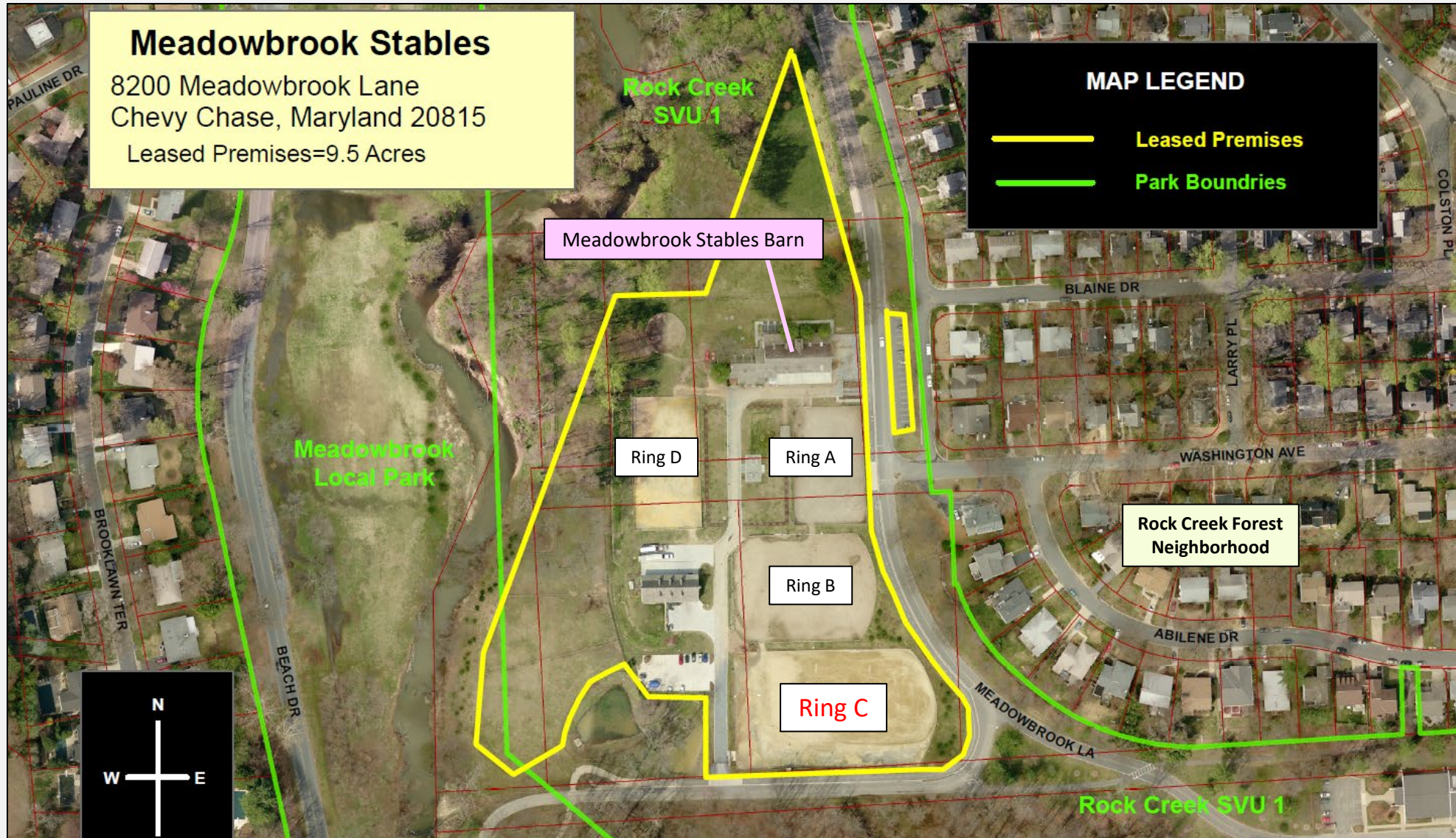
The project would remove elevated on-site floodlights (20) immediately surrounding Ring C since the pavilion would have interior lighting, thereby negating the need for the taller floodlights. The pavilion would have downward-facing lighting over doorways as required by building codes. The other existing 36 floodlights on the property would remain to continue night-time illumination of the other riding rings (A, B, D).

Site Location



Location Map

Meadowbrook Stables Lease Area



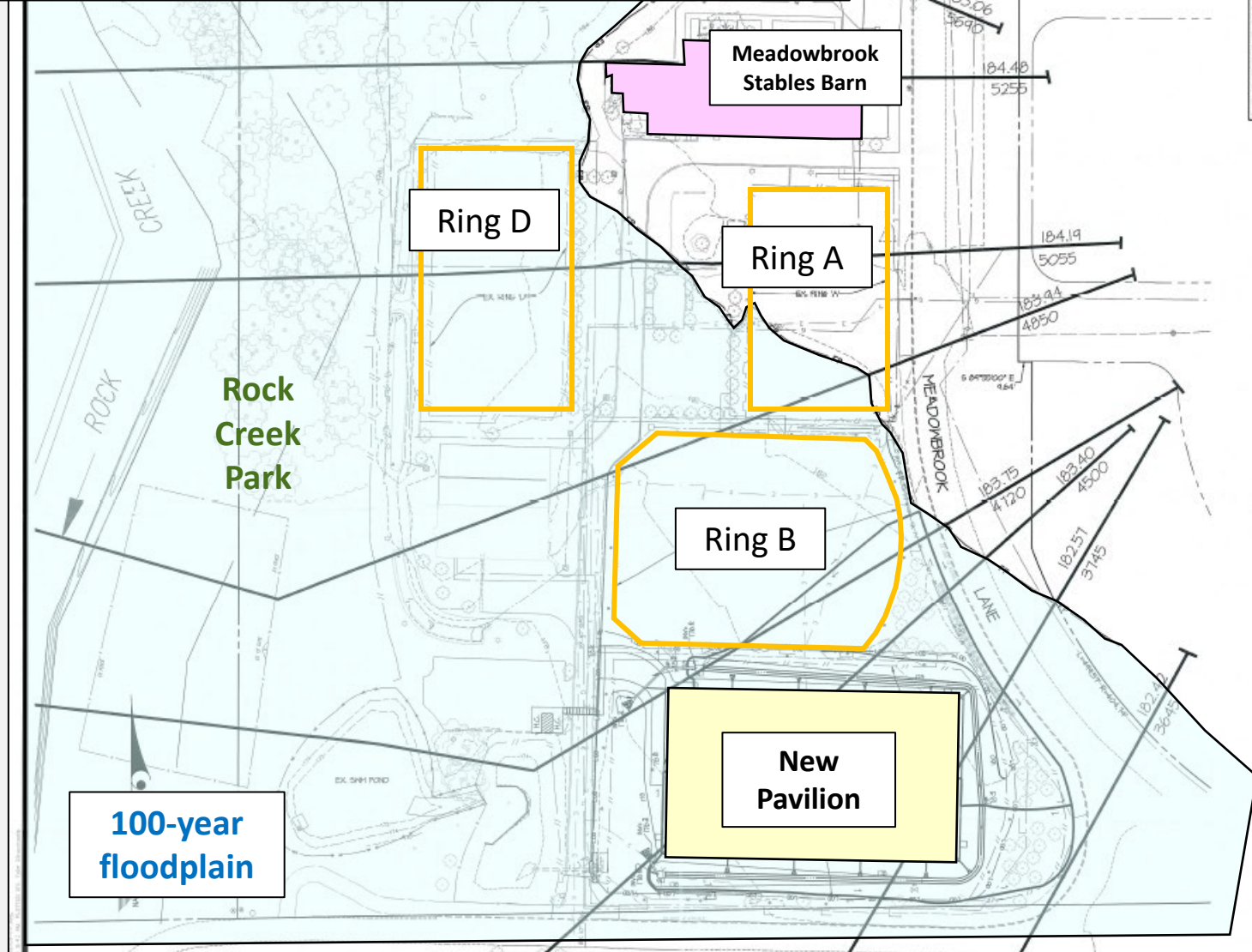
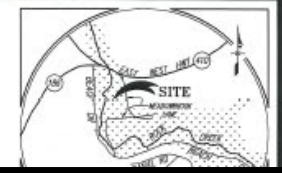
Current Ring Areas



Floodplain Delineation Plan

RESULTS OF FLOODPLAIN ANALYSIS-
100 YEAR WATER SURFACE ELEVATIONS

CROSS SECTION	ORIGINAL HEC-2 STUDY (FT)	RE-SECTION OF ORIGINAL HEC-2 STUDY IN HEC-RAS (FT)	CONDITIONS WITH NEW SECTIONS IN HEC-RAS (FT)	PROPOSED CONDITIONS WITH NEW SECTIONS IN HEC-RAS (FT)
ORIGINAL 3645	182.42	182.42	182.42	182.42
ORIGINAL 3687	182.47	182.47	182.47	182.47
ORIGINAL 3702	182.52	182.52	182.52	182.52
ORIGINAL 3745	182.56	182.57	182.57	182.57
INSERTED 4500			185.4	185.40
INSERTED 4120				
ORIGINAL 4850				
INSERTED 5055				
ORIGINAL 5255				
ORIGINAL 5640				
ORIGINAL 680				



LEGEND

- 200 --- EXISTING CONTOURS
- 270 --- EXISTING CONTOURS
- --- EXISTING CURB
- --- EXISTING EDGE OF PAVING
- --- EXISTING STORM DRAIN
- --- EXISTING WATER
- --- EXISTING SEWER
- --- EXISTING ELECTRIC LINE
- --- EXISTING FENCE
- --- EXISTING LIGHT POLE
- --- EXISTING SIGN
- --- EXISTING TREES
- 200 --- PROPOSED CONTOURS
- 270 --- PROPOSED CONTOURS
- --- PROPOSED WATER
- --- PROPOSED LIMITS OF DISTURBANCE
- --- EXISTING FLOODPLAIN
- --- FLOODPLAIN CROSS SECTIONS
- --- PROPOSED BUILDING

Existing Area Photo



Existing Area Photo



Existing Area Photo



Existing Area Photo



Existing Area Photo



Existing Area Photo



Existing Area Photo



Existing Area Photo



Existing Area Photo



Existing Area Photo



Existing Area Photo



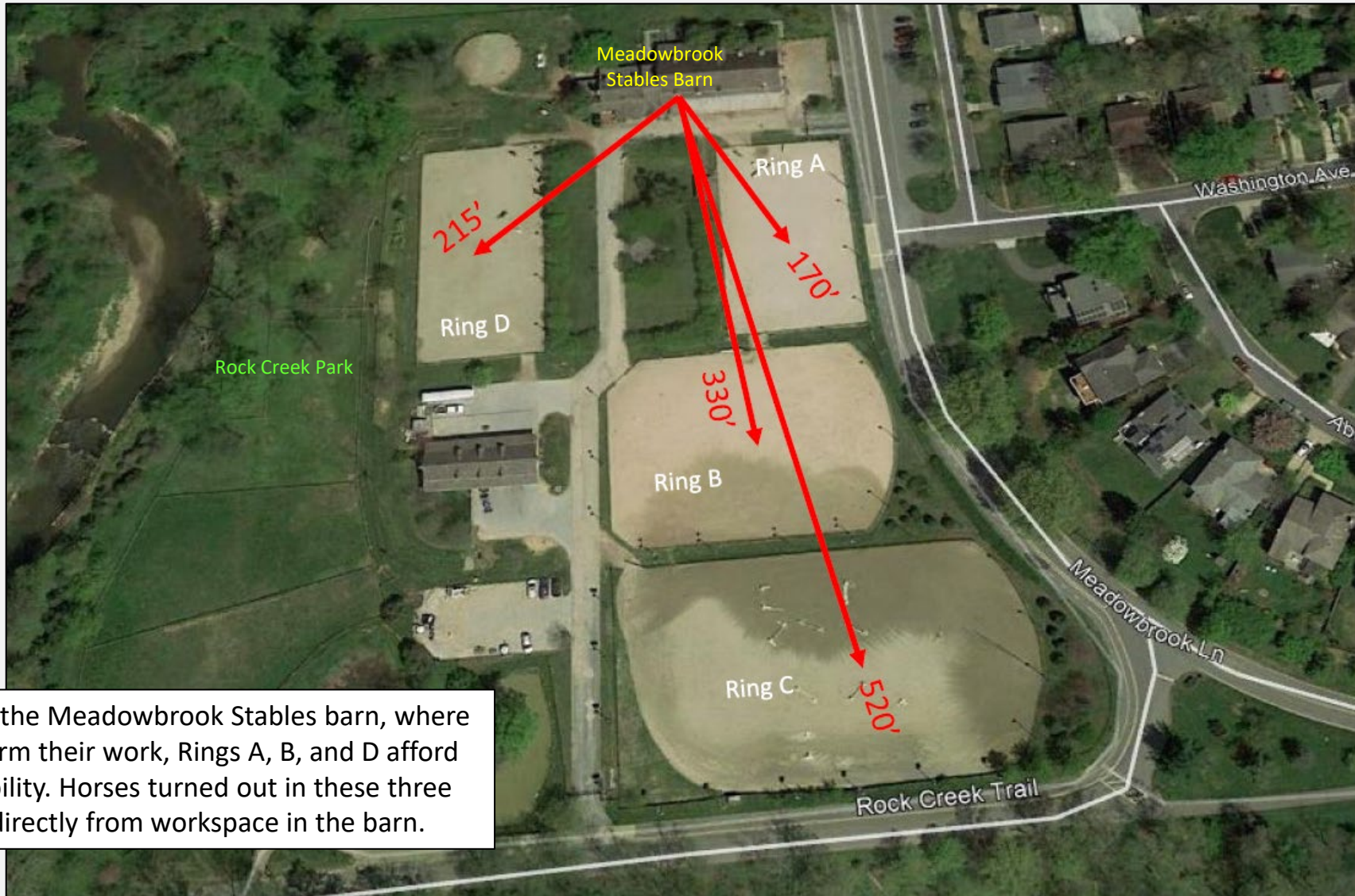
Existing Area Photo



Existing Area Photo



Average Viewing Distance Estimates

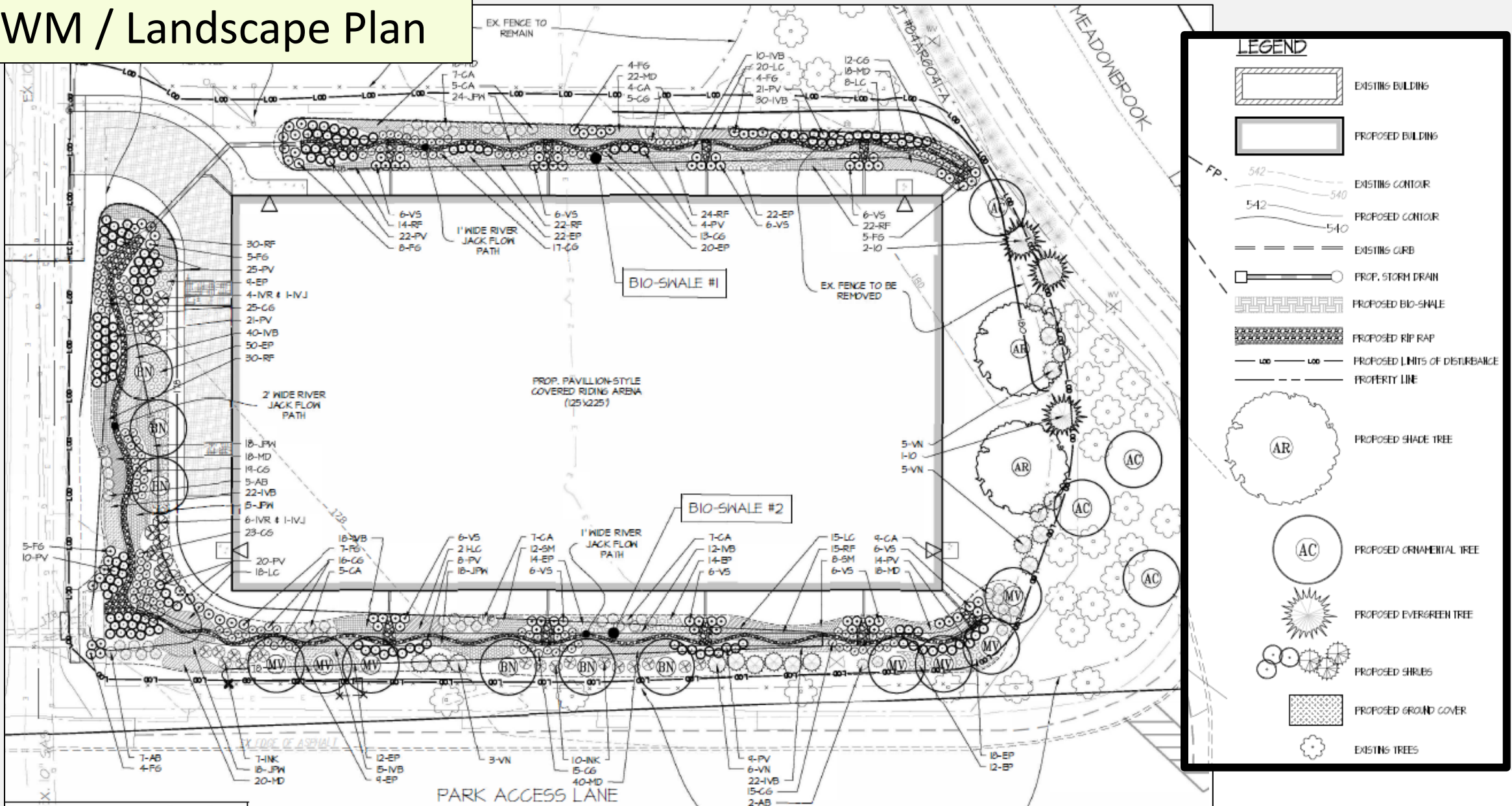


Based on proximity to the Meadowbrook Stables barn, where staff frequently perform their work, Rings A, B, and D afford the best level of visibility. Horses turned out in these three rings can be seen directly from workspace in the barn.

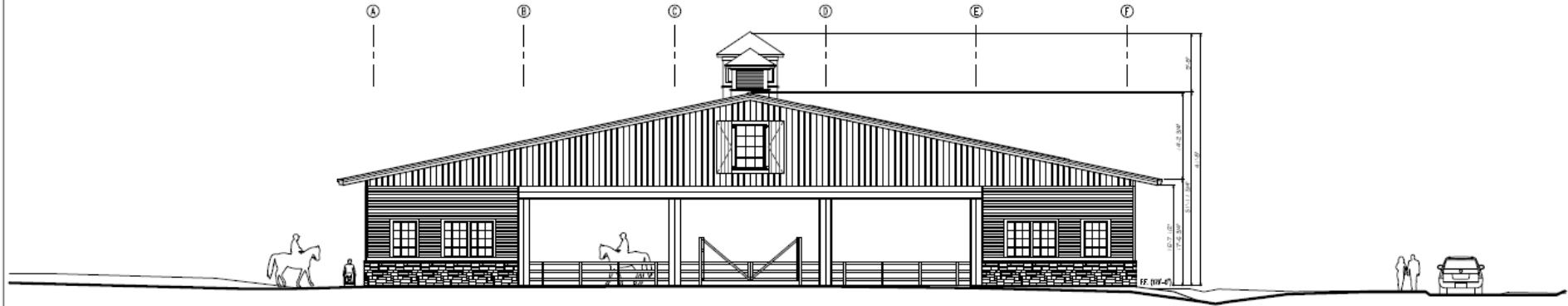
Pavilion Visibility



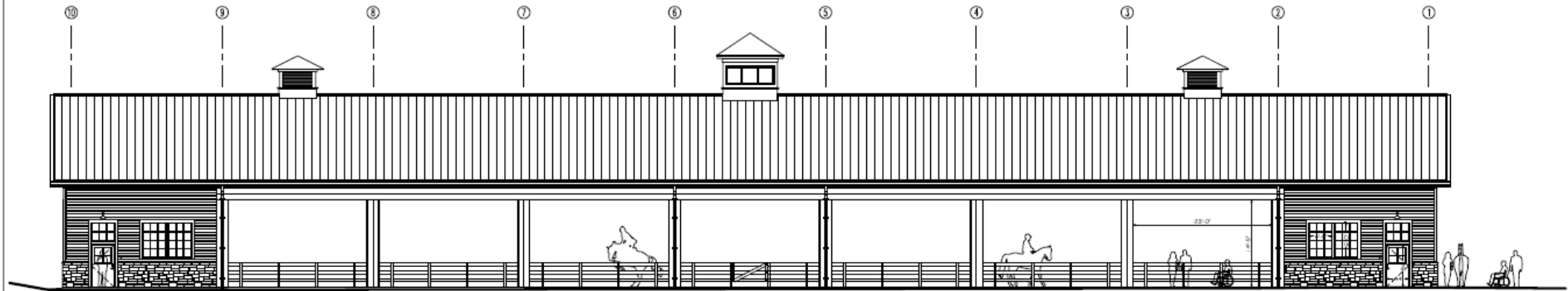
SWM / Landscape Plan



Elevations



WEST ELEVATION



NORTH ELEVATION

DOORS OPEN

MICHE BOOZ
ARCHITECT
208 Market St., Brykewille, MD 20833

MEADOWBROOK STABLES
8200 MEADOWBROOK LANE, CHEVY CHASE, MD 20815
301-585-9026 OFFICE@MEADOWBROOKSTABLES.ORG

MEADOWBROOK
RIDING ARENA

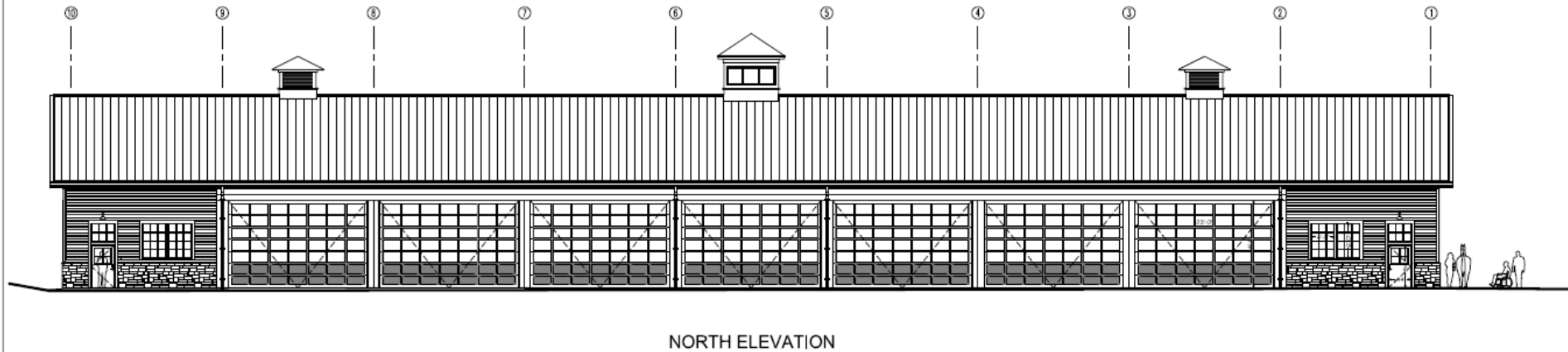
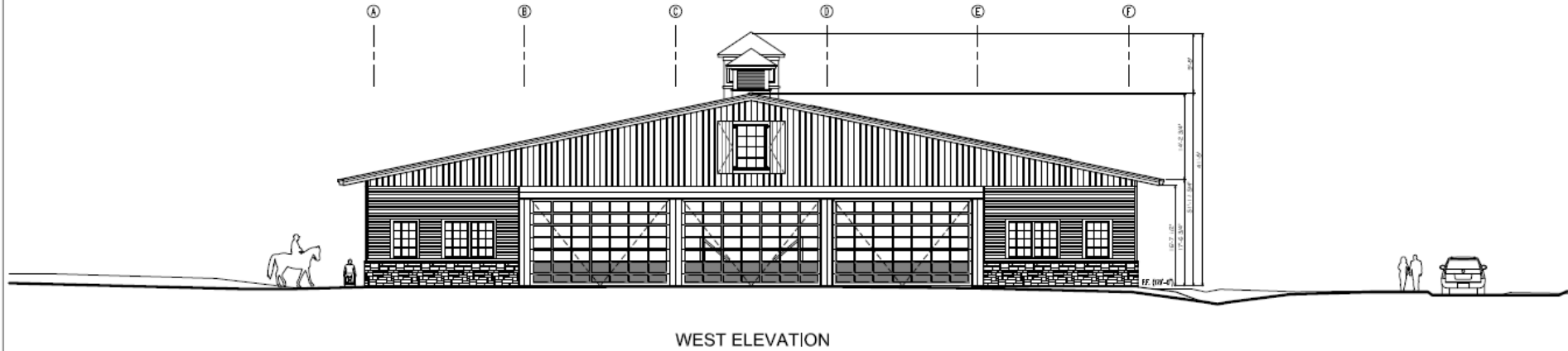
BUILDING ELEVATIONS
DESIGN DEVELOPMENT

02.27.2020

1/16" = 1'-0"
0 16

A210

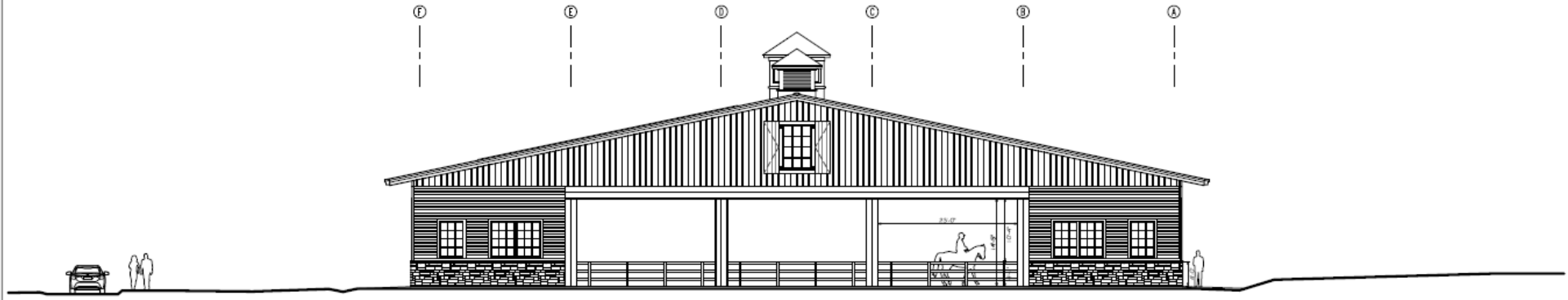
Elevations



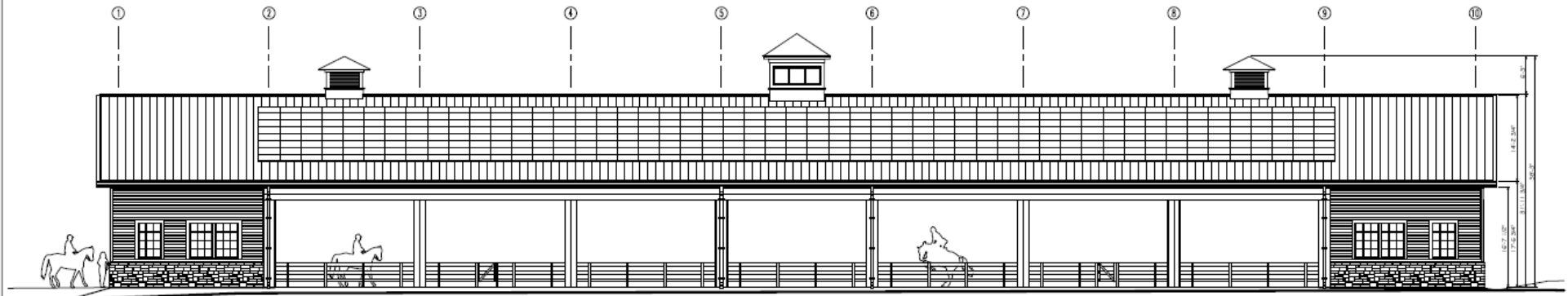
DOORS DOWN

<p>MICHE BOOZ ARCHITECT 208 Market St., Brooklyn, MD 20833</p>	<p>MEADOWBROOK STABLES 8200 MEADOWBROOK LANE, CHEVY CHASE, MD 20815 301-585-9026 OFFICE@MEADOWBROOKSTABLES.ORG</p>	<p>MEADOWBROOK RIDING ARENA</p>	<p>BUILDING ELEVATIONS DESIGN DEVELOPMENT</p>	<p>02.27.2020</p>	<p>1/16" = 1'-0" 0 16</p>	<p>A211</p>
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Elevations



EAST ELEVATION



SOUTH ELEVATION

DOORS OPEN

MICHE BOOZ
ARCHITECT
208 Market St, Brooklyn, MD 20833

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8200 MEADOWBROOK LANE, CHEVY CHASE, MD 20815
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MEADOWBROOK
RIDING ARENA

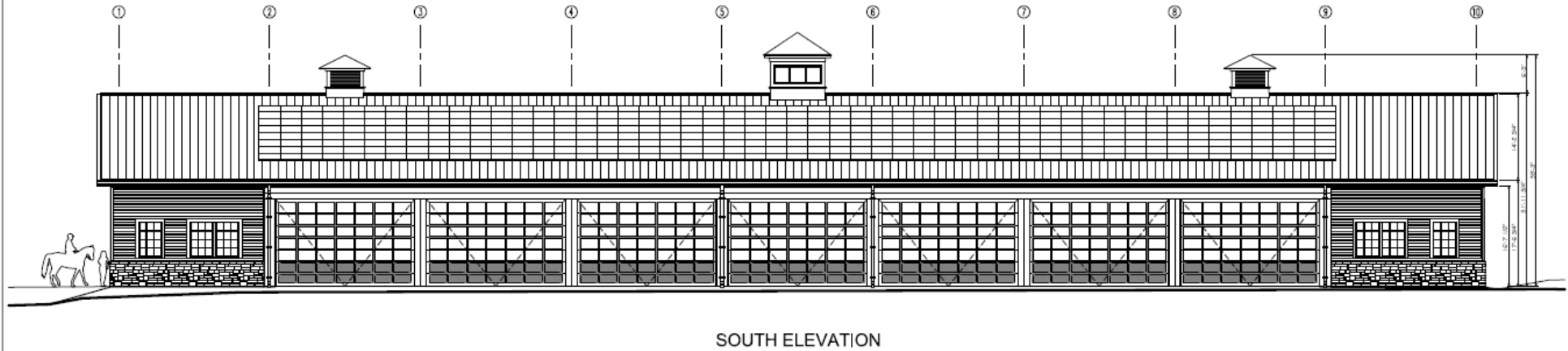
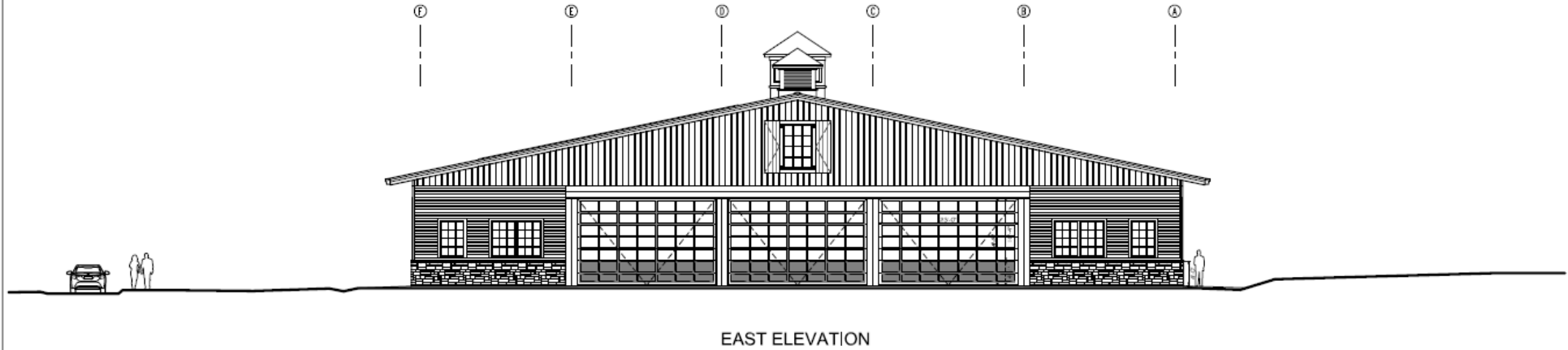
BUILDING ELEVATIONS
DESIGN DEVELOPMENT

02.27.2020

1/16" = 1'-0"
0 16

A220

Elevations



DOORS DOWN

MICHE BOOZ
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8200 MEADOWBROOK LANE, CHEVY CHASE, MD 20815
301-585-9026 OFFICE@MEADOWBROOKSTABLES.ORG

MEADOWBROOK
RIDING ARENA

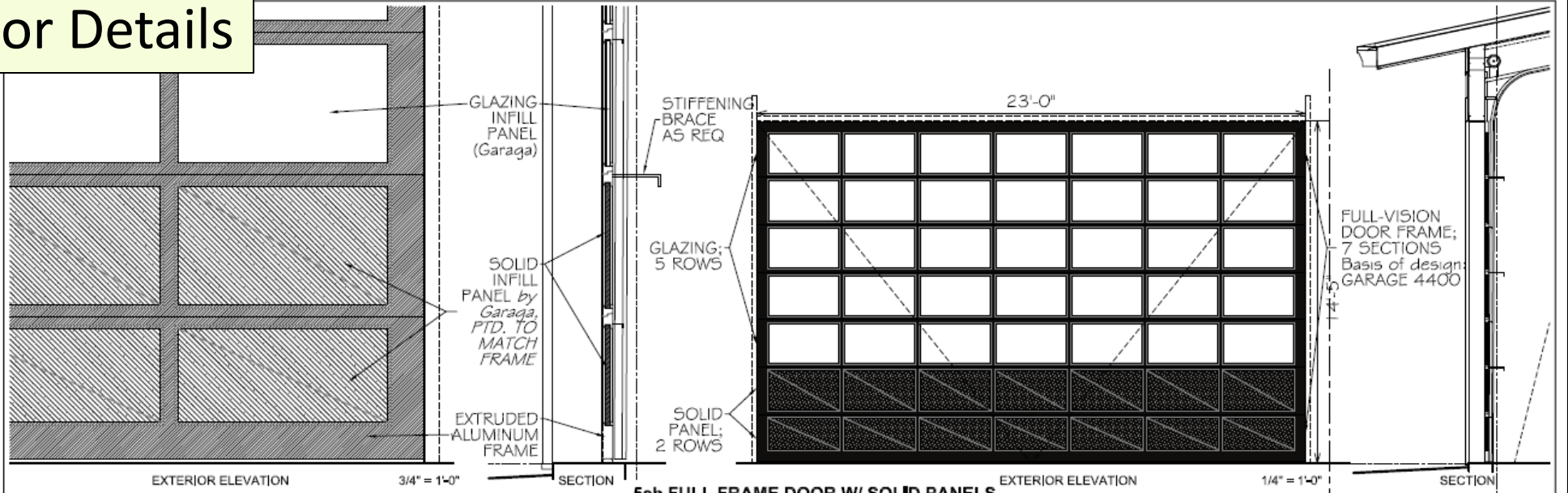
BUILDING ELEVATIONS
DESIGN DEVELOPMENT

02.27.2020

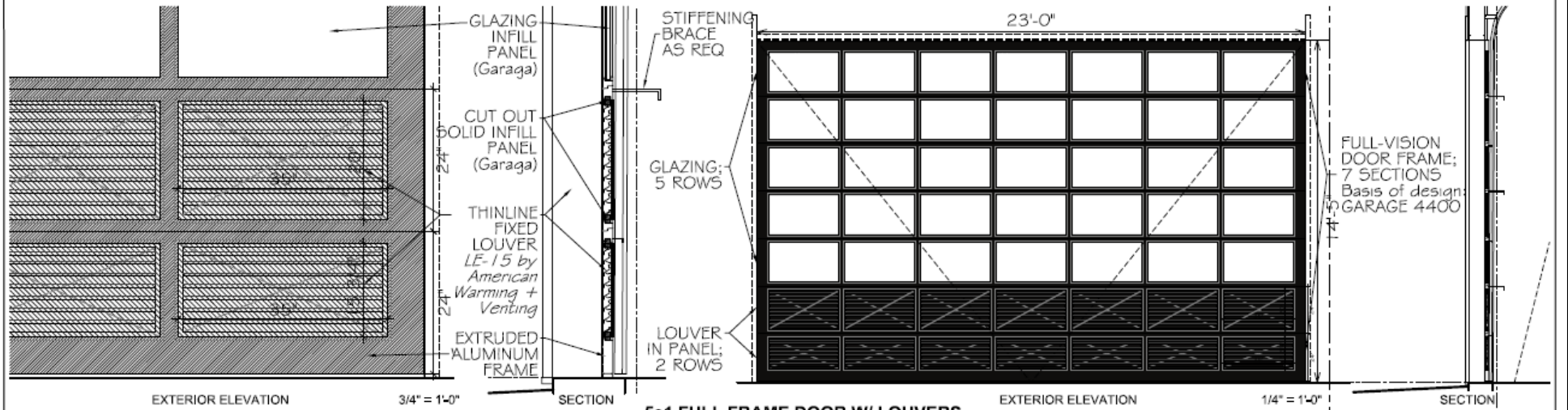
1/16" = 1'-0"
0 16

A221

Retractable Door Details



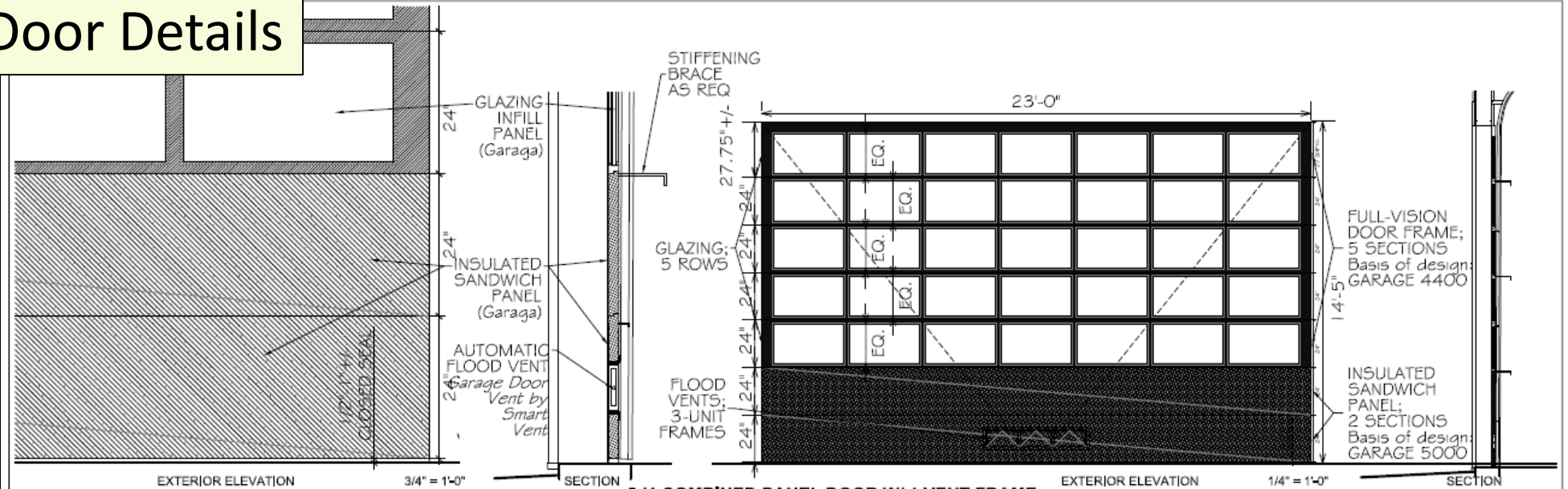
5ab FULL FRAME DOOR W/ SOLID PANELS



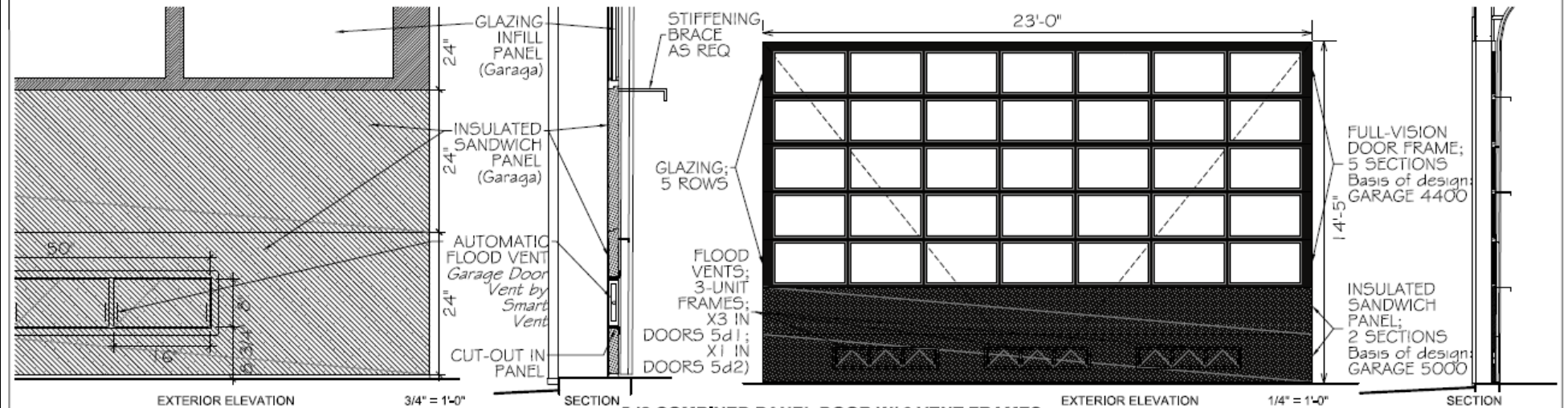
5a1 FULL FRAME DOOR W/ LOUVERS

<p>MICHE BOOZ ARCHITECT 208 Market St., Brykewille, MD 20833</p>	<p>MEADOWBROOK STABLES 8200 MEADOWBROOK LANE, CHEVY CHASE, MD 20815 301-589-9026 OFFICE@MEADOWBROOKSTABLES.ORG</p>	<p>MEADOWBROOK RIDING ARENA</p>	<p>DOOR + VENT TYPES DESIGN DEVELOPMENT</p>	<p>02.28.2020</p>	<p>A40ab</p>
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Retractable Door Details



5d1 COMBINED PANEL DOOR W/ 1 VENT FRAME



5d2 COMBINED PANEL DOOR W/ 3 VENT FRAMES

MICHE ARCHITECT 208 Market St., Baltimore, MD 20833	BOOZ ARCHITECT 208 Market St., Baltimore, MD 20833	MEADOWBROOK STABLES 8200 MEADOWBROOK LANE, CHEVY CHASE, MD 20815 301-585-9028 OFFICE@MEADOWBROOKSTABLES.ORG	MEADOWBROOK RIDING ARENA	DOOR + VENT TYPES DESIGN DEVELOPMENT	02.28.2020	A40d
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Existing View



Rendered View



Existing View



Rendered View



Existing View

(without tree foliage)



Rendered View

(with tree foliage added)





Executive Director's Recommendation

Commission Meeting: May 7, 2020

PROJECT**Modification of General Development Plan,
Meadowbrook Stables Riding Ring Pavilion**

Rock Creek Stream Valley Unit 1 North
Chevy Chase, Maryland

NCPC FILE NUMBER

MP100

NCPC MAP FILE NUMBER

76.21.01(05.00)45058

SUBMITTED BY

Montgomery County Department of Parks

APPLICANT'S REQUEST

Approval of preliminary and final
site and building plans

REVIEW AUTHORITY

Approval of Master Plans for use by the
Commission and Capper-Cramton Act Review
per 40 U.S.C. § 8722(a) and (b)(1) and 46 Stat.
482

PROPOSED ACTION

Approve preliminary and final site
and building plans with comments

ACTION ITEM TYPE

Staff Presentation

PROJECT SUMMARY

The Montgomery County Department of Parks, in coordination with Meadowbrook Stables (Meadowbrook), proposes to construct a new pavilion over riding Ring C, measuring 225-feet in length, 125-feet in width, with a sloped roof ranging in height between 16- and 32-feet, and a top height of 41 feet, 8 inches at the top of the center rooftop cupola. The rooftop would have solar panels on its south-facing side. The pavilion is designed for visual compatibility with the historic Meadowbrook Stables barn, with a stone skirt at each of the building corners; trim around the windows and doors; board-and-batten style siding; historic exterior light fixtures; and three rooftop cupolas. The pavilion would have retractable sliding doors, with windows, to allow for an open-air environment for most of the year, with the ability to shelter activities from inclement weather. The pavilion would not have any mechanical infrastructure (i.e. heating and cooling) and no sound system but would have electricity to allow for interior lighting. Other ancillary site development would include additional landscaping, two new bioswales, a new walkway, and a new horse/pedestrian path between the internal access road and riding ring. Existing fencing around the ring would be removed, with new fencing installed inside the pavilion around the new riding arena. The outer Meadowbrook Stables property perimeter fence will remain in place.

KEY INFORMATION

- NCPC has approval authority over the project with its location on property acquired with federal funding appropriated under the 1930 Capper-Cramton Act. The Act was intended to provide for the acquisition of lands in Maryland and Virginia to develop a comprehensive park, parkway, and playground system in the National Capital.
- All Capper-Cramton parkland in Maryland is titled to the State, under the jurisdiction to the Maryland-National Capital Park & Planning Commission (M-NCPPC). The Montgomery County Department of Parks, which is part of the M-NCPPC, manages the parkland.

-
- A new pavilion would enable Meadowbrook to improve its operational capacity and horse welfare with all-weather use capability, similar to other area equestrian facilities including Wheaton Park Stables, Rock Creek Park Horse Center, and the Potomac Horse Center.
 - Meadowbrook Stables is one of the oldest and last remaining urban riding facilities in the United States. There were once many urban equestrian facilities like Meadowbrook Stables in cities across the country but due to increasing pressures of urbanization, most of these places have closed.
 - NCPC conducted an Environmental Assessment (EA) for the project in coordination with M-NCPPC to evaluate the environmental impacts of the proposed pavilion on the Ring C site, which are described in this report. NCPC posted a draft EA on its website for public comment from November 18th – December 18th, 2019, and a revised EA for public comment from March 4th – 18th, 2020.
-

RECOMMENDATION

The Commission:

Approves the preliminary and final site and building plans for a pavilion over riding Ring C and ancillary site development improvements to include additional landscaping, two new bioswales, a new walkway, and a new horse/pedestrian path between the internal access road and Ring C. The existing fencing surrounding the current ring would be removed, with new fencing installed inside the pavilion.

Notes that Meadowbrook Stables is a non-profit equestrian facility, which offers lessons to all levels of riders as well as boarding, leasing, summer camp, and horse shows. The facility has been in operation within the Rock Creek Park since 1934, and the existing barn is considered historic by the Maryland Historic Trust and Montgomery County.

Notes the revenue from the lessons, boarding, leasing, camp, and horse shows supports the stable operations and allows for the greater public benefit of learning about and viewing horses within the park, in addition to opportunities for need-based scholarships.

Park-Related Use Under the 1930 Capper-Cramton Act

Finds the addition of a pavilion over riding Ring C at Meadowbrook Stables constitutes a park-related use with benefits for both the public and horses as it would bring the facility up to current recommended standards of exercise and horse care, enhancing the user experience, and improving overall stable operations.

Notes the facility has four outdoor riding rings (Rings A-D) and the Commission previously approved a 2003 modification to the General Development Plan that enabled comprehensive development of Meadowbrook Stables. The approval noted that a new pavilion would be submitted to NCPC as a modification to the general development plan in the future.

Notes the applicant has stated a pavilion over Ring C would address the need for safe exercise and training space when inclement weather conditions and unsafe horse footing conditions exist, allowing many of the stable operations to continue. It would allow continued operations during rain, thunder, and high winds. Saturated riding rings from such weather events have the following specific impact on stable operations:

- Horses are kept indoors and cannot get exercise.
- Private lessons and horse shows are canceled – resulting in immediate revenue loss.
- Group lessons are moved into a classroom setting and while there is no immediate revenue loss, horses do not get exercise and riders cannot train with the horses.

Notes the applicant has stated the goal of the pavilion is to improve current operations – not expand operations.

Location of the Pavilion

Notes that the Montgomery County Department of Parks and Meadowbrook identified a new pavilion over Ring D in 2003 as the preferable location; however, upon more recent review of the site options, Montgomery Parks concluded that Ring C is the preferred location due to its greater distance from Rock Creek and minimal site grading to accommodate the new structure and rideable area.

Notes Meadowbrook has concurred with this finding as a pavilion over Ring C would maximize safe rider training, horse exercise and welfare due to the amount of rideable area. Specifically, it offers 30% more all-weather potential arena space than Ring D (25,875 SF compared to a 20,000 SF Ring D arena) allowing two user groups to operate simultaneously. It would also allow continued horse turn-out space in Rings A, B, and D for reasons described in this report.

Proposed Design

Notes the submitted plans show the new structure with a length of 225-feet, width of 125-feet, and a sloped rooftop between 16- and 32-feet high, with a top height (center cupola) of 41-feet, 8 inches. The pavilion would cover 28,125 square feet of Ring C, and the remaining 31,875 square feet would be used for landscape, stormwater management, and site access improvements.

Notes that the pavilion would be constructed with an architecturally compatible design to other Meadowbrook Stables structures with a metal standing-seam roof; cupolas; sides constructed with a stone skirt at each of the building corners; trim around the windows and doors; board-and-batten style siding, and historic exterior light fixtures.

Finds the proposed size and scale of the new pavilion to be appropriate for the following reasons:

- The size can accommodate twice as many lesson groups and a broader range of activities during heavy rain and periods of saturation - whether it be horse exercise time or lessons.

- The interior space of the structure would allow for horse jumping activities, a key part of many more advanced lessons.

Environmental Impacts

Notes that NCPC developed an Environmental Assessment to analyze potential project impacts to floodplains, stormwater management/water quality, visual resources, and cultural resources. The analysis evaluated both federal and state regulations/guidance.

- Floodplains – The pavilion is located entirely within the 100-year floodplain (as is the majority of Meadowbrook Stables); however, the project would not impact the floodplain based on a report prepared for the Maryland Department of the Environment, and is consistent with guidance in Federal Executive Order 11988. It is designed to minimize potential harm to or within the floodplain, with retractable side doors and no “critical” functions within the structure;
- Stormwater Management/Water Quality – The pavilion would meet all Maryland Department of the Environment requirements on-site through bioswales, with enough capacity to capture and filter stormwater from the roof through plantings and infiltration media;
- Visual Resources - The pavilion would be largely visible from the six closest residences along Abilene Drive, as well as nearby ground-level vantage points along Rock Creek Trail and Meadowbrook Lane. The views of Ring C would change from that of an open sand riding ring with twenty adjacent 40’ floodlights to views of the pavilion facades and rooftop, with trees and other landscaping around the site. Views of horse activity in Ring C would be limited to lower ground views along the Rock Creek Trail and Meadowbrook Lane through operable doors. Significant landscaping and project design compatibility with the historic barn would help to mitigate the change in view; however, the pavilion will still be visible from these residences and the trail surrounding the stables;
- Cultural Resources – The Maryland Historic Trust concurred with Meadowbrook and NCPC that the project will have a “no adverse effect” on historic properties with its location outside of the historic barn setting.

Notes that M-NCPPC and NCPC have received a significant number of public comments, both for and against the project. All public comments directed to NCPC are included in the Appendix of this report.

General Comments

Recommends that the Montgomery County Department of Parks and Meadowbrook continue to work with the local community to address on-going facility operations.

Notes that the Montgomery County Department of Parks will need to submit project plans for review and permitting by the Montgomery Department of Permitting Services and other permitting agencies following final approval from NCPC and prior to initiating construction activities.

Adopts the Finding of No Significant Impact (FONSI) for the project based on its assessment of potential future project impacts to the natural and manmade environment and proposed mitigation pursuant to the National Environmental Policy Act.

PROJECT REVIEW TIMELINE

Previous actions	December 5, 2019 – Approval of modification to the Rock Creek Stream Valley Park General Development Plan / Approval of Preliminary Site and Building Plans
Remaining actions (anticipated)	None.

PROJECT ANALYSIS

Executive Summary

NCPC staff analyzed the proposed project in accordance with the 1930 Capper-Cramton Act and the subsequent 1931 agreement between NCPC and M-NCPPC, which grants NCPC approval over development plans for park-related development. NCPC's review focuses on protecting the character and setting of the parks and ensuring that any improvements are for park purposes. Based on the submission materials, staff finds that the new pavilion would satisfy the public-serving mission of Meadowbrook Stables through protection of its horses, enhancing its programming, and enabling continued facility operations. The project would provide all-weather space to ensure more predictable and regular training/lessons under adverse weather conditions. The project is consistent with the nature of Meadowbrook Stables as an equestrian facility and is compatible with the property's setting within Rock Creek Park. Therefore, recommends that the Commission **approve the preliminary and final site and building plans for a new pavilion over riding Ring C, measuring 225-feet in length, 125-feet in width, with a sloped roof ranging in height between 16- and 32-feet, and a top height of 41 feet, 8 inches at the top of the center rooftop cupola. Other ancillary site development would include additional landscaping, two new bioswales, a new walkway, and a new horse/pedestrian path between the internal access road and riding ring.**

Background / Site Description

The 9.5-acre Meadowbrook Stables property (8200 Meadowbrook Lane) is situated in central Rock Creek Stream Valley Park (Unit No. 1) to the east of Rock Creek, in Chevy Chase, Maryland. The property is owned by the State of Maryland, under the jurisdiction of the Maryland-National

Capital Park & Planning Commission (M-NCPPC), and operated by Meadowbrook Foundation, Inc. (MFI) under a lease with the Montgomery County Parks Department. Meadowbrook Foundation is a non-profit 501(c)(3) organization governed by a volunteer Board of Directors. Meadowbrook Stables first opened in 1934 by a “saddle” club to encourage Olympic type equestrian events and to make open country riding available for Washington, DC residents. Meadowbrook Stables is unique as one of the oldest and last remaining urban riding facilities in the United States.

The main structure on the Meadowbrook Stables property is a historic two-story Colonial Revival style barn, which is listed in the Montgomery County Master Plan for Historic Preservation. Other site features include a farrier shed, four sand riding rings (identified as Ring A, B, C, and D), a staff parking area, gravel access drive, picnic area, grassy horse paddocks (to the west of the developed property near Rock Creek), stormwater management and sediment ponds, and landscaping. The property is currently illuminated during evening hours with fifty-six elevated (40-foot high) floodlights. The fenced riding rings (arenas) vary significantly in size, with Ring A encompassing an area of 18,500 square feet, Ring B measuring 32,000 square feet, Ring C measuring 51,000 square feet, and Ring D measuring 19,200 square feet. The project area measures 60,000 square feet, with a 51,000 square foot arena and a 9,000 square foot landscaped area in the eastern portion of the site.

The project site fully encompasses Riding Ring C in the southeast corner of the Meadowbrook Stables property, defined by a four-foot high wood post fence. The project site is bordered by Rock Creek Trail and Meadowbrook Lane to the east; with Ring B to the north; a gravel access road, staff parking area, and stormwater/sedimentation ponds to the west; and Rock Creek Trail and Meadowbrook Lane to the south. The Rock Creek Forest Neighborhood is situated to the east, northeast, and southeast (across Meadowbrook Lane) of the project site, with the closest homes located approximately 130-feet from the eastern-most edge of the ring. Riding Ring C is located fully within the 100-year floodplain (as is most of the Stables facility), with elevations ranging between 178-180-feet above sea level.¹

The mission of Meadowbrook Stables is to provide excellence in equestrian education; promote youth development; implement green and sustainable horse-keeping practices; provide high-quality, life-long care for its horses; make horses accessible to those who could not otherwise afford to ride; and preserve Meadowbrook Stables as an historic equine facility to ensure enjoyment by future generations. Public engagement opportunities are prioritized through a variety of programming, including lessons, summer camps, individual/team competition programs, and employment, with over 450 students each year, 50 boarded horses, and 25 full- and part-time staff. Meadowbrook Stables also employs up to 25 youth through summer programs. Revenue generated from these programs supports stable operations as a public facility, and Meadowbrook Stables uses some revenue to fund need-based scholarships for families who would otherwise not be able to participate. The property is open to the public every day of the year, from dawn through dusk.

¹ The staff report from NCPC's preliminary review (dated November 27, 2019) incorrectly states that the project site is located outside of the 100-year floodplain. All NCPC-produced documents (EDR, Environmental Assessment, Finding of No Significant Impact) correctly note the project site's location within the 100-year floodplain.

Staff recommends that the Commission **note that Meadowbrook Stables is a non-profit equestrian facility, which offers lessons to all levels of riders as well as boarding, leasing, summer camp, and horse shows. The facility has been in operation within the Rock Creek Park since 1934, and the existing barn is considered historic by the Maryland Historic Trust and Montgomery County.** Furthermore, staff recommends that the Commission **note the revenue from the lessons, boarding, leasing, camp, and horse shows supports the stable operations and allows for the greater public benefit of learning about and viewing horses within the park, in addition to opportunities for need-based scholarships.**

Project Proposal

The project would construct a new pavilion over riding Ring C, measuring 225-feet in length, 125-feet in width (covering an area of 28,125 square feet), with a sloped rooftop ranging in height between 16- and 32-feet (along the ridgeline). The center cupola on the roof will reach 41-feet 8 inches. Plans show the new structure with a metal standing-seam roof with solar panels, rooftop cupolas, and sides constructed with a stone skirt at each of the building corners; trim around the windows and doors; board-and-batten style siding, with historic exterior light fixtures. The pavilion would have retractable sliding doors (with windows), to allow for an open-air environment, with the ability to shelter interior activities from inclement weather (cold, wind and thunderstorms) conditions. The pavilion would not have any mechanical infrastructure (i.e. heating and cooling) and no sound system but would have electricity to allow for interior lighting.

Other ancillary site development would include additional landscaping, two new bioswales (north and south/west), a new walkway, and a new horse/pedestrian path between the internal access road and Ring C. The existing fencing surrounding the current Ring C would be removed, with new fencing installed inside the pavilion. The outer Meadowbrook Stables property perimeter fence would remain in place, and space for a public viewing area would be along the northside of the 25,875 square foot all-weather arena. The landscape-stormwater management plan is designed to manage all stormwater from the roof through vegetation and bioswales. New evergreen trees, ornamental trees, shade trees, and shrubs are proposed to help obscure the new pavilion from off-site views.

The project would remove existing elevated floodlights (20) immediately surrounding the Ring C site, since the new pavilion would have interior lighting, thereby negating the need for the taller outdoor floodlights. The pavilion would have downward-facing lighting over doorways as required by building codes. The other 36 floodlights on the Meadowbrook Stables property would remain to continue night-time illumination of the other riding rings (A, B, D) during operating hours.

Analysis

Park-Related Use Under the 1930 Capper-Cramton Act

Pursuant to the 1930 Capper-Cramton Act, the NCPC's review focuses on protecting the character and setting of stream valley parklands, ensuring that potential improvement is for public park-

related purposes. A new Ring C pavilion is necessary to enable Meadowbrook Stables to meet current recommended standards of horse care and to maintain regular classes/training during heavy rain events. Prolonged rain events result in unsafe ground conditions for horses due to saturated sand, which can result in unsure footing. Other factors that prevent use of the outdoor rings include too much wind, the threat of thunder, and temperatures below 45 degrees. Last year, Meadowbrook Stables had to cancel many lessons/training sessions and one of its horse shows, resulting in less riding time for riders (diminishing the experience for riders) and reduced income for the facility. Meadowbrook Stables would not increase current programming with the project under the terms of its lease with the Montgomery County Department of Parks (MCDP). A new Ring C pavilion would address the need for safe exercise and training space during unfavorable outdoor conditions, thereby ensuring more predictable and higher-quality training for riders, while preserving the viability of Meadowbrook Stables as a public facility. Therefore, staff recommends that the Commission **find the addition of a pavilion over riding Ring C at Meadowbrook Stables constitutes a park-related use with benefits for both the public and horses as it would bring the facility up to current recommended standards of exercise and horse care, enhancing the user experience, and improving overall stable operations.**

The pavilion was envisioned in the previous Meadowbrook Stables development plan, which the Montgomery County Planning Board approved in 2001; however, NCPC's review did not recognize a specific location for the pavilion and noted that the pavilion would have to be submitted to NCPC for future review. The 2003 plan included:

- Reconfiguration of the existing riding rings, with redesigned footings, irrigation, electrical and sound systems for the rings;
- Restoration of the historic farrier shed;
- Relocation and replacement of the existing manure and shavings sheds with a building designed to be more efficient and to blend with the architectural style of the historic barn;
- Installation of safety features including perimeter fencing, gates, horse-safe footings, lighting, etc.
- Additional landscaping, including trees and shrubs along Rock Creek as well as in other "strategic" locations (to response to local neighbor concerns about visual impacts).

The development plan between MCDP and the Meadowbrook Foundation, Inc. consists of two phases. Phase 1 includes the previously mentioned site improvements (approved by NCPC in July 2003), and Phase 2 consists of the new pavilion and adjacent site improvements. The 17-year gap between the two phases ensued due to a change in management and break in fundraising; however, M-NCPPC and Meadowbrook Stables are now moving forward again. Staff recommends that the Commission **note the facility has four outdoor riding rings (Rings A-D) and the Commission previously approved a 2003 modification to the General Development Plan that enabled comprehensive development of Meadowbrook Stables, with a new riding ring pavilion that would be constructed as a later Phase 2 improvement. The approval noted that a new pavilion would be submitted to NCPC as a modification to the general development plan in the future.**

The purpose and need of a covered riding area at Ring C is to enable Meadowbrook Stables to meet current recommended standards of horse care and maintain classes and training during heavy rain events. Prolonged rain events result in unsafe conditions for horses to exercise and classes to take place, which are described in more detail below. Last year, Meadowbrook Stables had to cancel many lessons/training sessions and one of its horse shows, resulting in less practice time for riders and reduced income for the facility. Meadowbrook Stables would not increase the number of lessons/training sessions with the proposed pavilion, which are limited by a lease agreement with MCDP and physical capacity limitations of the facility. A new Ring C pavilion would address the need for safe lesson/training space when inclement weather conditions and unsafe horse footing conditions exist and allow many of the outdoor programming to continue.

Horse Health and Wellness

Standards in horse health and wellness have evolved significantly since the 2001 Montgomery County Planning Board approval of the comprehensive Meadowbrook Stables development plan. Current knowledge related to horse health care is provided by the U.S. Equestrian Federation and from multiple scholarly articles over the years regarding medical discoveries and treating health-related problems. This entails having unstructured “turn out” time each day where horses can exist outside of their stalls in addition to more structured exercise time. While there is no problem for horses to be out in drizzle, rain, and moderate wind during turn out periods, if the sand rings become too saturated with water from prolonged periods of rain, horse footing conditions can degrade to the point where horse safety is jeopardized. When this happens at Meadowbrook Stables today, with four open rings, horses are denied the opportunity to train and exercise.

Continued Operations

The problem of prolonged rains degrading horse footing conditions in the open sand rings is also having an impact on Meadowbrook Stables operations. Saturated rings following prolonged rains minimize the amount of riding time for lessons and shows, and ultimately have an adverse financial impact on facility operations as budgeted income is diminished. Private lessons and horse shows are canceled altogether, and group lessons are moved indoors, into a classroom setting, which is not as beneficial and enjoyable as actual riding time.

Last April, Meadowbrook Stables had to cancel one of its three annual horse shows due to prolonged rains before the event, which degraded ring conditions, resulting in an estimated loss of \$20,000 in income. In addition, lesson cancellations can result in an income loss of approximately \$50,000 per year, which makes it more difficult for Meadowbrook Stables to continue its wide variety of programming. Meadowbrook reports that 179 private lessons and 219 team practice sessions were cancelled from September 2019 to February 2020 due to inclement outdoor conditions, resulting in \$36,000 of lost income for the facility. The Meadowbrook Stables Board of Directors considers a covered riding ring to be critical to facility operations that must continue to evolve to maintain contemporary business, training, education, and horse safety standards. Similar nearby equestrian facilities all have indoor arena space including Wheaton Park Stables, Rock Creek Park Horse Center, and the Potomac Horse Center.

Staff recommends that the Commission **note the applicant has stated a pavilion over Ring C would address the need for safe exercise and training space when inclement weather conditions and unsafe horse footing conditions exist, allowing many of the stable operations to continue. It would allow continued operations during rain, thunder, and high winds. Saturated riding rings from such weather events have the following specific impact on stable operations:**

- **Horses are kept indoors and cannot get exercise.**
- **Private lessons and horse shows are canceled – resulting in immediate revenue loss.**
- **Group lessons are moved into a classroom setting and while there is no immediate revenue loss, horses do not get exercise and riders cannot train with the horses.**

The purpose of the new pavilion is to maintain existing planned programming, which is limited under the terms of its lease with MCDP based on the existing size of the facility, which currently operates at the physical capacity of the facility. The pavilion would provide sheltered all-weather space to ensure continuity and predictability with scheduled outdoor riding, which is preferable to the indoor classroom instruction that is provided when outdoor conditions are unfavorable. Staff recommends that the Commission **note the applicant has stated the goal of the pavilion is to improve current operations – not expand operations.**

Location of the Pavilion

The Montgomery County Department of Parks and Meadowbrook previously identified a new 29,400 square foot pavilion (with 20,000 square feet of riding area) over Ring D in 2003 as the preferred location; however, upon more recent review of the site options, Montgomery Parks concluded that Ring C is preferable due to its increased distance from Rock Creek and minimal site grading to accommodate the new structure. Meadowbrook concurred with this finding as Ring C could accommodate a 28,125 square foot pavilion (with a 25,875 square feet of riding area), maximizing safe rider training, horse exercise and welfare due to its size as discussed in detail in the following section. While the previous Ring D pavilion design was nearly the same size as the pavilion currently proposed for Ring C, the maximum area for riding that could have been achieved at Ring D was 20,000 square feet. A larger rideable area (comparable to the current proposed 25,875 square foot arena size) would have required more significant fill within the floodplain. At the time, the Ring D pavilion included sheltered space for viewing stands and a judging booth within the pavilion, which did not require any fill. The current proposal allocates most (92%) the area under the pavilion at Ring C to riding area. A public viewing area for standing spectators would be located under the pavilion along the northside arena fence-line.

The current size and grading at Ring C allow for 30% more all-weather potential arena space than Ring D (25,875 SF compared to a 20,000 SF Ring D arena). Creating the same amount of rideable space at Ring D would require sizeable fill within the floodplain. The larger area at Ring C would enable twice as many users during unfavorable ground conditions than a pavilion in Ring D,

equating to capacity for 180 additional riders (360 total) per week.² The larger all-weather space would accommodate two user groups simultaneously, whereas the Ring D arena space would only allow one user group at a time. Thus, during inclement weather, Meadowbrook could consolidate two of its four lesson groups into a covered Ring C, thereby enabling 50% of its scheduled programming to continue. The larger interior pavilion height would also allow a course of jumps which is frequently taught in upper level classes, whereas a jumps course could not be accommodated in a smaller Ring D pavilion. While Ring B is also further away from Rock Creek than Ring D and could accommodate the new pavilion, there would have been less space immediately adjacent to the pavilion for landscaping and stormwater management.

Standards of care have evolved during the last 20 years (when the County planning board approved the original development plan), with at least two to three hours of recommended free, unstructured (“turn-out”) time each day for each horse, with direct staff supervision to ensure their safety. If left unwatched, the horses can injure themselves, either because of their inquisitive nature or if their play becomes overly aggressive. At least three rings at Meadowbrook Stables are required to enable the amount of unstructured exercise time necessary to accommodate all 50 horses. Based on proximity to the Meadowbrook Stables barn, where staff frequently perform their work, Rings A, B, and D afford the best level of visibility based on proximity. Horses turned out in these three rings can be seen directly from workspace in the barn. If any of these rings were to be covered, it would make direct staff oversight from the barn more difficult. Ring C is the furthest away from the barn and for this reason, Ring C has not been used for turnout for over 20 years.

The current pavilion design would require significantly more site preparation work in Ring D (filling in the lower floodplain area along the westside of the site) compared to Ring C, which would require negligible re-grading. In addition, several floodplain impact reduction measures have been incorporated into the current design including lowering the finished floor elevation, designing the structure to allow flow-through flooding, and lowering exterior grades around the new arena to provide additional floodplain storage. An “Alteration of the Floodplain Computations and Report” prepared for the Maryland Department of the Environment (MDE) concludes that the project would have no impact on the 100-year Rock Creek floodplain, with a subsequent authorization to proceed with construction issued by MDE on January 28, 2020.

Proposed Design

As previously described, the project would construct a new pavilion over Riding Ring C, measuring 225-feet long, 125-feet wide, with a sloped rooftop ranging between 16- and 32-feet in height. The rooftop will have solar panels on its south-facing side. In addition, plans show the new structure with a metal standing-seam roof (with solar panels); cupolas (top height of 41-feet, 8-inches); sides constructed with a stone skirt at each of the building corners; trim around the windows and doors; board-and-batten style siding, and historic exterior light fixtures. The pavilion would have retractable sliding doors, with windows. Other site development would include

² Meadowbrook Stables offers 6-rider lesson groups, up to 5 hours a day, 6 days each week. A Ring C pavilion would have enough space to accommodate 2 user groups (each with up to 6 riders) simultaneously, whereas a Ring D pavilion would allow only 1 user group at a time. Thus, the larger Ring C space would accommodate up to 180 extra riders per week compared to a covered Ring D.

additional landscaping, two new bioswales (north and south/west), a new walkway, and a new horse/pedestrian path. The existing fencing surrounding the current Ring C would be removed, with new fencing installed around the new arena inside the pavilion. The pavilion design is intended to be compatible with the historic Meadowbrook Stables barn and other on-site development. Therefore, staff recommends that the Commission **note the submitted plans show the new structure with a length of 225-feet, width of 125-feet, and a sloped rooftop between 16- and 32-feet high, with a top height (center cupola) of 41-feet, 8 inches. The pavilion would cover 28,125 square feet of Ring C, and the remaining 31,875 square feet would be used for landscape, stormwater management, and site access improvements.** In addition, staff recommends that the Commission **note that the pavilion would be constructed with an architecturally compatible design to other Meadowbrook Stables structures with a metal standing-seam roof; cupolas; sides constructed with a stone skirt at each of the building corners; trim around the windows and doors; board-and-batten style siding, and historic exterior light fixtures.**

A previous concept design (from 2001) for the new pavilion measured 29,400 square feet, with an interior arena space of 100- by 200-feet (20,000 square feet), and a top rooftop height of 26-feet. The current design reflects existing standards for all-weather lesson and training use, with adequate interior space to allow obstacle jumping. The previous design would be inadequate for jumping-related activities under today's standards. Thus, a Ring C pavilion would allow a broader range of activities – both less experienced lesson groups (requiring less space) and higher-level training (requiring more space) – compared to the Ring D space, which would accommodate an arena size that is appropriate for only less experienced riders. Besides accommodating a greater range of activities, converting the largest riding area (Ring C) to all-weather space would also serve significantly more users (twice as many) during unfavorable outdoor conditions. The other rings (A, B, D) are significantly smaller than Ring C, which would not allow as much sheltered all-weather space along with required stormwater management, access, and landscape improvements. Therefore, staff recommends that the Commission **find the proposed size and scale of the new pavilion to be appropriate for the following reasons:**

- **The size can accommodate twice as many lesson groups and a broader range of activities during heavy rain and periods of saturation - whether it be horse exercise time or lessons.**
- **The interior space of the structure would allow for horse jumping activities, a key part of many more advanced lessons.**

Environmental Impacts

NCPC developed an Environmental Assessment (EA) to analyze potential impacts from the new pavilion to Floodplains, Stormwater Management/Water Quality, Visual Resources, Cultural Resources, Transportation and Parking, Noise, and Air Quality. The EA found that the project's long-term impacts would be negligible related to noise, traffic and parking, and air quality since existing programming would continue at the same level. Potential floodplain, stormwater management/water quality, visual, and cultural resource impacts have been mitigated through project design, development, and review, described in additional detail in the following sections.

Therefore, staff recommends that the Commission **note that NCPC developed an Environmental Assessment to analyze potential project impacts to floodplains, stormwater management/water quality, visual resources, and cultural resources. The analysis evaluated both federal and state regulations/guidance.** Staff also recommends that the Commission **note that M-NCPPC and NCPC have received a significant number of public comments, both for and against the project. Comments to NCPC are included in this report.**

Floodplains

The new Ring C pavilion would be fully within the 100-year floodplain because there are no practicable alternative sites outside of the floodplain. However, the structure's use and design minimize potential harm to the floodplain. The non-habitable pavilion has no "critical" functions housed within, such as facility medical/care uses or power production, and the site will remain a passive flood tolerant use with no heating or cooling systems. Specific design measures that mitigate potential impacts include lowering the finished floor elevation, designing the structure to allow flow-through flooding, lowering exterior grades around the new arena to provide additional floodplain storage, and passive louvers in all retractable doors to enable floodwater flow between the interior space and outside with minimal impedance. There would be nothing under the pavilion other than a ring fence and sandy riding ring surface, neither of which is sensitive to water damage and could not be readily replaced. An assessment report ("Alteration of the Floodplain Computations and Report") was prepared for review by the Maryland Department of the Environment (MDE), which concluded no floodplain impact by the project, and MDE issued a subsequent authorization to proceed (with construction) on January 28, 2020. Therefore, staff recommends that the Commission **note the pavilion is located entirely within the 100-year floodplain (as is the majority of Meadowbrook Stables); however, the project would not impact the floodplain based on a report prepared for the Maryland Department of the Environment, and is consistent with guidance in Federal Executive Order 11988. It is designed to minimize potential harm to or within the floodplain, with retractable side doors and no "critical" functions within the structure.**

Stormwater Management/Water Quality

The landscape-stormwater management design will manage stormwater on-site through vegetation and bioswales. A new roof over 28,125 square feet of Ring C will channel stormwater into two new bioswale areas adjacent to the pavilion, with enough capacity to capture and filter stormwater through plantings and infiltration media. Conversion of over 30,000 square feet (approximately 53% of the project site) into more permeable area, with new native vegetation, micro-topography, and bio-swales, will recharge groundwater in smaller storms, treat runoff from moderate storms, and convey water around the site in larger storms into the bioswales, sediment trap and stormwater management ponds. Therefore, staff recommends that the Commission **note the pavilion would meet all Maryland Department of the Environment requirements on-site through bioswales, with enough capacity to capture and filter stormwater from the roof through plantings and infiltration media.**

Visual Resources

The new pavilion (32-feet at the roof peak/41-feet and 8 inches in height at the center cupola) would be largely visible from six residences along Abilene Drive, as well as ground-level vantage points along Rock Creek Trail (for approximately 1,600 feet / 0.3 miles) and Meadowbrook Lane. The closest residences to Ring C would likely look at the pavilion facades and rooftop in addition to new trees and other vegetation added to the site. Views of horse activity in Ring C would be more limited to ground level along Meadowbrook Lane and the Rock Creek Trail through operable doors (consistently raised for approximately 8 months of the year). Renderings depict the new pavilion from several different nearby vantage points.

The pavilion would not be as visible from more distant vantage points further to the north, south, and west along Meadowbrook Lane. Views further to the west and northwest (from Beach Drive); southwest (from Meadowbrook Local Park); south (from the Parks Department Maintenance Facility); north (from the north of the barn); and east (from the interior of the Rock Creek Forest neighborhood) would remain relatively unchanged. Beneficial visual long-term impacts would likely result from 20 fewer floodlights surrounding Ring C, both during daylight and evening hours. The new pavilion would have interior lighting, with limited downward-illuminating, exterior lighting only above doorways as required by building codes.

Overall, the structure would be visible, especially for nearby Rock Creek Trail users and the closest six residences to the east along Abilene Drive. Existing vegetation (on both sides of Meadowbrook Lane) and new additional landscaping would help screen the new pavilion from off-site views. Significant landscaping (over 30,000 square feet) would be added to half of the site, with native trees, sedges, grasses, and shrubs. In addition to landscaping, the pavilion design is intended to be compatible with the historic barn, with a stone skirt at each of the building corners; trim around the windows and doors; board-and-batten style siding; historic exterior light fixtures; and three rooftop cupolas. These measures will help the new structure fit within the existing Meadowbrook Stables setting as an equestrian facility.

Therefore, staff recommends that the Commission **note the pavilion would be largely visible from the six closest residences along Abilene Drive, as well as nearby ground-level vantage points along Rock Creek Trail and Meadowbrook Lane. The views of Ring C would change from that of an open sand riding ring with twenty adjacent 40' floodlights to views of the pavilion facades and rooftop, with trees and other landscaping around the site. Views of horse activity in Ring C would be limited to lower ground views along the Rock Creek Trail and Meadowbrook Lane through operable doors. Significant landscaping and project design compatibility with the historic barn would help to mitigate the change in view; however, the pavilion will still be visible from these residences and the trail surrounding the stables.**

Cultural Resources

The character of Meadowbrook Stables as an equestrian facility – manifested by green space, the presence of horses, quality of upkeep, and park-like setting that is open and welcoming to the community – would be unaffected by the project. These findings are documented by an assessment report, which concludes that the project would not result in an “alteration to the characteristics of

historic property qualifying it for inclusion in, or eligibility for, the National Register of Historic Places.” The Maryland Historic Trust concurred with “no adverse effect” determinations by both Meadowbrook Stables and NCPC. Therefore, staff recommends that the Commission **note the Maryland Historic Trust concurred with Meadowbrook Stables and NCPC that the project will have a “no adverse effect” on historic properties with its location outside of the historic barn setting.**

Existing vegetation (on both sides of Meadowbrook Lane) and new additional landscaping would help screen the new pavilion from off-site views. Significant landscaping (over 30,000 square feet) would be added, including native trees, sedges, grasses, and shrubs appropriate to the site. In addition, the pavilion design would be compatible with the historic barn, with a stone skirt at each of the building corners; trim around the windows and doors; board-and-batten style siding; historic exterior light fixtures; and three cupolas on the roof. Lastly, retractable side doors would help reduce the structure’s appearance as a solid visual barrier, with ground views through the pavilion and elevated views into the structure. Thus, the project’s architectural compatibility with other Meadowbrook Stables development and additional on-site landscaping would help mitigate the visual appearance of the new pavilion.

General Comments

After final review by NCPC, the Montgomery County Department of Parks is scheduled to present the project to the M-NCPPC on May 14, 2020. NCPC staff supports continued efforts by the Montgomery County Department of Parks and Meadowbrook Stables to work with the community to address continuing questions related to existing parking, off-site stormwater management, and other facility operations. Therefore, staff recommends that the Commission **recommend that the Montgomery County Department of Parks and Meadowbrook Stables continue to work with the local community to address on-going facility operations.**

The Montgomery County Department of Parks has stated that the community can be assured that their concerns over potential off-site adverse impacts from floodplain construction, lighting, and other issues will be addressed through required project permitting from the Montgomery Department of Permitting Services and other permitting agencies. These agencies are responsible for ensuring that the project complies with County and State laws that govern development during construction and once construction is completed. Therefore, staff recommends that the Commission **note that the Montgomery County Department of Parks will need to submit project plans for review and permitting by the Montgomery Department of Permitting Services and other permitting agencies following final approval from NCPC and prior to initiating construction activities.**

CONFORMANCE TO EXISTING PLANS, POLICIES AND RELATED GUIDANCE

Comprehensive Plan for the National Capital

As the central planning agency for the federal government in the National Capital Region, NCPC is charged with planning for the appropriate and orderly development of the Region and the conservation of its important natural and historical features. The Commission coordinates all federal planning activities in the region, guided by three overarching planning principles as follows:

1. Accommodate federal and national capital activities.
2. Reinforce smart growth and sustainable development planning principles.
3. Support local and regional planning and development objectives.

NCPC staff notes the relevancy of Principles 2 and 3, as well as various planning policies from the Federal Environment, Parks & Open Space, and Historic Preservation Elements, which are addressed through the Environmental Assessment and staff report to the Commission (EDR).

National Historic Preservation Act

Under the 1930 Capper-Cramton Act, and subsequent agreements with M-NCPPC, NCPC has approval authority for changes to the park's General Development Plan, which entails Commission responsibility for ensuring Section 106 compliance. NCPC issued a "no adverse" finding in July 2003 during its review of the comprehensive development plan for Meadowbrook Stables. More recently, NCPC initiated Section 106 consultation with the Maryland Historic Trust (MHT) to fulfill its Section 106 compliance responsibilities for the current Ring C pavilion project, with a "no adverse effect" determination. The Trust concurred in writing with NCPC determination on February 21, 2020.

Meadowbrook Stables is individually listed in the Montgomery County Master Plan for Historic Preservation (MO 36/003-00A), referred to as "Rock Creek Stables." The Montgomery County Department of Parks previously consulted with the MHT in 2001 regarding the comprehensive improvement plan, with a no adverse effect concurrence issued for the project. Meadowbrook Stables submitted an assessment letter to MHT for concurrence, with an "no adverse effect" determination issued on November 19, 2019.

Property use would continue uninterrupted, and the design of the new structure would be compatible with the architectural look of the historic barn. The character of Meadowbrook Stables as an equestrian facility – manifested by green space, the presence of horses, quality of upkeep, and park-like setting that is open and welcoming to the community – would be unaffected by the project. These findings are documented by an assessment report, which concludes that the project would not result in an "alteration to the characteristics of historic property qualifying it for inclusion in, or eligibility for, the National Register of Historic Places."

Regarding local historic preservation policies, Montgomery County has defined an area around the historic barn as the historic environmental setting in accordance with the Montgomery County Historic Preservation Ordinance. The Ring C pavilion would be located completely outside of the historic environmental setting area.

National Environmental Policy Act

NCPC has an approval authority for Maryland stream valley lands purchased with federal funding allocated under the 1930 Capper-Cramton Act, with a review responsibility under the National Environmental Policy Act (NEPA). NCPC is serving as the lead agency for the project under NEPA.

Preliminary Project Review

The NCPC, in coordination with the Montgomery County Department of Parks and Meadowbrook Stables, prepared a draft Environmental Assessment (EA) to assess potential project impacts. Pursuant to Commission NEPA requirements, staff posted the draft EA on the Agency website for a 30-day public comment period from November 18 – December 18, 2019, with no comments received from the community. The Commission approved the preliminary project design at its December 5, 2019 meeting.

Final Project Review

Upon learning that several nearby neighbors were not aware of the project during the draft EA comment period, NCPC staff delayed final review of the project from its originally scheduled February 6th Commission meeting to hold another comment period on a revised draft EA and allow additional time for community consultation and data collection. Staff met with several adjacent property owners on February 20, 2020 to discuss the project and revised the draft EA and posted the document on NCPC's website from March 4-18, 2020 for additional comment. NCPC has responded to each comment related to the initial draft EA, preliminary review EDR, and revised draft EA in the Appendix of this EDR.

The final EA addresses potential project impacts to the natural and human environment that are deemed to be relevant for assessing the proposed new Meadowbrook Stables pavilion. Specific impact topic areas include: Floodplains, Stormwater Management/Water Quality, Visual Resources, Cultural Resources, Transportation and Parking, Noise, and Air Quality. More detailed information is available in the final EA.

Based on staff review of final project materials; consultation with the public and applicant; and information documented in the final EA, staff drafted a Finding of No Significant Impact (FONSI) that describes mitigation for potential future project impacts. The FONSI formally concludes that the project would result in no significant impacts (which concludes NCPC's review responsibility under NEPA) and therefore, staff recommends that the Commission **adopt the Finding of No Significant Impact (FONSI) for the project based on its assessment of potential future project impacts to the natural and manmade environment and proposed mitigation pursuant to the National Environmental Policy Act.**

CONSULTATION

Interagency Coordination

NCPC staff consulted with the Montgomery County Department of Parks and Meadowbrook Stables throughout the review process. NCPC transmitted the final project submission to the Maryland Historic Trust (MHT) under its required Section 106 process (see previous National Historic Preservation Act section of the EDR). Separately, the Parks Department referred the project to MHT, as well as the Maryland Department of the Environment (MDE) for review as part of required permitting for construction in a floodplain. The MDE issued a construction permit (Authorization to Proceed) effective January 28, 2020 with several conditions including following Best Management Practices for working in non-tidal wetlands, wetland buffers, waterways, and the 100-year floodplains. Future additional permitting will be necessary from Montgomery County Department of Permitting Services, Montgomery County Department of Parks, and MDE (National Pollutant Discharge Elimination System/Notice of Intent to comply) prior to use of the pavilion.

NCPC Community Coordination

The following bullets summarize notable public outreach during NCPC's preliminary review phase.

- Draft EA available on NCPC website from November 18 – December 18, 2019;
- Project submission materials available on NCPC website from November 14 – December 5, 2019;
- Executive Director's Recommendation for Preliminary Review available on NCPC website from November 29 – December 5, 2019;
- Commission voted to approve the preliminary plans for the project on December 5, 2019.

The following bullets summarize notable public outreach during the NCPC's final review phase.

- NCPC staff meeting with several nearby residents on February 20, 2020;
- Revised Draft EA available on NCPC website from March 4 – 18, 2020;
- Project submission materials available on NCPC website from April 17 – May 7, 2020;
- Finding of No Significant Impact (FONSI) available on NCPC website from May 1–7, 2020;
- Executive Director's Recommendation available on NCPC website from May 1-7, 2020.

NCPC has responded to each comment related to the initial draft EA, preliminary review EDR, and revised draft EA in the appendix of the final EDR. The appendix includes the following:

- Excel table that includes all public comment and NCPC's response related to the initial draft EA, preliminary review EDR, and revised draft EA.
- Public comments submitted for the record but addressed to MNCPPC.
- Public comments submitted regarding the final EDR and final EA.

Montgomery County Department of Parks / Meadowbrook Stables Community Coordination

The Montgomery County Department of Parks (M-NCPPC) launched a public outreach effort beginning December 20, 2019 following an extensive internal project evaluation. The MCDP posted a notification sign at the Meadowbrook Stables project site on December 20, 2019 to inform the public about a community meeting to discuss the project on January 16, 2020. Other public notification actions included:

- January 2, 2020 - e-mail notice sent to all nearby neighborhood associations;
- January 4, 2020 - postcards mailed to all nearby property owners within a 0.25-mile radius of Meadowbrook Stables (approximately 250 homes);
- January 4, 2020 - Two project-focused web pages launched to 1) describe the project and display renderings/plans and 2) collect/display public comments on the project. Both web pages were updated as new materials and information became available.

An Open Town Hall page (public comment page) will be operational from January 2-May 7, and a dedicated project information page (with plans/renderings) will remain operational until completion of the project (late summer/early fall 2020). MDCP has received hundreds of comments via the Town Hall page both for and against the project, many of which are similar to the comments NCPC has received. Residents in opposition to the project also submitted a petition with signatures to MDCP. MCDP staff are available for in-person meetings and to respond to e-mails and calls as needed. A public hearing by the Montgomery County Planning Board to review the project is currently scheduled for May 14.

ONLINE REFERENCE

The following supporting documents for this project are available online at www.ncpc.gov:

- Montgomery County Department of Parks Submission Letter
- Montgomery County Department of Parks Addendum Letter
- NCPC Staff Summary Presentation

Prepared by Michael Weil
04/30/2020

POWERPOINT (ATTACHED)

APPENDIX

Section A: This section contains a 35-slide project summary presentation with maps, plans, elevations, photo simulations/renderings, and “existing condition” ground-level photographs of Meadowbrook Stables.

Section B: This section includes a table with all public comments submitted to NCPC that specifically pertain to the draft EA (November 2019), preliminary review staff report to the Commission (December 5, 2019), and revised EA (March 2020). The table includes each comment along with a corresponding written response by NCPC staff for additional information and clarification based on staff review of the project. Please note that all original materials received during the official revised EA public comment period (March 4-18, 2020) are included in Section C.

Section C: This section contains all original materials (e-mails, statements, letters, exhibits, comments) directed to NCPC.

Section D: This section contains:

1. Original materials (statements, exhibits) directed to M-NCPPC (Montgomery Parks) and Meadowbrook Stables, and submitted to NCPC for the record only; and
2. Comments submitted to NCPC after the conclusion of the revised EA public comment period (after March 18, 2020).

NCPC staff did not provide written responses to any of these materials.

Section E: Maryland Historic Trust (MHT) Concurrence Determination Letter

Section A

Modification of General Development Plan, Meadowbrook Stables Riding Ring Pavilion

Rock Creek Stream Valley Unit 1 North
Chevy Chase, Maryland

Approval of a Modification to the General Development Plan /
Preliminary and Final Site and Building Plans

Montgomery County Department of Parks

Project Summary



Commission Meeting Date: May 7, 2020

NCPC Review Authority: Approval of Master Plans for use by the Commission and Capper Cramton Act Review per 40 U.S.C. § 8722(a) and (b)(1) and 46 Stat. 482

Applicant Request: Approval of preliminary and final site and building plans

Session: Open Session

NCPC Review Officer: Michael Weil

NCPC File Number: MP100

Project Summary:

The Montgomery County Department of Parks, in coordination with Meadowbrook Stables, proposes to construct a new pavilion over riding Ring C, measuring 225-feet in length, 125-feet in width, with a sloped rooftop ranging in height between 16- and 32-feet (along the ridgeline). The center cupola on the roof will reach 41-feet 8 inches. Plans show the new structure with a metal standing-seam roof with solar panels, rooftop cupolas, and sides constructed with a stone skirt at each of the building corners; trim around the windows and doors; board-and-batten style siding, with historic exterior light fixtures. The pavilion would have retractable sliding doors (with windows) to allow for an open-air environment, with the ability to shelter interior activities from inclement weather (cold, wind and thunderstorms) conditions. The pavilion would not have any mechanical infrastructure (i.e. heating and cooling), no spectator stands, and no sound system but would have electricity to allow for interior lighting.

Project Summary



Commission Meeting Date: May 7, 2020

NCPC Review Authority: Approval of Master Plans for use by the Commission and Capper Cramton Act Review per 40 U.S.C. § 8722(a) and (b)(1) and 46 Stat. 482

Applicant Request: Approval of preliminary and final site and building plans

Session: Open Session

NCPC Review Officer: Michael Weil

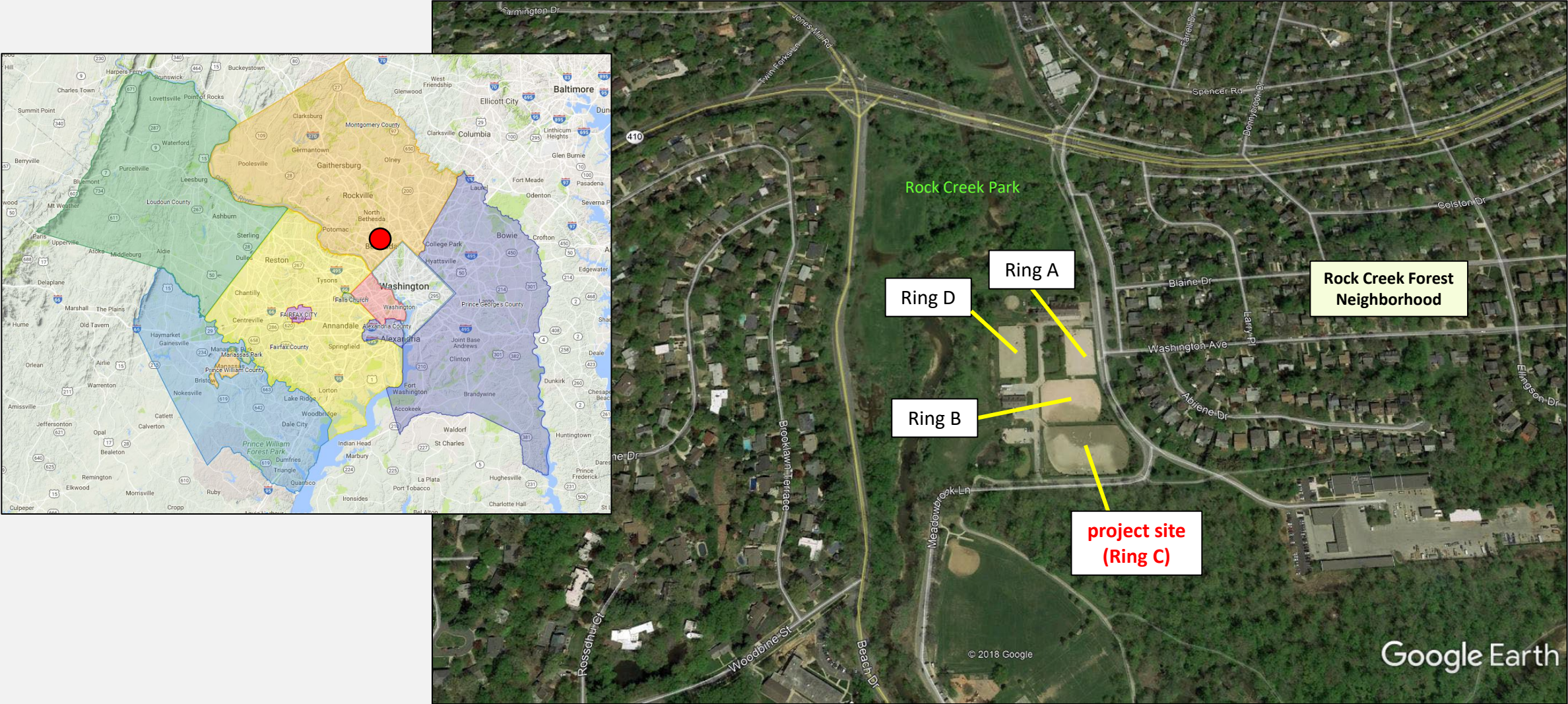
NCPC File Number: MP100

Project Summary:

Other ancillary site development would include additional landscaping, two new bioswales (north and south/west), a new walkway, and a new horse/pedestrian path between the internal access road and Ring C. The existing fencing surrounding the current Ring C would be removed, with new fencing installed inside the pavilion. The perimeter fencing will remain in place. A viewing area would be located along the northside of the Ring. The landscape-stormwater management plan is designed to manage all stormwater from the roof through vegetation and bioswales. New evergreen trees, ornamental trees, shade trees, and shrubs are proposed to help obscure the new pavilion from off-site views.

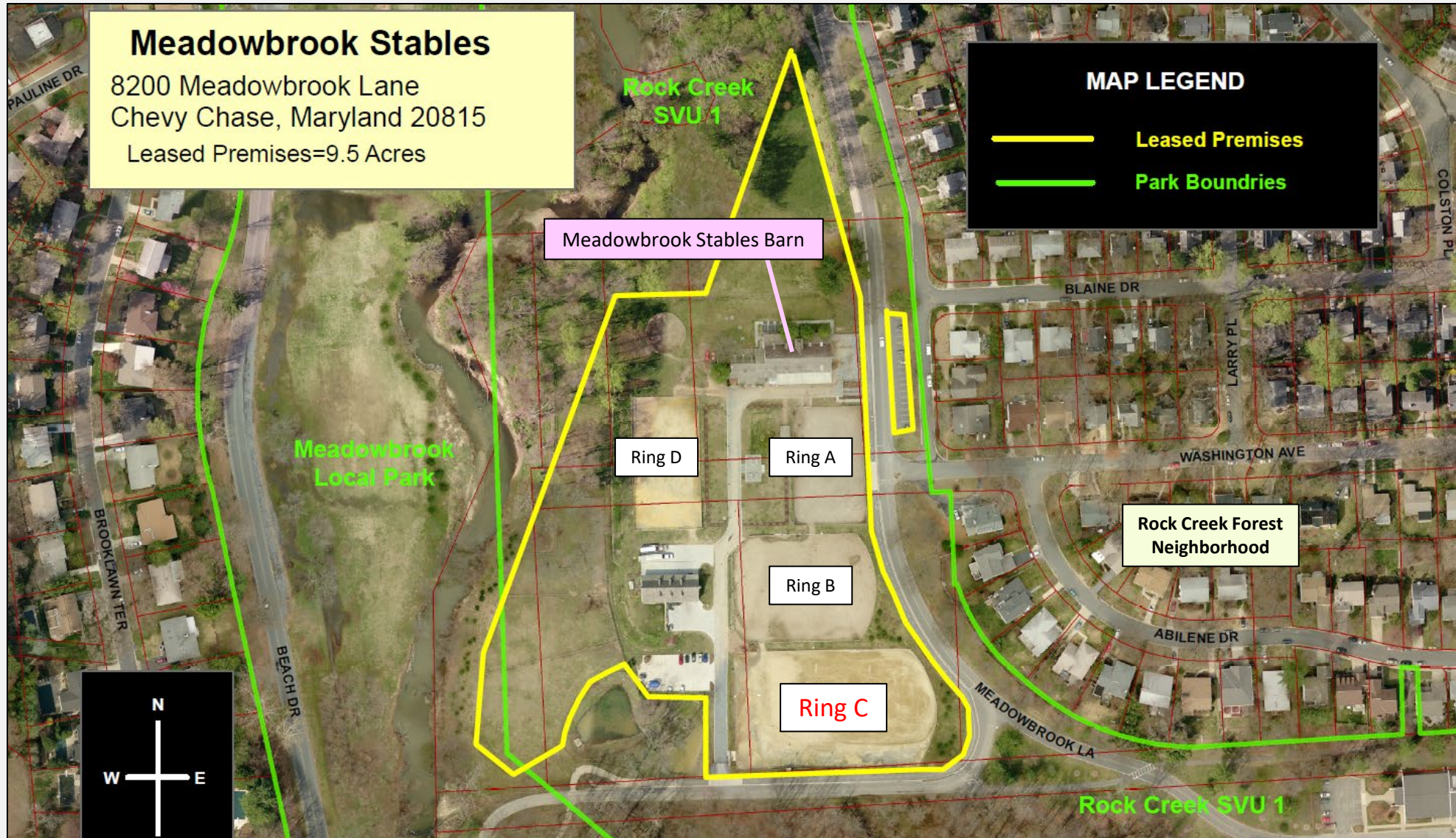
The project would remove elevated on-site floodlights (20) immediately surrounding Ring C since the pavilion would have interior lighting, thereby negating the need for the taller floodlights. The pavilion would have downward-facing lighting over doorways as required by building codes. The other existing 36 floodlights on the property would remain to continue night-time illumination of the other riding rings (A, B, D).

Site Location



Location Map

Meadowbrook Stables Lease Area



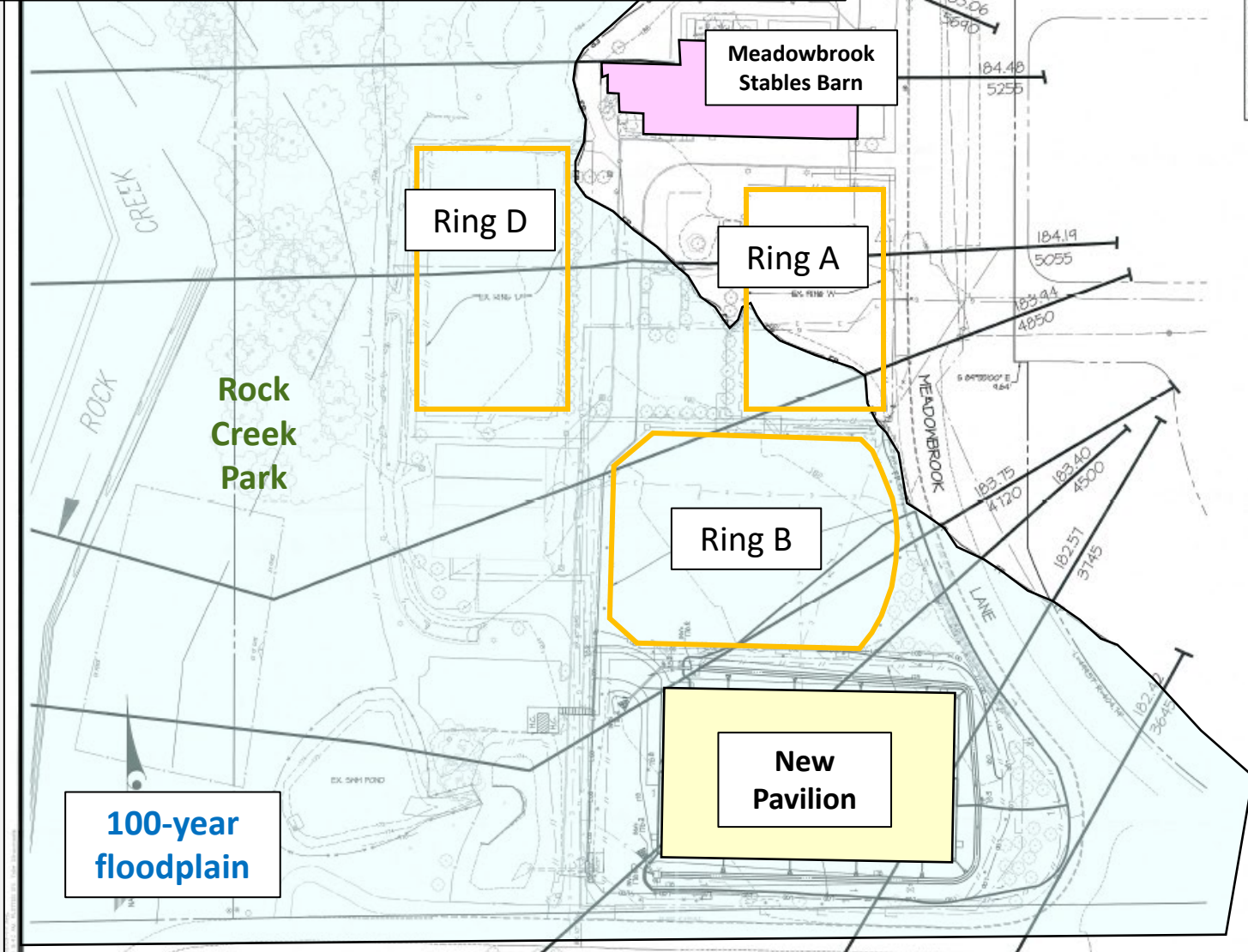
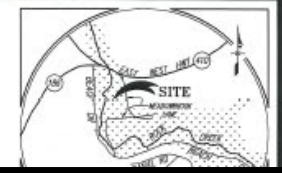
Current Ring Areas



Floodplain Delineation Plan

RESULTS OF FLOODPLAIN ANALYSIS-
100 YEAR WATER SURFACE ELEVATIONS

CROSS SECTION	ORIGINAL HEC-2 STUDY (FT)	RE-SECTION OF ORIGINAL HEC-2 STUDY IN HEC-RAS (FT)	CONDITIONS WITH NEW SECTIONS IN HEC-RAS (FT)	PROPOSED CONDITIONS WITH NEW SECTIONS IN HEC-RAS (FT)
ORIGINAL 3645	182.42	182.42	182.42	182.42
ORIGINAL 3687	182.47	182.47	182.47	182.47
ORIGINAL 3702	182.52	182.52	182.52	182.52
ORIGINAL 3745	182.56	182.57	182.57	182.57
INSERTED 4500			185.4	185.40
INSERTED 4120				
ORIGINAL 4880				
INSERTED 5055				
ORIGINAL 6298				
ORIGINAL 5840				
ORIGINAL 680				



LEGEND

- 200 --- EXISTING CONTOURS
- 210 --- EXISTING CONTOURS
- EXISTING CURB
- EXISTING EDGE OF PAVING
- EXISTING STORM DRAIN
- EXISTING WATER
- EXISTING SEWER
- EXISTING ELECTRIC LINE
- EXISTING FENCE
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING TREES
- 200 --- PROPOSED CONTOURS
- 210 --- PROPOSED CONTOURS
- PROPOSED WATER
- 180 --- PROPOSED LIMITS OF DISTURBANCE
- 170 --- EXISTING FLOODPLAIN
- 170 --- FLOODPLAIN CROSS SECTIONS
- PROPOSED BUILDING

Existing Area Photo



Existing Area Photo



Existing Area Photo



Existing Area Photo



Existing Area Photo



Existing Area Photo



Existing Area Photo



Existing Area Photo



Existing Area Photo



Existing Area Photo



Existing Area Photo



LOCATION MAP

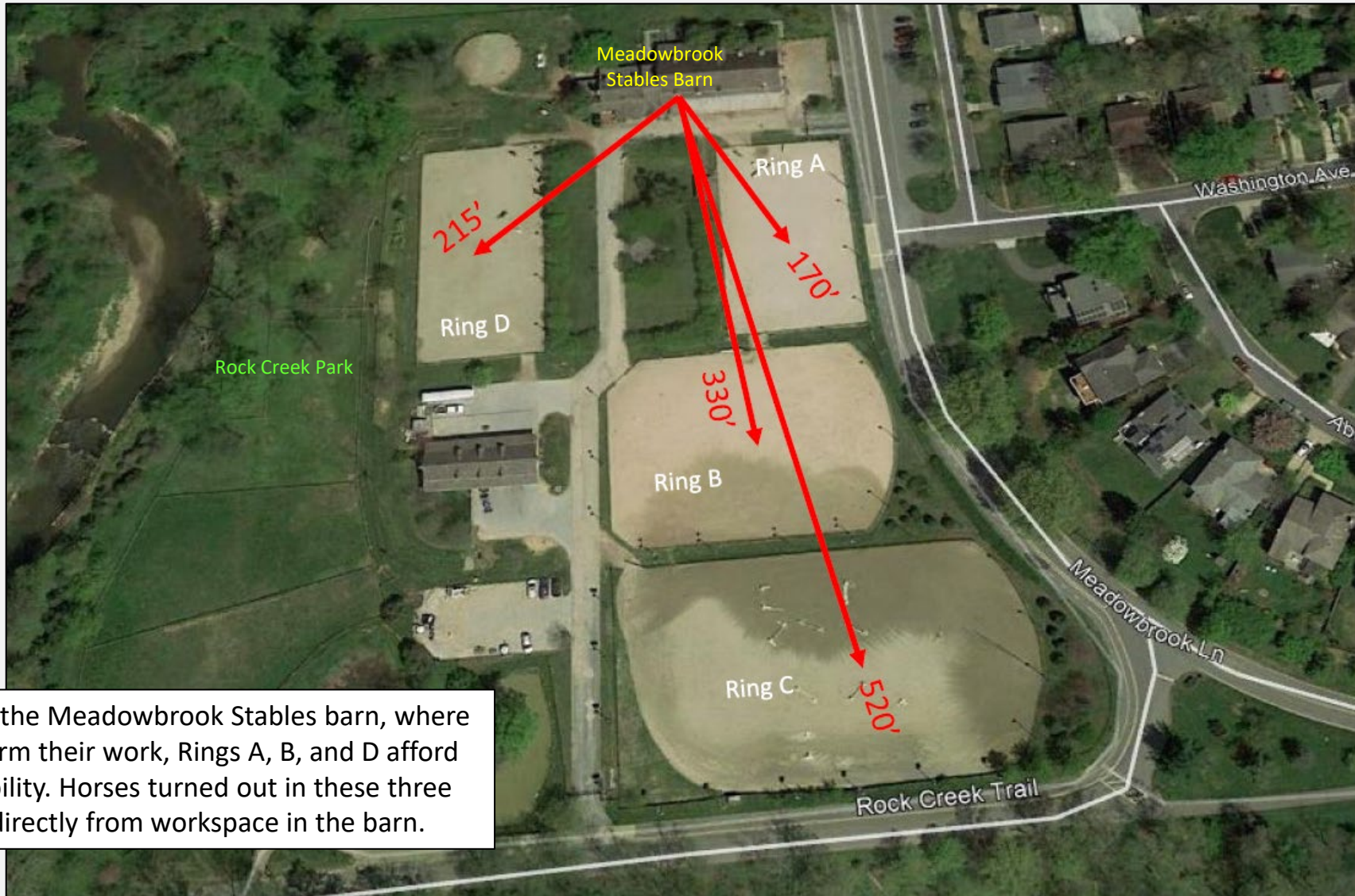
Existing Area Photo



Existing Area Photo



Average Viewing Distance Estimates

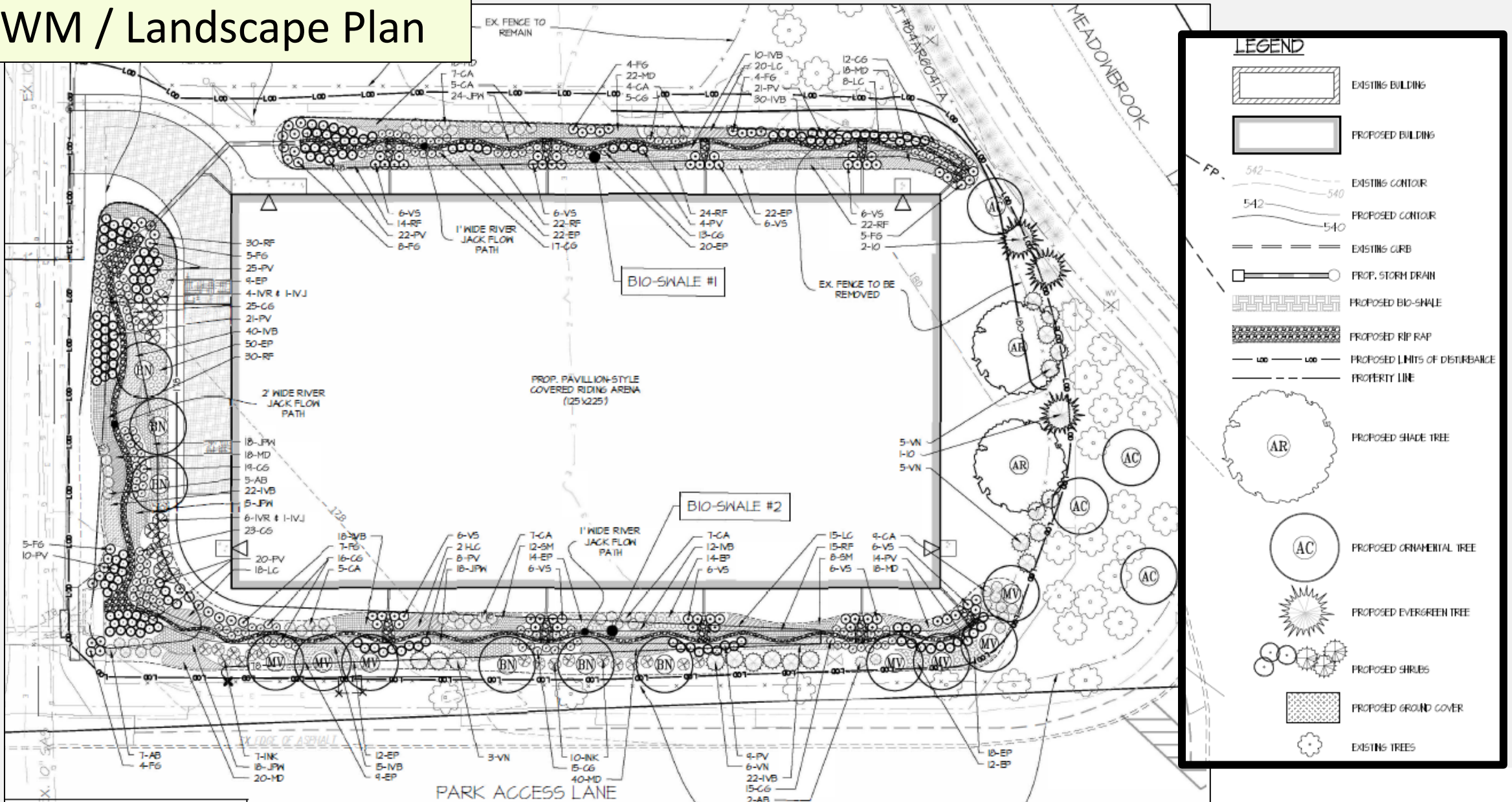


Based on proximity to the Meadowbrook Stables barn, where staff frequently perform their work, Rings A, B, and D afford the best level of visibility. Horses turned out in these three rings can be seen directly from workspace in the barn.

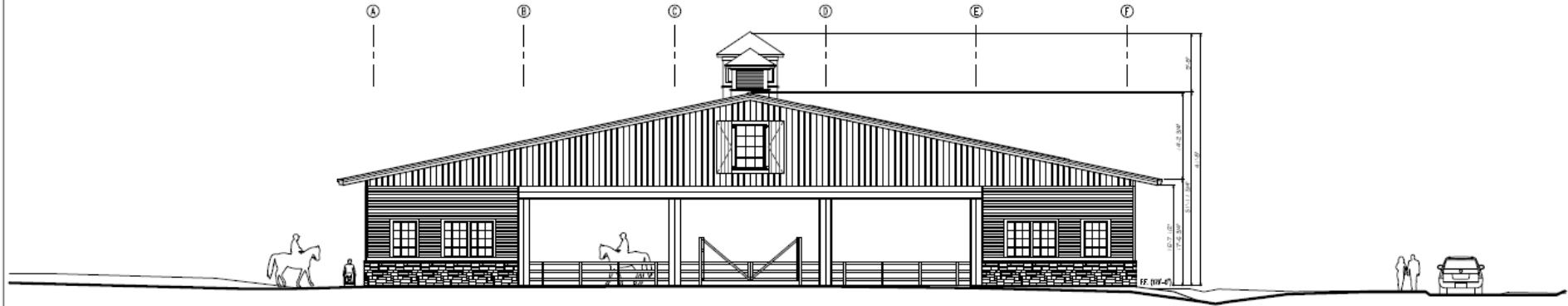
Pavilion Visibility



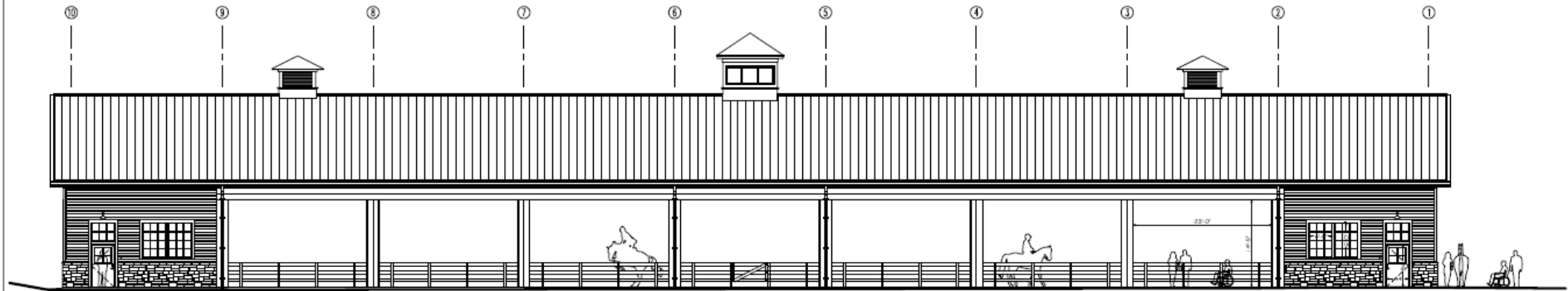
SWM / Landscape Plan



Elevations



WEST ELEVATION



NORTH ELEVATION

DOORS OPEN

MICHE BOOZ
ARCHITECT
208 Market St., Brykewille, MD 20833

MEADOWBROOK STABLES
8200 MEADOWBROOK LANE, CHEVY CHASE, MD 20815
301-585-9026 OFFICE@MEADOWBROOKSTABLES.ORG

MEADOWBROOK
RIDING ARENA

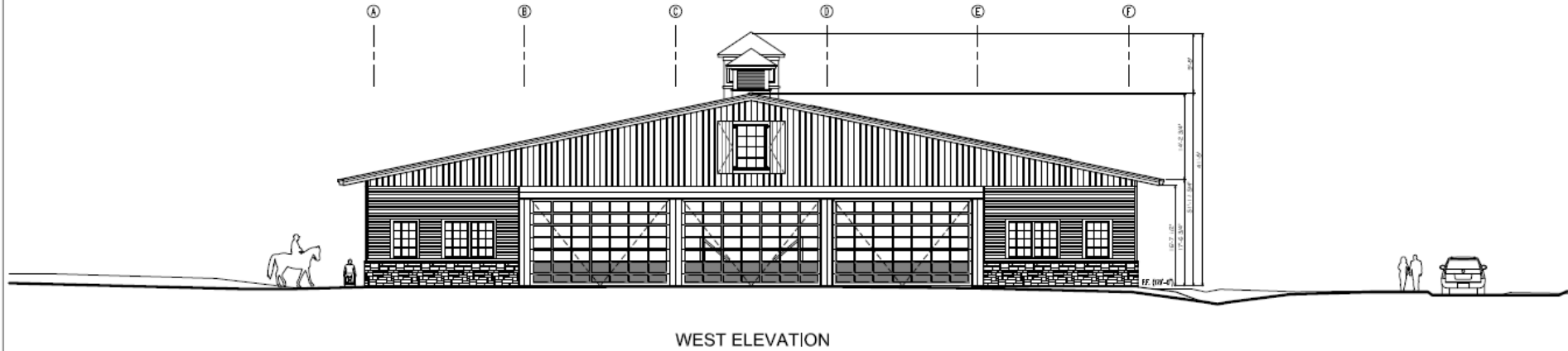
BUILDING ELEVATIONS
DESIGN DEVELOPMENT

02.27.2020

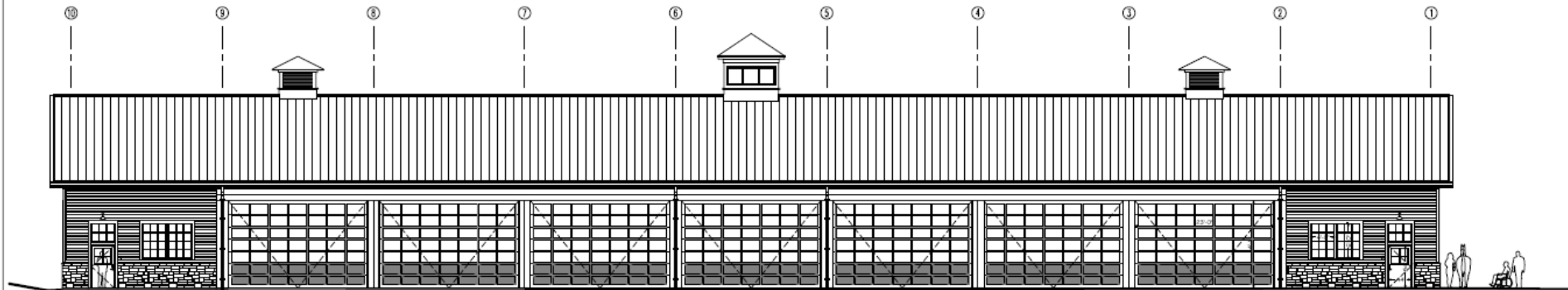
1/16" = 1'-0"
0 16

A210

Elevations



WEST ELEVATION



NORTH ELEVATION

DOORS DOWN

MICHE BOOZ
ARCHITECT
208 Market St., Brooklyn, MD 20833

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MEADOWBROOK
RIDING ARENA

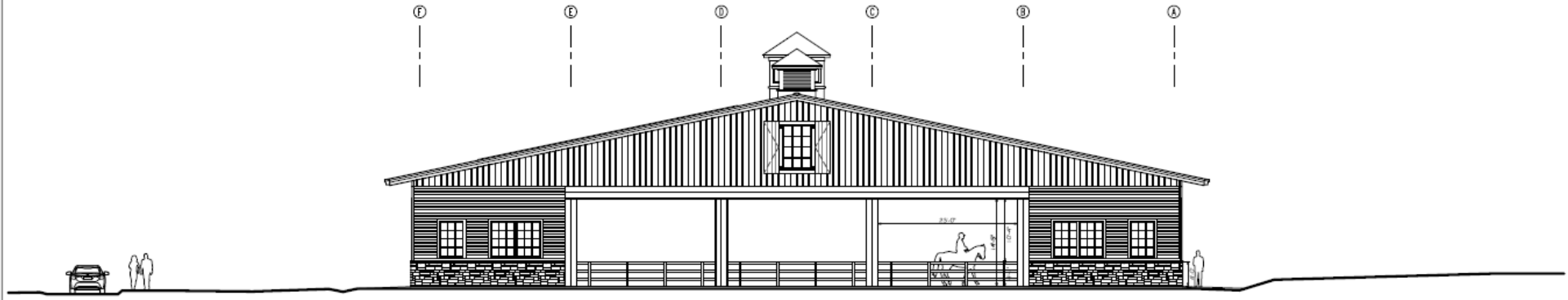
BUILDING ELEVATIONS
DESIGN DEVELOPMENT

02.27.2020

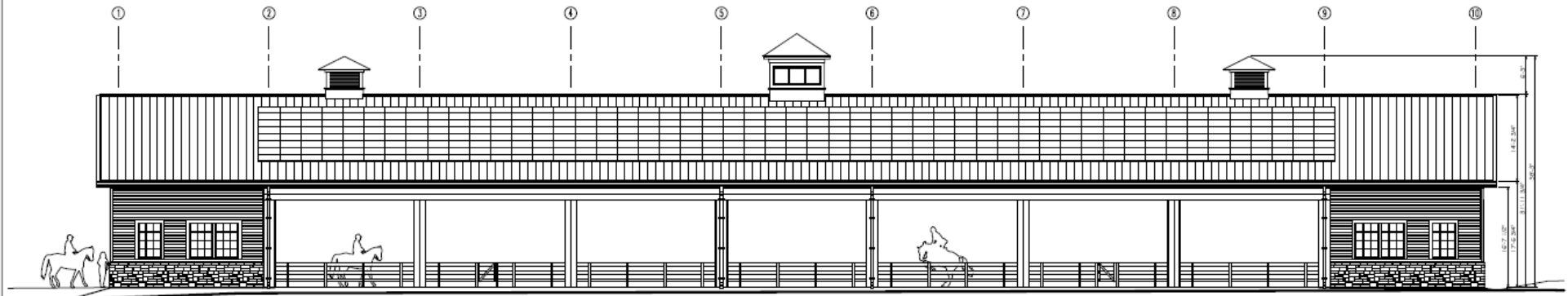
1/16" = 1'-0"
0 16

A211

Elevations



EAST ELEVATION



SOUTH ELEVATION

DOORS OPEN

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8200 MEADOWBROOK LANE, CHEVY CHASE, MD 20815
301-585-9026 OFFICE@MEADOWBROOKSTABLES.ORG

MEADOWBROOK
RIDING ARENA

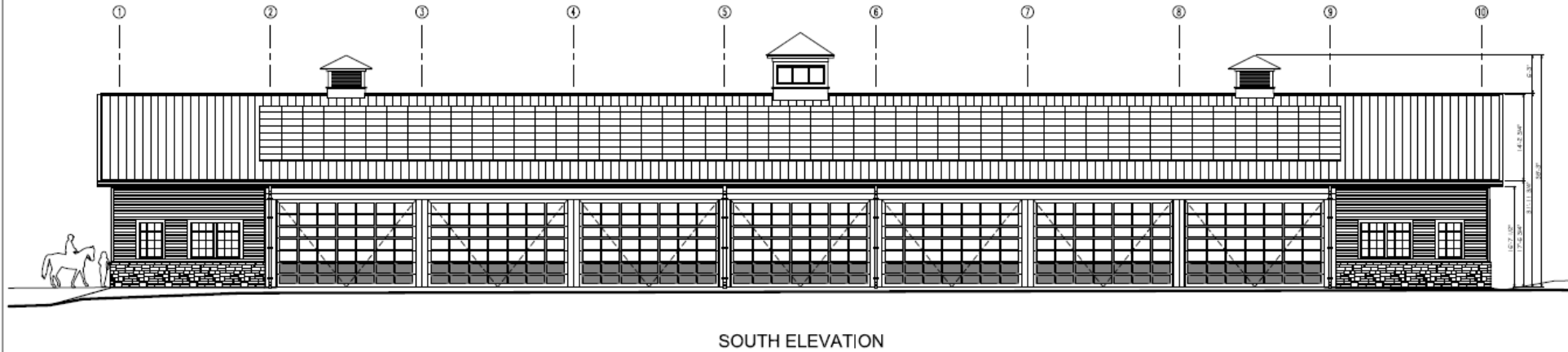
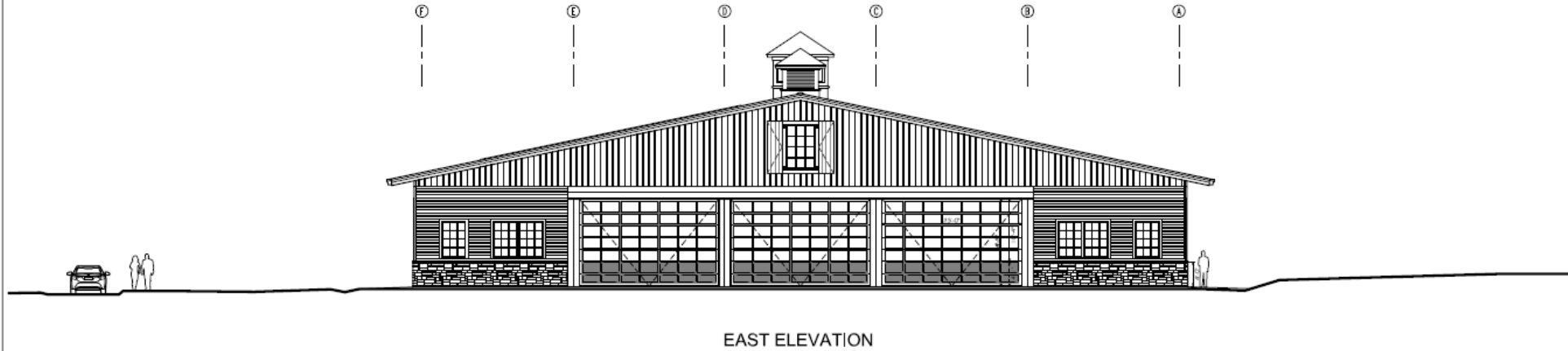
BUILDING ELEVATIONS
DESIGN DEVELOPMENT

02.27.2020

1/16" = 1'-0"
0 16

A220

Elevations



DOORS DOWN

MICHE BOOZ
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208 Market St, Brookeville, MD 20833

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8200 MEADOWBROOK LANE, CHEVY CHASE, MD 20815
301-585-9026 OFFICE@MEADOWBROOKSTABLES.ORG

MEADOWBROOK
RIDING ARENA

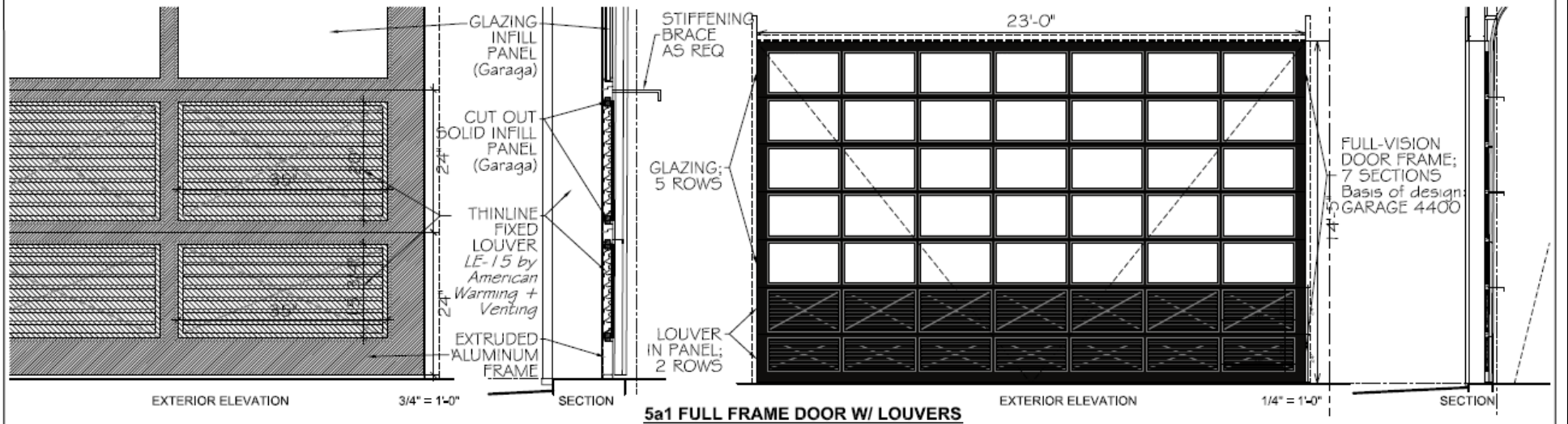
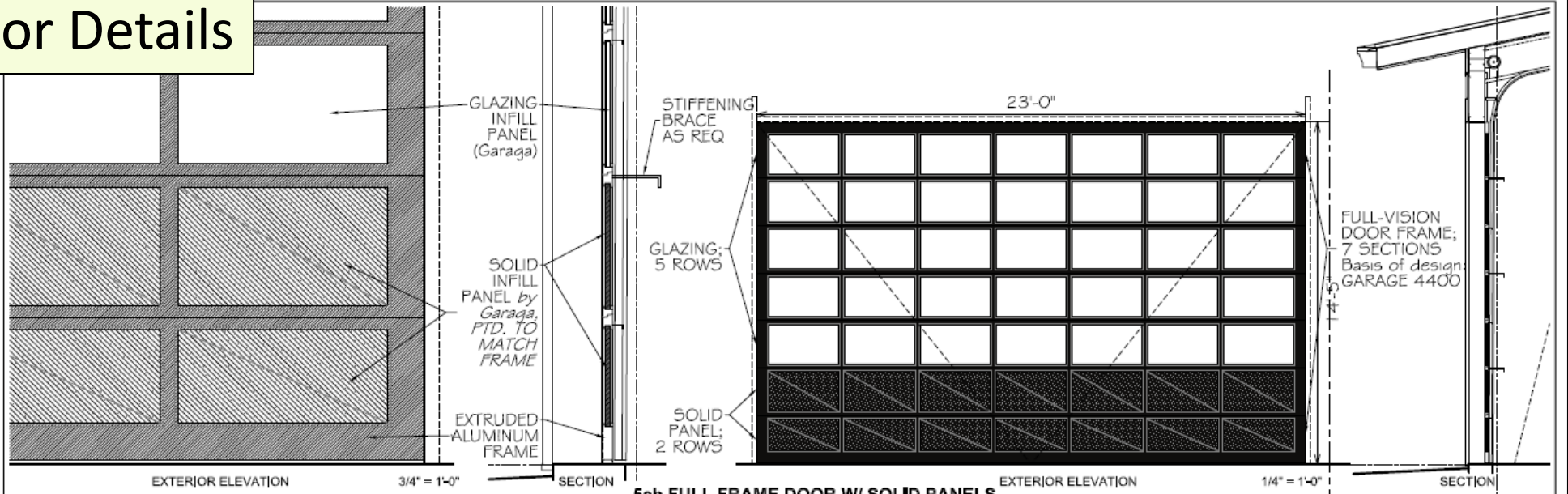
BUILDING ELEVATIONS
DESIGN DEVELOPMENT

02.27.2020

1/16" = 1'-0"
0 16

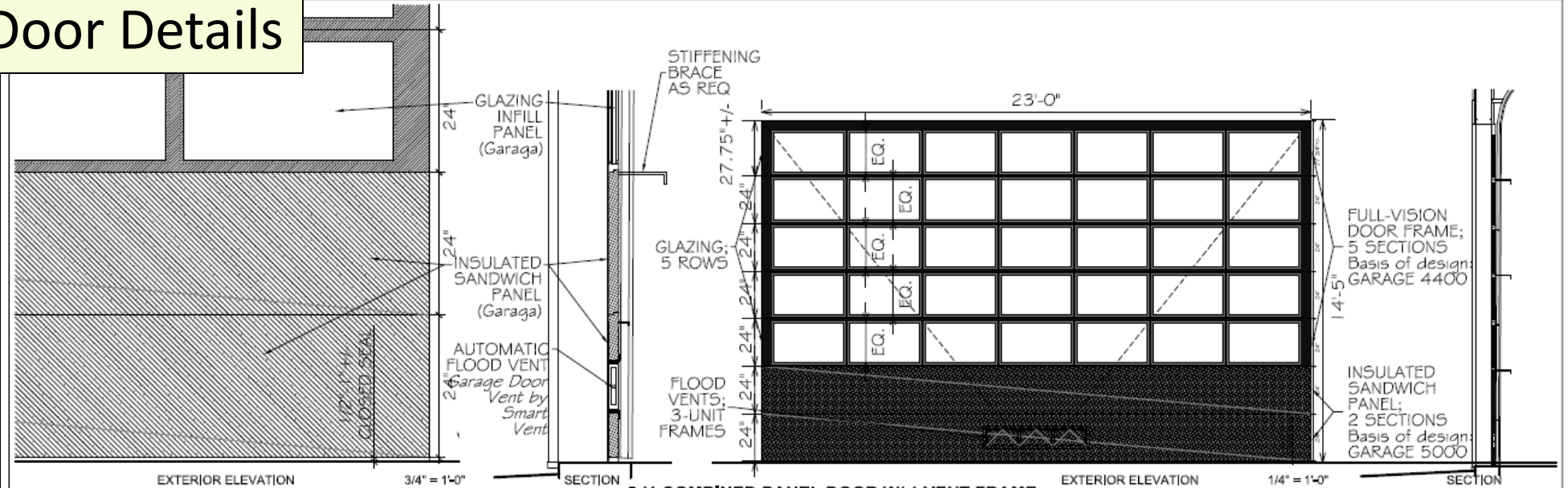
A221

Retractable Door Details

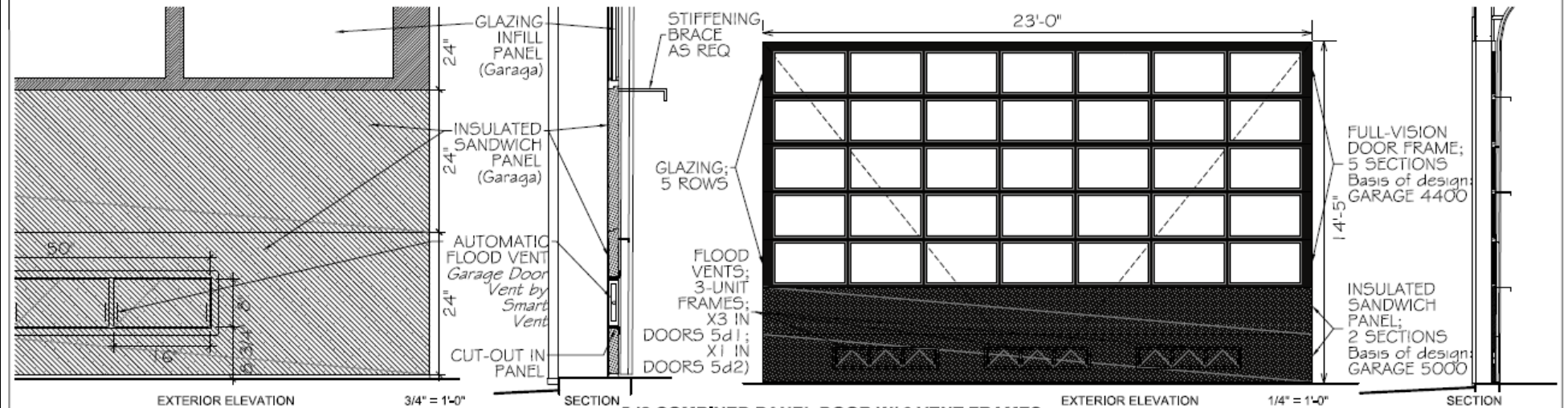


MICHE BOOZ ARCHITECT 208 Market St., Bryn Mawr, MD 20833	MEADOWBROOK STABLES 8200 MEADOWBROOK LANE, CHEVY CHASE, MD 20815 301-589-9026 OFFICE@MEADOWBROOKSTABLES.ORG	MEADOWBROOK RIDING ARENA	DOOR + VENT TYPES DESIGN DEVELOPMENT	02.28.2020	A40ab
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Retractable Door Details



5d1 COMBINED PANEL DOOR W/ 1 VENT FRAME



5d2 COMBINED PANEL DOOR W/ 3 VENT FRAMES

MICHE ARCHITECT 208 Market St., Baltimore, MD 20833	BOOZ ARCHITECT 208 Market St., Baltimore, MD 20833	MEADOWBROOK STABLES 8200 MEADOWBROOK LANE, CHEVY CHASE, MD 20815 301-585-9028 OFFICE@MEADOWBROOKSTABLES.ORG	MEADOWBROOK RIDING ARENA	DOOR + VENT TYPES DESIGN DEVELOPMENT	02.28.2020	A40d
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Existing View



Rendered View



Existing View



Rendered View



Existing View

(without tree foliage)



Rendered View

(with tree foliage added)



Section B

The following comments were prepared by members of the Concerned Neighbors of Meadowbrook Stables in reaction to the NCPC staff report prepared for the Commission's preliminary review on December 5, 2019. The comments were submitted to NCPC on February 14, 2020 for staff consideration in advance of the Commission's final project review.

#	Submitter	NCPC Document Text	Public Comment	NCPC Response
1	Concerned Neighbors	<p>PROJECT SUMMARY</p> <p>The Montgomery County Department of Parks has submitted preliminary site development plans for a new 125- by 225-foot canopy over riding Ring C, which differs from a previously approved 2003 improvement plan that included a new canopy over Ring D. The Ring D canopy was never constructed. In addition, the project will construct a new horse/pedestrian path between the ring and a driveway to the west, remove an existing fence surrounding the ring, plant additional landscaping, and install new rain barrels and bio-retention facilities surrounding the newly covered ring. The existing perimeter fence and landscape screening along Meadowbrook Lane will be retained to reduce off-site visibility of the project from the public street and nearby residential neighborhood. The new development requires modification of the Rock Creek Stream Valley Park – Unit 1 Master Plan by NCPC pursuant to the 1930 Capper-Cramton Act.</p>	<p>Project is described as a canopy. The more detailed drawings were not submitted (see Figure A) to NCPC. The updated renderings look more like a warehouse.</p> <p>The project is described as a "canopy," which it is not. It is a 32-foot tall arena, with movable garage-like doors, and a steel frame to support the 30,000 square foot impervious roof with solar panels. Again, this is not a canopy.</p> <p>The current landscaping surrounding Ring C does not screen or reduce off-site visibility from the nearby residential neighborhood. Five homes sit above the site. Their main living areas and/or decks look onto Ring C.</p>	<p>Please note that NCPC uses the term "pavilion" in the final EA and staff report to the Commission (EDR) rather than "canopy". The final EA and EDR include the final heights and design information related to the new pavilion.</p> <p>The new pavilion (32-feet at the roof peak/41-feet and 8 inches in height at the center cupola) would be largely visible from six residences along Ahlens Drive, as well as ground-level vantage points along Rock Creek Trail (for approximately 1.600 feet (0.3 miles) and Meadowbrook Lane. The closest residences to Ring C would likely look at the pavilion facade and rooftop in addition to new trees and other vegetation added to the site. Views of horse activity in Ring C would be more limited to ground level along Meadowbrook Lane and the Rock Creek Trail through operable doors (consistently raised for approximately 8 months of the year). Renderings depict the new pavilion from several different nearby vantage points.</p> <p>The pavilion will not be as visible from more distant vantage points further to the north, south, and west along Meadowbrook Lane. Views further to the west and northwest (from Beach Drive, southwest from Meadowbrook Local Park), south (from the Parks Department Maintenance Facility), north (from the north of the barn), and east (from the interior of the Rock Creek Forest neighborhood) would remain relatively unchanged. Beneficial visual long-term impacts would likely result from 20 fewer floodlights surrounding Ring C, both during daylight and evening hours. The new pavilion would have interior lighting, with limited downward-illuminating, exterior lighting only above doorways as required by building codes.</p> <p>Overall, the structure would be visible, especially for nearby Rock Creek Trail users and the closest six residences to the east along Ahlens Drive. Existing vegetation (on both sides of Meadowbrook Lane) and new additional landscaping would help screen the new pavilion from off-site views. Significant landscaping (over 30,000 square feet) would be added to half of the site, with native trees, sedges, grasses, and shrubs. In addition to landscaping, the pavilion design is intended to be compatible with the historic barn, with a stone skirt at each of the building corners, trim around the windows and doors, board-and-batten style siding, historic exterior light fixtures, and three rooftop cupolas. These measures will help the new structure fit within the existing Meadowbrook Stables setting as an equestrian facility.</p> <p>The final EA and staff report include several realistic renderings of the project for your reference.</p>
2	Concerned Neighbors	<p>KEY INFORMATION</p> <p>NCPC has approval authority over the project with its location on property acquired with federal funding approved under the 1930 Capper-Cramton Act. The Act was intended to provide for the acquisition of lands in Maryland and Virginia to develop a...</p>	<p>From NCPC's publication, https://www.ncpc.gov/review/resource/</p> <p>"In addition to authorizing funding for acquisition, the act granted the National Capital Park and Planning Commission, now the National Capital Planning Commission (NCPC), review authority to approve any Capper-Cramton park development or management plan in order to ensure the protection and preservation of the region's valuable watersheds and parklands, comprehensive park, parkway, and playground system in the National Capital." Meadowbrook Stables is located within watershed Maryland 12 Digit 021402060831; the majority of the property is located on a 100-year floodplain.</p>	<p>The final EA and staff report to the Commission describe the project site as located within the 100-year floodplain.</p>
3	Concerned Neighbors	<p>The Maryland-National Capital Park and Planning Commission (M-NCPPC), Montgomery Parks maintains a partnership with Meadowbrook Foundation, Inc., which operates the stables on 15.8 acres of land owned by the Commission. NCPC previously approved (in 2003) comprehensive renovations and improvements to the Meadowbrook Stables facility pursuant to a Development Agreement between the M-NCPPC and Meadowbrook Foundation, Inc.</p>	<p>Across documents there are discrepancies in the stated acreage of Meadowbrook Stables ranging from 15.8 acres to "9-10" acres. In the Phase I proposal, Meadowbrook Stables was listed as 15.8 acres, but in its current Draft EA for Phase 2, states to be 9.5 acres. Is there a different set of federal or state regulations that apply if a property is greater than or less than 10 acres? Why has the stated acreage of Meadowbrook Stables property changed since Phase I?</p>	<p>The Meadowbrook Stables facility operates on approximately 9.5 acres of parkland under a lease agreement with M-NCPPC. The previously-stated size of 15.8 acres was incorrect, and all references to the amount of leased property have been corrected in the revised EA, final EA, and final staff report to the Commission.</p>
4	Concerned Neighbors	<p>RECOMMENDATION</p> <p>The Commission:</p> <p>Approves the preliminary site development plans and master plan modification for a new canopy over riding Ring C, a new horse/pedestrian access path, additional on-site landscaping, new rain barrels, and new bio-retention facilities.</p>	<p>Meadowbrook Stables, including the proposed site of Ring C, lies within the 100-year floodplain according to the FEMA map https://mc.fema.gov/portal/search/searchresultsnashcor</p> <p>How is approval possible if the site is located within the 100-year flood plain, an Environmentally Sensitive Area, and a Priority Natural Resource Area?</p> <p>Please review the points in this response to the Executive Director's Recommendation as well as, and most importantly, the attached point by point responses from concerned neighbors to excerpts of the Draft Environmental Assessment for Proposed Riding Ring authored by MPI, November 2019.</p>	<p>The final EA and staff report to the Commission describe the project site as located within the 100-year floodplain.</p> <p>The project is fully within the 100-year floodplain because there are no practicable alternative sites completely outside of the floodplain. However, the structure's use and design minimize potential harm to the floodplain. The non-habitable pavilion has no "critical" functions housed within, such as facility medical-care uses or power production, and the site will remain a passive flood tolerant use with no heating or cooling systems. Specific design measures that mitigate potential impacts include lowering the finished floor elevation, designing the structure to allow flow-through flooding, lowering exterior grades around the new arena to provide additional floodplain storage, and passive louvers in all retractable doors to enable floodwater flow between the interior space and outside with minimal impingement. There would be nothing under the pavilion other than a ring fence and sandy riding ring surface, which is sensitive to water damage and could not be readily replaced. An assessment report ("Abatement of the Floodplain Computations and Report") was prepared for review by the Maryland Department of the Environment (MDE), which concluded no floodplain impact by the project, and MDE issued a subsequent authorization to proceed (with construction) on January 28, 2020.</p> <p>In addition, please see the following response from the Montgomery County Department of Parks: 100-Year Floodplains, Environmentally Sensitive Areas, and Priority Natural Resource Areas are categories of natural resources defined in various State, County, and Planning Board approved codes, plans, and policies. These policies provide comprehensive parameters for construction projects within those identified areas. However, there are no County or State codes that strictly prohibit all structures within the 100-year floodplain or Environmentally Sensitive Areas. In this case, the pavilion project is allowable for the following reasons:</p> <ul style="list-style-type: none"> This arena provides public benefits by supporting the functionality of an existing facility that serves the public with recreation opportunities; The new arena is located within the previously disturbed, built footprint of the Meadowbrook Stables property -- the existing riding ring is considered to be a constructed facility similar to a baseball field, and not a natural undisturbed area. The open nature of the arena design will have minimal impact to the 100-year floodplain of the very large Rock Creek watershed. The plan provides robust stormwater management practices and additional trees and landscaping that further minimize impacts to the environment.
5	Concerned Neighbors	<p>PROJECT ANALYSIS</p> <p>Executive Summary</p> <p>The Montgomery County Department of Parks has submitted preliminary site development plans to construct a new pavilion-style canopy over riding Ring C at the Meadowbrook Stables, which is located near East-West Highway, in Chevy Chase, Maryland. In addition, the proposal requires a modification to the current Rock Creek Park Stream Valley – Unit 1 Master Plan to amend the previous plan approved by NCPC in 2003, which included construction of a new canopy over Ring D. Other on-site improvements include: a new horse/pedestrian path between Ring C and an existing driveway to the west, removal of an existing fence surrounding Ring C, additional landscaping, and new rain barrels/bio-retention facilities surrounding Ring C. To reflect the canopy location change from Ring D to Ring C, staff recommends that the Commission note that the project will modify the previous plan approved by NCPC in 2003, which included a new canopy over riding Ring D.</p>	<p>"Pavilion-style canopy" is the description used here and in the 2001 proposal. The current proposal uses the terms "covered arena," "covered riding ring," and "covered building" "...It will have transparent, seasonal enclosures (e.g., garage-door type retractable sides)..." What is not in mentioned in the current proposal is the addition of seating, which is reflected in the 2003 Development Agreement and was acknowledged at the Public Meeting on January 16, 2020.</p> <p>Re: last sentence of above paragraph. Where can the documentation from NCPC's 2003 approval be obtained?</p>	<p>Please note that NCPC uses the term "pavilion" in the final EA and staff report to the Commission (EDR) rather than "canopy". The final EA and EDR include the final heights and design information related to the new pavilion.</p> <p>The 2001 design included space for spectator seating and a judging booth, however, the current project would not have seating nor the judging arena. Rather, space will be provided along the northside of the new ring for standing spectators.</p> <p>Please contact NCPC at anytime to review the Commission's previous 2003 approval action.</p>
6	Concerned Neighbors	<p>NCPC staff analyzed the proposed improvements in accordance with the 1930 Capper-Cramton Act and subsequent 1931 agreement between NCPC and MNCPPC, which grants NCPC approval over plans for park-related development. NCPC's review focuses on protecting the character and setting of the parks and ensuring that any improvements are for park purposes. Based on the project submission, staff finds the proposal to be beneficial to the park environment and user experience and thus, a valid use of park property. Therefore, staff recommends that the Commission approve the preliminary site development plans and master plan modification to enable construction of the new canopy over riding Ring C and other ancillary site improvements.</p>	<p>This proposal does not protect the character and setting of the park. Improvements may be for park purposes but are inappropriate in this residential location and certainly not beneficial to the park environment and majority of park users. This arena would be serving less than 450 students yet have a substantial negative effect upon the general public who use the park and hike-and-bike trail.</p> <p>"Based on the project submission..." The project submission is full of inconsistencies and falsehoods. Attached is a point by point critique of excerpts from the very project submission to which NCPC is referring: Draft Environmental Assessment for Meadowbrook Stables Proposed Covered Riding Ring, November 2019 (Attachment A).</p>	<p>Pursuant to the 1930 Capper-Cramton Act, the NCPC's review focuses on protecting the character and setting of stream valley parklands, ensuring that potential improvement is for public park-related purposes. A new Ring C pavilion is necessary to enable Meadowbrook Stables to meet current recommended standards of horse care and to maintain regular classes/training during heavy rain events. Prolonged rain events result in unsafe ground conditions for horses due to saturated soil, which can result in unsafe footing. Other factors that prevent use of the outdoor rings include too much wind, the threat of thunder, and temperatures below 45 degrees. Last year, Meadowbrook Stables had to cancel many lessons/training sessions and one of its horse shows, resulting in less riding time for riders (diminishing the experience for riders) and reduced income for the facility. Meadowbrook Stables would not increase current programming with the project under the terms of its lease with the Montgomery County Department of Parks (MCDP). A new Ring C pavilion would address the need for safe exercise and training space during unfavorable outdoor conditions, thereby ensuring more predictable and higher-quality training for riders, while preserving the viability of Meadowbrook Stables as a public facility.</p> <p>Please see the following point-by-point staff responses to each EDR-related comment.</p>
7	Concerned Neighbors	<p>In the approved development plan, a covered riding ring was proposed to be situated directly southwest of the historic barn and directly west of the historic farrier shed. At that time, the design of the covered ring had not been finalized. The current proposal relocates the ring canopy to an existing 200-foot by 300-foot outdoor sand arena known as "Ring C," in the southeastern-most corner of the property, to enable a greater number of users during inclement weather. In addition, the new location is outside of the 100-year flood zone and historic barn setting. Ring C is situated south of the barn and southeast of the historic farrier shed along Meadowbrook Lane where it transitions from a road that travels in a north-south direction to an east-west direction before terminating at the Meadowbrook Recreation Center to the south. The proposed canopy measures 125- by 225-feet, with on-site improvements to include: a new pedestrian horse access path, additional on-site landscaping, new rain barrels, and new bio-retention facilities surrounding Ring C.</p>	<p>The plan may not have been finalized but there were definitely detailed plans as to the size, style, etc. of the then proposed "riding pavilion." (See Figure B)</p> <p>"In addition, the new location is outside of the 100-year flood zone" is totally incorrect.</p> <p>Ring C, as well as the majority of Meadowbrook Stables, lies fully within the 100-year floodplain according to current FEMA mapping. Looking at the current FEMA map, the 100-year floodplain may soon encroach on the historic setting area of the barn and farrier shed. The 100-year floodplain boundary is moving inland. In 2001 only half of Ring D was in the floodplain, now it is totally within. What measures are Meadowbrook or M-NCPPC taking to ensure that in the near future, as global water levels rise and flooding becomes more frequent, that floodwaters will not adversely affect those historic structures? Are Meadowbrook, M-NCPPC, and NCPC anticipating that even Ring C may become unusable in the foreseeable future?</p> <p>Also see photos of recent flooding (Attachment B)</p>	<p>A previous concept design (from 2001) for the new pavilion measured 100- by 200-feet, with a top rooftop height of 26-feet. The pavilion was envisioned in the previous Meadowbrook development plan, which the Montgomery County Planning Board approved in 2001; however, NCPC's review did not recognize a specific location for the pavilion and noted that the pavilion would have to be submitted to NCPC for future review. The new pavilion design reflects existing standards for all-weather lesson and training use, with adequate interior height to allow obstacle jumping. The previous design would be inadequate for jumping-related activities under today's standards. Thus, a Ring C pavilion would allow a broader range of activities – both less experienced lesson groups (requiring less space) and higher-level training (requiring more space) – compared to the Ring D space, which would accommodate a pavilion size that is appropriate for only less experienced riders.</p> <p>The final EA and staff report to the Commission describe the project site as located within the 100-year floodplain. Almost all of Meadowbrook Stables property is within the 100-year flood plain surrounding Rock Creek, with Rings B, C, and D fully within the floodplain, and a portion of Ring A within the 100-year floodplain. Thank you for the photos of recent flooding.</p>

8	<p>Concerned Neighbors</p> <p>Copper-Cramton Act</p> <p>Pursuant to the 1930 Copper-Cramton Act, NCP's review focuses on protecting the character and setting of the parks and ensuring that any improvements are for park-related purposes. The new canopy can be considered park-related, as it will improve the Meadowbrook Stable facility, enabling consistent, safe, year-round exercise for its horses and more regular training and enjoyment for its riders during inclement weather. All-weather rigs are important to horse health and wellness, ensuring sufficient exercise to remain physically and mentally healthy. Also, protection from the weather will contribute to rider comfort. Lastly, proposed new rain barrels and bio-swale areas will help minimize potential impacts to Rock Creek, as well as the new canopy location (Ring C), which is more distant from Rock Creek than the Ring D location.</p> <p>For the purposes of NEPA, the applicant's Environmental Assessment concludes that the new riding canopy will have an effect on the historic environmental setting (with its visibility from the barn); however, there will be no adverse effect on the use, character, location, or setting of the historic property. The project location is separated from the historic area by a picnic area, several rows of trees, and riding Ring B, completely outside of the defined historic setting. The uninterrupted use of the property and its character – manifested by views of the historic barn from the street, significant green space, presence of horses, quality of up-keep, and welcoming park-like qualities – will be unaffected by the new canopy. Based on these considerations, the applicant has concluded that the new riding Ring C canopy will not adversely result in an alteration to the qualifying historic characteristics, or eligibility for, the National Register of Historic Places).</p>	<p>Meadowbrook is open year-round and conducts lessons "rain or shine." When footings are unsafe, there is an indoor horsemanship lesson. There are only a small percentage of days of the year that the ground is not safe for riding (i.e., excessive mud, un-removed snow). There are up to 450 riders at Meadowbrook, many from Virginia and DC. There are over a million residents of Montgomery County.</p> <p>Meadowbrook Stables has been operating for 85 years without a covered riding arena. While one may improve the enjoyment of a few hundred riders it will reduce the enjoyment of thousands of visitors and trail users each year who will be met with an obstructed park vista, reduction of open space, and an oppressive structure as they enter Meadowbrook Park beyond the stables; a 16.6-acre park with multiple playing fields, tennis and basketball courts, and a historic activity building.</p> <p>The area of the impervious roof is estimated to be 30,000 square feet. How many rain barrels will it take to handle this amount of runoff, and what is the negative impact to the community with open swales of water meant to handle this extra water load? Mosquitoes, mosquito borne diseases? What will be the visual effect on this park setting?</p> <p>Regarding the proposed new rain barrels and bio-swale areas, other than a description, there is no documentation of the engineering details as to how this Stormwater Management system will function, nor third-party professional assessment.</p> <p>Describing Ring C as more distant from Rock Creek than Ring D is deceiving (elaborated on more in response to Draft EA document - Attachment A). Although Ring C maybe further from Rock Creek, Ring C is on lower ground, ground that frequently floods. Ring D is on much higher ground and removed from the area most prone to flooding.</p> <p>Multiple views and welcoming park-like qualities will certainly be interrupted and affected by a building 125 ft. by 225 ft. by 32 ft.</p>	<p>The purpose and need of a covered riding arena at Ring C is to enable Meadowbrook to bring the facility up to 21st century standards - to provide current, recommended standards of exercise and care for its animals and training for its riders. A covered arena will allow Meadowbrook to maintain classes and training during heavy rain events, which are increasingly prevalent throughout the year with climate change. Prolonged rain events result in slippery and unsafe conditions for riding lessons to take place, and unsafe conditions for horses to exercise, which are described in more detail below. Last year, Meadowbrook had to cancel many lessons and one of its horse shows, resulting in less practice time for riders and reduced income for the facility. Meadowbrook will not increase the number of lessons with the proposed pavilion, but rather those lessons will be able to take place consistently and safely, regardless of the weather. A pavilion over Ring C would address the need for safe riding and exercise space during inclement weather conditions and allow the stable operations to continue uninterrupted. Please see Purpose and Need sections in the final EA and staff report to the Commission for more detail.</p> <p>Stormwater runoff from the roof will be captured in bio-swales that are designed to recharge groundwater in smaller storms, treat runoff from moderate storms, and convey water around the building in larger storms. In addition, the project calls for converting over 30,000 sq ft of area (approximately 53% of the total project site) that is currently a sand riding surface with microtopography and native planting, including trees, shrubs, and grasses to capture and further filter runoff. The bio-swales and the riparian enhancements will work together to capture and filter sediment and nutrients before runoff enters the permanent sediment trap and then into the stormwater pond prior to draining into Rock Creek. Unlike the preliminary design (which NCP reviewed in December 2019), the current design does not include rain barrels. Please reference the final submission materials, which include a detailed stormwater management/landscape plan for the project (included in the final EA).</p> <p>The current pavilion design would require significantly more site preparation work in Ring D (filling in the lower floodplain area along the westside of the site) compared to Ring C, which would require negligible grading. Please refer to Item # 19 in this spreadsheet, which includes more detailed discussion regarding Ring C as a preferred location to Ring D. The analysis is also included in the final EA and staff report to the Commission.</p> <p>Please see Item #1 in this spreadsheet, which includes NCP's staff analysis of the project's visual impacts. The analysis is also included in the final EA and staff report to the Commission.</p>
9	<p>Concerned Neighbors</p> <p>CONFORMANCE TO EXISTING PLANS, POLICIES AND RELATED GUIDANCE</p> <p>Comprehensive Plan for the National Capital</p> <p>The project plans generally adhere to policies contained in the Federal Environment and Parks & Open Space Elements with their intended enhancement of stable facilities and setting.</p>	<p>Please note excerpt included below from NCP's Comprehensive Plan Federal Element Parks & Open Space Elements. Concerned Neighbors of Meadowbrook Stables contend that the current proposal for a covered arena by Meadowbrook Stables directly conflicts with the following elements:</p> <p>https://www.nepc.gov/docs/Comprehensive_Plan_Federal_Element_Parks_and_Open_Space_Aug2004.pdf</p> <p>Many parks and open spaces in the National Capital Region are also threatened by adjacent development pressures and the encroachment of inappropriate new development along park borders, conversion of the land to different uses.</p> <p>Preservation and Maintenance</p> <p>Policies</p> <p>The federal government should:</p> <ol style="list-style-type: none"> 1. Enhance parks and preserve open green space for future generations. <p>Providing or maintaining public access to open-space areas of particular interest or usefulness allows otherwise unused parkland and open space to become a resource that can be used and enjoyed by all.</p> <p>Terrain Features</p> <p>Policies</p> <p>The federal government should:</p> <ol style="list-style-type: none"> 1. Ensure that development does not intrude through the ridge and tree lines of natural terrain areas unless it will not impact vistas to and from those areas. <p>Greenways and Greenbelts</p> <p>Greenways Some of the greenway areas in the National Capital Region under federal control include Rock Creek Park..... These natural areas should be protected from border development that would adversely impact their natural resources and visual quality.</p> <p>Trails</p> <p>Policies</p> <p>The federal government should:</p> <ol style="list-style-type: none"> 2. Protect trails from adjacent incompatible development. 3. Protect environmentally significant land adjacent to trails. <p>Additionally, please see Attachment A, section 1.3.5. Environmental value of project, discussion of M-NCPPC Priority Natural Resource Area in Montgomery County Parks. Park in Recreation and Open Space (PROS) document. https://www.montgomeryparks.org/projects/directory/2017-park-recreation-open-space-pros-plan-update/</p>	<p>Please see Items #1 and 6 in this spreadsheet for additional information on visual impact and parkland setting discussion. These topics are also included in the final EA and staff report to the Commission.</p>
10	<p>Concerned Neighbors</p> <p>National Historic Preservation Act</p> <p>NCP's has a Section 106 compliance responsibility for the project based on the Commission's formal approval authority under the 1930 Copper-Cramton Act. During NCP's 2003 review of the Meadowbrook Stables improvement and renovation plan, MNCPPC consulted with the Maryland Historic Trust, which concurred with MNCPPC that the project would have no adverse effect on historic or archaeological resources. NCP staff concurred with the finding as part of their review action to satisfy its Section 106 responsibility.</p> <p>The current proposal to construct the new canopy completely outside of the historic setting area will reduce any sort of adverse impact to the use, character, location, or setting of the historic barn and located partially inside of the surrounding historic setting. The historic barn and its setting have not been evaluated for eligibility for listing in the National Register of Historic Places; however, the property is included in the Maryland Inventory of Historic Sites (MHT Inventory No. 36-03). In 1989, the property was included in the Montgomery County Master Plan for Historic Preservation.</p>	<p>What is the "historical setting area"? Ring D, closest to the barn was an approved site in 2001/2003, why would Ring D not be appropriate now?</p>	<p>Under the 1930 Copper-Cramton Act, and subsequent agreements with M-NCPPC, NCP has approval authority for changes to the park's General Development Plan, which entails Commission responsibility for ensuring Section 106 compliance. NCP issued a "no adverse" finding in July 2003 during its review of the comprehensive development plan for Meadowbrook Stables. More recently, NCP initiated Section 106 consultations with the Maryland Historic Trust (MHT) to fulfill its Section 106 compliance responsibilities for the current Ring C pavilion project, with a "no adverse effect" determination. The Trust concurred in writing with NCP determination on February 21, 2020.</p> <p>Meadowbrook Stables is individually listed in the Montgomery County Master Plan for Historic Preservation (MO 36-003-00A), referred to as "Rock Creek Stables." The Montgomery County Department of Parks previously consulted with the MHT in 2001 regarding the comprehensive improvement plan, with a no adverse effect concurrence issued for the project. Meadowbrook Stables submitted an assessment letter to MHT for concurrence, with an "no adverse effect" determination issued on November 19, 2019.</p> <p>Property use would continue uninterrupted, and the design of the new structure would be compatible with the architectural look of the historic barn. The character of Meadowbrook Stables as an equestrian facility – manifested by green space, the presence of horses, quality of up-keep, and park-like setting that is open and welcoming to the community – would be unaffected by the project. These findings are documented by an assessment report, which concludes that the project would not result in an "alteration to the characteristics of historic property qualifying it for inclusion in, or eligibility for, the National Register of Historic Places."</p> <p>Regarding local historic preservation policies, Montgomery County has defined an area around the historic barn as the historic environmental setting in accordance with the Montgomery County Historic Preservation Ordinance. The Ring C pavilion would be located completely outside of the historic environmental setting area. Additional information is provided in the final EA and staff report to the Commission.</p>
11	<p>Concerned Neighbors</p> <p>National Environmental Policy Act</p> <p>NCP has a NEPA responsibility for the current project based on its approval authority for master plan modifications granted under the 1930 Copper Cramton Act. Since NCP does not have an applicable categorical exclusion for the project, the applicant prepared an Environmental Assessment (EA) in coordination with NCP. The EA reviews potential project impacts to the natural and manmade environment, with proposed mitigation measures. NCP has currently posted the EA for public comment on its website through December 16, 2019 to satisfy its comment period requirement. Based on comments received, review of the EA, and proposed mitigation, staff will draft a Finding of No Significant Impact (FONSI), to be signed by NCP's Executive Director after approval by the Commission, or require the applicant to prepare an Environmental Impact Statement (EIS) should any potential impact be assessed as significant. NCP's NEPA process must be completed prior to final review by the Commission.</p>	<p>NCP failed in its responsibility to ensure that the public most impacted by the proposal would be notified of the opportunity to provide public comment on the Draft EA.</p> <p>The public comment period was invalid. The neighboring community, was not notified of this proposal until January 10, 2020 (via a postcard from Montgomery Parks notifying of a January 16, 2020 Public Meeting to solicit input on the project). A sign with a deceptive artist rendering (the same rendering submitted to NCP) was posted along the trail outside the barn during the very last days of December 2019. The public was not made aware of the proposal and, therefore, were unable to comment prior to the comment submission deadline. Nonetheless, Meadowbrook raised 1.3 million dollars in private donations prior to notifying the neighboring community of the proposal.</p> <p>In addition, there has not been an independent assessment of impact on the environment, only the "assessment" the interested party presented.</p>	<p>The NCP, in coordination with the Montgomery County Department of Parks, prepared a draft Environmental Assessment (DEA) in coordination with Meadowbrook. Pursuant to Commission NEPA requirements, staff posted the draft EA on the Agency website for a 30-day public comment period from November 18 - December 18, 2019, with no comments received from the community. The Commission approved the preliminary project design at its December 5, 2019 meeting. Refer to the Consultation section of the report for more detailed information about staff project coordination. The following bullet summarize notable public outreach during NCP's preliminary review phase.</p> <ul style="list-style-type: none"> -Draft EA available on NCP website from November 18 - December 18, 2019; -Project submission materials available on NCP website from November 14 - December 5, 2019; -Executive Director's Recommendation for Preliminary Review available on NCP website from November 29 - December 5, 2019; -Commission voted to approve the preliminary plans for the project on December 5, 2019. <p>Upon learning that several nearby neighbors were not aware of the project during the draft EA comment period, staff delayed final review of the project from February 6th to May 7th to hold another comment period on a revised draft EA and allow additional time for community consultation and data collection. NCP staff met with several adjacent property owners on February 20, 2020 to discuss the project. NCP staff revised the draft EA in consultation with the Montgomery County Department of Parks and Meadowbrook Stables and posted the document on NCP's website from March 4-18, 2020 for additional comment. All public comments are documented and addressed in the final EA. Refer to the Consultation section of the report for more detailed information about staff project coordination. The following bullet summarize notable public outreach during the NCP's final review phase.</p> <ul style="list-style-type: none"> -NCP staff meeting with several nearby residents on February 20, 2020; -Revised EA available on NCP website from March 4 - 18, 2020; -Project submission materials available on NCP website from April 17 - May 7, 2020; -Finding of No Significant Impact (FONSI) available on NCP website from May 1 - 7, 2020; -Executive Director's Recommendation available on NCP website from May 1 - 7, 2020. <p>All public comments submitted to NCP are included in the EDR Appendix and addressed through the final EA.</p>

12	Concerned Neighbors	<p>POWERPOINT (ATTACHED)</p> <p>PLEASE NOTE AT LEAST TWO FIGURES IN THE NCPD POWERPOINT BELOW ARE NOT ACCURATE:</p> <p>PLEASE NOTE: THERE ARE TWO FIGURE 13. The second figure 13 IS NOT THE VIEW FROM THE REAR OF 2812, 2814, AND 2816 ABILENE DRIVE as stated, but rather south to southwest from the corner of Washington Ave. and Meadowbrook Lane.</p> <p>FIGURE 16: IS NOT A PHOTO! BUT RATHER A COMUTERIZED OR ARTIST RENDERING. The trees that exist at that location are not that plentiful nor that tall.</p>		The final EA and staff report to the Commission have updated labels, site photos, and renderings of the new pavilion.
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The following comments were prepared by members of the *Concerned Neighbors of Meadowbrook Stables* in reaction to the draft Environmental Assessment (EA), which was developed in advance of Commission's preliminary review on December 5, 2019. NCPD posted the draft EA from November 18 - December 18, 2019 for public review and comment. These comments were submitted to NCPD on February 14, 2020 for staff consideration in advance of the Commission's final review.

#	Submitter	NCPD Document Text	Public Comment	NCPD Response
13	Concerned Neighbors	<p>1. Introduction</p> <p>1.1 Background</p> <p>In 2003, the National Capital Planning Commission (NCPD) reviewed, and approved, comprehensive renovations and improvements to the Meadowbrook Stables facility in connection with a Development Agreement between the Maryland-National Capital Park and Planning Commission (M-NCPPC) and Meadowbrook Foundation, Inc. (Meadowbrook).</p>	<p>The 2001 Meadowbrook Stables Proposed Development Plan (from which the 2003 Development Agreement is based upon), included in minutes from Dec. 6, 2001 M-NCPPC Planning Board meeting, is available to view in Archives at https://www.montgomeryplanningboard.org/meetings_archives/</p> <p>The 2001 Meadowbrook Stables Proposed Development Plan, included in minutes from Dec. 6, 2001 Planning Board meeting, is the basis of the 2002/2003 development agreement that references the 2001 proposal. In the Draft Environmental Assessment, the "development agreement" is referenced as 2002 in some places and 2003 in others.</p>	Thank you and noted.
14	Concerned Neighbors	<p>.....This application is before the NCPD again only because it is proposed that the covered riding ring be located in a different site on the Meadowbrook property than previously approved..... It would have limited visual impact on the surrounding community.....</p>	<p>How can a 32' high 125' x 225' structure NOT have visual impact?</p> <p>It will have a negative visual impact on the surrounding community, as well as all users of the Hiker-Biker Trail/Rock Creek Lower Trail section and those accessing Meadowbrook fields, playground and activity building via Meadowbrook Lane from East-West Highway.</p> <p>The proposal directly contradicts with MNCPPC published guidelines/literature promoting "open spaces."</p> <p>2017 Parks Recreation and Open Space Plan (PROS) authored by M-NCPPC, https://www.montgomeryparks.org/uploads/2018/06/508-2017-PROS-COMLETE.pdf</p> <p>"Parks, recreation, and open spaces are essential to the high quality of life for Montgomery County residents." (Abstract)</p> <p>Why is this newly proposed structure taller than previous proposal? From 2001 proposal: "The total height of the covered ring will be 26 feet, a third lower than the barn height, and slightly lower than the manure shed that is currently located on the future site of the covered ring." (2001 Proposal, Attachment 3, p 4; p 21 # handwritten)</p>	<p>"Open space" is a general term that applies to natural meadows and forest as well as other undeveloped areas such as areas of grass, trees, or landscaping. Open spaces provide significant public use benefits as the settings for other recreational uses (e.g., the forest surrounding a natural surface trail, or a grassy area used for a picnic or losing a frisbee). The location of the proposed arena is on a developed parcel of land that is considered an active recreation facility, not an open space as defined in the 2017 PROS Plan. Ring C does not currently have a building upon it, but it is just as much a constructed recreational amenity as a baseball diamond or a soccer field. Adding a covered riding arena within the current Meadowbrook Stables footprint does not remove any open space from the Park system; it only changes the nature of the recreational facility at that location from an uncovered to a covered amenity. The surrounding portions of Rock Creek Stream Valley Park include significant areas of open space (forest, meadows, and managed open spaces), so this community is well served with open spaces.</p> <p>Please see Items #1 and 15 in this spreadsheet for additional information on visual impact and the project's Purpose and Need. These topics are also included in the final EA and staff report to the Commission.</p>
15	Concerned Neighbors	<p>1.2 Purpose and Need of Proposed Action</p> <p>.....bring it (Meadowbrook Stables) up to 21st century standards, by building a covered riding arena..... upgrade is needed in order to provide consistent, safe, year-round exercise for the Stables' 50 horses and training for its 400 riders.</p>	<p>Have the horses not had safe year-round exercise for the past 85 years? At the public meeting it was acknowledged by Meadowbrook that this upgrade is mostly for the riders.</p> <p>To bring the Meadowbrook Stables up to 21st century standards, it needs to start embracing inclusiveness. 21st century standards also include putting the environment first, and thinking about future generations, not just our own.</p>	<p>The purpose and need of a covered riding arena at Ring C is to enable Meadowbrook to meet current recommended standards of horse care and maintain classes and training during unfavorable outdoor conditions. Prolonged rain events result in unsafe conditions for horses to exercise and classes to take place, which are described in more detail below. Last year, Meadowbrook had to cancel many lessons/training sessions and one of its horse shows, resulting in less practice time for riders and reduced income for the facility. Meadowbrook would not increase the number of lessons/training sessions with the proposed pavilion, which are limited by a lease agreement with MCDP. A new Ring C pavilion would address the need for safe lesson/training space when inclement weather conditions and unsafe horse footing conditions exist and allow many of the outdoor programming to continue.</p> <p>Horse Health and Wellness and Rider Safety</p> <p>Standards in horse health and wellness have evolved significantly since the 2001 Montgomery County Planning Board approval of the comprehensive Meadowbrook development plan. Current knowledge related to horse health care is provided by the U.S. Equestrian Federation and from multiple scholarly articles over the years regarding medical discoveries and treating health-related problems. This entails having unstructured "turn out" time each day where horses can exit outside of their stalls in addition to more structured exercise time. While there is no problem for horses to be out in dirt/grass, rain, and moderate wind during turn out periods, if the sand rings become too saturated with water from prolonged periods of rain, horse footing conditions can degrade to the point where horse safety is jeopardized. When this happens at Meadowbrook today, with four open rings, horses are denied the opportunity to train and exercise.</p> <p>Continued Operations</p> <p>The problem of prolonged rains degrading horse footing conditions in the open sand rings is also having an impact on Meadowbrook's operations. Saturated rings following prolonged rains minimize the amount of riding time for lessons and shows, and ultimately have an adverse financial impact on facility operations as budgeted income is diminished. Private lessons and horse shows are canceled altogether, and group lessons are moved indoors, into a classroom setting, which is not as beneficial and enjoyable as actual riding time.</p> <p>Last April, Meadowbrook had to cancel one of its three annual horse shows due to prolonged rains before the event, which degraded ring conditions, resulting in an estimated loss of \$20,000 in income. In addition, lesson cancellations can result in an income loss of approximately \$50,000 per year, which makes it more difficult for Meadowbrook to continue its wide variety of programming. Meadowbrook reports that 179 private lessons and 219 team practice sessions were cancelled from September 2019 to February 2020 due to inclement outdoor conditions, resulting in \$36,000 of lost income for the facility. Meadowbrook's Board of Directors considers a covered riding ring to be critical to facility operations that must continue to evolve to maintain contemporary business, training, education, and horse safety standards. Similar nearby equestrian facilities all have indoor arena space including Wheaton Park Stables, Rock Creek Park Horse Center, and the Potomac Horse Center.</p>
16	Concerned Neighbors	<p>1.2.1 Meadowbrook's Mission</p> <p>.....provide high quality lifelong care for its horses; make horses accessible to those who could not otherwise afford to ride..... Meadowbrook also seeks to make the joy of engaging with horses available to children and youth from all walks of life through partnerships with schools and nonprofits.....</p>	<p>How Meadowbrook makes its opportunities accessible is not apparent nor is it publicized in any detail on its website, there are no discounts to neighbors or the immediate community who might not be able to afford lessons. The cost is out of reach for many. It is no longer possible to take a shorter length program than the entire school year (apart from summer camp).</p> <p>The neighborhood elementary school, Rock Creek Forest, is .5 miles walking distance to Meadowbrook Stables. During 2017-2018, the last school year in which MCPS published data, the student population was 16% ESOL (English for Speakers of Other Languages), 24.7% FARMS (received Free and Reduced-price Meals) and 10.1% Special Education receiving individualized services. Has Meadowbrook reached out to any of these families at this local Montgomery County public school - in its own neighborhood?</p> <p>The 2030 Vision Survey of Montgomery County residents, ranked equestrian facilities at, or next to, the bottom in terms of importance to households and families. Hard surface and natural trails were overwhelmingly at the top of the preferred list. (pp 59-62) M-NCPPC is supporting development of an unnecessary 125 ft. W x 225 ft. L x 32 ft. H structure for a few county residents, at the expense of the Hiker-Biker Trail and Meadowbrook Park vista enjoyed by thousands of current and future park users.</p> <p>https://www.montgomeryparks.org/uploads/2018/09/2016wtppt-amendmnt_adopied-508-mobile.pdf</p>	<p>The mission of Meadowbrook Stables is to provide excellence in equestrian education, promote youth development, implement green and sustainable horse-keeping practices, provide high-quality, life-long care for its horses; make horses accessible to those who could not otherwise afford to ride; and preserve Meadowbrook Stables as an historic equestrian facility to ensure enjoyment by future generations. Public engagement opportunities are prioritized through a variety of programming, including lessons, summer camps, individual/team competition programs, and employment, with over 450 students each year, 50 boarded horses, and 25 full- and part-time staff. Meadowbrook Stables also employs up to 25 youth through summer programs. Revenue generated from these programs supports stable operations as a public facility, and Meadowbrook Stables uses some revenue to fund need-based scholarships for families who would otherwise not be able to participate. The property is open to the public every day of the year, from dawn through dusk.</p> <p>The property is open to the general public every day of the year, from dawn through dusk, to allow people to walk, watch and interact with the horses, picnic and relax. Meadowbrook also provides and maintains public restrooms and drinking water facilities for joggers, cyclists, and other members of the public. Meadowbrook's public-serving mission is communicated through its website and welcoming on-site signage.</p>
17	Concerned Neighbors	<p>To fulfill this mission, Meadowbrook's Board has for many years determined that a covered riding ring with seasonal enclosures is crucial to its operations.</p>	<p>In the 2001 plan, there was no mention or proposal for "seasonal enclosures." Now the proposal is for a larger and taller arena, in view of all park patrons, and partially enclosed with "seasonal enclosures." "Garage-type doors" are bound to increase noise, as well as concentration of riders, use of ball born megaphones, etc.</p> <p>There are many designs of covered rings that do not have seasonal enclosures/walls. Also, in the 2001 proposal, the Army Corp of Engineers and MD Dept of Environment engineers concluded, "Because the covered ring design appropriately allows water in and out, it should accommodate rising flood waters."</p> <p>The current proposal of an enclosed structure may impede the free flow of floodwaters, and the operation of the doors will be dependent upon human action -- or inaction. (See 2001 proposal: Attachment 3, p. 4 - p 21 # hand-written)</p>	Please see Items #4 and 15 in this spreadsheet for additional information on potential floodplain impacts and project Purpose and Need. These topics are also included in the final EA and staff report to the Commission.
18	Concerned Neighbors	<p>1.2.1.1. Horse health and wellness</p> <p>All-weather rings are critical to horse health and wellness, ensuring stall-bound horses get the daily exercise they need to remain physically and mentally healthy...Daily exercise is essential and cannot be ensured without access to an all-weather ring.</p>	<p>Meadowbrook has functioned and thrived for 85 years without a covered, all-weather ring. Has there been an increase in horse health issues as result of the number of days where turn out or exercise has been a challenge due to weather such as ice, deep snow, or deep mud?</p>	Please see Items #4 and 15 in this spreadsheet for additional information on potential floodplain impacts and project Purpose and Need. These topics are also included in the final EA and staff report to the Commission.

<p>19</p> <p>Concerned Neighbors</p>	<p>1.2.1.2 Safe and consistent rider training. All-weather rings are vital to rider training, ensuring that riders can train on a year-round basis despite inclement weather and extreme temperatures. ....we cannot do this without an all-weather arena.</p>	<p>Meadowbrook does currently train year-round and has for years in inclement weather. Does an all-weather arena imply heating and air conditioning? It is made clear to registering students that lessons occur rain or shine and to always be prepared to be outside. School age children miss school due to weather. Riders may sometimes need to miss lessons due to weather. As per Meadowbrook website: Meadowbrook follows Montgomery County public school closure. If public schools close early or there is early dismissal, students are to check if there is a daily opening at Meadowbrook. "If footing or weather is dangerous, a structured indoor unmounted lesson covering an aspect of horsemanship will be substituted."</p> <p>Equestrianism is an outdoor sport. Athletes, coaches, families/guardians and observers of outdoor sports understand and accept that weather is a given part of the activity. Cross-country running, football, softball, baseball, cricket, bicycling, lacrosse, etc. Thousands of Montgomery County children participate in outdoor sports that are also subject to cancellation of practices, games, and events due to weather.</p>	<p>Please see Item #15 in this spreadsheet for additional information on project Purpose and Need. This topic is also included in the final EA and staff report to the Commission.</p> <p>The Montgomery County Department of Parks and Meadowbrook Stables previously identified a new 29,400 square foot pavilion (with 20,000 square feet of riding area) over Ring D in 2003 as the preferred location; however, upon more recent review of the site options, Montgomery Parks concluded that Ring C is preferable due to its increased distance from Rock Creek and minimal site grading to accommodate the new structure. Meadowbrook Stables has concurred with this finding as Ring C could accommodate a 28,125 square foot pavilion (with a 25,875 square feet of riding area), maximizing safe rider training, horse exercise and welfare due to its size as discussed in detail in the following section. While the previous Ring D pavilion design was nearly the same size as the pavilion currently proposed for Ring C, the maximum area for riding that could have been achieved at Ring D was 20,000 square feet. A larger rideable area would have required fill within the floodplain. At the time, the Ring D pavilion included sheltered space for viewing stands and a judging booth within the pavilion, which did not require any fill. The current proposal allocates a majority of the area under the pavilion at Ring C to riding area. A public viewing area for standing spectators would be located under the pavilion along the northside arena fence-line.</p> <p>The current size and grading at Ring C allow for 30% more all-weather potential arena space than Ring D (25,875 SF compared to a 20,000 SF Ring D arena). Creating the same amount of rideable space at Ring D would require sizable fill within the floodplain. The larger area at Ring C would enable twice as many users during unfavorable ground conditions than a pavilion in Ring D, equating to capacity for 180 additional riders (360 total) per week. The larger all-weather space would accommodate two user groups simultaneously, whereas the Ring D arena space would only allow one user group at a time. Thus, during inclement weather, Meadowbrook Stables could consolidate two of its four lesson groups into a covered Ring C, thereby enabling 50% of its scheduled programming to continue. The larger interior pavilion height would also allow a course of jumps which is frequently taught in upper level classes, whereas this could not be accommodated in a smaller Ring D pavilion. While Ring B is also further away from Rock Creek than Ring D and could accommodate the new pavilion, there would have been less space immediately adjacent to the pavilion for landscaping and stormwater management.</p> <p>Standards of care have evolved during the last 20 years (when the County planning board approved the original development plan), with at least two to three hours of recommended free, unstructured ("turn-out") time each day for each horse, with direct staff supervision to ensure their safety. If left unwatched, the horses can injure themselves, either because of their inquisitive nature or if their play becomes overly aggressive. At least three rings at Meadowbrook Stables are required to enable the amount of unstructured exercise time necessary to accommodate all 50 horses. Based on proximity to the Meadowbrook Stables barn, where staff frequently perform their work, Rings A, B, and D afford the best level of visibility based on proximity. Horses turned out in these three rings can be seen directly from workspace in the barn. If any of these rings were to be covered, it would make direct staff oversight from the barn more difficult. Ring C is the farthest away from the barn and for this reason, Ring C has not been used for turnout for over 20 years.</p> <p>The current pavilion design would require significantly more site preparation work in Ring D (filling in the lower floodplain area along the westside of the site) compared to Ring C, which would require negligible re-grading. In addition, several floodplain impact reduction measures have been incorporated into the current design including lowering the finished floor elevation, designing the structure to allow flow-through flooding, and lowering exterior grades around the new arena to provide additional floodplain storage. An "Alteration of the Floodplain Computations and Report" prepared for the Maryland Department of the Environment (MDE) concludes that the project would have no impact on the 100-year Rock Creek Floodplain, with a subsequent authorization to proceed with construction issued by MDE on January 28, 2020.</p>
<p>20</p> <p>Concerned Neighbors</p>	<p>1.2.1.3 Long-term financial sustainability. All-weather riding rings are essential to the long-term financial sustainability of an equestrian operation. In the last year alone, Meadowbrook has had to cancel one of its three annual horse shows, and many lessons, due to inclement weather, resulting in the loss of thousands of dollars in income.</p> <p>For all of these reasons, such covered riding rings have been the industry standard throughout the mid-Atlantic and northeast for well over thirty years. It is why a covered ring was a fundamental predicate to Meadowbrook's 2003 Development Agreement with the M-NCPPC.</p>	<p>Meadowbrook may have lost some revenue due to cancelling a horse show due to particularly inclement weather but ought not to have lost revenue due to cancelled classes. Classes are made up during a designated period, not refunded. Furthermore, when there is a horse show, all rings are in use, therefore, having one covered arena is not necessarily assurance that a severe weather show will not need to be cancelled.</p> <p>Is a covered ring the industry standard throughout the mid-Atlantic? Since Meadowbrook is one of the only urban facilities, it is difficult to make a comparison even if this standard is the case.</p> <p>If a covered arena was a predicate to the 2003 Development agreement, it appeared back then that Meadowbrook was willing to invest (Mr. Bradley's 3 million dollars) in renovations at the stables without a covered arena when community opposition made it clear such a structure was not welcome.</p> <p>At the January 16, 2020 Meadowbrook Stables: Public Meeting, Meadowbrook's Executive Director Katrina Weing stated that, "Meadowbrook Foundation is financially viable."</p>	<p>The problem of prolonged rings degrading horse footing conditions in the open sand rings also impacts Meadowbrook's operations. Saturated rings following prolonged rains reduce the amount of riding time for lessons, training, and competitions (horse shows), and ultimately have a significant financial impact on stable operations. Group lessons, which are prepared, are not cancelled due to inclement weather, except when MCPS schools are cancelled; rather, those riders receive an indoor horsemanship lesson. However, private lessons, team practices, and horse shows are canceled altogether.</p> <p>Last April, Meadowbrook had to cancel one of its three annual horse shows due to prolonged rains before the event, which degraded ring conditions, resulting in an estimated loss of \$20,000 in income. The show would not have been cancelled if Meadowbrook had had a covered ring; rather, horse show classes would have been consolidated in one ring. In addition, lesson cancellations can result in over \$50,000 of losses per year, which makes it more difficult for Meadowbrook to continue its wide variety of programming. Meadowbrook lost that 179 private lessons and 219 team practice sessions had to be cancelled from September 2019 to February 2020 due to inclement outdoor conditions, resulting in \$36,000 of lost income for the facility just during that six-month period.</p> <p>Please see Item #15 in this spreadsheet for additional information on project Purpose and Need. This topic is also included in the final EA and staff report to the Commission.</p>
<p>21</p> <p>Concerned Neighbors</p>	<p>1.3 Description of the Proposed Action 1.3.1 The Area Defined.....The property currently consists of about nine acres.....</p>	<p>Current references to the acreage of Meadowbrook Stables vary from 9.5 acres, to around 10 acres, to the above statement of "... about nine acres."</p> <p>Has the size of Meadowbrook Stables' leased property decreased since the 2001 lease agreement with M-NCPPC? If so, why? "In 1990, the Commission entered into a five-year lease with MAI, for approximately 15.8 acres of Commission land at 8200 Meadowbrook Lane, popularly known as Meadowbrook Stables." (Dec. 6, 2001 M-NCPPC Planning Board Agenda notes, p 4)</p> <p>The revised 2012 lease states "The Commission agrees to lease to Lessee and Lessee agrees to rent from the Commission approximately 9.5 acres of land (the "Premises") located within Meadowbrook Local Park also known as Rock Creek Stream Valley Unit #1." (July 31, 2012 Affirmation Agreement of Property Lease).</p>	<p>The Meadowbrook Stables facility operates on approximately 9.5 acres of parkland under a lease agreement with M-NCPPC. The previously-stated size of 15.8 acres was incorrect, and all references to the amount of leased property have been corrected in the revised EA, final EA, and final staff report to the Commission.</p>
<p>22</p> <p>Concerned Neighbors</p>	<p>1.3.2 Meadowbrook's History as a Public-Private Partnership with M-NCPPC.....is owned by the M-NCPPC. Meadowbrook is a non-profit 501(c)(3) organization..... It operates pursuant to a lease with the M-NCPPC.</p> <p>However, in the late 1990s and early 2000s, the facility was deteriorating. Seeing this, David Bradley, a philanthropist who cared deeply about Meadowbrook, offered to donate \$3 million to improve the M-NCPPC-owned facility if M-NCPPC allowed for certain improvements, first and foremost of which was a covered ring. M-NCPPC agreed, as did the NCPC. Mr. Bradley then established Meadowbrook Foundation to effectuate the improvements, improvements that were ratified in the formal, comprehensive Development Agreement between M-NCPPC and the Foundation in 2002.</p> <p>The Development Agreement spelled out two distinct phases of improvements. In Phase 1, which was executed between 2003 and 2005</p> <p>The sole focus of the Development Agreement's Phase 2, and the sole focus of this application, is the covered ring. In 2002, as part of the comprehensive development approach contemplated by the Development Agreement, M-NCPPC and NCPC approved a similar covered riding ring over Ring D, which is immediately to the west of and adjacent to the historic stable. See Figure 1. That structure was not built at the time, however, out of deference to the community's sentiment that the magnitude of the changes then contemplated by the Development Agreement would commercialize the Meadowbrook facility. However, in the intervening years, the mission and use of Meadowbrook has remained consistent with its historic purpose. The covered ring now being proposed is also consistent with that history.</p>	<p>The 2002 contemplated covered ring proposal was not "a similar covered riding ring" to what is currently being proposed. The current proposal is for a much larger and taller arena, in a different location which would be in full view of all park patrons and neighbors. Commercialization was not the only concern that the community voiced back then. The concerns were multiple and in line with the concerns being voiced in 2020. Why would Meadowbrook or M-NCPPC think that community sentiment would be different towards such a larger, different, structure in a different more prominent location?</p> <p>Would M-NCPPC even be considering a covered riding ring at Meadowbrook Stables, built on a 100-year floodplain, if it weren't for this public-private partnership? It's a partnership that directly serves fewer than 400 county residents (since many Meadowbrook riders are from DC or Virginia) in a county with over 1 million people. The covered riding ring is NOT needed, but improvements to the SWM system are, as well as protections to this fragile area of Rock Creek Park.</p>	<p>Please see Item #19 in this spreadsheet for additional information on MCDP/Meadowbrook's preference for the Ring C location. This topic is also included in the final EA and staff report to the Commission.</p>
<p>23</p> <p>Concerned Neighbors</p>	<p>1.3.3 Description of the Proposed Project Meadowbrook is now proposing to complete the privately financed improvements contemplated by the comprehensive vision laid out in the 2002 Development Agreement....</p>	<p>Is Meadowbrook Foundation paying for all costs? If M-NCPPC is contributing, what "pot" are fund coming from?</p>	<p>The project is being entirely financed through private donations from current and previous users of Meadowbrook Stables. MNCPPC is not contributing any financial support to the project.</p>
<p>24</p> <p>Concerned Neighbors</p>	<p>The proposed location for the covered ring is the 200' x 300' sand arena currently known as Ring C, on the southeastern corner of the property furthest from Rock Creek. The proposed covered building will be a 125' x 225'..... It will have transparent, seasonal enclosures (e.g., garage-door type retractable sides) and will function as an open pavilion for most of the year. See Figure 5.</p>	<p>In the 2001 proposal (2002/2003 development agreement) the total size of the ring where a covered pavilion was proposed was only 100 ft. by 200 ft. This new proposal is proposing a structure that is 25 ft. longer and 25 ft. wider than the actual ring that was originally proposed to be covered. This creates a much larger and taller structure than the originally proposed "covered pavilion." (Potentially up to over 8,000 square feet larger than previously proposed.)</p> <p>The draft environmental assessment does not indicate the actual height of the building (although we were told at the public meeting it would be 32 feet) or the building materials. Also, it does not include discussion of seating or stands for viewing as had been in the 2001 proposal.</p>	<p>MCDP, in coordination with Meadowbrook, proposes to construct a new pavilion over riding Ring C, measuring 225-feet in length, 125-feet in width (covering an area of 28,125 square feet), with a sloped rooftop ranging in height between 16- and 32-feet (along the ridge line). The center cupola on the roof will reach 41-feet 8 inches. Plans show the new structure with a metal standing-seam roof with solar panels, rooftop cupolas, and sides constructed with a stone skirt at each of the building corners; trim around the windows and doors; board-and-batten style siding, with historic exterior light fixtures. The pavilion would have retractable sliding doors (with windows), to allow for an open-air environment, with the ability to shelter interior activities from inclement weather (cold, wind and thunderstorms) conditions. The pavilion would not have any mechanical infrastructure (i.e. heating and cooling) and no sound system but would have electricity to allow for interior lighting.</p> <p>Other ancillary site development would include additional landscaping, two new bioswales (north and south-west), a new walkway, and a new horse/equestrian path between the internal access road and Ring C. The existing fencing surrounding the current Ring C would be removed, with new fencing installed inside the pavilion. The outer Meadowbrook perimeter fence would remain in place, and provide for a public viewing area would be along the northside of the all-weather arena. The landscape-stormwater management plan is designed to manage all stormwater from the roof through vegetation and bioswales. New evergreen trees, ornamental trees, shade trees, and shrubs are proposed to help obscure the new pavilion from off-site views.</p> <p>The project would remove 20 existing adjacent elevated floodlights immediately surrounding the Ring C site, since the new pavilion would have interior lighting, thereby negating the need for the taller outdoor floodlights. The pavilion would have downward-facing lighting over doorways as required by building codes. The other 36 floodlights on the Meadowbrook Stables property would remain to continue night-time illumination of the other riding rings (A, B, D) during operating hours.</p>

25	Concerned Neighbors	<p>1.3.4. Operational Value of Project</p> <p>...each year, many lessons have to be cancelled due to inclement weather... This covered ring, which every other equestrian facility in a comparable climate has, will allow Meadowbrook to safely operate its programs, regardless of season or weather, and to avoid critical lost revenue due to weather-related cancellations.</p>	<p>Even if every other equestrian facility in a comparable climate has a covered ring (is there independent verification of this?) it is acknowledged that Meadowbrook is one of the last urban facilities of its size. Being located on only 9 acres just 150 feet from residents' homes must be taken into account.</p> <p>Meadowbrook currently holds lessons rain or shine unless Montgomery Public Schools are cancelled. "If footing or weather is dangerous, a structured indoor/unmounted lesson covering an aspect of horsemanship will be substituted."</p> <p>Again, as was described in section 1.2.1.3, there ought not be lost revenue due to weather cancellations. See these excerpts from Meadowbrook's website:</p> <p>"...built in breaks, holidays, and make ups... "..."riders sign up for the full 32 lesson program at one time..."..."we have set aside four weeks after lessons have ended in which to schedule make ups rather than rescheduling missed lessons within the 32-week program..."..."this schedule will increase riders' flexibility..."..."to make up missed lessons, while also simplifying the rescheduling process for both riders and staff..."</p>	<p>Meadowbrook riders will occasionally exercise their horses, and mounted lessons will occasionally take place, in drizzle or light rain, or even light snow, as long as the critical surface footing has not become overly saturated and slippery. It is not a matter of keeping the horses or riders dry, but rather making sure that the footing is not slippery and therefore unsafe. A covered arena is the only way of guaranteeing that the footing surface remains dry enough to be safely and consistently rideable, regardless of the weather. Meadowbrook will continue to close when MCPS is closed, as the paramount concern is always riders' safety. However, Meadowbrook currently has to cancel lessons far more frequently than MCPS closes schools. In fact, Meadowbrook must often cancel lessons even when MCPS is open. Many sports, including tennis, gymnastics, swimming and ice skating, require an indoor space where athletes can train consistently and safely regardless of the weather. Like a gymnasium for other sports, the proposed covered riding arena provides this safe, consistent training and exercise space for horses and riders. The proposed arena will not be heated or air conditioned.</p> <p>The problem of prolonged rains degrading horse footing conditions in the open sand rings also impacts Meadowbrook's operations. Saturated rings following prolonged rains reduce the amount of riding time for lessons, training, and competitions (horse shows), and ultimately have a significant financial impact on stable operations. Group lessons, which are prepaid, are not cancelled due to inclement weather, except when MCPS schools are cancelled; rather, those riders receive an indoor horsemanship lesson. However, private lessons, team practices, and horse shows are cancelled altogether.</p> <p>Last April, Meadowbrook had to cancel one of its three annual horse shows due to prolonged rains before the event, which degraded ring conditions, resulting in an estimated loss of \$20,000 in income. The show would not have been cancelled if Meadowbrook had had a covered ring; rather, horse show classes would have been consolidated in one ring. In addition, lesson cancellations can result in over \$50,000 of losses per year, which makes it more difficult for Meadowbrook to continue its wide variety of programming. Meadowbrook reports that 179 private lessons and 219 team practice sessions had to be cancelled from September 2019 to February 2020 due to inclement outdoor conditions, resulting in \$36,000 of lost income for the facility just during that six-month period.</p>
26	Concerned Neighbors	<p>1.3.5. Environmental value of project</p> <p>The proposed covered ring will improve storm water management, nutrient runoff, sediment and erosion control and significantly reduce ambient dust, light spill, and fresh water usage.</p>	<p>All of these issues were supposed to have been addressed and improved in the 2003-2005 renovations.</p> <p>Stormwater management should be improved, and will be easier to improve, without the additional run-off from an impervious 30,000 sq. ft. roof. (Areas design presented at January 16, 2020 Public Meeting and subsequently posted on Montgomery Parks website, indicate that the roof will be metal). As of 2/13/2020 storm water management, nutrient runoff, sediment and erosion control engineering plans have not been posted on the M-NCPPC Meadowbrook proposed covered riding ring site.</p> <p>The proposed building is not only unnecessary, but it is being built in an Environmentally Sensitive Area, designated as a Priority Natural Resource Area by M-NCPPC. According to the M-NCPPC PROS doc:</p> <p>"The overall standards for management, protection and interpretation of these Priority Natural Resource Areas include:</p> <ul style="list-style-type: none"> • Prioritize the protection of Priority Natural Resource Areas to the greatest extent possible through conservation and preservation efforts • Maintain Priority Natural Resource Areas in various stages of natural succession and free of Non-Native Invasive (NNI) plant species, thereby maximizing biodiversity and well as providing sites for high-quality natural resource-based recreation. • With the exception of trails, trailheads, and associated parking prohibit development of new park facilities within Priority Natural Resource Areas. • Remove existing park facilities from Environmentally Sensitive Areas during redevelopment projects whenever feasible and appropriate, when removal or relocation is not feasible, minimize impacts to environmental resources to the maximum extent practicable. • Interpret the ecological significance of these areas for the public's benefit and enjoyment and to ensure ongoing public advocacy for natural resource stewardship efforts (p 131) <p>https://www.montgomeryparks.org/uploads/2018/06/506-2017-PROS-COMPLET.pdf</p>	<p>Please see Item #15 in this spreadsheet for additional information on project Purpose and Need. This topic is also included in the final EA and staff report to the Commission.</p> <p>The landscape-stormwater management design will manage stormwater on-site through vegetation and bio-swales. A new roof over 28,125 square feet of Ring C will channel stormwater into two new bio-swale areas adjacent to the pavilion, with enough capacity to capture and filter stormwater through plantings and infiltration media. Conversion of over 30,000 square feet (approximately 53% of the project site) into more permeable area, with new native vegetation, micro-topography, and bio-swales, will recharge groundwater in smaller storms, treat runoff from moderate storms, and convey water around the site in larger storms into the bio-swales, sediment trap and stormwater management ponds. The site design will comply with all mandatory State requirements from the Maryland Department of the Environment (National Pollutant Discharge Elimination System) and Montgomery County regulations, resulting in improved Rock Creek water quality with more controlled stormwater runoff on-site.</p>
27	Concerned Neighbors	<p>There will be no additional impact on traffic, parking noise, the number or size of Meadowbrook's programs.....</p>	<p>The community recalls parking being removed from an earlier proposal consideration due to it being a bigger county issue that would have held up the proposal process.</p>	<p>The development plan between MCDP and the Meadowbrook Foundation, Inc. consists of two phases. Phase 1 includes the previously mentioned site improvements (approved by NCPC in July 2003), and Phase 2 consists of the new pavilion and adjacent site improvements. The 17-year gap between the two phases ensued due to a change in management and break in fundraising; however, M-NCPPC and Meadowbrook are now moving forward again.</p>
28	Concerned Neighbors	<p>2.Alternatives Including Proposed Action</p> <p>2.1 Alternative site consideration (Preferred Alternative): Ring C.</p> <p>...in 2002, it was proposed to be located in Ring D, the ring to the west of and immediately adjacent to historic barn. However, the Ring C location is significantly more desirable than original proposed location for environmental and operational reasons, as well as the fact that it is entirely outside designated historical environmental setting.</p>	<p>Assuming the previous "approval" of covering Ring D, why would that not be suitable now? The 2001 proposal addressed covering Ring D (100 ft. x 200 ft.). The size of Ring C is 200 ft. x 300 ft. Covering Ring C would result in a structure larger than the total size of Ring D (current proposal is a structure 125 ft. x 225 ft.).</p> <p>Might the text now be identifying Ring C outside the historical setting be a way of avoiding design of the building to be within historical compliance?</p> <p>The 2001 proposal states the Ring D location was chosen because, "The covered ring location will be on the highest available ground." (2001 proposal, p 21 # handwritten) Ring D remains located at a higher elevation and less flood prone area than Ring C.</p>	<p>Please see Items #15, 10, and 19 in this spreadsheet for additional information on project Purpose and Need, potential cultural resource impacts, and Ring C as the preferred location. These topics are also included in the final EA and staff report to the Commission.</p>
29	Concerned Neighbors	<p>2.1.1. Distance from the designated historic barn</p> <p>The newly proposed location in Ring C is at the southernmost end of the property, outside of the historically designated area (Figure 8), and provides optimal visual and massing balance on the property.</p>	<p>The southernmost end of the property is the area prone to the most flooding and in direct view of park patrons and neighbors, only 150 feet from homes. Again, might the text now be identifying Ring C outside the historical setting be a way of avoiding building design to be within historical compliance?</p> <p>The visual impact on the natural beauty of the parkland, vistas, the walkers etc. who use the hiker-bike trail, and neighbors should take precedent over massing balance on the property.</p>	<p>Please see Items #1 and 10 in this spreadsheet for additional information on potential financial and cultural resource impacts. These topics are also included in the final EA and staff report to the Commission.</p>
30	Concerned Neighbors	<p>2.1.2. Distance from Rock Creek</p> <p>Ring C is the riding ring that is furthest from Rock Creek, and closest to the edge of the 100-year flood plain in which Meadowbrook sits. Ring C is located approximately 435 feet from Rock Creek, at 178' elevation.</p>	<p>Nearly the entire property is on the 100-year flood plain. Ring C may be further from the actual creek than Ring D, but it is clearly at a lower elevation.</p>	<p>Please see Item #4 in this spreadsheet for additional information on potential floodplain impacts. This topic is also included in the final EA and staff report to the Commission.</p>
31	Concerned Neighbors	<p>Even in 2018 which was the year of the highest level of rainfall on record in the region (is this true?), there was no flooding in or near any of the Meadowbrook riding rings, driveway, parking area, barn or other buildings... The project has been designed to have negligible impact on Rock Creek. Locating the covered ring on the portion of the property that lies furthest from the creek supports this goal.</p>	<p>This is blatantly false. There have been boat rescues close to Ring C in recent years. Maybe there has not been flooding too close to the barn, but Ring C has had flooding over the last 15 years. In addition, there has been frequent flooding adjacent to and into the Storm Water Management pond as well as sediment pond. Most recently on January 25, 2020 after only 1.56 inches of rain in 9 hours water from the creek was overflowing from the Storm Water Management pond onto Meadowbrook Lane, and the hiker-bike trail.</p> <p>Again, Ring C may be further in feet from the creek but at a lower elevation. Over the past 15 years of flooding adjacent and contiguous to Ring C, as well as heavy rains, have resulted in a portion of Ring C being overgrown by grasses and nearby always muddy, thus, rendering it unusable even though Ring C's overall square footage when it was reconfigured, was to have a larger area of useable riding ring. In the current proposal, Meadowbrook is not even attempting to correct the drainage issue in that corner of ring C, but rather now incorporate more plantings in that area to help absorb the water.</p> <p>Drainage remains a problem despite promises made in the 2001 proposal. "Further, because the rings will be properly graded with a drainage system, all existing problems with standing water should dissipate, leaving all areas of the rings available for lessons." (2001 Proposal, p 20 # handwritten)</p>	<p>The Rock Creek watershed upstream of this location is very large and receives stormwater runoff from the middle third of Montgomery County. This large, heavily developed watershed accounts for the flooding that occasionally occurs after rain events in Meadowbrook Local Park, Meadowbrook Lane south of the Stables, a portion of Meadowbrook Stables' grass paddocks closest to Rock Creek, and the two sediment control ponds outside of the boundaries of the area leased by the Stable. MCDP does not consider existing stormwater or runoff from the site (or potential project-related stormwater) to contribute to the flooding of these areas.</p>
32	Concerned Neighbors	<p>2.1.3 Rider training</p> <p>In order to maximize the number of riders that can benefit from a covered riding ring in bad weather, Ring C is the optimal site, as it is suitable for a larger 125 x 225 enclosure. Ring C will be large enough to conduct two group lessons simultaneously and to set a jumping course. (Again, for reference, the current span of Ring C is 200 x 300.)</p>	<p>From 2001 proposal describing that a covered ring over the size of 100 ft. X 200 ft. would require a higher roof than was deemed appropriate in 2001.</p> <p>"...The actual ring [Ring D] would be 200 ft. x 100 ft, which is the minimum space necessary to allow MAJ enough space to turn out the horses in bad weather... MAJ also stated that its original idea included a much larger covered ring approximately 200 ft. x 300 ft., but after working with the engineers and architects to try to keep the roof height down, the ring-size was reduced to its current dimensions. A larger ring would require a taller roof to be structurally sound enough to support it."</p> <p>If a 100 ft. X 200 ft. covered riding ring was acceptable in 2003, why is it not acceptable in 2020? Of note, the covered riding ring at Wheaton Stables is 89 ft. W x 133 ft. L.</p> <p>Also, two simultaneous classes will result in two times the noise level of one class.</p>	<p>Please see Items #15 and 19 in this spreadsheet for additional information on project Purpose and Need and Ring C as the preferred location. These topics are also included in the final EA and staff report to the Commission.</p>
33	Concerned Neighbors	<p>2.1.4. Horse Welfare</p> <p>To maintain the health, soundness, fitness and mental well-being of its horses, Meadowbrook is committed to giving each of its 50 horses at least 2 to 3 hours daily of free, unstructured time. To this end, horses are turned out in two to three-hour rotations in rings A, B and D (the rings closest to the barn) every day. Ring C is not appropriate for turn-out because it is too far from the barn for staff to see the horses and make sure they are safe, so it is a logical location for the covered ring.</p>	<p>Who would unambiguously stand 3-4 hours outdoors in both locations 100 feet from the backyards of neighboring homes on a residential road area?</p> <p>Two to three hours daily of free UNSTRUCTURED time" (unstructured = not being ridden)</p> <p>Until 2003 the renovation, horses were turned out in Ring C nearly daily. The reason they are not turned out in Ring C now is because it is nearly permanently set up for jumping.</p>	<p>Please see Items #15 and 19 in this spreadsheet for additional information on project Purpose and Need and Ring C as the preferred location. These topics are also included in the final EA and staff report to the Commission.</p>
34	Concerned Neighbors	<p>2.2. Alternative Site Considerations 2: Ring D</p> <p>When NCPC approved the covered ring in 2002, it was proposed to be located in Ring D, the ring to the west of and immediately adjacent to the historic barn. However, the Ring D location is less desirable than Ring C for environmental and operational reasons, as well as the fact that it is partially located in historical environmental setting."</p>	<p>The fact that Ring D may be partially located in the historical environmental setting did not seem to be an issue previously. Is this being stated because it may be easier to bypass environmental regulations rather than historic designations? Supposedly, Ring D, closer to barn, (and thus safer for horses) did not appear to be an issue in 2001/2002.</p> <p>Again, the 2001 proposal states the Ring D location was chosen because, "The covered ring location will be on the highest available ground." (2001 proposal, p 21 handwritten #)</p>	<p>Please see Items #15, 10 and 19 in this spreadsheet for additional information on project Purpose and Need, potential cultural resource impacts, and Ring C as the preferred location. These topics are also included in the final EA and staff report to the Commission.</p>
35	Concerned Neighbors	<p>2.2.1. Distance from the designated barn</p> <p>The original location, in Ring D, is immediately adjacent to historical barn and farrier's shed and therefore, within the designated Historic Environmental Setting. See Figure 8</p>	<p>Could it be, being out of Historical Environmental Setting allows Meadowbrook to not be required to keep the design of an arena at Ring C within historical parameters? Unlike the manure shed that was designed in keeping with the barn? Certainly, the newly proposed structure doesn't look anywhere near as historic as the barn or manure shed.</p>	<p>Please see Item #10 in this spreadsheet for additional information on potential historic resource impacts. This topic is also included in the final EA and staff report to the Commission.</p>
36	Concerned Neighbors	<p>2.2.2. Distance from Rock Creek</p>	<p>Addressed in 2.1.2</p>	<p>Thank you and noted.</p>

37	Concerned Neighbors	2.2.3. Rider training Ring D is a smaller riding area, optimal for lower level, but not large enough to set a jumping course or to conduct two group lessons simultaneously. Thus, covering Ring D would benefit fewer riders overall and not offer appropriate and necessary training opportunities for upper level riders.	We are only talking about inclement weather, not every day.	Please see Items #15 and 19 in this spreadsheet for additional information on project Purpose and Need and Ring C as the preferred location. These topics are also included in the final EA and staff report to the Commission.
38	Concerned Neighbors	2.2.4. Horse Welfare Building a cover over ring D would eliminate one of the rings in which horses can be turned out, thereby reducing the daily amount of time that the Meadowbrook's horses can spend outdoors.	This makes no sense and is contradictory: If Ring D were to be covered, as previously proposed, there is no reason horses cannot be turned out there! In Ring D as previously proposed, the horses would be closer to the barn and, thus, easier to see. If it is Ring C that is covered (and Ring C would presumably be used for turn out or exercise in inclement weather), the horses would need to travel across much more dangerous terrain to reach Ring C. Might we expect a proposal for a covered breezeway in the future? Again, as described in Section 2.1.4, horses were routinely turned out in Ring C before 2003-2005 renovations.	Please see Items #15 and 19 in this spreadsheet for additional information on project Purpose and Need and Ring C as the preferred location. These topics are also included in the final EA and staff report to the Commission.
39	Concerned Neighbors	2.3 No Build Alternative The No Build Alternative would entail operating the Foundation is it has been for the past 15 years.	What is so wrong with that option? Concerned neighbors of Meadowbrook Stables endorse this option.	Please see Items #15 and 19 in this spreadsheet for additional information on project Purpose and Need and Ring C as the preferred location. These topics are also included in the final EA and staff report to the Commission.
40	Concerned Neighbors	For the reasons stated in Section 1.1, and above, this option is not in keeping with Meadowbrook's mission of horse welfare and quality rider education.	So, has Meadowbrook not been following its mission the last 85 years? Last 15 years? Has horse welfare been in danger? Has the quality of rider education tremendously suffered due to a few days of cancelled lessons? Are Meadowbrook riders bringing home fewer ribbons as a result of missed lessons due to weather? Where is this studied and documented? If horses are being put in danger, how does Meadowbrook keep its lease? Much of the time, lessons would be cancelled due to Montgomery County's weather closure policy which may or may not accurately reflect the safety to the horses or riders due to the often variable from up county to down county.	Please see Items #15 and 19 in this spreadsheet for additional information on project Purpose and Need and Ring C as the preferred location. These topics are also included in the final EA and staff report to the Commission.
41	Concerned Neighbors	In addition, the no-build alternative would detrimentally impact the organization's income due to cancelled horse shows, lessons and team practices. In short, a covered ring is essential to Meadowbrook's horse welfare, rider training, and long-term financial viability. It is for all of these reasons that every comparable program in Montgomery County and neighboring states have covered and-in many cases fully enclosed-riding rings.	How true is it that every comparable program in Montgomery County and neighboring states have covered and, in many cases, fully enclosed riding rings? Nonetheless, this does not factor in the proximity of such covered or enclosed riding rings to densely populated urban/suburban neighborhoods or the degree of acreage and buffer between park patrons and neighbors from any covered or enclosed rings. In Montgomery County with Potomac Horse Center and Wheaton Stables as well as in the District of Columbia with Rock Creek Stables, there are multiple acres of buffer between any covered structure and any residential neighborhood. Images comparing proximity in Montgomery County are available as "Poster C" attached to Statement of Laura Govoni at Public meeting January 16, 2020 (Full statement and photos of posters have been submitted to Department of Parks, M-NCPPC).	Fully enclosed riding areas have been standard features of stables comparable to Meadowbrook - in terms of number of horses and riders, type and level of instructional and competitive programs, and climate for many years. The project would provide appropriate comparable all-weather space for the Meadowbrook Stables property.
42	Concerned Neighbors	2.4 Rings A and B Neither of the other two riding rings on the site are appropriate locations for the covered riding ring. Ring A, like Ring D, is partially located with the designated Historic Environmental Setting and is immediately adjacent both to the historic barn and the historic farrier's shed. See Figure 8. Ring B is outside the designated Historic Environmental Setting. However, locating the proposed structure in Ring B, which is in the center of the Meadowbrook property, would effectively block Ring C from view of the barn and the rest of the facility. This has significant safety implications for riders, as trainers and staff would not be able to see a fall or other incident in Ring C from the barn. Thus, neither Ring A nor Ring B have been considered as alternatives for this project.	Again, the new found concern for Ring D's impact on the Historic Environmental Setting is perplexing. Ring D was built to compensate for Ring C (formerly two rings) being made into one ring and the intent was to cover Ring D. Ring A would be even closer the neighborhood and trail. Ring B, blocking the view of ring C, seems valid for safety concerns, especially since the new proposal calls for sides that can close.	Similar to Ring D, Rings A and B are much smaller than Ring C, with areas of 17,500 square feet and 32,500 square feet respectively. For the same reasons stated above, Rings A and B do not meet the purpose and need and were dismissed. Please see Items #10, 16, and 23 in this spreadsheet for additional information on project Purpose and Need, potential historic resource impacts, and Ring C as the preferred location. These topics are also included in the final EA and staff report to the Commission.
43	Concerned Neighbors	3. Affected Environment and Environmental Consequences 3.1 Existing Facilities 3.1.1 Existing Park Facilities ... The property is open every day for the public to walk, watch and interact with the horses, picnic and relax...	While the signs state the facility is open dawn to dusk, the neighbors' understanding is that the property is closed on Mondays (per previous signs at gates indicating business hours) and walking through etc. is not welcome on that one day of the week.	Please note that Meadowbrook Stables is a public property, with public access allowed on its grounds year-round, seven days a week. Entrance signs for Meadowbrook Stables communicate this through the following message: "Grounds are open to visitors from dawn to dusk. Barn and business hours are posted outside the barn." Meadowbrook is closed for lessons on Mondays so that staff can have a day off. The barn may occasionally be closed to visitors on Mondays if staff are not present, for the safety of both visitors and horses. The grounds are open every day of the year however, and visitors are welcome to stroll, picnic, watch the horses turned out in the rings, and visit with the horses in the front stalls, outside of the barn.
44	Concerned Neighbors	3.1.2. The Neighborhood The neighborhood surrounding Meadowbrook is a mixture of park, recreational areas, and single-family homes...the Rock Creek Forest neighborhood is to the East.....	The current proposed arena, larger than previously proposed covered arena, if put in Ring C would only be approximately 150 feet from homes and 100 feet from properties. Years ago, neighbors were told that the hiker-biker path moved from its originally planned location immediately next to Rock Creek (behind Meadowbrook) to its current location that abuts Meadowbrook Lane because (per Meadowbrook) "Horses and people don't mix." This was in anticipation of the possibility of a covered arena being built over Ring D. If what we were told back then is true, why move the arena closer to the hiker-biker path (Ring C)?	Please note that the current pavilion design would cover an area of 28,125 square feet, which is smaller than the previous design (Ring D), which would have covered an area of 29,400 square feet. However, the current pavilion would have a larger riding ring (arena) that measures 25,875 feet, compared to the previous design with an arena size of 20,000 square feet. Project plans show a 40-foot wide landscaped buffer along the southside of the new pavilion (from Rock Creek Trail) and a 27-foot clearance between the northeast corner of the pavilion and Rock Creek Trail. In addition, equestrian-related activities would be situated further inside the new pavilion. As such, there would be adequate distance between trail users and future equestrian-related activity. Please see Items #15 and 19 in this spreadsheet for additional information on project Purpose and Need and Ring C as the preferred location. These topics are also included in the final EA and staff report to the Commission.
45	Concerned Neighbors	3.2 Floodplains 3.2.1-Affected Environment 3.2.1.1 Regulatory Setting Executive Order (EO) 11988 (Floodplain Management) requires Federal agencies to avoid direct or indirect support of development within the 100-year floodplain whenever there is a practicable alternative.....	This would be the no build alternative, or build on somewhat higher ground, Ring D.	Please see Items #15 and 19 in this spreadsheet for additional information on project Purpose and Need and Ring C as the preferred location. These topics are also included in the final EA and staff report to the Commission.
46	Concerned Neighbors	...A flood insurance map (FIRM) is a map created by the National Flood Insurance Program (NFIP) for floodplain management and insurance purposes. Digital versions of these maps are called DFIRMs. A FIRM would generally show a community's base flood plain elevation, flood zones and floodplain. However, maps are continually being updated due to changes in geography, construction and other events.	Is there a more updated survey available than the 1977 survey?	The Maryland Department of the Environment and Montgomery County Department of Permitting Services both recognize the Rock Creek Stormwater and Water Quality Management Study (Rock Creek Study) completed by Park and Planning in 1977 as an acceptable floodplain study. Based on the study's continued relevance and the HECRAS modeling, MDE issued the authorization to proceed with project construction on January 28, 2020.
47	Concerned Neighbors	.....EO 11988 requires that Federal agencies proposing activities in a 100-year floodplain must consider alternatives to avoid adverse effects and incompatible development of the floodplain.....If no practicable alternatives exist to siting an action in the floodplain, the action must be designed to minimize potential harm to or within the floodplain. Further, a notice must be publicly circulated explaining the action and the reasons for siting in the floodplain.	What constitutes: "...notice publicly circulated explaining action and reasons for siting in flood plain?" This draft Environmental Assessment document no longer appears to be linked on the Meadowbrook proposal online page of M-NCPPC.	NPCP posted the revised project EA on its website for the public to comment between March 4-18, final EA between May 1-7, and Finding of No Significant Impact (FONSI) between May 1-7.
48	Concerned Neighbors	Construction in the 100-year flood plain is codified in the county code, COMCOR Section 19.45.01.04 "Development Regulations," which provides that no development will be permitted in a flood plain unless the effect of such development on flood heights is offset by accompanying stream modifications.	Are stream modifications planned? Previous modifications (2001-2003-2005) do not seem effective. Stream modifications are not shown on the current plan. There is no independent assessment beyond whatever from MFI authored the Draft Environmental Assessment. Flood levels were run through HEC RAS model. How valid is this? What more is needed? Meadowbrook is in a FEMA special flood hazard area SFHA (which requires special permits to build). What permits, and from what agencies, are required to allow/approve construction of this building?	The Montgomery County Department of Parks referred the project to the Maryland Department of the Environment (MDE) for review as part of required permitting for construction in a floodplain. The MDE issued a construction permit (Authorization to Proceed) effective January 28, 2020 with several conditions including following Best Management Practices for working in non-tidal wetlands, wetland buffers, waterways, and the 100-year floodplains. Future additional permitting will be necessary from Montgomery County Department of Permitting Services, Montgomery County Department of Parks, and MDE (National Pollutant Discharge Elimination System/Notice of Intent to comply) prior to use of the pavilion. There would be no modifications to Rock Creek as part of this project.
49	Concerned Neighbors	3.2.1.2. Existing Conditions Rock Creek flows along the western edge of the property. There is an existing 100-year floodplain associated with Rock Creek, established through both FEMA and the "Rock Creek Stormwater and Water Quality Management Study" (Rock Creek Study) completed by Park and Planning in 1977. Because the Rock Creek Study reflects ultimate development of the watershed, Montgomery County will accept the Rock Creek Study as the established 100-year floodplain for this site.	Which body/branch of Montgomery County "accepts" the Rock Creek Study of 1977 which is now 43 years old?	Please see Item # 46 above.
50	Concerned Neighbors	The flood plain encroaches onto a significant portion of the property..... The use of the site as an equestrian riding facility is a passive flood tolerant use. The only inhabitable structure is the barn, which houses the horses and offices of the facility, as well as an apartment, and is outside of the floodplain.....	On the most current FEMA map only a portion of the barn and portion of Ring A appear to NOT be in a Severe Flood Hazard Area (SFHA)	That is correct. The current floodplain/delineation map for Meadowbrook Stables shows the Ring B, C, and D locations as completely within the 100-year floodplain, part of Ring A as located within the 100-year floodplain, and Meadowbrook Barn as outside of the 100-year floodplain.
51	Concerned Neighbors	The depth of the floodplain ranges from zero to 6-ft, which is at the lowest and southernmost portion of site.	From what reference are these numbers? What is at the lowest and southernmost portion of site? The wording of that sentence is misleading. The lowest elevation of the floodplain is the southernmost part of Meadowbrook Stables, which is Ring C, the proposed building site. Anyone who walks Meadowbrook's property can discern that the area near the barn is clearly uphill from Ring C.	The Ring C project site is located fully within the 100-year floodplain (as is most of the Stables facility), with elevations ranging between 178-180-feet above sea level. Ring C is at the lowest part of the 9.5-acre Meadowbrook-leased property. Please see Item #50 above.
52	Concerned Neighbors	3.2.2. Flood Plains - Environmental Consequences and Mitigation Measures 3.2.2.1. Action Alternative 1 (Preferred Alternative) Ring C. To quantitatively study the impacts to the floodplain elevation, the Rock Creek Study (1977 study) was re-run through a HECRAS river system hydraulic model with additional flood plain sections inserted to run through the covered ring footprint. Any grading that was done to construct the area in this location, Ring C, was reflected in the cross-section data in the model.	More information is needed re: HECRAS? Is HECRAS sufficient? Who ran the 1977 study through HECRAS? Shouldn't MNCPPC or NPCP do its own study regarding the environment and flood plain issues rather than relying on the interested party?	Please see Item # 46 above.

53	Concerned Neighbors	The result was that there was negligible impact to the floodplain elevations. See Figures 9 - 11. Further, the proposed grading and construction of a pavilion-style covered riding ring will not affect flood heights, so no offsets are necessary under COMCOR Section 19.45.01.04.	Will grading be necessary to manage run-off? Would grading increase the elevation of the structure, further interrupting vistas? Such details of the building plan were not included in this draft environmental assessment, nor provided to NCCP, nor the public. Further designs were presented January 16, 2020.	The project would include some minor site grading, but potential impacts to the floodplain elevation would be negligible, and the height of the new structure would not change from what is shown in submission elevations. Site work would include lowering exterior grades around the arena to provide additional floodplain storage. An assessment report ("Alteration of the Floodplain Computations and Report") was prepared for review by the Maryland Department of the Environment (MDE), which concluded no floodplain impact by the project, and MDE issued a subsequent authorization to proceed (with construction) on January 28, 2020.
54	Concerned Neighbors	Locating the covered ring in Ring C will place the structure further from the stream bank of Rock Creek, at approximately 475 feet from the Creek. This will result in a more environmentally sensitive setting for the covered ring.	Is this in some report or simply inserted to mislead? As stated previously section 2.1.2, Ring C would be farther from the actual creek but in a more flood-prone area. Every part of the 100-year flood plain is considered an environmentally sensitive area. Also, details on the materials to be used were lacking at the time of submission of this document. On January 16, 2020 we learned the material of the roof and sides would be metal—quite impervious. Again, quite large, and rather than stone and wood like the barn and manure shed, looking more like a warehouse.	Distances between Rings C and D and Rock Creek are not intended to mislead, but to help identify their location within Rock Creek Park, Meadowbrook Stables property, and to offer nearby development. Please note that more recent elevations, photo simulations, and a landscape-stormwater management plan is available in the final project submission, which is scheduled for review by NCCP on May 7, 2020. Additional information is available in response to your comment in Items 4, 50, and 53 of this spreadsheet, as well as in the final EA and final review staff report to the Commission.
55	Concerned Neighbors	To further mitigate the impact of the proposed impervious roof area, Stormwater Management (SWM) will be provided employing Environmental Site Design (ESD), SWM Concept calculations were performed to estimate the volume. The result will be up to three micro-bio-retention (MB) structures to capture and filter the runoff from the Ring C project area. The water will be filtered through the planting media and sand and captured in underdrain pipes which will discharge to the existing SWM facilities already located on the site.	The current SWM cannot adequately handle excess impervious run-off. The southwest corner of ring C is not used because of muddy conditions caused by back up of the SWM and sediment ponds. What is Environmental Site Design? What were the numerical results of the concept calculations? Are such calculations sufficient? Who performed these calculations? As of February 13, 2020, the details of the storm water management via micro-bio-retention structures are still not posted on line as was promised at the January 16, 2020 public meeting.	The Maryland Department of the Environment (MDE) reviewed the stormwater management plans for the project and issued a construction permit (Authorization to Proceed) effective January 28, 2020 with several conditions including following Best Management Practices for working in non-tidal wetlands, wetland buffers, waterways, and the 100-year floodplains. Future additional permitting will be necessary from Montgomery County Department of Permitting Services, Montgomery County Department of Parks, and MDE (National Pollutant Discharge Elimination System/Notice of Intent to comply) prior to use of the pavilion. Final stormwater management/landscaping plans are available in the final project submission to NCCP, as well as the revised EA, final EA, and staff report to the Commission.
56	Concerned Neighbors	3.2.2.2. Action Alternative 2: Ring D Locating the covered ring in Ring D would place the structure much closer to the stream bank of Rock Creek, and closer to the floodway of the 100-year flood plain.	Nearly all of Meadowbrook's property is in the 100-year flood plain. Again, while ring D may be closer to the stream bank of Rock Creek, it is on higher ground (than Ring C) and elevated from the areas on that portion of the creek that may flood. Ring C is on lower ground and directly in the area that consistently floods. In 2019 a gate was installed across Meadowbrook lane, next to Ring C, to prevent access to Meadowbrook Park during flooding.	Correct, most of the Meadowbrook Stables property is within the 100-year floodplain, and Ring C is situated at lower elevations (ranging from 178-180 feet above sea level) within the 100-year floodplain compared to Ring D, which ranges between 180-182 feet above sea level. Please Items 4, 50, and 53 of this spreadsheet, as well as the final EA and final review staff report to the Commission.
57	Concerned Neighbors	3.2.2.3. No Action Alternative. Under the No Action Alternative, the covered ring would not be constructed and the floodplain would be unaffected.	The Concerned Neighbors of Meadowbrook Stables endorse this alternative as a smart and environmentally sensitive action.	Thank you and noted.
58	Concerned Neighbors	3.3. Visual Resources 3.3.1. Visual Resources - Affected Environmental 3.3.1.1. Regulatory Setting. The Federal Elements of the Comprehensive Plan for the National Capital Region, developed and administered by NCCP, addresses matters related to current and future federal properties and federal interests in the National Capital Region. The Federal Elements contain recommendations for growth and development of the National Capital Region and contain policy guidelines for seven elements, including parks and open space. Element 4 - Parks and Open Space provides policies to uphold the symbolic, recreational, social and ecological value of national capital parks and other open spaces, including views. These policies state, in pertinent part, that the federal government should maintain parkways as scenic landscape corridors and protect their historic aspects; encourage local jurisdictions to plan for and zone development in such a way that it is not visible from parkways; and encourage local jurisdictions to minimize the impact of development that is visible from parkways. Montgomery County planning and zoning regulations also govern land use and building heights that may affect viewshed.	If the Federal Elements recommend upholding views from parkways and Montgomery County planning and zoning regulations also govern land use and building heights that may affect view shed, why aren't park users, and neighbors given the same consideration? Our understanding is that Meadowbrook Stables is zoned as R 60, residential. Montgomery County would not allow a warehouse to be built on any of the neighbor's property!	Overall, the structure would be visible, especially for nearby Rock Creek Trail users and the closest six residences to the east along Abilene Drive. Existing vegetation (on both sides of Meadowbrook Lane) and new additional landscaping would help screen the new pavilion from off-site views. Significant landscaping (over 30,000 square feet) would be added to half of the site, with native trees, shrubs, grasses and shrubs. In addition to landscaping, the pavilion design is intended to be compatible with the historic barn, with a stone skirt at each of the building corners, trim around the windows and doors, board-and-batten style siding, historic exterior light fixtures, and three rooftop cupolas. These measures will help the new structure fit within Meadowbrook's existing setting as an equestrian facility. As such, staff believes that the project would have limited adverse impact to nearby residential properties. Please see Item #1 in this spreadsheet for NCCP's staff assessment of the project's visual impact on the adjacent community. This topic is also included in the final EA and staff report to the Commission, which include realistic renderings of the new pavilion.
59	Concerned Neighbors	3.3.1.2 Existing Conditions. There are currently a total of twenty (20) 40-foot light poles surrounding Ring C. The light spill in the neighborhood directly across from Ring C from these lights amounts to 0.2 light-candles – a significant amount of light to the neighborhood.	Back in 2001-2003 Meadowbrook received the public with drawing and 3D models etc. that did not accurately depict the proportions, style, or light spill for the upgraded lighting system that surrounded the rings. Back then Meadowbrook's light studies indicated that there would not be significant spill into the neighborhood. Ultimately the only remediation was 10 lamp shades to keep lights from shining directly into neighbor's living rooms. This was the last proposal now after 15 years, Meadowbrook is trying to argue that they have the neighbors' best interests in mind.	Meadowbrook addressed neighbors' concerns about excessive light spill in 2003 by investing in special shades to reduce light from the 40' light poles around Rings B and C. In addition, beneficial long-term impacts would result from 20 fewer 40-foot high floodlights surrounding Ring C, both during daylight and evening hours. Please see Item #1 in this spreadsheet for NCCP's staff assessment of the project's visual impact on the adjacent community. This topic is also included in the final EA and staff report to the Commission, which include realistic renderings of the new pavilion.
60	Concerned Neighbors	3.3.2 Visual Resources - Environmental Consequences and Mitigation Measures 3.3.2.1 Action Alternative 1 (Preferred Alternative) Ring C. The only external lights will be floodlights immediately above the entrances to the ring, as required by permitting authorities. These lights will be directed downward and focused only on pathways, and will be on an automatic timer to shut off by 10:00 p.m.	Currently, lights are shut off by 9 p.m. Does this mean that lessons and maintenance will continue until 10 p.m.?	The flood lights are turned off at the end of evening lessons, typically between 8:30-9:00 pm, and the new pavilion will not change the current facility hours of operation.
61	Concerned Neighbors	.....According to the photometric study commissioned by Meadowbrook, removing the twenty light poles currently around Ring C will bring the light levels down by 38 percent overall, to 0.0 light-candles in the neighborhood immediately across Meadowbrook Lane from the new covered ring. See Figure 12..... Thus, locating the covered ring in Ring C will have a positive overall impact on light levels in the neighborhood immediately surrounding the site.	Fifteen years later, Meadowbrook is concerned with the lights in the neighborhood! It is as if Meadowbrook set loose a virus and now wants to take credit for the cure. Any light spill issues were caused by Meadowbrook installing over fifty 40-foot light poles. There have been no further complaints from neighbors to Meadowbrook or M-NCCPC since the neighbors' pleas and efforts were defeated 15 years ago and only remediated with 10 lamp shades. For the past 15 years neither NCCP, M-NCCPC, or Meadowbrook have been concerned about the light spill in the neighborhood.	Please see item #63 and #64 above.
62	Concerned Neighbors	As demonstrated by the viewshed photographs, the area along Meadowbrook Lane immediately east of Ring C is currently planted with two rows of mature evergreens and deciduous trees.	The height of these "mature" trees will not camouflage what is being proposed. Furthermore, the more plantings, the less accessible the stables become to the public.	Please see item #1 in this spreadsheet for additional information on potential visual impacts. This topic is also included in the final EA and staff report to the Commission.
63	Concerned Neighbors	Thus, the proposed covered riding ring will have minimal visual impact on the neighborhood immediately surrounding Ring C.....	This is obviously false! Homes on Abilene Drive sit at a higher elevation than Meadowbrook, and currently look down on the property. A 32 ft. tall structure would place the building's roof at approximately eye level with these homes.	Please see item #1 in this spreadsheet for additional information on potential visual impacts. This topic is also included in the final EA and staff report to the Commission. Please note that the new pavilion would have a sloped rooftop ranging in height between 16- and 32-feet (along the ridge line), with a 41-foot, 8 inch high center rooftop cupola.
64	Concerned Neighbors	.....it will be concealed by existing buildings and mature forest from Meadowbrook Local Park to the south and from Beech Drive to the west. It will also be concealed by the historic barn and existing trees from East-West Highway to the north.....	There are mostly deciduous trees in this area. When the leaves are off the trees over 6 months of the year, this structure will be visible from all directions.	Please see revised visual impact language in item #1, which describes a more recent visual assessment by NCCP. Rather than describing further away views of the new pavilion by intervening forested areas, our assessment describes these views as remaining relatively unchanged from current conditions.
65	Concerned Neighbors	Walkers and bikers along Meadowbrook Lane to the south and northeast will certainly see it, however, the planting plan will add trees to this area which, over time, will help conceal the structure.	At least here some concerns is expressed for those using the trail, "over time" it takes trees years to grow and that does nothing to ameliorate the view for those on either side of the park that look down at ring C. More planting and trees around Ring C make it even less accessible and open to the public just as the planting 15 years ago have done. The hiker-biker trail is in such close proximity to Ring C, no amount of planting will help conceal the proposed structure.	Equestrian-related activity under the new pavilion would be largely visible from the Rock Creek Trail, with a public viewing area along the northside of the new arena. Please see item #3 in this spreadsheet for additional information on potential visual impacts. This topic is also included in the final EA and staff report to the Commission.
66	Concerned Neighbors	For the most part, the new structure will not be visible to the Rock Creek Forest community.	False. False. False. Everyone walking along the trail or descending Washington Ave. or Blaine Dr. will immediately be greeted by this huge structure. A covered riding arena in Ring C, will be highly visible to all drivers, riders, and pedestrians entering the neighborhood via Meadowbrook Lane, one of the only main access roads into the Rock Creek Forest community.	Please see item #1 in this spreadsheet for additional information on potential visual impacts. This topic is also included in the final EA and staff report to the Commission.
67	Concerned Neighbors	except for the three homes located on Abilene Drive immediately to the east of the stables, on a slight rise across Meadowbrook Lane. These homes, numbers 2812, 2814 and 2816 Abilene Drive, look down on and across Ring C.	It is more than three homes that would have affected views. Neighbors at 2808 and 2810 can also see Ring C from their homes, decks and yards. Not only do these homes look down on and across Ring C, it is the view from the primary living spaces of these homes. How can this report/assessment mention three homes and not have addressed those home owners during discussions and planning, or as part of the assessment?	Please see item #3 in this spreadsheet for additional information on potential visual impacts. This topic is also included in the final EA and staff report to the Commission. NCCP staff met with several nearby property owners on February 20, 2020 to discuss the project and to listen to their concerns, which are specifically addressed through the revised EA, final EA, and FONSI.
68	Concerned Neighbors	Although their view of Ring C is partially obstructed by now-mature trees and bamboo on their own property, as well as planting along Meadowbrook Lane.	There is no bamboo on any of the properties closest to Ring C, bamboo is in the rear of 2806 Abilene Dr. The majority of any now mature trees are not on these owners' properties but planted by the county. The plantings along Meadowbrook Lane around Ring C, were not welcomed by homeowners 15 years ago because they block the view of the horses and make the area seem less inviting.	The previous draft EA referenced the presence of bamboo in the backyard of one of the nearby residential properties along Abilene Drive. NCCP staff have removed this language from the revised and final EA to reflect current ground conditions. Existing vegetation is reflected in all project renderings.
69	Concerned Neighbors	the roof of the covered ring will be partially visible to these neighbors.	False! The roof will be fully visible to these neighbors and others.	Please see item #1 in this spreadsheet for additional information on potential visual impacts. This topic is also included in the final EA and staff report to the Commission.
70	Concerned Neighbors	In the past, these households have objected to the light from the arena lights during nighttime lessons. Their primary concern – the amount of light spill – will be addressed by removing the lights from Ring C.	Neighbors are no longer "primarily" concerned "about the light. We would have preferred the light poles be taken down or lowered, but the shades have eliminated the direct shine into our homes. Our concern is about Meadowbrook's deceitful and manipulative methods in trying to park through Phase 2 of this project without soliciting public comment as required by NEPA and NCCP. Also, Meadowbrook ignored their own promises made to neighbors after Phase 1 to keep the community informed of any planned development, and to seek public input early on in the process. Meadowbrook riders and those attending a fund-raising (for the covered arena) 85th anniversary gala were informed months prior to the neighborhood and community most impacted by the development. In fall of 2019, the neighbors were invited to an 85th anniversary celebration at Meadowbrook Stables. What would have been a perfect opportunity to inform the neighbors of the proposed development was ignored.	The Montgomery County Department of Parks (M-NCCPC) launched a public outreach effort beginning December 20, 2019 following an extensive internal project evaluation. The MCDP posted a notification sign at the Meadowbrook project site on December 20, 2019 to inform the public about a community meeting to discuss the project on January 16, 2020. Other public notification actions included: - January 2, 2020 - e-mail notice sent to all nearby neighborhood associations; - January 4, 2020 - postcards mailed to all nearby property owners within a 0.25-mile radius of Meadowbrook Stables (approximately 250 homes); - January 4, 2020 - Two project-focused web pages launched to 1) describe the project and display renderings/plans and 2) collect/display public comments on the project. Both web pages were updated as new materials and information became available. An Open Town Hall page (public comment page) will be operational from January 2, 2019 May 7, 2020 and a dedicated project information page (with plans/renderings) will remain operational until completion of the project (late summer/early fall 2020). MDCP has received hundreds of comments via the Town Hall page both for and against the project, many of which are similar to the comments NCCP has received. Residents in opposition to the project also submitted a petition with signatures to MDCP. MDCP staff are available for in-person meetings and to respond to e-mails and calls as needed. A public hearing by the Montgomery County Planning Board to review the project is currently scheduled for May 14. Please see item #11 in this spreadsheet for additional information on NCCP public outreach. This topic is also included in the staff report to the Commission.

71	Concerned Neighbors	3.3.2.2 Action Alternative 2: Ring D. Locating the covered ring in Ring D would result in the removal of the ten (10), 40-foot light poles lights around that ring. But the fifty-six (56) lights closest to the community, along Meadowbrook Lane and Ring C, would remain in place, so overall light spill to the neighborhood would not be reduced. Light spill levels would remain high, at 0.2 light candles.	For the past fifteen years, the neighbors have not voiced complaints about light spill to Meadowbrook. Now Meadowbrook is attempting to give the appearance that they are addressing neighbors' concerns.	Although reducing light spill is not part of the project Purpose and Need (Item #15), it would be one ancillary benefit of the project. Please see Items #59 and #60 above.
72	Concerned Neighbors	.....a structure in Ring D would .....more visible from East-West Highway to the north.....	Although Ring D is closer to East-West Highway it (Ring C) would not be more visible than Ring D due to its orientation, the location of the barn and wood. East-West Highway is not a scenic parkway or byway.	Please see Item #1 in this spreadsheet for additional related information on potential visual impacts. This topic is also included in the final EA and staff report to the Commission.
73	Concerned Neighbors	3.3.2.3 No Action Alternative. Under the No Action Alternative, the covered ring would not be constructed. This would result in no impact on viewshed, but would result in a detrimental impact on light spill to the surrounding neighborhood, which would remain significant.	As has been stated previously, it is false to represent that the proposed arena would have minimal impact on viewshed. Meadowbrook is now concerned with light spill. The community is more concerned about the negative impact on the environment, open space, and park vistas. This is not a reasonable or acceptable trade off. The removal of light poles and potential light spill reduction is not equitable to the construction of a 125 ft. by 225 ft. building on a flood plain.	Please see Items #1 and 4 in this spreadsheet for additional information on staff visual assessment and floodplain impact assessment. These topics are also included in the final EA and staff report to the Commission.
74	Concerned Neighbors	3.4 Cultural Resources 3.4.1 Cultural Resources – Affected Environment 3.4.1.1 Regulatory Setting.....The consultative process required under the regulations aims at resolving two key issues. The first is whether the proposed project has an effect on historic properties. The term effect is defined under 36 CFR 800.16(i) as an "alteration to the characteristics of historic property qualifying it for inclusion in, or eligibility for the National Register (of Historic Places)." The project's impact on the property's use, character, location, and setting are to be considered when determining its effect on the historic property. The other issue is whether any effect on the historic property is adverse. An effect is considered adverse under 36 CFR 800.5(a)(1) when it will endanger those qualities that made the property eligible for inclusion in the National Register of Historic Places. In the case of this project, because the land for the park in which Meadowbrook is located was purchased with federal funds in the 1930s through NCPD, NCPD is the federal agency legally responsible for Section 106 compliance. 3.4.2 Cultural Resources – Environmental Consequences and Mitigation Measures 3.4.2.1 Action Alternative 1 (Preferred Alternative): Ring C Although the new arena would be visible from the barn, and would therefore have an effect on the Historic Environmental Setting within the meaning of 36 CFR 800.16 (i), there would be no adverse effect on the use, character, location, or setting of the historically designated property.	Supposed concern for negative affect on historic area is not reflected in a number of past actions by Meadowbrook Stables such as the installation of over fifty 40 ft. light poles in clear view of the barn during the last renovation. Currently, signs just steps from the barn including a roofing advertisement and the boutique and tack shop ad are not in keeping with the historic nature of the grounds and detract from the setting.	Please see Items #6 and 10 in this spreadsheet for additional information on project compatibility with its setting and potential historic resource impacts. These topics are also included in the final EA and staff report to the Commission. Please note that both the roofing sign and tack shop signs are temporary "sandwich boards."
75	Concerned Neighbors	.....The use of the property as a riding stable would continue uninterrupted; indeed, this use would be enhanced by the new arena. Similarly, its character – as manifested by the visual impact of the historic barn from the street, significant green space, the presence of horses, the quality of its upkeep, and park-like setting that is open and welcoming to the community – would be unaffected by the new riding arena.....	False. How can the depicted structure 125 ft. by 225 ft. and reportedly 32 feet tall not impact the park-like setting? Again, an arena and plantings around it will decrease presence of horses and openness to the community. Prior to the last renovations horses were turned out in Ring C nearly daily and one could walk right up to the horses as they now do in ring A and B. Now there are significant portions of Ring C that are unapproachable, it will only get worse. How is this welcoming and unaffected?	Please see Items #6 and 10 in this spreadsheet for additional information on project compatibility with its setting and potential historic resource impacts. These topics are also included in the final EA and staff report to the Commission. As previously stated, views into the new pavilion would still be possible from the Rock Creek Trail through existing and proposed vegetation/landscaping, and there would be public viewing space along the northside of the new arena.
76	Concerned Neighbors	3.4.2.2 Action Alternative 2: Ring D. Locating the covered arena in Ring D would place it partially within the designated Historic Environmental Setting and less than 50 feet from the historic barn building. Viewed from the north or east, the new arena would be visible immediately adjacent to the historic barn. Thus, locating the new arena in Ring D would have a detrimental impact on the character of the property, and arguably have an adverse impact the historic setting. See Figure 8.	This is totally opposite what was argued in the original proposal, has something changed with the historical designation? The current size and design of the proposed covered arena on Ring C would not be suitable to the barn.	Please see Item #10 in this spreadsheet for additional information on potential historic resource impacts. This topic is also included in the final EA and staff report to the Commission. Please see clarification regarding the use of "Historic Environmental Setting" in Item #10.
77	Concerned Neighbors	3.4.2.3 No Action Alternative. Under the No Action Alternative, the covered ring would not be constructed. There would be no impact on cultural resources.	The Concerned Neighbors of Meadowbrook Stables endorse this alternative. The majority of county residents and neighbors that frequent and live by Meadowbrook Park and Meadowbrook Stables appreciate the current aesthetic cultural resources the park and stables provide.	Thank you and noted.
78	Concerned Neighbors	3.5 Traffic and Parking – Affected Environment 3.5.1 Traffic and Parking 3.5.1.1 Regulatory Setting. Meadowbrook Lane is a local road. As such, Montgomery County is responsible for its design and maintenance, and for monitoring traffic and parking along the road. 3.5.1.2 Existing Conditions.....A 22-space parking area, designated for Stables' clients, is located across Meadowbrook Lane from the barn. Parking is not otherwise allowed on Meadowbrook Lane proper, but is allowed on the adjacent service lane and on Washington Avenue.	There is quite a bit of overflow parking that spills onto the service road, Washington Ave, Blaine Drive and Ahlens Drive. Many drivers pull onto and obstruct hiker-biker paths to drop off or pick up riders, even when there are open spaces in the designated area. Most stables patrons are not neighborhood residents and many are not Montgomery County Residents. There are always a proportion of cars parked for the stables from the District of Columbia and Virginia during lesson times.	Meadowbrook riders and their families typically park in the 20 designated parking spaces, along the "slip" road parallel to Meadowbrook Lane, or along Washington Street. Spectators may also park along Blaine Road or Ahlens Road during horse shows, which is legal. However, outside exhibitors and Meadowbrook riders are instructed to park in the grassy triangle north of the barn.
79	Concerned Neighbors	3.5.2 Traffic and Parking - Environmental Consequences and Mitigation Measures 3.5.2.1 Action Alternative 1: Ring C. The proposed riding ring will not increase the number or frequency of Meadowbrook's lessons or clients, and will therefore not result in an increase in transportation, traffic, or parking.....	We were told this in 2001 when Meadowbrook had 350 students, now it boasts 400 and up to 450. In past proposals and agreements that neighbors recall, parking concerns were essentially tabled as a bigger county issue so as to not hold up the approval process.	The number of Meadowbrook riders has not increased since 2001. Meadowbrook's programs include group and private lessons, summer camp, high school and middle school team competition, and individual competition at the local, regional and national level. Approximately 300 riders take part in its various lesson and show programs and another 150 in summer camp, for a total of 400-450 riders per year.
80	Concerned Neighbors	3.5.2.2 Action Alternative 2: Ring D. Locating the covered arena in Ring D would likewise not increase the number or frequency of Meadowbrook's lessons or clients, and therefore not increase the amount of traffic or parking.	This was claimed when Ring D was built 15 years ago but riders have increased by 50 to 100.	Please see Item #79 above.
81	Concerned Neighbors	3.5.2.3 No Action Alternative. Under the No Action Alternative, the covered ring would not be constructed. Traffic and parking would not be affected.	With no action there may not be an effect on traffic or parking but this ignores the fact that there is currently already a parking and traffic problem during lesson times. Recently cones were put out on the trail in front of the barn entrance so that drivers dropping off students would not pull up on the trail, thus blocking the thoroughfare. Cars now park and idle on Washington Avenue and Meadowbrook Lane Service Road waiting for riders. So, the current situation continues to be troublesome and has certainly gotten worse over the years.	Staff from Meadowbrook Stables set-up cones in response to a request from a nearby neighbor who expressed concern with potential drop-off/pick-up traffic blocking access along the Rock Creek Trail. The MCDP maintains and patrols Meadowbrook Lane since the roadway is located on park property. Should a future traffic/parking study be warranted, then MCDP would work with the Montgomery County Department of Transportation to undertake the study.
82	Concerned Neighbors	3.6 Noise – Affected Environment 3.6.1 Regulatory Setting.....Certain land uses, facilities and the people associated with them are more sensitive to a given level of noise than other uses. Such "sensitive receptors" include schools, churches/synagogues, hiking trails, and some species of threatened or endangered wildlife, as well as many homes.....	We would hope that the neighbors' sensitivity to noise levels would be considered.	The revised and final EAs do consider noise. Long-term noise levels would generally remain the same as existing conditions since programming is limited based on Meadowbrook Foundation Incorporated's current lease with MNCPPC (which allows them to operate the Meadowbrook Stables facility), as well as the physical spatial limitations of the facility. Ring-related noise may be reduced however, with a new pavilion shielding outside (removed) areas from activities within the structure since the space would be partially enclosed with the retractable doors open. Overall, long-term noise impacts would likely be negligible. There will likely be short-term noise impacts to the community during the anticipated 8-10-week construction phase, with the presence of heavier trucks and equipment on the property. However, fixed weekday work hours, regular communication between Meadowbrook and the community, and the relatively short duration of project construction (8-10 weeks) could help to control adverse noise impacts. Construction at the Ring C location may be slightly louder than if construction were to occur at the Ring D location.
83	Concerned Neighbors	3.6.2 Noise - Environmental Consequences and Mitigation Measures 3.6.2.1 Action Alternative 1: Ring C. The construction of the proposed riding ring will not increase noise levels, as it will not result in an increase in the numbers or frequency of lessons.	Ring C is closest to neighbors and often results in a significant amount of noise from instructors and from tractors. It is hard to believe there will not be more lessons and, thus, more noise. Certainly, if the intent is to have lessons in inclement weather, on days when riders may previously not have attended classes or with the intent to hold two lessons simultaneously in the one covered ring, there will definitely be more noise from Ring C.	Please see Item #82 above.
84	Concerned Neighbors	3.7.2 Air Quality - Environmental Consequences and Mitigation Measures 3.7.2.1 Action Alternative 1: Ring C. The proposed project will result in reduced ambient dust to the surrounding community. Containing jumping and advanced-level riding within a covered ring will enable better dust control through sprinkling within the ring, reduce evaporation due to sunlight and wind, and will contain dust, reducing its escape to the surrounding neighborhood.	WHEN, Meadowbrook waters adequately on a regular basis and uses the tractor-pulled water sprinker, dust remains at a minimum but this does not always happen. During the previous renovation the plans engineers were intended to provide adequate coverage via the newly installed sprinklers. We do not believe the intent was to require the use of the tractor pulled sprinker but obviously the engineering was flawed. It is particularly when the tractor-pulled sprinker does not supplement the automatic system that there is an issue. (due to the center of Ring C remaining dry). While a cover over the ring may help limit evaporation, it will prevent natural dampening that occurs with rainfall.	Meadowbrook currently uses over 1,000,000 gallons of fresh water per year to control dust in its riding rings. However, much of this water evaporates quickly, particularly in the summer, leaving the rings dusty in spite of these measures. The project would result in reduced ambient dust to the surrounding community through the more controlled interior environment of the new pavilion. The new structure would shield the riding area from sunlight and wind, thereby reducing evaporation, as well as allow easier watering of the riding ring surface with a tractor-pulled water sprinker. As such, long-term impacts are likely to be beneficial to the surrounding community.
85	Concerned Neighbors	3.7.2.3 No Action Alternative. Under the No Action Alternative, the covered ring would not be constructed and ambient dust will continue to occasionally escape Meadowbrook's property.	This can be minimized or eliminated by adequate watering.	Please see Item #84 above.

86	Concerned Neighbors	3.8 Cumulative Effect The proposed covered ring represents an improvement environmentally over the status quo. Taken as a whole, the proposal will improve stormwater management, and reduce ambient dust, light spill, and fresh water usage. While the structure will be visible to walkers, bikers and drivers traveling immediately to the south and/or northeast of the property along Meadowbrook Lane, and partially visible to the four homes directly across and uphill from Meadowbrook Lane, the structure will have limited visual impact on the rest of the Rock Creek Forest community. And the proposed covered ring will have no additional impact on transportation, traffic, parking, or noise; and no Adverse Effect on historical or archeological resources.	Highlighted yellow above is definitely FALSE. See previous comments.	Thank you and noted. All preliminary information within the draft EA has been updated in the revised and final EAs as needed.
87	Concerned Neighbors	In addition, various stormwater management measures and landscaping will further mitigate the impact of the project. Up to three micro-bio-retention structures will be located around the circumference of the arena, which will serve to capture and filter runoff from the area. Significant landscaping will be added to the unbulb portion of what is currently the sand surface of Ring C, including native trees, sedges, grasses and shrubs appropriate to the site generally and this planting area in particular.	More specifics on the various stormwater management measures have still not been presented in any detail despite park representatives assuring the public at the January 16, 2020 meeting that those details would be posted. "...unbulb portion of what is currently the sand surface of Ring C." In last renovation that portion was not "unbulb" but was part of the then new footings that were to be engineered to adequately drain. Over the years of flooding in that area as well as standing water, grass has grown on that swath of land. Reference the original proposal and there is no crescent of grass intended to be planted in that area. A new "fix" is being proposed to the problem that was to have been remediated previously.	Please see Item #26 in this spreadsheet for additional information on the project stormwater management plan. This topic is also included in the final EA and staff report to the Commission.
88	Concerned Neighbors	Lastly, the project will reduce light spill to the surrounding neighborhood by 38 percent. The project calls for the removal of 20 of the current 46 light poles along Meadowbrook Lane. The new arena will be lit from within by lights recessed within the interior of the arena, resulting in minimal light spill to the neighborhood. Any exterior lights that are required by permitting authorities (e.g., over doorways) will be directed downward and focused only on pathways.	Previous comments regarding this objectionable rationale have been previously described.	Thank you and noted.
89	Concerned Neighbors	Figure 6- Rendered Concept Plan	Appears that Flood Plain (PP) boundary does not match other documents.	All preliminary information within the draft EA has been updated in the revised and final EAs as needed.
90	Concerned Neighbors	Figure 13 (there appears to be two figure 13) View Shed Photo(labeled): Looking west toward the site from the rear of 2812, 2814, and 2816 Ahlens Drive.	False. This is the view from the corner of Washington Avenue and Meadowbrook Lane, not from the rear of the addresses it claims.	All preliminary information within the draft EA has been updated in the revised and final EAs as needed.
91	Concerned Neighbors	Figure 15- View Shed Photo: Looking southwest toward the site from the intersection of Washington and Meadowbrook Lane	False: This is a view looking west/northwest from county property east of Meadowbrook Lane, close to the corner of Meadowbrook Lane and the drive into the Maintenance Facility.	All preliminary information within the draft EA has been updated in the revised and final EAs as needed.
92	Concerned Neighbors	Figure 16—View Shed Photo: Looking west towards the site from Meadowbrook Lane with existing plantings	FALSE AGAIN: This is not a PHOTO, it is an artist or computerized rendering. The actual current plantings are not that tall nor plentiful.	All preliminary information within the draft EA has been updated in the revised and final EAs as needed. Up-to-date renderings of the project are available in the final EA and staff report to the Commission.
93	Concerned Neighbors	3. Affected Environment and Environmental Consequences 3.1 Existing Facilities 3.1.1 Existing Park Facilities The property that currently makes up Meadowbrook Stables includes • a large, open triangle of land that is not used by the Stables and which is available to the public for dog walking and playing; • the historic 50-horse barn and farrier shed; • four riding rings and a small circular round pen; • utility building; • fenced grass pastures; and • a central picnic and seating area.	The large triangular area north of the barn is heavily used during shows held at Meadowbrook as a parking area for vehicles and horse trailers. During these times, the area is not available for public use, and afterwards the damage to the area (ruts, erosion, and turf destruction) makes the land less safe, less useable, and less desirable for public play-use. One of the fenced grass pastures has a thick wire running along the top rail with a sign warning that it is electrified. Why is an electrified wire placed on a fence in a public area? In the past, the public was able to walk the Meadowbrook Stables perimeter, but currently large piles of brush prevent people, and possibly wildlife, from freely moving in the buffer zone between the fenced grass pastures and Rock Creek to the west.	(1) The grassy, triangular area north of the barn is part of the property that is leased by Meadowbrook for its use both as a parking area during horse shows and for other stables-related purposes, such as occasional riding and hand grazing of horses. When not in use by Meadowbrook, the public is free to use this area. Meadowbrook staff regularly inspect this area of the Stables' property and have never found it to be unsafe or unusable. (2) A single wire of solar-powered, low voltage electric fence was placed along the top rail of the grass turnout paddocks several years ago to prevent horses from biting or playing with each other over the fences. It poses no hazard to humans or horses as electric livestock fencing merely produces a small shock when touched. (3) As in many wooded areas of our region, invasive vines and shrubs have overgrown much of the area between the grass paddocks and the Creek bed and may make walking difficult in that area. However, this has nothing to do with the Stables' maintenance of the property of lack thereof, and in fact members of public have been recently observed walking in this area.

The following comments prepared by the Concerned Neighbors of Meadowbrook Stables and separate individuals in reaction to the REVISED Environmental Assessment (EA). The comments were submitted to NCPC during the public comment period (March 4-18, 2020) for staff consideration in advance of the Commission's final review.

#	Submitter	NCPC Document Text	Public Comment	NCPC Response
94	Allison I. Fultz		Meadowbrook Stables' proposed covered arena improvements will create multiple benefits for the community as well as for the stable itself: Although a few neighbors have expressed concern about the effect of the project on site drainage, the project will, to the contrary, significantly improve stormwater and floodplain management. As part of the project, Meadowbrook will construct stormwater detention facilities that will control the release of stormwater to Rock Creek Park. Water flowing from adjacent uphill properties will be captured, in addition to water from the roof of the arena. The project will significantly reduce airborne dust from the southernmost riding ring. The project will virtually eliminate ambient light incursion onto neighboring properties since lighting for the arena, which will occupy what is currently the largest riding ring, will now be internal to the structure. As a landscape design element, the covered arena will, in conjunction with the existing historically-designated barn, form a bookend for the site as a whole and enhance the design of the park. A community resource like Meadowbrook Stables is rare in any setting, and in this case the barn is located in a densely developed suburban area, accessible by public transportation! I am at the stable every weekend, and each time I go I meet families with small children who are stopping by the barn to visit the horses. Most live within walking distance and express their delight at being able to see the horses up close, pat them, and talk with the riders and staff. Unlike virtually any other equestrian facility in my experience, all visitors to Meadowbrook are entirely welcome to walk through the barn. In turn, our visitors are extremely respectful of the need to remain quiet and calm around the horses. Aside from the easily-perceived benefits of human-horse interactions, peer-reviewed research indicates that relating to horses has a profoundly therapeutic effect on people living with a variety of mental health challenges, including PTSD, anxiety and depression. Simply making it easy for people to interact with horses, as they can at Meadowbrook, supports these benefits. I am an adult student at Meadowbrook Stables and benefit personally from being able to ride the barn horses, since I do not own a horse. For many people, this frequently makes the difference between being able to ride at all or not. I am a member of Meadowbrook Foundation, Inc. Board, which I joined out of wholehearted support of the mission of the organization. Construction of the covered arena will allow a well-established and fiscally responsible non-profit organization to improve its services to its members and to the larger community.	Thank you and noted.
95	Angela Fitzgerald		Meadowbrook has been of great benefit to me physically and emotionally for 30 years. I first rode and then taught there, now I volunteer in the office one day a week. From the first I was struck with how friendly and welcoming the place was, and how cheerful the horses were. I hope Meadowbrook continues to offer exercise, team building and contact with nature for many years to come.	Thank you and noted.
96	Catherine Ide		I'm writing in support of Meadowbrook Stables' proposed covered riding ring. The proposed riding pavilion will be long overdue addition to the facility. It will enable Meadowbrook's horses to get the daily exercise that is critical to their physical and mental wellbeing, and allow riders to train safely and consistently on a year-round basis regardless of the weather. It will bring this historic facility up to 21st century standards, enhancing its essential character, use, and ability to serve the public. Meadowbrook's team has clearly gone to great lengths to design a building that respects the historic design of the original 1930s barn, as well as the community and environmental setting. The new structure will incorporate many elements of the historic barn, as well as the smaller and more recent maintenance building. The project also includes the addition of new stormwater management and substantial landscaping, replacing over 30,000 square feet of what is currently impervious sand surface with bioswales and native plants, as well as a very significant solar power installation. Like basketball, tennis, gymnastics or swimming, equestrian athletes and their riders need a year round space to exercise and train that is protected from the elements. It is for these reasons that covered riding rings have long been standard features at comparable facilities throughout the mid-Atlantic, precisely because they allow for safe and consistent training opportunities. Meadowbrook is a special and unique place for riders and non-riders alike in the Chevy Chase community and the surrounding region. Thousands of riders, over many generations, have enjoyed Meadowbrook. And today it welcomes not only hundreds of riders each year, but at least as many non-riding visitors from the community, who come to walk through the barns, bring their children to pat the horses, and enjoy the parklike setting. It's been an important part of the community for over 85 years, and I want to ensure that it survives and thrives into the future. For all of these reasons, I urge the Commission to support this proposal.	Thank you and noted.

97 Cynthia Meclintock		<p>To Whom It May Concern:</p> <p>I am writing to wholeheartedly support Meadowbrook Stables' proposal for a covered riding ring. I have been riding horses at different stables for more than sixty years and I am very aware that, in the winter time, horses should not be confined for any length of time in their stalls. But, without a covered riding ring, it is often not safe for them to go out and they need to have regular exercise in a covered ring. It is also important for the riders at Meadowbrook to be able to ride regularly so that they do not lose muscle and can train consistently.</p> <p>Meadowbrook Stables has worked hard to plan a new covered riding ring that will meet the highest standards for historical and environmental goals. And, it will be attractive.</p> <p>Since I started riding at Meadowbrook Stables more than a decade ago, I have been frustrated-indeed, shocked-by the absence of an indoor arena. It is long past time that this major stable has a covered riding ring.</p> <p>Please contact me at meclint@gwu.edu if you should have any questions.</p>	Thank you and noted.
98 Debbie Russ		<p>I'm writing in support of Meadowbrook Stables' proposed covered riding ring. My child rides at Meadowbrook and it's an important part of our lives. The proposed riding pavilion will be a beautiful and long overdue addition to the facility. It will enable Meadowbrook's horses to get the daily exercise that is critical to their physical and mental wellbeing, and allow riders to train safely and consistently on a year-round basis regardless of the weather.</p> <p>Meadowbrook's team has clearly gone to great lengths to design a building that respects the historic design of the original 1930s barn, as well as the community and environmental setting. The new structure will incorporate many elements of the historic barn, as well as the smaller and more recent maintenance building. The project also includes the addition of new stormwater management and substantial landscaping, replacing over 30,000 square feet of what is currently impervious sand surface with bioswales and native plants, as well as a very significant solar power installation.</p> <p>In mild climates, riding can be a year-round outdoor sport. However, in the mid-Atlantic, riding cannot reliably and safely take place throughout the winter. Like basketball, tennis, gymnastics or swimming, equine athletes and their riders need a space to exercise and train that is protected from the elements. It is for these reasons that covered riding rings have long been standard features at comparable facilities throughout the mid-Atlantic, precisely because they allow for safe and consistent training opportunities.</p> <p>Meadowbrook is a special and unique place for riders and non-riders alike in Montgomery County and the surrounding region. Thousands of riders, over many generations, have enjoyed Meadowbrook. And today, it welcomes not only hundreds of riders each year, but at least as many non-riding visitors from the community, who come to walk through the barns, bring their children to pet the horses, and enjoy the parklike setting. It's been an important part of the community for over 85 years, and I want to ensure that it survives and thrives into the future.</p> <p>For all of these reasons, I urge the Commission to support this proposal.</p>	Thank you and noted.
99 Deborah Hinton		<p>This letter is to provide the strongest support for the Meadowbrook Stables' proposed covered riding ring. I believe the improvement to the Meadowbrook facility will greatly enhance the already significant contribution that Meadowbrook makes to its riders, its horses, and the community at large. Perhaps even more importantly, the improvement will provide a substantial benefit to the environment. It is truly a win-win for everyone.</p> <p>I have been involved with Meadowbrook since 2002 when my 7 yr old daughter started horsemanship lessons there. I started riding a couple of years later. I now ride at Meadowbrook 3 times a week and my daughter, now grown, continues to ride. The lessons my daughter learned through her 10 years at Meadowbrook were invaluable. Although all sports activities are beneficial for teaching responsibility, teamwork, and good sportsmanship, horseback riding is special because it also fosters a deep empathy for all living beings as one learns how to care for one's horse. The program at Meadowbrook is a full horsemanship program, meaning that learning horse care is just as important as learning how to ride. With the new covered facility, it will now be possible to conduct lessons even when outdoor conditions are not acceptable. This will provide better care for both the horses, who need their daily exercise, the riders, who will now be able to ride when conditions are poor, and the instructors, who must sometimes brave extreme cold or heat as they teach.</p> <p>However, I believe that this improvement will provide an even greater benefit to the community and to the environment. Meadowbrook is a haven for visitors seeking the relaxation that comes from simply interacting with horses. Nearly every time I am at the barn, I encounter visitors of all ages, who come by to enjoy the horses. A covered ring will allow Meadowbrook to flourish into the future and continue to provide this joy to the community. Furthermore, the ring has been thoughtfully designed to maintain the historic nature of the facility. Importantly, it is green, providing significant solar energy, substantially reducing the amount of water that is presently needed to decrease dust, reducing light pollution at night, and eliminating sediment run-off into Rock Creek.</p> <p>Finally, it is important to note that the improvement does not expand Meadowbrook Stables or increase parking or traffic. The program at Meadowbrook is limited by the number of horses that can be maintained within the barn, which is not increasing. Furthermore, the cost of the facility is being covered totally through private donations and does not include any public funds.</p> <p>In summary, I wholeheartedly endorse the proposed covered ring at Meadowbrook Stables. I urge the Planning Board to approve this project.</p>	Thank you and noted.
100 Diane Rogers		<p>As Meadowbrook's Head Trainer and Program Director, and as a member of the Meadowbrook community for over 20 years, I urge you to support Meadowbrook's proposal for a covered riding ring.</p> <p>First, a bit about my background, and why I'm so committed to Meadowbrook. I hold a degree in Equine Science and Management from Delaware Valley University. I started riding at Meadowbrook at age 10, and rode and worked there as a camp counselor and groom through high school. After college, I spent several years training with other professionals and returned to Meadowbrook in 2008. I came back because I wanted to help create the wonderful atmosphere that I admired so much from my childhood. My childhood memories of Meadowbrook are more than horses- they include long term friendships, mentors and an extended family.</p> <p>Since then, I'm proud to say that the Meadowbrook staff and leadership have worked together to build it into one of the best instructional riding programs in this region, and beyond. This is demonstrated not only by our horse show ribbons but also by the fact that our graduates routinely go on to ride for collegiate teams throughout the U.S. and - just as important - to success in whatever careers they choose to pursue. I have held positions on the Maryland Horse Show Association Board of Directors and the Washington Bridle Trails Association and I am proud to say that as a team, the Meadowbrook community has a widespread reputation among the horse industry for having great sportsmanship, horsemanship and an environment of inclusiveness.</p> <p>Meadowbrook's proposal for a covered riding ring is the product of many months of work and careful thought by a team of historic architects and engineers who have taken into account the many demands of this project and its site. The result is a project that we sincerely and firmly believe is sensitive to operational, environmental, historic, and community requirements.</p> <p>This project is critical to Meadowbrook's horses, riders and staff. The most important function of a covered ring is that it protects the riding surface - the sand footing - in which the horses are ridden from becoming overly wet, frozen, or slippery. The footing surface in a ring directly impacts horse safety and by extension, rider safety. At present, for many days of the year - and especially during the winter months - the rings are too saturated for us to safely teach lessons. This results in many cancellations of team practices and private lessons. It also compromises the group lesson program by forcing group lessons to move indoors for weeks in a row. Although Meadowbrook is proud of its structured, indoor horsemanship curriculum it is still not ideal to have to teach indoor lessons week after week in the winter, in lieu of mounted ring time. A covered ring will correct this situation giving us a place to teach consistently and safely, on a year-round basis, regardless of the weather.</p>	Thank you and noted.

		<p>Similar to school classrooms, Meadowbrook staff create lesson plans for all of their riders weeks, if not months, in advance. However, those plans are routinely modified due to weather. Here's a specific recent example, which is not uncommon the lessons will begin with mild weather and then the winds will pick up. These high winds blow down the jump standards which scare both riders and horses. The wind also makes it very difficult to hear making the lesson less productive. Rain, storms, thunder and lightning make for dangerous riding conditions which disrupts the lesson goals for riders and the horse/fitness plans.</p> <p>As professional instructors and trainers, the Meadowbrook staff is committed to providing each of our riders with the best possible training and lessons. A covered ring will enable us to follow through on this commitment.</p> <p>In keeping with our mission, Meadowbrook strives to make all of its programs accessible to riders of diverse backgrounds. I am also Region President and a founding coach for the national Interscholastic Equestrian Association (IBA). One of the IBA's goals is to make horse showing accessible to all riders, whether they own horses or not. The Meadowbrook IBA team is not only extremely competitive in this Region but it is also one of our largest programs. IBA team members have the opportunity to show horses without the financial costs of owning, leasing or maintaining them while also being able to pursue competitive goals as a team member.</p> <p>Over the last 10 years, our efforts to make riding accessible to riders from diverse backgrounds have taken many other forms as well including a partnership with the KIPP Charter Schools, need-based scholarships personally funded by our board members a partnership with Jubilee House, sessions for various Girl Scout groups, learning opportunities for Our Kodesh Day Care Center and more. Our ability to offer these programs will be strengthened by the addition of a covered ring so that children can enjoy these opportunities regardless of the weather. Indeed, having a covered arena would allow us to offer more programs to at risk and special needs riders because the arena will allow us to control environmental factors that can be difficult for young riders to handle.</p> <p>Lastly, I want to emphasize that this project will not result in an increase in either the number of lessons or Meadowbrook's lesson fees. Meadowbrook's lesson program has been operating at capacity, with a waiting list of 35-40 people, for several years. Although we would love to be able to serve more people, we cannot do so because we are limited to 50 horses by the terms of our lease with Montgomery Parks. And, because the covered ring is being paid for through private contributions, we will not need to increase fees to pay for it.</p> <p>For all of these reasons, I urge the Commission to approve this proposal.</p>	
101	Suzanne F. Welker, DVM	<p>My name is Suzanne Welker, DVM, and I have been an attending veterinarian for the horses at Meadowbrook Stables for over 8 years. I am strongly supporting Meadowbrook Foundation, Inc.'s efforts toward building a covered riding ring at Meadowbrook Stables in Chevy Chase, MD.</p> <p>A high quality, homogenous, and even footing material that absorbs impact but provides stability is important for the health of the equine athlete and their riders. Maintaining these materials at proper moisture and depth is ideal in a controlled environment with protection from the elements (i.e. covered or indoor ring) year round. Environmental conditions may lead to footing that becomes too deep or shallow, too wet or dry, or uneven, all of which have the potential to contribute to equine orthopedic injuries and respiratory conditions. Acute and/or chronic orthopedic injuries and respiratory conditions compromise the welfare of the horse. Furthermore, these risk factors that may affect horses' performance may also put their riders at risk for injury.</p> <p>In our region, environmental conditions can cause unprotected footing to become a potential hazard for riding, and thus, lead to irregular exercise. Horses' digestive system health may also being adversely impacted by lack of or irregular exercise and can be associated with severe gastrointestinal disturbances requiring intensive medical or surgical care. Horses thrive on a routine schedule of exercise for maintenance of physical and mental well-being, which promotes a strong relationship between horses and their riders. A covered arena at Meadowbrook Stables would establish a controlled exercise environment to allow for regular exercise and mitigate risk factors for horse and rider health and safety.</p>	Thank you and noted.
102	Elizabeth Lieberman	<p>I'm writing in support of Meadowbrook Stables' proposed covered riding ring. My child rides at Meadowbrook and it's an important part of our lives. The proposed riding pavilion will be a beautiful and long overdue addition to the facility. It will enable Meadowbrook's horses to get the daily exercise that is critical to their physical and mental wellbeing, and allow riders to train safely and consistently on a year-round basis regardless of the weather.</p> <p>Meadowbrook's team has clearly gone to great lengths to design a building that respects the historic design of the original 1930s barn, as well as the community and environmental setting. The new structure will incorporate many elements of the historic barn, as well as the smaller and more recent maintenance building. The project also includes the addition of new stormwater management and substantial landscaping, replacing over 30,000 square feet of what is currently impervious sand surface with biowales and native plants, as well as a very significant solar power installation.</p> <p>In mild climates, riding can be a year-round outdoor sport. However, in the mid-Atlantic, riding cannot reliably and safely take place throughout the winter. Like basketball, tennis, gymnastics or swimming, equine athletes and their riders need a space to exercise and train that is protected from the elements. It is for these reasons that covered riding rings have long been standard features at comparable facilities throughout the mid-Atlantic, precisely because they allow for safe and consistent training opportunities.</p> <p>Meadowbrook is a special and unique place for riders and non-riders alike in Montgomery County and the surrounding region. Thousands of riders, over many generations, have enjoyed Meadowbrook. And today it welcomes not only hundreds of riders each year, but at least as many non-riding visitors from the community, who come to walk through the barns, bring their children to put the horses, and enjoy the park-like setting. It's been an important part of the community for over 85 years, and I want to ensure that it survives and thrives into the future.</p> <p>For all of these reasons, I urge the Commission to support this proposal.</p>	Thank you and noted.
103	Elizabeth Wagner	<p>I not only live in Montgomery County, but my daughter rides on the team and leases a horse there. We also have a pony that my daughter outgrew who has found a home at Meadowbrook, where he is living out his golden years helping little children learn the gift of riding. I have strong personal feelings about Meadowbrook because the coaches, staff and other riders really helped to get my (then 11 year old) daughter and I through the unexpected loss of her father 4 years ago. Riding has been my daughter's passion but also her outlet for a number of years, but during a critical period, it has proved to be a nurturing and comforting environment. But the viability of this historic stable is really quite dependent on the addition of an indoor ring. The team riders who really support the barn financially through leasing, boarding and lessons, are at a disadvantage to other barns with indoor facilities who can practice more regularly. The higher levels of competition require more regular practice, not to even touch on the comfort and overall well-being of both riders and horses. I am committed to staying at Meadowbrook, but at some point it is to the detriment of my daughter's possible equestrian scholarship opportunities (which many of these riders are banking on) if she does not get the practice time. I am obviously a single mother and I work (more than) fulltime and travel extensively, so this hobby requires great sacrifice and logistics - but is so worth it. This barn is our community, although we do not have the benefit of living in the neighborhood. I wish the neighbors who are worried about this addition would see that this barn houses not just horses but young people's hopes and dreams.</p>	Thank you and noted.
104	Erin Loubser	<p>I'm writing in support of Meadowbrook Stables' proposed covered riding ring. The proposed riding pavilion will be a beautiful and long overdue addition to the facility. It will enable Meadowbrook's horses to get the daily exercise that is critical to their physical and mental wellbeing, and allow riders to train safely and consistently on a year-round basis regardless of the weather. It will bring this historic facility up to 21st century standards, enhancing its essential character, use, and ability to serve the public.</p> <p>Meadowbrook's team has clearly gone to great lengths to design a building that respects the historic design of the original 1930s barn, as well as the community and environmental setting. The new structure will incorporate many elements of the historic barn, as well as the smaller and more recent maintenance building. The project also includes the addition of new stormwater management and substantial landscaping, replacing over 30,000 square feet of what is currently impervious sand surface with biowales and native plants, as well as a very significant solar power installation.</p> <p>In mild climates, such as Florida, riding can be a year-round outdoor sport. However, in the mid-Atlantic, riding cannot reliably and safely take place throughout the winter. Like basketball, tennis, gymnastics or swimming, equine athletes and their riders need a space to exercise and train that is protected from the elements. It is for these reasons that covered riding rings have long been standard features at comparable facilities throughout the mid-Atlantic, precisely because they allow for safe and consistent training opportunities.</p> <p>While I live in DC, I live in Shepherd Park - just off Kalmia. My daughter has loved horses since she was tiny and we played at the Candy City park. We would walk to Meadowbrook to look at the riders and horses. Rock Creek Park is a special place for DC metro area, preserving areas for beauty and recreation. Meadowbrook is a special and unique place for riders and non-riders alike in the Chevy Chase community and the surrounding region. Thousands of riders, over many generations, have enjoyed Meadowbrook. And today it welcomes not only hundreds of riders each year, but at least as many non-riding visitors from the community, who come to walk through the barns, bring their children to put the horses, and enjoy the park-like setting. It's been an important part of the community for over 85 years, and I support all efforts to ensure that it survives and thrives into the future. For all of these reasons, I urge the Commission to support this proposal.</p>	Thank you and noted.

105	Francis Creighton		<p>I write today in support of Meadowbrook Stables' proposed covered riding ring. This will be a significant improvement to Meadowbrook and will benefit the community by ensuring Meadowbrook's fiscal and competitive health while benefiting the Rock Creek environment and our Montgomery County community.</p> <p>I have a family member who rides at Meadowbrook and it is an important part of her life. But just as important, urban horse programs are in severe decline in the US, and this is one of the few places where local diverse communities still have access to top-level riding facilities. The covered ring will make it more likely for Meadowbrook and its riders to thrive, meaning the barn will continue to be used for its intended purpose long into the future. This is a special, unique place, and this new ring will help preserve it for future generations.</p> <p>I think the new covered ring is going to be great for our entire National Capital community and I ask for you to support and approve this project for our entire community's benefit.</p>	Thank you and noted.
106	Holly Morrison		<p>I'm writing to express my strong support of Meadowbrook Stables' proposed covered riding ring. This is a long overdue improvement to the Stables' facilities and will have tremendous benefits for Meadowbrook's many riders and horses as well as the environment and, ultimately, the broader Montgomery County community.</p> <p>Our family has been members of the Meadowbrook community since last year when we moved to the area. My daughters both began riding at a summer camp at Meadowbrook and have continued with year-round lessons. Meadowbrook has consistently provided a safe, welcoming environment for our girls to learn equestrian skills. In addition, I've seen my child and others learn important life lessons from their involvement with horses - lessons of responsibility, caring, resilience and self-confidence. We aren't able to have an animal of our own right now and it has been so special for my girls to have the opportunity to spend time with the horses and learn how to care for them.</p> <p>A covered ring will ensure that the horses are able to get out of their stalls even when the weather is too hot, wet or cold.</p> <p>A covered ring will also ensure the safety of the riders, allowing them to safely train on a yearround basis.</p> <p>The new ring will also mean benefits to the local environment with the addition of trees, grass and other vegetation.</p> <p>For these reasons, I was thrilled to learn of this proposed improvement to the facility, and look forward to the Planning Board's support and approval of this project.</p>	Thank you and noted.
107	Jennifer Thomas		<p>I'm writing to express my strong support of Meadowbrook Stables' proposed covered riding ring. This is a long overdue improvement to the Stables' facilities and will have tremendous benefits for Meadowbrook's many riders and horses as well as the environment and, ultimately, the broader Montgomery County community.</p> <p>My/our family has been a member of the Meadowbrook community for the last 6 months. Our daughter has enjoyed riding at Meadowbrook throughout the late summer and winter. It has been a blessing to be a part of this community and this barn. Meadowbrook has consistently provided a safe, welcoming environment for our girls to learn equestrian skills. In addition, I've seen my child and others learn important life lessons from their involvement with horses - lessons of responsibility, caring, resilience and self-confidence.</p> <p>We believe having a covered arena will provide a safe place for the equestrians to ride as well as the horses. This arena will attract many riders to the barn. Not only will this provide protection from the sun and other elements, it will provide a beautiful addition to the property.</p> <p>For these reasons, I was thrilled to learn of this proposed improvement to the facility, and look forward to the Planning Board's support and approval of this project.</p>	Thank you and noted.
108	Julia Creighton		<p>I'm writing this letter in support of Meadowbrook Stables' proposed covered riding ring.</p> <p>I have ridden at Meadowbrook for the last 10 years. As a returning rider in her mid 40's in particular, I found Meadowbrook Stables to be a welcoming place where riders of all abilities are welcomed heartily.</p> <p>Perhaps even more importantly for me, Meadowbrook is accessible from the Ride-On #1 bus as well as the J2 WMATA bus. My husband and I do not own a car, and a transit-accessible facility was critical for me. I would not be able to ride out in Poolesville, Potomac, Middleburg, etc. There are other riders like myself who are deeply appreciative of the fact that Meadowbrook is in an urban setting, which allows us to continue our sport.</p> <p>The covered ring at Meadowbrook is really the bare minimum for a facility that services almost 500 riders per year and is standard in the equestrian sport (even in better climates). The ability to ride during inclement weather is critical for the horses and riders. The fact that Meadowbrook's design was thoughtfully constructed to be low profile, historically respectful and environmentally positive are all bonuses.</p> <p>For these reasons, I urge the National Capital Planning Commission to approve this project.</p>	Thank you and noted.
109	Julia Barton		<p>I'm writing in support of Meadowbrook Stables' proposed covered riding ring. The proposed riding pavilion will be a beautiful and long overdue addition to the facility. It will enable Meadowbrook's horses to get the daily exercise that is critical to their physical and mental wellbeing, and allow riders to train safely and consistently on a yearround basis regardless of the weather.</p> <p>Meadowbrook's team has clearly gone to great lengths to design a building that respects the historic design of the original 1930s barn, as well as the community and environmental setting. The new structure will incorporate many elements of the historic barn, as well as the smaller and more recent maintenance building. The project also includes the addition of new stormwater management and substantial landscaping, replacing over 30,000 square feet of what is currently impervious sand surface with bioswales and native plants, as well as a very significant solar power installation.</p> <p>In mild climates, such as Florida, riding can be a year-round outdoor sport. However, in the mid-Atlantic, riding cannot reliably and safely take place throughout the winter. Like basketball, tennis, gymnastics or swimming, equine athletes and their riders need a space to exercise and train that is protected from the elements. It is for these reasons that covered riding rings have long been standard features at comparable facilities throughout the mid-Atlantic, precisely because they allow for safe and consistent training opportunities.</p> <p>Meadowbrook is a special and unique place for riders and non-riders alike in the Chevy Chase community and the surrounding region. Thousands of riders, over many generations, have enjoyed Meadowbrook. And today it welcomes not only hundreds of riders each year, but at least as many non-riding visitors from the community, who come to walk through the barns, bring their children to pat the horses, and enjoy the parklike setting. It's been an important part of the community for over 85 years, and I want to ensure that it survives and thrives into the future. For all of these reasons, I urge the Commission to support this proposal.</p>	Thank you and noted.
110	Karen Ann Ballotta		<p>I am writing in support of Meadowbrook Stables covered riding pavilion. My daughter has been riding at Meadowbrook for the past six years. Before moving to this area, she rode at a barn that had an indoor riding arena, which allowed for full riding lessons year round. Meadowbrook is a wonderful stable, but we have missed an indoor ring! The barn is beautiful and is always well kept. I am certain the addition will be the same, and it will lead to safer conditions for the students, staff, and the horses.</p>	Thank you and noted.
111	Karin Krcchak		<p>I'm writing this letter in support of Meadowbrook Stables' proposed covered riding ring.</p> <p>My 11-year old daughter started riding at Meadowbrook when she was 6 and has participated in competitions for several years. This past year, I finally decided that I would manage through my complicated work schedule that requires extensive overseas travel to start taking lessons at Meadowbrook.</p> <p>As a long-time Montgomery County resident, I think it is wonderful that we have such a place in the County. It is beautiful and its historic significance as an urban oasis should be maintained and enhanced.</p> <p>Our weather patterns are such that a covered riding ring is critical for the well-being of the horses and riders. Many times, our lessons are cancelled, or we undertake an indoor lesson. This is not good for the horses or the riders. We lose the chance to exercise the horses and learn how to improve our skills as riders. Even wind conditions can make it unsafe to ride in an outdoor ring and thus a covered riding ring would bring enormous advantages. It will also bring significant environmental benefits. As someone who works globally on water issues, I can say that the water savings alone justify the covered riding ring.</p> <p>For these reasons, I urge the Planning Board to support and approve this project.</p>	Thank you and noted.

112	Kaitren Theunis		<p>I'm writing to express my strong support of Meadowbrook Stables' proposed covered riding ring. This is a long overdue improvement to the Stables' facilities and will have tremendous benefits for Meadowbrook's many riders and horses as well as the environment and, ultimately, the broader Montgomery County community.</p> <p>After moving here from abroad, my family found a new home for its equestrian passion in the Meadowbrook community. My daughter rides weekly and Meadowbrook has consistently provided a safe, welcoming environment for my her to learn equestrian skills. In addition, I've seen my child and others learn important life lessons from their involvement with horselessons of responsibility, caring, resilience and self-confidence. However, weather conditions in both winter and summer regularly impact the lessons.</p> <p>Being an urban planner myself, I have analyzed the design of the covered riding ring with a critical eye and I am very pleased with the excellent proposal Meadowbrook has on the table. The ring is respectful towards its surrounding, both architecturally and environmentally. Large openings allow for a direct contact between the surrounding nature and the riders, while the ring will be equipped with a solar installation to minimize its energetic footprint. The covered ring will be beneficial to all its users, both riders and horses, as well ensure them a safe and healthy environment to exercise in daily.</p> <p>For these reasons, I was thrilled to learn of this proposed improvement to the facility, and look forward to the Planning Board's support and approval of this project.</p>	Thank you and noted.
113	Kazuo & Masaki Torii		<p>I'm writing this letter to strongly support Meadowbrook Stables' proposed covered riding ring. This is a long overdue improvement to the Stables' facilities and will have tremendous benefits for Meadowbrook's many riders and horses as well as the environment and, ultimately, the broader Montgomery County community.</p> <p>Our daughter has been taking lessons in the Meadowbrook since 2017. Before start of her lessons in Meadowbrook, we had visited a couple of stables in Wheaton and Potomac. Both facilities have covered riding rings. However, because of long commute, we decided to join Meadowbrook stable. Meadowbrook is truly hidden gem in the community. Our daughter has been enjoying the ride with fabulous teachers and staffs. They always provide very safe environment to riders, horses and community, and engaged in the provision of high quality lessons. I've seen my child and others learn important life lessons from their involvement with horses - lessons of responsibility, caring, resilience and self-confidence.</p> <p>As stated above, I have seen the benefits of covered riding rings in other facilities, and there is no doubt in the need of the covered ring for improvement of the horse's health, safety for riders and their growth as mature and responsible equestrian.</p> <p>For these reasons, I was thrilled to learn of this proposed improvement to the facility, and ask the Planning Board's support and approval of this project.</p> <p>Should you have any questions or concerns, please feel free to contact us.</p>	Thank you and noted.
114	Kerry Richard		<p>I love this design and the usefulness of it. I have taken lessons at Meadowbrook Stables since 1992, when I lived up the street. Though I now live around the beltway, I continue to ride there 3 days a week. I grew up riding and have never found a place as dedicated to horses and people as Meadowbrook Stables. This new covered arena will assure that Meadowbrook can continue to serve the community, preserve the amazing equestrian history of the place, and maintain the health and wellbeing of the horses. I whole-heartedly support it.</p>	Thank you and noted.
115	Kimberly Darter		<p>As the parent of a child who rides at Meadowbrook Stables, I am writing this letter to strongly support the proposed covered riding ring. This is a long overdue improvement to the Stables' facilities and will have tremendous benefits for Meadowbrook's many riders and horses as well as the environment and, ultimately, the broader Montgomery County community.</p> <p>When my daughter wanted to begin riding lessons I talked with several friends, all whom recommended Meadowbrook Stables. I have subsequently recommended it to many more because of its location, the quality of the facility, and the seasoned instructors. Meadowbrook is also the only option within reasonable driving distance that offers lessons for very young riders. The only other option is by lottery only.</p> <p>Meadowbrook is a wonderful resource and an outstanding facility. When I heard they intended to build a covered ring I thought it was a fantastic idea. I rode horses growing up and in inclement weather we always used a covered ring. The location of the ring, its proposed design, and the addition of solar panels are well-thought out. I love that the design is in keeping with the overall look of the Stables, the addition of solar is smart and responsible, and, frankly, a covered ring is a highly practical addition to any riding facility.</p> <p>For these reasons, I was thrilled to learn of this proposed improvement to the facility, and ask the Planning Board's support and approval of this project.</p>	Thank you and noted.
116	Kirsten Howard		<p>I am writing to support Meadowbrook Stables in building their Riding Ring Pavilion, an attractive and necessary improvement. Not only does this feature allow Meadowbrook's horses to get the daily exercise that is critical to their physical and mental wellbeing, it also allows riders to train safely and consistently on a year-round basis regardless of the weather. It will bring this historic facility up to 21st century standards, enhancing its essential character, use, and ability to serve the public.</p> <p>Meadowbrook's team has designed a building that respects the historic design of the original 1930s barn, as well as the community and environmental setting. The new structure will incorporate many elements of the historic barn, as well as the smaller and more recent maintenance building. The project also includes the addition of new stormwater management and substantial landscaping, replacing over 30,000 square feet of what is currently impervious sand surface with bioswales and native plants, as well as a very significant solar power installation.</p> <p>Please take into account the many people this pavilion will benefit, and the beautiful landscape it is helping to maintain.</p>	Thank you and noted.
117	Kristin Shepard		<p>I'm writing in support of Meadowbrook Stables' proposed covered riding ring. The proposed riding pavilion will be a beautiful and long overdue addition to the facility. It will enable Meadowbrook's horses to get the daily exercise that is critical to their physical and mental wellbeing, and allow riders to train safely and consistently on a year-round basis regardless of the weather. It will bring this historic facility up to 21st century standards, enhancing its essential character, use, and ability to serve the public. Meadowbrook's team has clearly gone to great lengths to design a building that respects the historic design of the original 1930s barn, as well as the community and environmental setting. The new structure will incorporate many elements of the historic barn, as well as the smaller and more recent maintenance building. The project also includes the addition of new stormwater management and substantial landscaping, replacing over 30,000 square feet of what is currently impervious sand surface with bioswales and native plants, as well as a very significant solar power installation.</p> <p>In mild climates, such as Florida, riding can be a year-round outdoor sport. However, in the mid-Atlantic, riding cannot reliably and safely take place throughout the winter. Like basketball, tennis, gymnastics or swimming, equine athletes and their riders need a space to exercise and train that is protected from the elements. It is for these reasons that covered riding rings have long been standard features at comparable facilities throughout the mid-Atlantic, precisely because they allow for safe and consistent training opportunities.</p> <p>Meadowbrook is a special and unique place for riders and non-riders alike in the Chevy Chase community and the surrounding region. Thousands of riders, over many generations, have enjoyed Meadowbrook. And today it welcomes not only hundreds of riders each year, but at least as many non-riding visitors from the community, who come to walk through the barns, bring their children to pat the horses, and enjoy the parklike setting. It's been an important part of the community for over 85 years, and I want to ensure that it survives and thrives into the future. For all of these reasons, I urge the Commission to support this proposal.</p>	Thank you and noted.
118	Laura Hambleton		<p>I'm writing in support of Meadowbrook Stables' proposed covered riding ring. My child once rode at Meadowbrook and it was an important part of our lives. The proposed riding pavilion will be a beautiful and long overdue addition to the facility. It will enable Meadowbrook's horses to get the daily exercise that is critical to their physical and mental wellbeing, and allow riders to train safely and consistently on a year-round basis regardless of the weather.</p> <p>Meadowbrook's team has clearly gone to great lengths to design a building that respects the historic design of the original 1930s barn, as well as the community and environmental setting. The new structure will incorporate many elements of the historic barn, as well as the smaller and more recent maintenance building. The project also includes the addition of new stormwater management and substantial landscaping, replacing over 30,000 square feet of what is currently impervious sand surface with bioswales and native plants, as well as a very significant solar power installation.</p> <p>In mild climates, riding can be a year-round outdoor sport. However, in the mid-Atlantic, riding cannot reliably and safely take place throughout the winter. Like basketball, tennis, gymnastics or swimming, equine athletes and their riders need a space to exercise and train that is protected from the elements. It is for these reasons that covered riding rings have long been standard features at comparable facilities throughout the mid-Atlantic, precisely because they allow for safe and consistent training opportunities.</p> <p>Meadowbrook is a special and unique place for riders and non-riders alike in Montgomery County and the surrounding region. Thousands of riders, over many generations, have enjoyed Meadowbrook. And today it welcomes not only hundreds of riders each year, but at least as many non-riding visitors from the community, who come to walk through the barns, bring their children to pat the horses, and enjoy the parklike setting. It's been an important part of the community for over 85 years, and I want to ensure that it survives and thrives into the future.</p> <p>For all of these reasons, I urge the Commission to support this proposal.</p>	Thank you and noted.

119	Marcela	<p>I'm writing in support of Meadowbrook Stables' proposed covered riding ring. My child once rode at Meadowbrook and it was an important part of our lives. The proposed riding pavilion will be a beautiful and long overdue addition to the facility. It will enable Meadowbrook's horses to get the daily exercise that is critical to their physical and mental wellbeing, and allow riders to train safely and consistently on a year-round basis regardless of the weather.</p> <p>Meadowbrook's team has clearly gone to great lengths to design a building that respects the historic design of the original 1930s barn, as well as the community and environmental setting. The new structure will incorporate many elements of the historic barn, as well as the smaller and more recent maintenance building. The project also includes the addition of new stormwater management and substantial landscaping, replacing over 30,000 square feet of what is currently impervious sand surface with biowales and native plants, as well as a very significant solar power installation.</p> <p>In mild climates, riding can be a year-round outdoor sport. However, in the mid-Atlantic, riding cannot reliably and safely take place throughout the winter. Like basketball, tennis, gymnastics or swimming, equine athletes and their riders need a space to exercise and train that is protected from the elements. It is for these reasons that covered riding rings have long been standard features at comparable facilities throughout the mid-Atlantic, precisely because they allow for safe and consistent training opportunities.</p> <p>Meadowbrook is a special and unique place for riders and non-riders alike in Montgomery County and the surrounding region. Thousands of riders, over many generations, have enjoyed Meadowbrook. And today it welcomes not only hundreds of riders each year, but at least as many non-riding visitors from the community, who come to walk through the barns, bring their children to pat the horses, and enjoy the parklike setting. It's been an important part of the community for over 85 years, and I want to ensure that it survives and thrives into the future.</p> <p>For all of these reasons, I urge the Commission to support this proposal.</p>	Thank you and noted.
120	Mary Kennedy	<p>I write in enthusiastic support of Meadowbrook Stables' proposed covered riding ring. I have been a rider at Meadowbrook for over 20 years, after taking a 23-year hiatus from riding. I have boarded horses at Meadowbrook for the last thirteen years. I know first-hand the high quality of care the animals at Meadowbrook receive. I also know how hard the team at Meadowbrook has worked to make this project environmentally sound and as responsive to community concerns as possible. The ring will provide a space for horses and ponies to exercise during inclement weather, enhancing the staff's ability to keep the animals sound and healthy. Meadowbrook has been an institution for the last 85 years. The covered arena will help it survive for the next 85 years. Thank you for your considerations of these remarks.</p>	Thank you and noted.
121	Mary Leonard	<p>I am writing in support of the proposed new ring, which is a desirable and appropriate addition to the site.</p> <p>In fact, when I was a child, there were two riding stables, each with barns and large rings, on that road. "Pegasus" sat behind Meadowbrook and was a wonderful place.</p> <p>I rood at both stables.</p> <p>Today, Meadowbrook is a resource for many riders, including some who receive scholarships to ride, but financial viability is heavily dependent on competitive young riders who need to practice often, even if the weather is poor. They need this ring. Without it, they might go elsewhere and financial viability would become a problem for Meadowbrook.</p> <p>Surely a beautiful, well-kept facility is more of an asset to the community than a deteriorating building would be? And isn't helping young athletes train in a healthy sport valuable in itself?</p> <p>We have ball fields and soccer fields at dozens of schools, but despite our County's long equestrian tradition, few stables with expert training remain.</p>	Thank you and noted.
122	Michelle Melenwick	<p>I would like to share with you my enthusiastic support of Meadowbrook Stables' proposed covered riding ring. This improvement will have significant benefits for both students and horses. The proposed improvements will also benefit the local environment and community.</p> <p>My son has been fortunate to benefit from the teachers and horses of the Meadowbrook community for the last 3 years. Riding at Meadowbrook has given him an appreciation for animals, their care, and the patience and investment developing a relationship requires. It has contributed to him learning kindness and respect. Meadowbrook has always provided a safe, supportive and nurturing environment for my son and I look forward to his weekly lessons as a time to enjoy.</p> <p>I was so happy to learn of the planned improvements for the facility. We have taken lessons at facilities that utilize a covered riding area which allow students to take lessons despite uncooperative weather. These facilities also make conditions more comfortable year round for instructors and the horses. I was very pleased to learn of the environmental benefits, such as solar energy use, decreasing runoff and erosion that would come from the planned improvements.</p> <p>I look forward to the Planning Board's support and approval of this project.</p>	Thank you and noted.
123	Miguel Iglesias	<p>I would like to express my support of Meadowbrook Stables' proposed covered riding ring. There are multiple reasons and benefits for it:</p> <p>Riders and horses will be able to train consistently and safely all year round</p> <p>Covered rings are generally standard at horse facilities and will bring the facility to a more modern state benefiting the Montgomery County Community as a whole</p> <p>Teachers, staff and members of the public will be able to attend and watch lessons in proper condition</p> <p>It will provide a significant benefit to the environment with the planed solar panels and the new landscape plans</p> <p>Our family has been a member of the Meadowbrook community for the last 2 years. Our daughter has been training there every week and her confidence and sense of responsibility have improved tremendously since then. We hope this will continue for many more years.</p> <p>For these reasons, I was happy to learn about this project to improve the facility and look forward to the Planning Board's support and approval of this project.</p>	Thank you and noted.
124	Nara	<p>I'm writing in support of Meadowbrook Stables' proposed covered riding ring. My child rides at Meadowbrook and it's an important part of our lives. The proposed riding pavilion will be a beautiful and long overdue addition to the facility. It will enable Meadowbrook's horses to get the daily exercise that is critical to their physical and mental wellbeing, and allow riders to train safely and consistently on a year-round basis regardless of the weather. Meadowbrook's team has clearly gone to great lengths to design a building that respects the historic design of the original 1930s barn, as well as the community and environmental setting. The new structure will incorporate many elements of the historic barn, as well as the smaller and more recent maintenance building. The project also includes the addition of new stormwater management and substantial landscaping, replacing over 30,000 square feet of what is currently impervious sand surface with biowales and native plants, as well as a very significant solar power installation.</p>	Thank you and noted.
125	Peter S. Glasman, DVM	<p>I'm writing as a long-time veterinarian, equestrian, and resident of the Chevy Chase community to express my strong support for Meadowbrook Stables' proposal to build a covered riding ring. I would have preferred to have appeared in person to give testimony but regret that, due to a scheduling conflict, I am unable to do so.</p> <p>One of the principal reasons that Meadowbrook is seeking to build the covered riding ring is to bring the facility up to 21st century standards, and enable it to provide current standards of exercise, training and care for its animals. Among these standards of care is the need for daily exercise and movement. Daily exercise is crucial to horses' physical and mental wellbeing, and to their overall quality of life. Daily exercise not only helps prevent muscle loss, bone density loss, inflammation and arthritis, but also is essential to keeping horses fit.</p> <p>However, this daily exercise cannot be ensured without access to an all-weather ring. The most critical function of a covered ring is that it protects the riding surface - the sand footing - in which the horses are ridden from becoming overly wet, frozen, or slippery. The footing surface in a ring directly impacts equine health and safety and, by extension, rider safety. Saturated, slippery footing conditions can lead to severe soft tissue and other injuries in horses, as well as falls. So, at present, without a covered ring, Meadowbrook is faced with two suboptimal choices during inclement weather: either keep the horses indoors or ride them in poor conditions. A covered riding ring will correct this situation.</p> <p>On another note, I grew up in Chevy Chase and I rode at Meadowbrook in the 1960s. I recognize that it is an historic property, with a unique and special history as an equestrian facility in the Nation's capital. Nonetheless, it is not a museum or even a "living history" museum, but a vibrant, active, on-going organization that must evolve and operate in accordance with contemporary training, education, and safety standards. The addition of a covered riding ring at this time is not only essential but, if anything, overdue.</p> <p>For all of these reasons, I urge the Commission to approve this proposal.</p>	Thank you and noted.

126 Sarah Alexander		<p>I am writing in strong support of Meadowbrook Stables' proposed covered riding ring. The proposed riding pavilion will be a beautiful and long-overdue addition to the facility. Meadowbrook's horses need daily exercise that is critical to their physical and mental wellbeing, which is extremely difficult in the absence of a covered facility given ice, rain and snow conditions in the area. The pavilion will further allow riders to train safely and consistently on a year-round basis regardless of the weather. It will importantly bring this historic facility up to 21st century standards, enhancing its essential character, use, and ability to serve the public.</p> <p>Meadowbrook's team has clearly gone to great lengths to design a building that respects the historic design of the original 1930s barn, as well as the community and environmental setting. The new structure will incorporate many elements of the historic barn, as well as the smaller and more recent maintenance building. The project also includes the addition of new stormwater management and substantial landscaping, replacing over 30,000 square feet of what is currently impervious sand surface with biowales and native plants, as well as a very significant solar power installation.</p> <p>In mild climates, such as Florida, riding can be a year-round outdoor sport. However, in the mid-Atlantic, riding cannot reliably and safely take place throughout the winter. Like basketball, tennis, gymnastics or swimming, equine athletes and their riders need a space to exercise and train that is protected from the elements. It is for these reasons that covered riding rings have long been standard features at comparable facilities throughout the mid-Atlantic, precisely because they allow for safe and consistent training opportunities.</p> <p>Meadowbrook is a special and unique place for riders and non-riders alike in the Chevy Chase community and the surrounding region. Thousands of riders, over many generations, have enjoyed Meadowbrook. And today it welcomes not only hundreds of riders each year, but at least as many non-riding visitors from the community, who come to walk through the barns, bring their children to pat the horses, and enjoy the parklike setting. It's been an important part of the community for over 85 years, and I want to ensure that it survives and thrives into the future. For all of these reasons, I urge the Commission to support this proposal.</p>	Thank you and noted.
127 Sarah Spooner		<p>I'm writing in support of Meadowbrook Stables' proposed covered riding ring. The proposed riding pavilion will be a beautiful and long overdue addition to the facility. It will enable Meadowbrook's horses to get the daily exercise that is critical to their physical and mental wellbeing, and allow riders to train safely and consistently on a year-round basis regardless of the weather. It will bring this historic facility up to 21st century standards, enhancing its essential character, use, and ability to serve the public.</p> <p>Meadowbrook's team has clearly gone to great lengths to design a building that respects the historic design of the original 1930s barn, as well as the community and environmental setting. The new structure will incorporate many elements of the historic barn, as well as the smaller and more recent maintenance building. The project also includes the addition of new stormwater management and substantial landscaping, replacing over 30,000 square feet of what is currently impervious sand surface with biowales and native plants, as well as a very significant solar power installation.</p> <p>In mild climates, such as Florida, riding can be a year-round outdoor sport. However, in the mid-Atlantic, riding cannot reliably and safely take place throughout the winter. Like basketball, tennis, gymnastics or swimming, equine athletes and their riders need a space to exercise and train that is protected from the elements. It is for these reasons that covered riding rings have long been standard features at comparable facilities throughout the mid-Atlantic, precisely because they allow for safe and consistent training opportunities.</p> <p>Meadowbrook is a special and unique place for riders and non-riders alike in the Chevy Chase community and the surrounding region. Thousands of riders, over many generations, have enjoyed Meadowbrook. And today it welcomes not only hundreds of riders each year, but at least as many non-riding visitors from the community, who come to walk through the barns, bring their children to pat the horses, and enjoy the parklike setting. It's been an important part of the community for over 85 years, and I want to ensure that it survives and thrives into the future. For all of these reasons, I urge the Commission to support this proposal.</p> <p>Thank you for your consideration!</p>	Thank you and noted.
128 Susan Lyle		<p>I'm writing in support of Meadowbrook Stables' proposed covered riding ring. My child rides at Meadowbrook and it's an important part of our lives. The proposed riding pavilion will be a beautiful and long overdue addition to the facility. It will enable Meadowbrook's horses to get the daily exercise that is critical to their physical and mental wellbeing, and allow riders to train safely and consistently on a year-round basis regardless of the weather.</p> <p>Meadowbrook's team has clearly gone to great lengths to design a building that respects the historic design of the original 1930s barn, as well as the community and environmental setting. The new structure will incorporate many elements of the historic barn, as well as the smaller and more recent maintenance building. The project also includes the addition of new stormwater management and substantial landscaping, replacing over 30,000 square feet of what is currently impervious sand surface with biowales and native plants, as well as a very significant solar power installation.</p> <p>In mild climates, riding can be a year-round outdoor sport. However, in the mid-Atlantic, riding cannot reliably and safely take place throughout the winter. Like basketball, tennis, gymnastics or swimming, equine athletes and their riders need a space to exercise and train that is protected from the elements. It is for these reasons that covered riding rings have long been standard features at comparable facilities throughout the mid-Atlantic, precisely because they allow for safe and consistent training opportunities.</p> <p>Meadowbrook is a special and unique place for riders and non-riders alike in Montgomery County and the surrounding region. Thousands of riders, over many generations, have enjoyed Meadowbrook. And today it welcomes not only hundreds of riders each year, but at least as many non-riding visitors from the community, who come to walk through the barns, bring their children to pat the horses, and enjoy the parklike setting. It's been an important part of the community for over 85 years, and I want to ensure that it survives and thrives into the future.</p> <p>For all of these reasons, I urge the Commission to support this proposal.</p>	Thank you and noted.
129 Walter Vandaele		<p>I am so glad that finally there will be a covered ring to ride. This will be a great enhancement to the Meadowbrook experience.</p>	Thank you and noted.
130 Stefanie Stark		<p>I'm writing this letter in support of Meadowbrook Stables' proposed covered riding ring.</p> <p>I rode at Meadowbrook when I was a girl, and now my daughter rides there. It has been a crucial aspect of my daughter's life for the last five years, helping her grow from an anxious youngster into a confident girl who now helps other young horse-lovers (as she was once helped).</p> <p>Meadowbrook is an asset to the community, allowing the public to visit and experience horses and riders in action. Often, a family with children approaches with questions and wants to pet a horse. We help them safely do that and see their joy. Meadowbrook is also an excellent school teaching an enormous amount to its students, who learn how to take care of the horses in addition to how to ride them.</p> <p>A covered ring is essential for many reasons. It will allow the horses to get the exercise and air they need in inclement weather, rather than being cooped up in their stalls. It will bring Meadowbrook's facility up to par for a riding barn, making lessons possible in inclement weather (they are often cancelled now). Additionally, the covered ring will visually be in keeping with the rest of the barn, which is charming and historic. In nice weather it will be open and airy (with sliding doors that can close in bad weather). It will improve things for the environment and for the neighbors surrounding the barn by: preserving energy using solar power, using significantly less fresh water, creating much less ambient dust, generating much less ambient light at night (half of the current outdoor lighting poles will be removed), and virtually eliminating erosion and sediment runoff into Rock Creek. Also, the number of students and lessons will remain the same, so there will be no increase in traffic in the neighborhood.</p> <p>For these reasons, I urge the National Capital Planning Commission to approve this project.</p>	Thank you and noted.

131	Bernadette and Peter Chapin	<p>As residents at 8018 Ellingson Drive in the neighborhood of Meadowbrook Stables we feel that we have a stake in the proposed covered, indoor riding ring at Meadowbrook Stables. In fact, since it is a county-owned facility, every Montgomery County tax payer/resident/park user has a stake in this issue.</p> <p>At present the stables are a welcome entity in the neighborhood and to the adjoining parkland - a bit of country in the city.</p> <p>The building of this enormous indoor riding facility will convert the stable area to a much more industrial/commercial look especially with those garage doors and it will not blend well with the park.</p> <p>In spite of promises by the lessee to the contrary, my guess is that the proposed facility is intended to generate more revenue for the stable lessee or it would not make economic sense to build.</p> <p>To bring in more revenue it will have to generate more equestrian activities - more lessons, more shows - resulting in more traffic more parking problems more noise, more dust.</p> <p>To state in the FAQs that it is "not expected to impact traffic or parking" or that it is "not expected to increase noise levels" is not a guarantee that it will not impact traffic and parking or not increase noise levels and is small comfort for those like myself who have lived on Ellingson Drive since 1993 and have a stake in the property values here.</p> <p>As a former pony horse owner when our daughter rode and competed in Howard County we can understand the convenience for riders of an indoor riding facility. However, this neighborhood and park is not an appropriate place for this huge indoor ring. It's just plain ugly and industrial looking much like the indoor ring at Columbia Horse Center where my daughter rode in the 90s.</p> <p>We see only benefit to the small community of equestrians not to those who come to jog, bike ride, or walk a bacolic trail into the park.</p> <p>I would guess that it will not enhance property values for the residents of the neighborhood, especially those on Abiline who directly back to the facility, but rather decrease them. We already have the County maintenance facility we don't require or welcome an enlarged riding facility.</p> <p>Which is more important, the good of the many or the good of the few?</p> <p>Ask yourself one question as you make your decision: "Would I welcome this facility in my neighborhood?" It is much more suited for a site in the Agricultural Reserve. It is nice that the stables have been maintained in the neighborhood but the area cannot bear this huge, ugly building cleverly sited outside of the historic designation area.</p> <p>Thank you for your consideration of our views.</p>	<p>The mission of Meadowbrook Stables is to provide excellence in equestrian education, promote youth development, implement green and sustainable horse-keeping practices; provide high-quality, life-long care for its horses; make horses accessible to those who could not otherwise afford to ride; and preserve Meadowbrook as an historic equine facility to ensure enjoyment by future generations. As a public facility, engagement opportunities are prioritized through a variety of programming, including lessons, summer camps, individual/team competition programs, and employment. Meadowbrook's Board of Directors considers a covered riding ring to be critical to facility operations as a historic property that must continue to evolve to maintain contemporary business, training, education and horse safety standards.</p> <p>The facility is open daily to the public, allowing families, school groups, and all members of the public to watch and interact with the horses. They offer riding lessons, summer camps, and other equestrian-related programs, teaching over 450 students each year, boarding 50 horses, and employing over 25 full- and part-time staff, and up to 25 youth through summer programs. The property is open to the general public every day of the year, from dawn through dusk, to allow people to walk, watch and interact with the horses, picnic and relax. Meadowbrook also provides and maintains public restrooms and drinking water facilities for joggers, cyclists, and other members of the public.</p> <p>The new pavilion would not increase existing programming at Meadowbrook Stables, which is limited by a concessionaire agreement with M-NCPPC. As such, there will not be any project impacts to existing traffic and parking activity over the long-term (once the project is complete). During construction, there would be some increase in traffic on Meadowbrook Lane, with the presence of trucks delivering equipment and material to the site. Deliveries would enter the property through the southern gate and all construction-related traffic would park on Meadowbrook property. Construction staging would be on the southern-most parking area on the property, directly across the interior gravel driveway from Ring C. All materials and equipment would be stored in this location. Fixed weekly work hours, regular communication between Meadowbrook and the community, and the relatively short duration of project construction (8-10 weeks) would help control adverse traffic and parking impacts.</p> <p>Long-term noise levels would generally remain the same as existing conditions since programming would not change. Ring C-related noise may be reduced however, with a new pavilion shielding outside (uncovered) areas from activities within the structure since the space would be partially enclosed with the retractable doors open. Overall, long-term noise impacts would likely be negligible.</p> <p>Please see Items #1, 6 and 15 in this spreadsheet for additional related information on potential visual impacts, NCP's review role under the Capper-Cramton Act and project Purpose and Need. These topics are also included in the final EA and staff report to the Commission.</p>
132	Colette Silver	<p>I oppose the scope of this project. The size of the proposed rink is huge. It will change the parklike feel of the stables to an urban environment with all the noise, increased traffic, increased need for parking and loss of open space. Walking, running and biking around the stables is enjoyed by many, many people including myself on a daily basis as an experience to enjoy nature. For us, this building will change this walk from a healthy quiet time to one with the feel of walking in the neighborhood with cars and traffic. This addition to the stables is designed to benefit a few people who can afford riding lessons and will affect the quality of life for many, many people. This change is NOT in the public interest.</p>	<p>NCP staff analyzed the proposed project in accordance with the 1930 Capper-Cramton Act and the subsequent 1931 agreement between NCP and M-NCPPC, which grants NCP approval over development plans for park-related development. NCP's review focuses on protecting the character and setting of the parks and ensuring that any improvements are for park purposes. Based on the submission materials, staff finds that the new pavilion would satisfy the public-serving mission of Meadowbrook Stables through protection of its horses, enhancing its programming, and enabling continued facility operations. The project would provide all-weather space to ensure more predictable and regular training/lessons in a less predictable weather environment. The project is consistent with Meadowbrook's nature as an equestrian facility and is compatible with the property's setting within Rock Creek Park.</p> <p>Please see Items #1, 6, 15, and 131 in this spreadsheet for additional related information on potential visual impacts, NCP's review role under the Capper-Cramton Act, project Purpose and Need, and potential traffic and parking impacts. These topics are also included in the final EA and staff report to the Commission.</p>
133	Hyon Kah	<p>Most of the current facility falls within the 100-year flood plain (see attached), and the proposed plan increases its risk rather than its resilience. Recent flood events around the county has shown that 100-year floodplains do not indicate the chances of the designated areas as having 0.1% of flooding per year. For example, Houston saw two 1000-year floods (0.01%/year flood) in just two years between 2017 and 2019. Efforts have been made, on federal, regional, and local scales, to relocate people and assets away from flood zones rather than adding risks to them.</p> <p>The proposal mentions climate change impacts being an issue they care about. Is investing more to build out the facility on a site that is already at risk really the best use of their resources?</p> <p>Potential water pollution is another concern, especially considering the nature of the facility and its obvious risk to floods. Does the current and proposed wastewater (and flood risk) management plan address this concern, under both normal and flood conditions?</p> <p>Erosion management, during construction but also after the expansion is completed, is another area that the current plan does not address. This has water quality and public safety implications.</p> <p>The "purpose & need" section of the proposal, while clear in outlining the new ring's benefit to the Foundation, does not adequately address those of the public. Simply having the facility open to the public for passive observation does not seem to be a fair exchange for the public to give up their access and views.</p> <p>Lastly, the development document mentions the use of flood lights. Will the new enclosed ring need more of them? Light pollution and its impact on the ecosystem within the park and possible increase in greenhouse gas (GHG) emissions would be another concern.</p>	<p>Please see Items #4, 26, and 131 in this spreadsheet for additional related information on potential floodplain impacts, stormwater management, and Meadowbrook's public-serving mission. These topics are also included in the final EA and staff report to the Commission.</p>
134	Hyon Kah	Reference Attachment	Thank you and noted.
135	Cindy Armon	<p>I am concerned about the size and aesthetics of the proposed structure. I do not feel that there has been sufficient consultation with those in the immediate neighborhood concerning the impact of the pavilion. Not all of us can take time off during a work day to attend an NCP meeting or other scheduled forum. In contrast to previous care taken by Meadowbrook to cultivate positive relations between the stables and its neighbors, there has been no direct communication and thus rumors abound.</p>	<p>Please see Items #15 and 132 in this spreadsheet for additional related information on the project's Purpose and Need and project compatibility as a park use. These topics are also included in the final EA and staff report to the Commission.</p> <p>The Montgomery County Department of Parks (M-NCPPC) launched a public outreach effort beginning December 20, 2019 following an extensive internal project evaluation. The MCDP posted a notification sign at the Meadowbrook project site on December 20, 2019 to inform the public about a community meeting to discuss the project on January 16, 2020. Other public notification actions included:</p> <ul style="list-style-type: none"> January 2, 2020 - e-mail notice sent to all nearby neighborhood associations; January 4, 2020 - postcards mailed to all nearby property owners within a 0.25-mile radius of Meadowbrook Stables (approximately 250 homes); January 4, 2020 - Two project-focused web pages launched to 1) describe the project and display renderings/plans and 2) collect/display public comments on the project. Both web pages were updated as new materials and information became available. <p>An Open Town Hall page (public comment page) was operational from January 2-March 15, and a dedicated project information page (with plans/renderings) will remain operational until completion of the project (late summer/early fall 2020). MCDP staff are available for in-person meetings and to respond to e-mails and calls as needed. A public hearing by the Montgomery County Planning Board to review the project is currently scheduled for May 14. The following summary commentary was developed by MCDP staff to describe project-related input from the community.</p> <p>The following bullets summarize notable public outreach during NCP's preliminary review phase.</p> <ul style="list-style-type: none"> • Draft EA available on NCP website from November 18 - December 18, 2019; • Project submission materials available on NCP website from November 14 - December 5, 2019; • Executive Director's Recommendation available on NCP website from November 29 - December 5, 2019; • Commission voted to approve the preliminary plans for the project on December 5, 2019. <p>The following bullets summarize notable public outreach during the NCP's final review phase.</p> <ul style="list-style-type: none"> • NCP staff meeting with several nearby residents on February 20, 2020; • Final EA available on NCP website from March 4 - 18, 2020; • Project submission materials available on NCP website from April 17 - May 7, 2020; • Finding of No Significant Impact (FONSI) available on NCP website from May 1 - 7, 2020; • Executive Director's Recommendation available on NCP website from May 1 - 7, 2020. <p>All public comments submitted to NCP are included in the EDR Appendix and addressed through the final EA.</p>
136	Phyllis Greer	Please Don't support this expensive unnecessary project that will be an eyesore for the neighborhood.	Please see Items #1, 15 and 10 in this spreadsheet for additional related information on potential visual impacts, NCP's review role under the Capper-Cramton Act and project Purpose and Need. These topics are also included in the final EA and staff report to the Commission.
137	Andres Garrido	<p>I write in opposition to the proposed building at Meadowbrook Stables. My concern being that this would set precedent to unnecessary future constructions and disruption to the parks landscape.</p> <p>Thank you.</p>	The current project is Phase 2 of a comprehensive development plan for Meadowbrook Stables that was previously approved by NCP (July 2003) and the Montgomery County Planning Board (2001). There are no other improvements planned for the property at this time.

138	Eric E. Sterling	<p>I live at 2805 Blaine Drive, 5 houses up the street from Meadowbrook Stable. I have long appreciated the presence of the stable in our neighborhood. I appreciate its historic character of the stable buildings.</p> <p>The stable management however has made choices that are disruptive of our community. For example its choice of lighting design, and the light fixtures on the side of the stable are extraordinarily and unnecessarily bright and shine into both our homes, yards and the park.</p> <p>The proposed structure at the corner would impinge on our residential community. In an earlier plan, the stable had proposed a covered structure west of the riding rings and between the historic stable building and the new maintenance/manure storage building. Located there would not disrupt the view from the neighborhood. Unfortunately that is close to the creek and deeper in the flood zone.</p> <p>I don't think there are design tweaks that can mitigate the unacceptable impact this proposed structure has for our neighborhood.</p> <p>I OPPOSE the proposed multi-story structure.</p>	<p>Please see Items #1, 6, 15, and 131 in this spreadsheet for additional related information on potential visual impacts, NCPCC's review role under the Copper-Cramton Act, project Purpose and Need, and potential traffic and parking impacts. These topics are also included in the final EA and staff report to the Commission.</p>
139	Marin J Goldman	<p>My wife and I both think this ring would be a detriment to our lovely neighborhood. We love the stables as is and think the new ring would take away from our beautiful surroundings.</p>	<p>Thank you and noted. Please see Items #1, 6, and 15 in this spreadsheet for additional related information on potential visual impacts, NCPCC's review role under the Copper-Cramton Act, and project Purpose and Need. These topics are also included in the final EA and staff report to the Commission.</p>
140	Larry Fogel	<p>1) A large commercial space does not fit with a small neighborhood and will obstruct views and access to the park. 2) this process should not move ahead while everyone and everything else is shut down. It does not allow for adequate public comment.</p>	<p>Please see Item #1 in this spreadsheet for additional related information on potential visual impacts. This topic is also included in the final EA and staff report to the Commission.</p> <p>The project has already undergone extensive public outreach and comment as described in Item #135 in this spreadsheet for additional related information on public outreach by NCPCC and MNCPPC. This topic is included in the final EA and staff report to the Commission. Please note that NCPCC has also delayed its review until May 2020 to allow the Agency additional time to improve its virtual meeting capability so that all public testimony can be accommodated.</p>
141	Antonia Denton	<p>I have submitted previous comments with other Concerned Neighbors of Meadowbrook Stables, but am writing now with a personal appeal to disapprove the final site and building plans for the proposed riding ring pavilion.</p> <p>Below is a photo I took of family members standing in front of Meadowbrook Stables' riding rings around 1998, on what would become the Hiker-Biker Trail. The land was open and uncluttered; the view was far-reaching and unobstructed.</p>	<p>Thank you and noted.</p>
142	Antonia Denton	<p>This second photo was taken this week, in approximately the same location, although it's difficult to be certain given changes in the landscape and skyline that have erased points of reference.</p>	<p>Thank you and noted.</p>
143	Antonia Denton	<p>During Phase 1 of the Meadowbrook Stables development, mature trees were removed, black metal light poles were erected, rows of fencing were installed on the southeast corner, and the area was heavily landscaped. Many neighbors and community members opposed these actions, due to concerns over harmful effects on the environment and aesthetic character of the stream valley. Strong opposition was also voiced over Meadowbrook's plan, that did not proceed at that time, to construct a 26 ft. tall covered riding ring on the property. Now, those concerns have returned tenfold.</p>	<p>Phase 1 measures were designed to enhance both the aesthetic and environmental qualities of the property, as well as address long-deferred maintenance and operational needs. (1) No mature trees were removed unless they were found to be unhealthy and therefore unsafe (e.g., diseased ash trees). (2) Perimeter fencing was added to the entire property to ensure that horses did not escape (which had previously happened on numerous occasions over the years). This was not multiple "rows" of fences, but one row of fencing around the property. (3) Several portions of the property were landscaped with native trees and shrubs that have matured to provide habitat as well as screening of the property. However, the horses are still visible from about 90 percent of the perimeter of the property, the only exception being 20W along the southeast corner of Meadowbrook Lane which has a 20' wide buffer zone planted with redbuds and hollies. (4) The current proposal would remove 20 of the black metal light poles.</p>
144	Antonia Denton	<p>The proposal to construct a 125 ft. x 225 ft. x 42 ft. tall covered riding pavilion that would loom over the area in the above photos and be visible from most vantage points surrounding the property, would further compromise the landscape of Rock Creek Park. The full scale of the pavilion would clearly be seen from Meadowbrook Stables' historic barn, the adjacent Hiker-Biker Trail that skirts the eastern and southern perimeter of the property, and neighboring homes that overlook the proposed site. The pavilion would obstruct sightlines and tree lines of the forested parkland for those entering the area on Meadowbrook Lane or the Hiker-Biker Trail.</p>	<p>Please see Item #1 in this spreadsheet for additional related information on potential visual impacts. This topic is also included in the final EA and staff report to the Commission.</p>
145	Antonia Denton	<p>In years to come, as our urban landscape becomes more crowded and open spaces continue to disappear, what will be of more value to future generations? A covered riding pavilion that serves fewer than 450 people per year, or, a preserved open space and viewshed that welcomes thousands of annual visitors entering Rock Creek at this location? It's understandable that Stables' riders, families and staff would want the comfort of a covered riding ring. I attended years of my children's outdoor sports practices and games, held in all types of conditions, but players, coaches and those who support them expect that weathering the elements (or ceding to them) is part of the sporting experience.</p>	<p>Please see Items #1, 15, 10, and 131 in this spreadsheet for additional related information on potential visual impacts, NCPCC's review role under the Copper-Cramton Act, project Purpose and Need, and Meadowbrook's public-serving mission. These topics are also included in the final EA and staff report to the Commission.</p>
146	Antonia Denton	<p>Meadowbrook Stables' past and proposed development continues to build, rather than break down barriers to public access. While Meadowbrook purports to be non-exclusive, it continues to mount a campaign that creates a members-only message of exclusivity. A tall black wrought-iron fence guards the entrance near the proposed building site, plants of heavily planted bio-retention swales and areas of double fencing would block interaction with those passing by in the shadow of the imposing structure. Meadowbrook has explained that these designs were chosen to make the covered pavilion more acceptable to the community, while I wonder if these may be protective measures meant to discourage others from approaching.</p>	<p>Please see Items #1, 15, 10, 26, and 131 in this spreadsheet for additional related information on potential visual impacts, NCPCC's review role under the Copper-Cramton Act, project Purpose and Need, stormwater management, and Meadowbrook's public-serving mission. These topics are also included in the final EA and staff report to the Commission.</p>
147	Antonia Denton	<p>Socio-economic barriers also prevent the general public from accessing amenities at Meadowbrook Stables. Equestrianism is an expensive sport that is financially unattainable for many. While the Stables has self-reported reaching out to schools and providing scholarships, that apparently has not included the local public elementary school that my children attended and where I worked. Rock Creek Forest ES, only .5 miles walking distance away from the Stables, has a wonderfully diverse community of families. The students that I knew of who rode at Meadowbrook did not receive any special services or accommodations, and came from families that could afford the high fees.</p>	<p>Meadowbrook's riders come from diverse economic backgrounds. Meadowbrook supports its less affluent riders by (1) giving need-based financial assistance to several riders each year; (2) offering working student and summer youth employment programs to 20-25 students per year; (3) partnering with schools as often as possible to offer riding, as well as transportation and meals, to interested students. Meadowbrook's 32-week "school year" lesson program costs just under \$3000. While not cheap, this is comparable to other instructional sports programs in this region, including tennis, gymnastics and other individual sports, as well as music and dance instruction. And Meadowbrook's Interscholastic Equestrian Association (IEA) team program is specifically designed to allow youth who cannot afford their own horses to compete at the local, regional and national level.</p>
148	Antonia Denton	<p>Additionally, public trust in the Parks Department has degraded due to the lack of transparency by MNCPPC and Meadowbrook Stables during this proposal process. Rather than pursue a cooperative effort early on with immediate neighbors known to be concerned about further development, Meadowbrook chose to actively limit information disseminated to them. Meadowbrook has not forged links with the surrounding community, but rather has built a wall of mistrust.</p>	<p>Please see Item #135 in this spreadsheet for additional related to public outreach. This topic is also included in the final EA and staff report to the Commission.</p>
149	Antonia Denton	<p>Many may look at the monetary contributions of Meadowbrook Foundation Inc. and applaud its generosity. I look at Meadowbrook's actions and motives and shake my head with skepticism. A private company forms, adopts the name of the public facility it leases, avoids many zoning regulations because of that partnership, and operates without the transparency that is required of a public entity. Meadowbrook's continuing efforts to fulfill its own wants, rather than the needs of the greater community, illustrate the perils of embracing such lucrative public-private partnerships. Perhaps, now IS the time to look a gift-horse in the mouth.</p>	<p>Meadowbrook is not a private company, but a 501(c)(3) non-profit organization. Its volunteer Board of Directors, as well as most of its staff, are themselves long-time residents of Montgomery County and the greater Washington community, and as such are committed to enhancing the richness of cultural, athletic and educational opportunities available in this region. Most of the current Board members, as well as the Executive Director, joined the Board in the last five years because they believe in Meadowbrook's educational, animal welfare, and stewardship mission. Further, Meadowbrook could not exist without its strong and effective partnership with Montgomery Parks. The opponents criticize Meadowbrook's "high fees." Absent its partnership with Montgomery Parks, Meadowbrook would be forced to either raise its fees by well over 50 percent or close its doors.</p> <p>Please see Items #15 and 131 in this spreadsheet for additional related information on the project Purpose and Need and Meadowbrook's public-serving mission. These topics are also included in the final EA and staff report to the Commission.</p>
150	Antonia Denton	<p>Thank you for considering my concerns in this letter. Also, thank you to NCPCC for opening a second comment period, and informing neighbors of the opportunity to submit remarks.</p>	<p>Thank you and noted.</p>
151	Jay Holland	<p>I ask that my comments be considered and included in the record. I live at 2814 Abilene Drive, and my house backs directly (less than 60 feet from my fence) to Ring C, where the proposed indoor arena is planned. We have lived there for 19 years. I know you have heard from several of my neighbors, and have received the petition with over 180 signatures from community members. While I do not wish to be repetitive to those well written comments, I must note my strong opposition to this proposal. Indeed, it is inconceivable to me that upon any objective review of this project, that anyone one could think this is a wise proposal.</p>	<p>Thank you and noted. NCPCC will include all public comments in the Appendix for the staff report to the Commission.</p> <p>Please see Items #1, 15, and 131 in this spreadsheet for additional related information on potential visual impacts, project Purpose and Need, and Meadowbrook's public-serving mission. These topics are also included in the final EA and staff report to the Commission.</p>
152	Jay Holland	<p>This building is proposed on one of the narrowest sections of the Park, and this 225' by 125' by 42' height commercial structure, to be built in an area that is in the flood plain and regularly floods, will obliterate the park-like atmosphere and view-scape permanently for the benefit of a private, high priced riding club that has the good fortune for them to be located on public land. This section of the Park, with Rock Creek bike trail, and the ball fields, hiking trails, the Creek, and Candy Cane City, and of course the stables, is an open-space gem as intended. It is used by thousands of park patrons regularly. They come to play, relax and escape by enjoying the open space and views - at no cost to them. In contrast, Meadowbrook Stables is used by a few select patrons who can afford the \$3000 school year tuition, to be used on the few days per year that they would rather ride inside.</p>	<p>Please see Items #1, 4, 6, 15, and 131 in this spreadsheet for additional related information on potential visual impacts, floodplain impacts, parkland compatibility, project Purpose and Need, and Meadowbrook's public-serving mission. These topics are also included in the final EA and staff report to the Commission.</p>
153	Jay Holland	<p>The stables have been there for over 85 years, with patrons riding outside in a variety of weather. I understand that they would rather ride inside when the weather is less than ideal. But at what cost to the Park, its users, and the residential neighborhood directly abutting Meadowbrook? This neighborhood, inclusive of Meadowbrook Stables, is zoned residential. The building will be a few feet from Meadowbrook Lane, and the paved bike trail. It is a highly densely populated suburban neighborhood less than one mile from the D.C. border - not rural; and the Stables are not located in the midst of a much larger park where the structure could be well-obscured from residences and park users. The entire campus sits on 9.5 acres and has 50 horses. Contrast its location to the other County-owned indoor arenas. The indoor arena at Wheaton Park is in the midst of a 750 acre park, completely out of the view of the near-by residential neighborhoods, and apart from other park uses - and it is a significantly smaller arena than the one planned here. Likewise the indoor arena in Potomac is in a very rural and lightly populated setting.</p>	<p>Please see Items #1, 6, 15, and 19 in this spreadsheet for additional related information on potential visual impacts, parkland compatibility, project Purpose and Need, and Ring C location preference. These topics are also included in the final EA and staff report to the Commission.</p>
154	Jay Holland	<p>I am an avid mountain biker. There are dozens of miles of very inviting dirt trails just outside my door in Rock Creek Park. But, I never ride those trails because the Parks Department has wisely decided that trails are too heavily used by walkers and bikers, in its urban/suburban location. So, I put my bike rack on my car and drive to where mountain biking is permitted. I raise this because it is abundantly clear that not every use is appropriate in every location merely because there is park land available and it would be convenient. It would be far more convenient for me not to drive to trails - but I would never argue that mountain biking should be allowed at close-in trails. Riders and their families have other choices if riding indoors is a higher priority to them than the convenience offered by Meadowbrook. Clearly, as the Stables is booked to capacity without the indoor riding option, those patrons have deliberately chosen convenience instead. They have plenty of other indoor options if that is the priority for them.</p>	<p>Meadowbrook Stables has been a purpose-built equestrian facility since it was founded over 85 years ago. It has been used for this purpose without interruption since it was built. This use will not be altered by the proposed covered riding arena; rather, the quality and safety of the facility and its use will be brought up to 21st century standards.</p> <p>Please see Items #15 and 19 in this spreadsheet for additional related information on project Purpose and Need and Ring C location preference. These topics are also included in the final EA and staff report to the Commission.</p>

155	Jay Holland		It is frankly quite clear as well, that Meadowbrook does not have any appreciation for the concerns raised by so many members of the community. Others have already detailed to you the deception and false statements made by Meadowbrook in its various filings, and I will not repeat those here. However, I must note that the community was excluded and misled. During the first phase of improvements, back in the early 2000's, Meadowbrook abandoned its plan to build a much smaller indoor arena in Ring D, after community objections were raised. Ring D was constructed at that time specifically for an indoor arena, and would have been set back from Meadowbrook Lane, and the community as to not destroy the view-scape or about homes. At the time, stables board members – including David Bradley, and current chair Kerry Richards, met with community members – including myself. At the meeting they repeatedly assured that we would be fully informed and involved if the Stables decided to revise its plan for an indoor arena.	Please see Items #15, 19, 131, and 135 in this spreadsheet for additional related information on project Purpose and Need, Ring C location preference, Meadowbrook's public-serving mission, and public outreach efforts. These topics are also included in the final EA and staff report to the Commission.
156	Jay Holland		As you are no doubt aware, that did not happen. Indeed, Meadowbrook submitted its proposals to NCPCC and MNCPPC without even notifying those of us who directly abut their property. Apart from abundant errors in the proposal to NCPCC, Meadowbrook noted that our house and those of several of our neighbors would be most affected by the new building. They had the audacity to say, in essence, that it is no big deal for us, and NCPCC should just approve their proposal – without ever asking how it would truly affect us, or informing us during the public comment period. So – we respectfully appeal to the NCPCC to keep in mind the big picture, and not the narrow interests of a select few. The wrong decision will devastate the Park. Accordingly, I ask that NCPCC reject this ill-advised proposal.	Please see Items #15, 131, and 135 in this spreadsheet for additional related information on the project's Purpose and Need, Meadowbrook's public-serving mission, and public outreach by NCPCC and MNCPPC. These topics are also included in the final EA and staff report to the Commission. Please note that NCPCC staff has continued to update information in the EA, issuing a revised EA for public comment in March 2020, and the Commission will review the project for a combined Preliminary and Final approvals at its meeting in May.
157	Pam Holland		As mentioned in today's meeting, we are disappointed with the lack of accuracy in Meadowbrook's assertion that the covered riding ring is necessary due to weather-related cancellations. Here is the information I referenced in our meeting. Photos are below the bullets.	Please see Items #15 and 19 in this spreadsheet for additional related information on the project's Purpose and Need and Ring C location preference. These topics are also included in the final EA and staff report to the Commission.
158	Pam Holland		Meadowbrook classes and shows are regularly conducted in the rain – including heavy downpours. I watch these classes go on regularly. See below photos from Instagram and Meadowbrook's Facebook Page showing a horse show in the rain and a lesson in the rain.	Please see Items #15 and 19 in this spreadsheet for additional related information on the project's Purpose and Need and Ring C location preference. These topics are also included in the final EA and staff report to the Commission.
159	Pam Holland		The horse show that was canceled in 2019 was scheduled for Saturday, April 20. Meadowbrook decided to cancel the show two days prior on April 18 – as evidenced by the post on their Facebook page – in anticipation of a "vigorous springtime cyclone" that occurred on April 19 (the day before the show). My guess is that travel was unsafe and flooding was anticipated (DC was to have 1.5" - 2" in a short time). In any event, the covered ring would not have mitigated a springtime cyclone. Here is a link to the Washington Post story from April 18 warning of this weather event.	Meadowbrook cancelled its April 20, 2019 horse show on Thursday, April 18, because unusually heavy rain was forecast for Friday, April 19 – the day before the horse show. Such heavy rain would have made the riding surface slippery, saturated with water, and dangerous for both horses and riders. In the interest of the safety of both its own horses and riders, as well as those arriving from other stables to compete at the facility, Meadowbrook was forced to cancel the show. This had nothing to do with travel conditions. This cancellation resulted in approximately \$20,000 of lost income. If Meadowbrook had a covered riding ring, it would not have had to cancel the horse show. Please see Items #15 and 19 in this spreadsheet for additional related information on the project's Purpose and Need and Ring C location preference. These topics are also included in the final EA and staff report to the Commission.
160	Pam Holland		Meadowbrook closes when MCPS has cancelled school and activities. When it snows or there is ice, roads are not safe and sidewalks not cleared. Meadowbrook will still be impacted by these closures.	According to Meadowbrook Stables staff, "Meadowbrook will continue to close when MCPS is closed, as the paramount concern is always riders' safety. However, Meadowbrook currently has to cancel lessons more frequently than MCPS closes schools. Meadowbrook must often cancel lessons even when MCPS is open due to unsafe conditions." Please see Items #15 and 19 in this spreadsheet for additional related information on the project's Purpose and Need and Ring C location preference. These topics are also included in the final EA and staff report to the Commission.
161	Pam Holland		I would like the following comments to be added to the record regarding the Meadowbrook proposal. They are my personal comments as distinguished from the petition sent earlier.	Thank you and noted. NCPCC will include all public comments in the Appendix for the staff report to the Commission.
162	Pam Holland		Open space in Montgomery County is dwindling. It is a community resource that both NCPCC and Montgomery County have committed to preserve. The large proposed building would have a huge impact on the view-scape to the park visitors as well as the neighbors.	Please see Item #1 in this spreadsheet for additional related information on potential visual impacts. This topic is also included in the final EA and staff report to the Commission.
163	Pam Holland		Park space should not be co-opted through a private-public partnership for the use of a limited, privileged few. Projects at the National Zoo, for example, may have a perceived negative impact to the surrounding neighbors, but the benefit of such projects inure to the community at large and without regard to income.	Please see Items #15 and 131 in this spreadsheet for additional related information on project Purpose and Need and Meadowbrook's public-serving mission. These topics are also included in the final EA and staff report to the Commission.
164	Pam Holland		Meadowbrook Stables benefit an elite segment of Montgomery County, DC and Virginia residents. There is a misperception that the Meadowbrook neighborhood is a wealthy one. In fact, the Rock Creek Forest Elementary School – the district in which the Meadowbrook sits has a 24.9% FARMS rate. One in four children is entitled to free and reduced meals. These children will never be able to ride at Meadowbrook. When our neighborhood group met with the County Parks department we were told that it was open to all – neighborhood children could go and visit the horses – which is akin to allowing kids into a library but not letting them read the books. This problem will continue to exist even if the project does not go forward, but Meadowbrook should not be permitted to further their footprint at the expense of the broader community.	Please see Items #15 and 131 in this spreadsheet for additional related information on project Purpose and Need and Meadowbrook's public-serving mission. These topics are also included in the final EA and staff report to the Commission.
165	Pam Holland		Meadowbrook has been less than truthful from their first submission regarding the flooding and flood plain at Meadowbrook to their assertions that the indoor ring would have prevented cancellation of the April 2019 horse show. (I have previously submitted information on this that I would like to have on the record as well). I urge the NCPCC to view Meadowbrook's submissions with a critical eye given their manipulation of information.	Please see Item #4 in this spreadsheet for additional related information on potential floodplain impacts. This topic is also included in the final EA and staff report to the Commission.
166	Pam Holland		Meadowbrook has existed for 85 years without an indoor riding ring. The building is simply not a necessity. I have previously submitted information regarding Meadowbrook's claim regarding a horse show they canceled last year with the implication that it would not have been canceled were there an indoor ring. This is just inaccurate. I also take issue with their assertions that they cancel lessons and refund money due to rain. This is not supported by the information on their website, nor my observations of the riding lessons being conducted even in spring downpours. And regardless, horseback riding like so many youth activities (e.g., soccer, swim team, and baseball) must make frequent adjustments for weather.	Please see Items #15 and 19 in this spreadsheet for additional related information on the project's Purpose and Need and Ring C location preference. These topics are also included in the final EA and staff report to the Commission.
167	Pam Holland		The project's enormous dimensions – larger than an NHL hockey rink and a height of 42' at its peak make it a completely inappropriate addition for this section of the park. Meadowbrook's facilities sit in a very narrow section of Rock Creek Park. The structure would be nearly 1/3 of the useable width of that section of the park. This is not the agricultural preserve or Wheaton Regional Park where such structures would be in keeping with the surroundings and not within several dozen feet of residences.	Please see Items #1, 6, and 15 in this spreadsheet for additional related information on potential visual impacts, parkland compatibility, and project Purpose and Need. These topics are also included in the final EA and staff report to the Commission.
168	Pam Holland		In addition to sitting in a very small section of the park, Meadowbrook Stables is nestled in a residential neighborhood. The proposed structure would be approximately 100 feet from our house and only 60 feet from our back fence with a similar impact to our neighbors. We all must make sacrifices for the common good, but I just can't see this project as being for the common good. It is not a school, playground, soccer field or other use that would be enjoyed by many. Thank you for your consideration.	Please see Items #1, 6, 15, and 131 in this spreadsheet for additional related information on potential visual impacts, parkland compatibility, project Purpose and Need, and Meadowbrook's public-serving mission. These topics are also included in the final EA and staff report to the Commission.
169	Michael Silver		Meadowbrook Stables should build their covered ring in Ring D, the one in the back of the property. There will be zero objection from the community. It seems to me it is the obvious solution. Apparently it was going to be built there originally, back in the early 2000's. It's the right way forward.	Please see Items #15 and 19 in this spreadsheet for additional related information on the project's Purpose and Need and Ring C location preference. These topics are also included in the final EA and staff report to the Commission.
170	Concerned Neighbors		As you probably know, a few weeks ago, Meadowbrook posted on the Montgomery Parks website "Questions and Answers" in response to questions and concerns that were raised at the January 16th Public Meeting. We are attaching the list of Meadowbrook's questions and answers along with comments from Concerned Neighbors of Meadowbrook Stables for your review. Please add these to the public comments being gathered on the Meadowbrook Proposal.	Thank you and noted. NCPCC will include all public comments in the Appendix for the staff report to the Commission.
171	Concerned Neighbors		As we have written about and discussed previously, the Concerned Neighbors of Meadowbrook Stables believe that Meadowbrook is not acting in good faith by continuing to provide misleading information. To further document and demonstrate the question of access and affordability, we are attaching links that further describe Meadowbrook's pricing, scholarships, and accessibility policies.	Thank you and noted. Please see Items #15 and 131 in this spreadsheet for additional related information on project Purpose and Need and Meadowbrook's public-serving mission. These topics are also included in the final EA and staff report to the Commission.
172	Concerned Neighbors		Also, we suspect you and MNCPPC would be interested in the Racial Equality Legislation recently adopted by Montgomery County as it relates to points Concerned Neighbors of Meadowbrook Stables have made regarding exclusivity. The exclusivity puts into question how "public" of a park use the proposed covered arena would (not) be. Below we have attached a copy of the recent legislation.	Thank you and noted. Please see Items #15 and 131 in this spreadsheet for additional related information on project Purpose and Need and Meadowbrook's public-serving mission. These topics are also included in the final EA and staff report to the Commission.
173	Concerned Neighbors		Lastly, we are including a couple of video clips (we may need to send them separately) taken from the deck of 2812 Ablene Drive of the current use of Ring C. As you will see, riders currently ride along the very edge of the ring as well as the inner and central portions. To now cover Ring C (rather than the originally proposed Ring D – should it be deemed "necessary") Meadowbrook would significantly decrease the size of the riding area that was enlarged and sought to be established during Phase 1 of the renovations. This represents a decrease of 31,875* square feet of riding/jumping space, that in 2003 was deemed as necessary. (*Difference between the actual size of Ring C and the size of the proposed covered arena).	Thank you and noted. Please see Items #15 and 19 in this spreadsheet for additional related information on the project's Purpose and Need and Ring C location preference. These topics are also included in the final EA and staff report to the Commission.
174	Concerned Neighbors		Please note that the riders do not use the southwest corner of this ring, which is covered in grass due to standing water, meant to drain into the sediment pond. The entire 200 ft. x 300 ft. area of Ring C was intended for riding per the 2001 EA for Meadowbrook Stables, but due to poor drainage, that corner has not been used by riders for years.	Please see Items #15, 19, and 26 in this spreadsheet for additional related information on the project's Purpose and Need, Ring C location preference, and stormwater management. These topics are also included in the final EA and staff report to the Commission.
175	Concerned Neighbors		We and other Concerned Neighbors of Meadowbrook Stables are reviewing the Final Environmental Assessment and will be back in touch with comments. Responses to MBT's FAQ's: Meadowbrook Pricing/scholarships info:	Thank you and noted.

176	Concerned Neighbors		Meadowbrook Stables 2019-20 Program Prices SCHOOL YEAR 32-WEEK LESSON PROGRAM Young Horsemanship Program: \$2995 Junior Short Stirrup Program: \$2995 Short Stirrup Program: \$2995 Long Stirrup Program: \$2995 Training Level Program: \$2995 SUMMER LESSON PROGRAM 2019 Riders age 6-11 should look to ride in our Summer Camp Program! All Levels: \$405/4 lessons, \$925/10 lessons (prices for Summer 2020 are subject to change) http://www.meadowbrookstables.org/?s=scholarships Ran a search for on Meadowbrook website for Scholarships "No Results Found" http://www.meadowbrookstables.org/?s=accessibility Accessibility policy on website-2016 http://www.meadowbrookstables.org/accessibility-policy/ Discussion about new policy coming in 2018 Racial Equity Legislation: Video clips of Ring C (will send in a two separate emails to immediately follow).	Thank you and noted.
177	Concerned Neighbors	The Maryland National Capital Park and Planning Commission (M-NCPPC) in coordination with Meadowbrook Stables* is proposing to install a pavilion over Riding Ring C at Meadowbrook Stables in Rock Creek Park located at 8200 Meadowbrook Lane, near East-West Highway, in Chevy Chase, Maryland. Pursuant to the Copper Cramton Act of 1930, as amended, the National Capital Planning Commission (NCPCC) has approval authority over the project since the land was purchased partially with federal funding. NCPCC's review focuses on protecting the character and setting of the parks** and ensuring that all development is for park-related purposes.***	*M-NCPPC is proposing in coordination with Meadowbrook Stables. Is this not inherently a conflict of interest to have the Parks Department making a proposal for this foundation? How does the M-NCPPC represent the public of Montgomery County while representing the concessionaire? **This proposal would significantly denigrate the character of Meadowbrook Stables, Meadowbrook Park, and Rock Creek Park. ***This proposal is clearly for a park-related purpose. However, the proposed riding arena is primarily for the use of the select 400-450 annual patrons able to afford to ride at Meadowbrook. This structure's impact upon the open space, beauty and viewshed of the park would be in detriment to the thousands of park and trail users as well as the neighborhood. Meadowbrook's past and proposed development continues to build, rather than break down, barriers to the public's accessibility of the property and enjoyment of open space. Constructing a covered arena, encircled by two fences, and heavy landscaping to supposedly hide the structure from the neighbors essentially keeps the public at bay, and promotes an exclusive "members only" atmosphere.	Meadowbrook Stables is one of over 18 Public-Private Partnerships. In conformance with M-NCPPC's Public Private Partnerships Policy, Meadowbrook Stables operates programs that are consistent with the Park's mission. In addition, the Meadowbrook Foundation has privately funded millions of dollars in improvements to the Parks-owned facility. The partnership is governed by a lease which is publicly available. While the lease does include certain standards and requirements the Department of Parks recognizes the independence and specialized expertise of the Stables management.
178	Concerned Neighbors			Please see Items #1, 6, 15, and 10 in this spreadsheet for additional related information on potential visual impacts, parkland compatibility, project Purpose and Need, and potential historic resource impacts. These topics are also included in the final EA and staff report to the Commission.
179	Concerned Neighbors			Please see Items #15 and 131 in this spreadsheet for additional related information on project Purpose and Need and Meadowbrook's public-serving mission. These topics are also included in the final EA and staff report to the Commission.
180	Concerned Neighbors	The mission of Meadowbrook Stables is to provide excellence in equestrian education; promote youth development; implement green and sustainable horse-keeping practices; provide high-quality, life-long care for its horses; make horses accessible to those who could not otherwise afford to ride; and preserve Meadowbrook as an historic equine facility to ensure enjoyment by future generations**. As a public facility, engagement opportunities are prioritized through a variety of programming, including lessons, summer camps, individual/team competition programs and employment. Meadowbrook's Board of Directors considers a covered riding ring to be critical to facility operations as a historic property that must continue to evolve to maintain contemporary business, training, education and horse safety standards.***	*Meadowbrook's website does not describe availability, how to apply, etc. for scholarships or reduced rates. Having horses accessible to visit does not require a covered arena. **Preservation of Meadowbrook as an historic equine facility does not require, and in fact would suffer from, such a massive structure on this bucolic historic parkland.	Meadowbrook seeks to help make riding and interacting with horses accessible to riders and non-riders alike, in multiple ways. Meadowbrook (1) gives need-based financial assistance to several riders each year; (2) offers working student and summer youth employment programs to 20-25 students per year; (3) partners with schools as often as possible to offer riding, as well as transportation and meals, to interested students; and (4) offers an Interscholastic Equestrian Association (IEA) team program that is specifically designed to allow youth who cannot afford their own horses to compete at the local, regional and national level. For young people through partnerships with schools and various non-profits: In recent years, Meadowbrook has worked with various youth organizations, including the KIPP DC Charter School, Old Kodesh Day Care Center, multiple Girl Scout Troops, Jubilee House, and others. See letter submitted by Diane Rogers, Meadowbrook's Head Trainer and Program Director. Meadowbrook will be able to expand these educational and charitable programs if it has a covered arena, because they programs will not be weather dependent.
181	Concerned Neighbors			Please see Items #15 and 10 in this spreadsheet for additional related information on project Purpose and Need and potential historic resource impacts. These topics are also addressed in the final EA and staff report to the Commission.
182	Concerned Neighbors			Please see Item #15 in this spreadsheet for additional related information on project Purpose and Need. These topics are also addressed in the final EA and staff report to the Commission.
183	Concerned Neighbors		While our understanding is that Meadowbrook may have been "grandfathered" regarding the number of horses it is allowed, a summary of County Zoning and Horses in Maryland (https://ekr.org/wp-content/uploads/2013/04/MHC-Guide-to-Choromty-Zoning-Horses.pdf), describe: (10) Standards permitted for Equestrian Facility i. Minimum number of gross acre per horse: k. Two acres for 1-2 horses; ii. One acre per horse for 3-10 horses; iii. For more than 10 horses, an additional one-half acre per horse. If the county were building an equestrian facility on the current 9.5 acre site today, which would be very unlikely, given the above standards the number of horses allowed would be quite low in comparison to the 50 horses currently boarded on the premises.	Meadowbrook is exempt from the current limitations regarding number of horses per acre since Meadowbrook Stables (established in 1934) pre-dates the 2004 rule. According to a summary of local ordinances compiled by MHC, Montgomery County ordinance provides: "Equestrian Facility" is any building, structure, or land area that is used primarily for an equestrian activity or event. Permitted with some special exceptional use in R, RC, LDRC, RDT, RS, RNC, and RNC/TDR zones. Not permitted in certain cluster and rural open space areas in the RNC and RNC/TDR zones. Facilities established before April 5, 2004 are grandfathered, except must comply with nutrient management, water quality and soil conservation standards. Meadowbrook complies with current nutrient management, water quality and soil conservation standards.
184	Concerned Neighbors	In July of 2003, MNCPPC submitted a modification to the General Development Plan to NCPCC for the Rock Creek Stream Valley Park, Unit No. 1, to enable comprehensive improvements to the Meadowbrook Stables facility. NCPCC's approval allowed for: • Reconfiguration of the existing riding rings, with redesigned footings, irrigation, electrical and sound systems for the rings; • Restoration of the historic farrier shed; • Relocation and replacement of the existing manure and shavings sheds with a building designed to be more efficient and to blend with the architectural style of the historic barn; • Installation of safety features including perimeter fencing, gates, horse-safe footings, lighting, etc. • Additional landscaping, including trees and shrubs along Rock Creek as well as in other "strategic" locations (to respond to local neighbor concerns about visual impacts)*.	*This is FALSE. The neighbors were in opposition to planting landscaping particularly along Meadowbrook Lane because it would (and it has) blocked the view of the horses and riders in the paddocks for neighbors, as well as users of the Hiker-Biker Trail.	Horses are visible to all Rock Creek Trail and Meadowbrook Lane users, as well as nearby Rock Creek Forest Neighborhood residents from Rings A, B, and C, even with limited landscaping along the outside of Ring C. Please reference existing (and rendered) photos of the property found in the final EA and staff report (EDR) to the Commission.
185	Concerned Neighbors	The approval also noted that a riding pavilion over the ring to the southwest of the barn (now named Ring D) would be submitted to NCPCC as a modification to the general development plan in the future.*	*This neglects to describe that overwhelming community sentiment against a covered ring was instrumental in a covered ring not being built. It also neglects to infer that Ring D was built primarily to accommodate a covered ring. The other reason Ring D was constructed was because current Ring C was previously two rings and the desire of Meadowbrook was to have one large ring, Ring C, that could be set up for jumping.	Please see Item #19 in this spreadsheet for additional related information on Ring C as the project's preferred location. This topic is also addressed in the final EA and staff report to the Commission.
186	Concerned Neighbors	The project stalled over the last decade due to a change in management and lack of fundraising, however MNCPPC and Meadowbrook are now moving forward again.*	*This is not accurate. It neglects to mention the overwhelming community sentiment against a covered ring. At the time, when David Bradley donated the initial \$1 million dollars there was desire and plans for a covered ring that did not come to fruition as a result of community opposition, or so the community was told at the time.	The Development Agreement between MNCPPC and Meadowbrook always envisioned and specifically provided for construction of a covered riding ring to be built in "Phase 2." However this second phase was delayed by a lack of funding until 2019.
187	Concerned Neighbors	Horse Health and Wellness Since Meadowbrook was founded in 1934, standards in horse health and wellness have evolved significantly. Knowledge related to horse health care is provided by the U.S. Equestrian Federation and from multiple scholarly articles over the years regarding medical discoveries and treating health-related problems. This entails having unstructured "turn out" time each day where horses can exist outside of their stalls in addition to more structured exercise time. While there is no problem for horses to be out in drizzle, rain, and moderate wind, if the sand rings become too saturated with water from prolonged periods of rain, it significantly degrades horse footing conditions, jeopardizing horse safety. When this happens at Meadowbrook today, with four open rings, horses are denied the opportunity for exercise. This will happen more frequently as extreme rain events increase throughout the year.	Where is the citation of standards that require a covered riding ring in order to operate an equine facility? The sand footings that were installed during the previous renovation are designed to drain the rings in event of rain. While weather patterns are changing, it is only a small percentage of time that the sand rings become too saturated for the horses to exercise safely. During those periods the horses are still able to be turned out, need to be turned out, and are currently turned out. As weather patterns change, there has been increased flooding in the area of Ring C. Thus, to add an impervious structure in this area should be avoided per all policies and regulations.	According to Meadowbrook Stables staff, "A key development of the last two decades has been our understanding of the critical importance of good footing to equine health. A recent article in the leading industry publication, The Chronicle of the Horse, stated that 'Safe, consistent footing is the number one factor in horse safety and welfare.' The importance of safe, consistent footing to an equine operation cannot be overstated. Safe, consistent footing surface is absolutely critical to horses' long-term soundness. As a practical matter, in the mid-Atlantic, this requires a controlled environment - which can only be offered by a covered or enclosed riding arena - that is protected from excessive rain, snow or freezing temperatures. This is why covered rings are standard features at riding facilities throughout the mid-Atlantic, and have been for several decades."

188	Concerned Neighbors	Continued Operations The problem of prolonged rains degrading horse footing conditions in the open sand rings is also having an impact on Meadowbrook's operations. Saturated rings following prolonged rains minimize the amount of riding time for lessons and shows and ultimately has a financial impact on operations. Private lessons and horse shows are cancelled altogether, and group lessons are moved indoors, into a classroom setting. Last April, Meadowbrook had to cancel one of its three annual horse shows due to prolonged rains before the event, which degraded ring conditions, resulting in an estimated loss of \$20,000 in income. In addition, lesson cancellations can result in approximately \$50,000 per year, which makes it more difficult for Meadowbrook to continue its wide variety of programming. Meadowbrook reports that 179 private lessons and 219 team practice sessions had to be cancelled from September 2019 to February 2020 due to inclement outdoor conditions, resulting in \$36,000 of lost income for the facility.	Many businesses and sports teams/organizations may suffer time off as well and financial losses due to extreme weather. Has there been any independent verification of the stated financial losses? Any independent verification of the number of lessons and team practice sessions cancelled? Given Meadowbrook's partnership with Montgomery County and continued misleading rhetoric, investigation into and validation of these numbers is warranted. What is the percentage of private lessons offered? Of team practice sessions? Interscholastic Equestrian Team practices are noted to be held once a week and like other outdoor team sports, may need to be cancelled or rescheduled when there is severe inclement weather. Again, the percentage of days that the percentage of Meadowbrook riders (vs. visitors) may be affected by significant inclement weather pales in comparison to the daily impact such a proposed structure would have on the parkland, viewsheds, and community. The April 2019 horse show referred to by MFH above was cancelled on Thursday April 18th, two days before a predicted "vigorous springtime cyclone." See Meadowbrook's Facebook post of April 18th and this link to Washington Post article: https://www.washingtonpost.com/weather/2019/04/18/heavy-rain-vist-de-friday-afternoon-night-with-possible-flooding-few-storms-may-be-severe/	Please see Items #15, 16, and 19 in this spreadsheet for additional related information on the project Purpose and Need, Meadowbrook mission, and Ring C preference. These topics are also included in the final EA and staff report to the Commission.
189	Concerned Neighbors	Study Area The study area encompasses the property (approximately 9.5 acres) that is currently under lease to Meadowbrook Foundation, Inc. by M-NCPPC (Figure 1). Existing features include: <ul style="list-style-type: none">• A large historic barn and farrier shed;• Four enclosed riding rings (Rings A, B, C, D) and a small circular round pen;• A utility building;• Fenced grass pastures;• A stormwater management pond;• An unmarked staff parking lot;• Multiple 40-foot high poles with floodlights;• A gravel access road, and• A central picnic and seating area.	*Why is it not possible to have a definitive number of acres? Has the size of Meadowbrook Stables' leased property decreased since the 2001 lease agreement with M-NCPPC? If so, why? In 1990, the Commission entered into a five-year lease with MAI for approximately 15.8 acres of Commission land at 8200 Meadowbrook Lane, popularly known as Meadowbrook Stables." (Dec. 6, 2001 M-NCPPC Planning Board Agenda notes; p. 4). The revised 2012 lease states "The Commission agrees to lease to Lessee and Lessee agrees to rent from the Commission approximately 9.5 acres of land (the "Premises") located within Meadowbrook Local Park also known as Rock Creek Stream Valley Unit #1..." (July 31, 2012 Affirmation Agreement of Property Lease). Concerned Neighbors of Meadowbrook Stables obtained a copy of the revised 2012 lease (now expired) because it was referred to numerous times in the Draft Environmental Assessment of November 2019. A review of the most current lease should occur as part of NCP's review.	Please see Item #3.
190	Concerned Neighbors		**Missing in study area list is the triangular plot of land to the north of the barn, between the barn and East-West Highway. This area is regularly used during horse shows for horse trailer and vehicular parking. In Figure 1 of the March 2020 EA, the stormwater (SWM) management pond is not included in the outline indicating the leased property.	The triangular grassy area to the north of Meadowbrook Barn is part of the 9.5-acre leased land area. The stormwater management area (along the southwest part of the leased Meadowbrook Stables property) is not part of the leased property area.
191	Concerned Neighbors	Public visitor parking (22 spaces)** is provided along the eastside of Meadowbrook Lane in a lot directly across from the Meadowbrook barn entrance. The property is fully enclosed with traditional wood board fencing and is planted with trees and shrubs, with vegetation along much of the southeastern portion of the property. The facility is open every day of the year to the public.	***There are only 20 spaces painted on the asphalt of the parking lot.	Correct. The previously noted number of spaces (22) in the draft EA, revised EA, and preliminary review staff report has been revised to reflect the current 20-space number.
192	Concerned Neighbors	Alternatives Considered Ring C Pavilion (Preferred). The Montgomery County Department of Parks in coordination with Meadowbrook proposes to construct a new pavilion over riding Ring C, measuring 225-feet in length, 125-feet in width, with a sloped rooftop ranging in height between 16- and 32-feet (along the ridge line). The center cupola on the roof will reach 41-feet 8 inches* (Figures 17-23). Plans show the new structure with a metal standing-seam roof with solar panels, rooftop cupolas, and sides constructed with a stone skirt at each of the building corners; dark green trim around the windows and doors; board-and-batten style siding, with historic exterior light fixtures. The pavilion would have retractable sliding doors**, with windows, to allow for an operator environment for most of the year, with the ability to shelter interior activities from inclement weather (cold, wind and thunderstorm) conditions and most importantly, prevent the sand from becoming saturated with heavy rain.*** The pavilion would not have any mechanical infrastructure (i.e. heating and cooling) and no sound system.**** It would have electricity to allow for lights under the roof.	*The cupola would be taller than the current light poles which have been noted by Meadowbrook as 40 ft. tall. Meadowbrook Stables' R-60 residential zoning limits the roof height of buildings to 35 ft. If Meadowbrook Stables is indeed zoned as residential (R-60) the roof heights of building are limited to 35 ft. http://www.montgomeryplanning.org/info/documents/R60_001.pdf Rather than respect this guideline, Meadowbrook has chosen a design in which the central cupola's maximum height would be almost 42 ft. Meadowbrook has placed their wants above concerns for the general public's need of open space and view shed. The original 2001 plan proposed a pavilion 26 ft. tall. Link: Meadowbrook Stables Development Plan - see pg. #62 (handwritten page number):	Please note that the R-60 residential zoning requirements do not apply to parkland, which includes the Meadowbrook Stables property. Please see Items #10, 15 and 16 in this spreadsheet for additional related information on the potential historic resource impacts, project Purpose and Need, and Meadowbrook mission. These topics are also included in the final EA and staff report to the Commission.
193	Concerned Neighbors		**What type of retractable doors? Do the garage doors slide sideways or upwards as was previously described?	The retractable doors are similar to garage doors (with windows), which slide up and downwards. Please refer to doors details in the final staff report to the Commission.
194	Concerned Neighbors		***During significantly prolonged heavy rain events, if the footings (designed to drain) become overly saturated, this would not prevent a show cancellation. The entire property of Meadowbrook is utilized during horse shows, so weather-related show cancellations would not be avoided with a covered arena.	Meadowbrook cancelled its April 20, 2019 horse show on Thursday, April 18, because unusually heavy rain was forecast for Friday, April 19 - the day before the horse show. Such heavy rain would have made the riding surface slippery, saturated with water, and dangerous for both horses and riders. In the interest of the safety of both its own horses and riders, as well as those arriving from other stables to compete at the facility, Meadowbrook was forced to cancel the show. If Meadowbrook had a covered riding ring, it would not have been able to consolidate the horse show classes in one ring and would not have had to cancel the horse show.
195	Concerned Neighbors		****Would doors open and close mechanically or only by hand?	The doors will operate mechanically. In the event of power loss, they can also operate by hand.
196	Concerned Neighbors	In addition to the new pavilion, plans show other ancillary site development to include: additional landscaping (along all sides), two new bioswales (north and south-west), a new concrete walkway **, and a new pervious horse/pedestrian path between the internal access road and Ring C (Figures 13, 15). The existing fencing surrounding the current Ring C would be removed, with new fencing installed inside the pavilion. The perimeter fencing will remain in place. A viewing arena** would be located along the northside of the Ring. The landscape-stormwater management plan is designed to manage all of the stormwater from the roof through vegetation and bioswales.*** New evergreen trees, ornamental trees, shade trees, and shrubs are proposed to help obscure the new pavilion from off-site views.****	*Landscaping along all sides would further obstruct the sense of openness to the community and views of the horses. The artistic rendering below displayed on M-NCPPC's website (updated March 5, 2020) continues to mislead the public. This current illustration suggests that one could simply walk up to the covered arena, but this would not be an access point due to the planned fencing and heavily planted landscaping. Also, the "garage door" openings would be 14.5 feet tall. https://www.montgomeryparks.org/projects/directory/meadowbrook-stables/	Please note the revised renderings of the new pavilion, which are included in the final project submission materials. The renderings show views through the structure as well as its visual compatibility to other equestrian-related development on-site. There will be a public spectator viewing area along the northside of the new pavilion arena. Please see Item #1 in this spreadsheet for additional related information on potential visual impacts. This topic is also included in the final EA and staff report to the Commission.
197	Concerned Neighbors		**Another impervious surface being added. This would only be justified if required for ADA compliance but this is not mentioned.	The new walkway is compliant with the Americans' with Disabilities Act (ADA), with a design that provides access between a new ADA-accessible parking space in the on-site employee lot and new covered observation area along the northside of the arena perimeter fence.
198	Concerned Neighbors		***There are no detailed plans included about the viewing stands. How many people would the stands hold, and what is seating composed of? How and when would the viewing area be erected, would it be under the arena roof, would it be permanent, retractable, or disassembled? Wherever the stands are located, the view "through" would be blocked.	Please note that the current design does not include spectator stands nor a judging booth. Space for standing spectators will be provided immediately adjacent to the northside of the new arena perimeter fence.
199	Concerned Neighbors		****Previous storm water management plans were designed to manage stormwater but were insufficient. How can we trust that a new design would handle the added stormwater resulting from such an impervious roof? Current stormwater management needs to be addressed.	Please see Item #26 in this spreadsheet for additional information on the project's landscape-stormwater management plan. This topic is also included in the final EA and staff report to the Commission.
200	Concerned Neighbors		*****If such an arena were to be built in Ring C, obscuring the arena would be desired, but obscuring the arena also obscures viewing the horses in Ring C as well as what is currently 60,000 square feet of open space and open viewshed.	Please see Item #1 in this spreadsheet for additional related information on potential visual impacts. This topic is also included in the final EA and staff report to the Commission.
201	Concerned Neighbors	The project would remove elevated on-site floodlights (20) immediately surrounding Ring C since the pavilion would have interior lighting, thereby negating the need for the taller floodlights.* The pavilion would have downward-facing lighting over doorways as required by building codes. The other existing 36 floodlights on the property would remain to continue night-time illumination of the other riding rings (A, B, D).	*There are 56 tall floodlights around the entire property; removing 20 would still leave 36 floodlights. Per the following zoning regulations, it is questionable as the legality of the current light poles. While Meadowbrook may argue that a covered arena would decrease the light spill, it appears that the current lighting may not comply with county outdoor lighting standards (unless there may have been an exemption) Please see: Zoning Text Amendment No: 07-01 Concerning: Outdoor Lighting Standards Draft No. & Date: 4 - 2/6/07 https://www.montgomerycountymd.gov/council/Resources/Files/zta/2007/07-01.pdf With attention to: 59-C-9.31 Equestrian facility standards as permitted us in the agricultural zones 59-G-1.23. General development standards 59-G-2.49 Equestrian facility in a residential zone. 59-G-4.6. Termination of nonconforming outdoor lighting. See further discussion of lighting in Sections 3.3.1.2 and 3.3.2.1 of Point by point response to excerpts from the Draft Environmental Assessment for Meadowbrook Stables Proposed Covered Riding Ring (submitted to NCP February 14, 2020). It is disingenuous for Meadowbrook to put forth that removing 20 light poles that were opposed in the first place, would be a trade-off to have such a massive structure nearly the height of, and at its highest point, higher than the light poles.	Thank you and noted. All existing lighting at the Meadowbrook Stables facility is required to comply with County rules and regulations pertaining to lighting.
202	Concerned Neighbors	Alternatives Dismissed	*Ring D, close to the barn, was actually built for the purposes of being covered and for turn out/exercise in inclement weather!!	Please see Items #15 and 19 in this spreadsheet for additional related information on the project's Purpose and Need and Ring C location preference. These topics are also included in the final EA and staff report to the Commission.
203	Concerned Neighbors	Ring D Pavilion. The 2003 development plan identified Ring D as the location for the new pavilion** as approved by the Montgomery County Planning Board, to the west of the historic barn. Since that time, new management and a better understanding of horse wellness and operations have resulted in MNCPPC and Meadowbrook finding Ring C to be the preferred alternative** for meeting the purpose and need. Ring D does not meet the current purpose and need*** for the following reasons:	**Ring C may be the preferred ring but it is not a necessary location for stable operations.	Please see Items #15 and 19 in this spreadsheet for additional related information on the project's Purpose and Need and Ring C location preference. These topics are also included in the final EA and staff report to the Commission.
204	Concerned Neighbors		***This is just not accurate.	Please see Items #15 and 19 in this spreadsheet for additional related information on the project's Purpose and Need and Ring C location preference. These topics are also included in the final EA and staff report to the Commission.

205	Concerned Neighbors	1. 1) As mentioned earlier, standards of care have evolved and it is recommended that each horse must have at least two to three hours of free, unstructured ("turn-out") time each day, with appropriate staff supervision to ensure their safety. If left unsupervised, the horses can become aggressive with one another. At least three rings at Meadowbrook are required to enable the amount of unstructured exercise time necessary to accommodate all 50 horses. Based on proximity to the Meadowbrook barn, where staff offices are housed, Ring A, B, and D offered the best level of visibility. If any of these rings were to be covered, it would make it more difficult for staff to oversee horse activity from their offices. Ring C is the furthest away and least visible and therefore better suited for the pavilion. ****	***Covering any ring makes no difference in the areas available for daily turn out. Until the 2003 renovations horses were routinely turned out into the two rings that now make up Ring C. If any covered ring were truly an open pavilion, vision into the ring from the barn and offices would not be impaired. While Concerned Neighbors of Meadowbrook contends that covering any ring is not necessary, were Ring D to be covered as was originally proposed by virtue of its covering and higher ground, it would be the preferred ring for horse turn out after severe inclement weather. One of Meadowbrook's rationales for a covered ring is to prevent overly soggy dangerous footings. In fact, this was part of the previous rationale for choosing to build Ring D. The staff at Meadowbrook have good knowledge of their horses' temperament and seem to be able to turn horses out in groups that are compatible. Fighting horses has not been observed. Occasional friskiness between horses is seen.	Please see Items #15 and 19 in this spreadsheet for additional related information on the project's Purpose and Need and Ring C location preference. These topics are also included in the final EA and staff report to the Commission.
206	Concerned Neighbors	2. 2) Ring C, due to its larger size, can accommodate the most activity during heavy rain and periods of saturation - whether it be horse exercise time or lessons. Covering Ring C prioritizes rideable space because it has a larger surface area.****	****It is because Ring C has such a large surface area (and that it is prominently in view from every angle) that such a massive structure would have such a deleterious effect on the open space and viewpoints of the park. The covered rideable space prioritizes a few hundred riders (many of whom do not even live in Montgomery County) over the priority of the thousands of park users, visitors, trail users, neighbors, and community!	Please see Items #1, 6, 15, and 131 in this spreadsheet for additional related information on potential visual impacts, parkland compatibility, project Purpose and Need, and Meadowbrook's public-serving mission. These topics are also included in the final EA and staff report to the Commission.
207	Concerned Neighbors	Floodplains. Almost all of Meadowbrook Stables is in the 100-year flood plain surrounding Rock Creek, with Rings B, C, and D fully within the floodplain, and a portion of Ring A within the 100-year Floodplain (Figures 3, 10, 11). Executive Order 11988 (Floodplain Management) requires federal agencies to avoid direct or indirect support of development within the 100-year floodplain whenever there is a practicable alternative. If no practicable alternative exists to siting development within the floodplain, the action must be designed to minimize potential harm to or within the floodplain. Since almost all of Meadowbrook Stables, including Rings B, C, D and a portion of A, are within the 100-year floodplain, there is no other alternative site outside of the 100-year floodplain to locate the pavilion.*	*A pavilion/covered riding arena is not necessary and, therefore, should not be built in a floodplain. Should somehow it be deemed that a covered arena is necessary, it should be located in an area of the floodplain such as Ring D which was specifically built for such purposes and stands on higher ground further away from the lower areas of the property (Ring C) that are more prone to flooding and pooling of water. Ring D does not routinely experience standing water, nor is it as close to areas of the park surrounding the creek that flood.	Please see Items #4, 15, and 19 in this spreadsheet for additional related information on potential floodplain impacts, project Purpose and Need, and Ring C location preference. These topics are also included in the final EA and staff report to the Commission.
208	Concerned Neighbors	Ring C Pavilion (Preferred). A new pavilion over Ring C would be in the 100-year floodplain. The new structure would be designed to minimize potential harm to or within the floodplain.* The Maryland Department of the Environment's review determined that there will be no impact on the floodplain. The pavilion would be designed with retractable side doors, and a "netted" flycatcher mesh within, such as horse medical uses or power production. Ring C would continue to be a passive flood tolerant use as it will remain a sand ring with no heating or cooling systems. The sides of the arena would be open most of the time, which would allow for passage of water should flooding occur. If the doors are closed, they will be opened if a flood were to occur.**	*Why minimize the potential harm to or within the floodplain when a reasonable alternative would be to not build at all or build on higher ground?	Please see Item #4 in this spreadsheet for additional related information on potential floodplain impact. This topic is also included in the final EA and staff report to the Commission.
209	Concerned Neighbors	The Maryland Department of the Environment's review determined that there will be no impact on the floodplain. The pavilion would be designed with retractable side doors, and a "netted" flycatcher mesh within, such as horse medical uses or power production. Ring C would continue to be a passive flood tolerant use as it will remain a sand ring with no heating or cooling systems. The sides of the arena would be open most of the time, which would allow for passage of water should flooding occur. If the doors are closed, they will be opened if a flood were to occur.**	**This would require the appropriate personnel to be on site to open doors should flooding occur. Much of the flooding witnessed by neighbors in this section of Rock Creek Park could be described as flash-flooding, giving staff little time to react safely.	The doors will be up most of the year, allowing for the free flow of water through the structure should flooding occur. However, even if the doors are down, each door will be fitted with FEMA-approved vents that will allow for the free passage of water.
210	Concerned Neighbors	Periodic flooding has been observed in Meadowbrook Lane south of the Stables, in the area immediately next to Rock Creek and in Meadowbrook Local Park, which is caused by Rock Creek over-flowing its banks due to the large extent of its watershed area. There are no known instances of flooding reaching the barn or rings for at least the last twenty years.**	***This is not true. Over the past twenty years flooding has definitely reached Ring C. It has never been noted close to the barn. There are recent photos and videos available and have previously been submitted of flooding within a few feet of Ring C; see letter submitted to NCPD by Antonia Dentes and Owen Powers dated February 19, 2020 and re-submitted February 20, 2020 5:51 a.m. Never expecting we would be confronted with the issue of a covered arena proposal in Ring C. Concerned Neighbors of Meadowbrook Stables does not readily have photos or videos of the numerous flooding events that, for example, resulted in the overgrown swath of grass etc. in Ring C. Certainly, those of us who have lived in the neighborhood for twenty-five or more years, have seen flooding and excessive standing water.	The Rock Creek watershed upstream of this location is very large and receives stormwater runoff from the middle third of Montgomery County. This large, heavily developed watershed accounts for the flooding that occasionally occurs after rain events in Meadowbrook Local Park, Meadowbrook Lane south of the Stables, a portion of Meadowbrook Stables' grass paddocks closest to Rock Creek, and the two sediment control ponds outside of the boundaries of the area leased by the Stable. Stormwater or runoff from the existing or proposed Stables facilities themselves are not considered to be a contributor to the flooding of these areas.
211	Concerned Neighbors	Water Quality/Stormwater Management. No Action Alternative. The new pavilion would not be constructed and therefore, would not result in any change to existing Ring C site stormwater management, not changes to Rock Creek water quality. Currently, the Ring C surface is relatively compacted from regular use and therefore, stormwater runoff tends to flow in sheets (sheet flow) from the impervious area and pool in the southwestern portion of the site.* Since ring C is at the lowest elevation of the entire site, it also receives runoff from rings A and B.** After pooling in the southwestern portion of the site, the runoff eventually makes it way under a driveway and to the sediment basin and then the stormwater management ponds.	*Sheet flow has not been witnessed in Ring C nor is that the reason the southwest portion of Ring C is in its current condition (persistently moist with swath of grasses etc.). If the surface of Ring C is compacted to the point of interfering with proper drainage, more vigorous grooming and maintenance of the footings should occur (as to do when snow becomes dangerously packed for skiing).	According to Meadowbrook Stables staff, "The sand riding surfaces need to be compact and even enough to prevent soft tissue injuries in horses, tripping or even falling, but soft enough to avoid concussion injuries. Riding surfaces can consistently achieve these conditions only when protected from the elements, as by a covered riding arena."
212	Concerned Neighbors	From the impervious area and pool in the southwestern portion of the site.* Since ring C is at the lowest elevation of the entire site, it also receives runoff from rings A and B.** After pooling in the southwestern portion of the site, the runoff eventually makes it way under a driveway and to the sediment basin and then the stormwater management ponds.	**Runoff from Rings A and B has not been witnessed, these rings do sit higher but there is a buffer area of swales between rings A, B, and C that do not overflow with water.	Correct.
213	Concerned Neighbors	Ring C Pavilion (Preferred). The new pavilion and its site improvements would manage all stormwater for this portion of the site.* A new roof over the compacted surface of Ring C** would channel stormwater into two new bioswale areas adjacent to the structure, which would have enough capacity to capture and filter stormwater through plantings and infiltration media.	*There is no way to know if the proposed improvements would be able to manage the stormwater. After engineered improvements in 2003, runoff is not adequately managed. If new plans fall again with the addition of such a large impervious surface, stormwater management and sediment/erosion control would become even more difficult in this Environmentally Sensitive Area.	Please see Item #26 in this spreadsheet for additional related information on stormwater management. This topic is also included in the final EA and staff report to the Commission.
214	Concerned Neighbors	Captured stormwater will eventually drain into underdrain pipes and discharge to Meadowbrook's existing stormwater pond. Ring C's stormwater flow would be largely controlled through new bioswales, thereby reducing its contribution to Rock Creek (Figures 12-14).	**Is a compacted surface actually what is desired?	According to Meadowbrook Stables staff, "The composition and grooming of sand surfaces for riding is the subject of numerous scientific and engineering studies. This has become a significant field of study since the Athens Olympics in 2010, when two horses were euthanized after injuries resulting from poor footing conditions. Since then, the equine industry has become more focused on the critical importance of good footing to equine health. A recent article in the leading industry publication, The Chronicle of the Horse, stated that 'Safe, consistent footing is the number one factor in horse safety and welfare.' Simply stated, sand riding surfaces need to be compact and even enough to prevent soft tissue injuries in horses, tripping or falling, but soft enough to avoid concussion injuries. Riding surfaces can consistently achieve these conditions only when protected from the elements, as by a covered riding arena."
215	Concerned Neighbors	Visual Resources. No Action Alternative. The new pavilion would not be constructed and therefore, existing views and evening lighting would remain the same. Ring C would remain the open-air area that is visible today, with horse jumps. The twenty, 40-foot-high existing floodlights would remain immediately surrounding the area, and all 56 elevated floodlights would continue to operate during night-time lessons and horse shows when needed. Existing light spillage would continue off-site into the adjacent Rock Creek Forest neighborhood, estimated at an average of 0.2 light-candles (Figure 24).*	*As has been submitted and discussed, lighting around Ring C is not an issue. See discussion of lighting in Sections 3.3.1.2 and 3.3.2.1 of Point by Point response to excerpts from the Draft Environmental Assessment for Meadowbrook Stables Proposed Covered Riding Ring (submitted to NCPD February 14, 2020)	Thank you and noted. Beneficial long-term impacts would still likely result from 20 fewer floodlights surrounding Ring C, both during daylight and evening hours. The new pavilion would have interior lighting, with limited downward-illuminating, exterior lighting only above doorways as required by building codes.
216	Concerned Neighbors	Closer views across Ring C would remain relatively unimpeded from the south and east, along Meadowbrook Lane and the Rock Creek Trail. More distant vantage points from the south, west, and north, would remain obscured due to forested areas, with existing houses preventing views of Ring C from most Rock Creek Forest properties.** However, several of the closer houses along the east side of Ahlens Drive, have mostly unimpeded elevated views (estimated at 10-40 feet higher) over Ring C based on topography and the multi-level nature of the homes (Figures 4-6).	**False--More distant vantage points from the south, west, and north indeed do have forested areas but these areas are primarily a deciduous forest, so the view would not be fully obscured - especially during half of the year when the leaves have fallen. The roof of the barn is visible from these areas when the leaves are off the trees. The neighborhood of Rollingwood to the west, overlooks Meadowbrook Stables and the proposed site. Existing houses do not fully obscure the views of Ring C from the Rock Creek Forest Neighborhood which also includes houses overlooking Ring C not only from Ahlens Drive but also from the hill tops of Washington and Blaine Avenues.	Please see Item #1 in this spreadsheet for additional related information on potential visual impacts. This topic is also included in the final EA and staff report to the Commission.
217	Concerned Neighbors	Ring C Pavilion (Preferred). The new pavilion (32-feet at the roof peak/41-feet and 8 inches in height at the center cupola) would be visible from several residences on Ahlens Drive, as well as ground-level vantage points along the Rock Creek Trail and Meadowbrook Lane. Residences with views of Ring C today would likely look at the facades and roof of the proposed pavilion in addition to trees and other vegetation that would be added around the site. Views of horse activity at Ring C would be limited to what could be seen through operable doors (which would likely be up for approximately eight months out of the year). Views from the hiker/biker trail and Meadowbrook Lane close to Ring C would also be of the pavilion facades and new vegetation. Horse activity would still be fairly visible from the ground level.*	*There would be nearly no horse visibility of Ring C with the degree of vegetation being proposed and that would be necessary to hide the proposed structure that is not appropriate or necessary for the site.	Please see Item #1 in this spreadsheet for additional related information on potential visual impacts. This topic is also included in the final EA and staff report to the Commission.
218	Concerned Neighbors	The structure would not be visible from more distant vantage points further to the north, south, and west along Meadowbrook Lane.* Views further to the west and northwest (from Beach Drive), southwest (from Meadowbrook Local Park), south (from the Park Department Maintenance Facility), north (from the north of the barn), and east (from the interior of the Rock Creek Forest neighborhood) would remain unobscured.** Beneficial visual long-term impacts would likely result from 20 fewer floodlights surrounding Ring C, both during daylight and evening hours.** The new pavilion would have interior lighting, with limited downward-illuminating, exterior lighting only above doorways as required by building codes.	Given the proposed size and height the structure would definitely be seen from more distant vantage points from the north, south, east and west.	Please see Item #1 in this spreadsheet for additional related information on potential visual impacts. This topic is also included in the final EA and staff report to the Commission.
219	Concerned Neighbors	Maintenance Facility), north (from the north of the barn), and east (from the interior of the Rock Creek Forest neighborhood) would remain unobscured.** Beneficial visual long-term impacts would likely result from 20 fewer floodlights surrounding Ring C, both during daylight and evening hours.** The new pavilion would have interior lighting, with limited downward-illuminating, exterior lighting only above doorways as required by building codes.	**This is FALSE. There is no way that a structure of this size and height leaves any of the vantage points unchanged. The current barn roof is visible from points farther west, northwest, southwest, south, north and east, especially during the six months of the year that the trees are leafless. This has been particularly noticeable recently with the new wood shingled roof that has been replaced on the barn. Certainly, from every vantage point looking toward Ring C where there is now either a view of current surrounding forest, open space, sandy paddock, and horses prancing there would instead be a structure.	Please see Item #1 in this spreadsheet for additional related information on potential visual impacts. This topic is also included in the final EA and staff report to the Commission.
220	Concerned Neighbors	While it would currently be more visually pleasant were there to be 20 fewer light poles around Ring C, replacing them with an imposing 125ft x 225ft x 40ft structure would be incontrovertibly worse and denigrate the character of the park and historic site.		Please see Item #1 in this spreadsheet for additional related information on potential visual impacts. This topic is also included in the final EA and staff report to the Commission.
221	Concerned Neighbors	Overall, the structure will be visible, especially for immediately adjacent Rock Creek Trail users and the residences to the east of Ahlens Drive.* Existing vegetation (on both sides of Meadowbrook Lane) and new additional landscaping would help screen the new pavilion from	*This structure would be fully to somewhat visible from every direction.	Please see Item #1 in this spreadsheet for additional related information on potential visual impacts. This topic is also included in the final EA and staff report to the Commission.

222	Concerned Neighbors	off-site views.** Significant landscaping (over 30,000 square feet) would be added, including native trees, shrubs, grasses and shrubs appropriate to the site (Figure 15). In addition to landscaping, Meadowbrook is proposing a design that is compatible with the historic barn, with a stone skirt at each of the building corners; dark green trim around the windows and doors; board-and-batten style siding; historic exterior light fixtures; and three cupolas on the roof.	**The more vegetation, the less welcoming the property becomes and the view of horses less available for the public to enjoy. While Meadowbrook purports to welcome non-equestrians, the design of the proposed structure and the moat-like swales with protective landscaping would discourage the public from approaching – as does the imposing electronic metal gate installed during its 2003 renovation. (Photo below) Meadowbrook is projecting a members-only message to park visitors, not a welcoming invitation.	Views into the new pavilion from Rock Creek Trail, Meadowbrook Lane, and other surrounding vantage points would still be possible. In addition, Rings A, B, and D would remain open-air, with some views preserved into these spaces. Please see Item #1 in this spreadsheet for additional related information on potential visual impacts. This topic is also included in the final EA and staff report to the Commission.
223	Concerned Neighbors	In the case of this project, the land was purchased for Rock Creek Park with combined state and federal funding. Under the 1930 Capper-Cramton Act, and subsequent agreements with MNCPPC, NCPIC has approval authority for changes to the park's General Development Plan, which entails Commission responsibility for ensuring Section 106 compliance. The Montgomery County Department of Parks (MCPD) consulted with the Maryland Historic Trust (MHT) in 2001 regarding the comprehensive improvement plan, and they concurred with MCPD that the project (including the pavilion over Ring D) would have no adverse effect on historic or archaeological resources.*	*What is being referred to here is the 2002 proposal that put forth a different location, a smaller & shorter covered ring, and a significantly different/more historic design. A diagram of this design can be found in the archives of the Montgomery County Planning Board from December 6, 2001, attachment 3, building drawings by Bradley/Parker & Associates, P.C. Link: http://www.montgomeryplanningboard.org/meetings_archive/120601/item1_120301.pdf Here is a photo from the 2001 proposal of what was proposed:	Thank you and noted. Please see Items #8 and 19 in this spreadsheet for additional related information on project Purpose and Need and Ring C location preference. These topics are also included in the final EA and staff report to the Commission.
224	Concerned Neighbors	Ring C Pavilion (Preferred). The pavilion would be located along the southeastern edge of Meadowbrook's property, separated from the historic barn by the picnic area, several rows of trees, and Riding Ring B (Figure 26)*. Property use would continue uninterrupted, and the design of the new structure would be compatible with the architectural look of the historic barn.**	*Attempting to now locate a covered arena further from the barn is likely in order to be able to have less restrictive historical building design. **Not compared with the proposal of 2001/2003 referenced above in red (link to archives and photo).	Please see Item #10 in this spreadsheet for additional related information on potential historic resource impacts. This topic is also included in the final EA and staff report to the Commission.
225	Concerned Neighbors	The character of Meadowbrook Stables as an equestrian facility – manifested by green space, the presence of horses, quality of upkeep, and park-like setting that is open and welcoming to the community – would be unaffected by the project.** These findings are documented by an assessment report, which concludes that the project would not result in an "alteration to the characteristics of historic property qualifying it for inclusion in, or eligibility for, the National Register of Historic Places." Meadowbrook Stables submitted an assessment letter to MHT for concurrence, with an "no adverse effect" determination issued on November 19, 2019*** (Figure 27). Separately, NCPIC initiated Section 106 consultation with MHT to fulfill its Section 106 compliance responsibilities, with a "no adverse effect" determination. The Trust concurred in writing with NCPIC determination on February 21, 2020.	***As has been addressed, the "park-like setting that is open and welcoming to the community" would be unaffected by the project" is FALSE. Open space, views of horses, a loss of a sense of openness would be affected by thick vegetation etc. ****It has been established that materials submitted at that time were quite erroneous. Also, at that time none of the public was yet aware of the proposal and therefore unable to contribute comments to the Maryland Historic Trust.	Please see Item #1 in this spreadsheet for additional related information on potential historic resource impacts. This topic is also included in the final EA and staff report to the Commission.
226	Concerned Neighbors	Transportation and Parking. Meadowbrook Lane is a two-lane local road (maintained by the County) that borders Meadowbrook Stables property along its eastern and southern edges. Meadowbrook Lane provides vehicular access between East-West Highway (to the north), Rock Creek Forest neighborhood (to the east), a Parks Department Maintenance Facility (to the south), and a local park (Candy Cane Park) to the southwest. The speed limit is 15 miles per hour along Meadowbrook Lane, used by a variety of traffic including school buses, service-delivery vehicles, residential traffic, park traffic, and Meadowbrook riders and staff. Heavier volumes of Rock Creek Forest neighborhood-related traffic tend to occur during the weekday morning and evening rush periods, with more dispersed usage* during weekends. Regular Meadowbrook-related traffic tends to be heavier during lesson hours, Tuesday-Friday from 4:00-6:00 PM, and weekends from 9:30-2:30 PM. However, peak traffic occurs during horse shows at the facility, which occur three times per year.	*Actually on weekend days there tends to be heavier volumes of traffic along Meadowbrook Lane as a result of not only Stables lessons, but also an increased number of drivers headed to Meadowbrook Park (at the end of Meadowbrook Lane) to access the Hiker/Biker Trail, attend games at the Activity Building, utilize the baseball and soccer fields as well as the basketball and tennis courts, and enjoy the Candy Cane City playground.	Thank you and noted.
229	Concerned Neighbors	A 22-space parking area*, designated for Meadowbrook Stables use, is located along the outside of Meadowbrook Lane, across from the historic barn. Other on-street parking is allowed on an adjacent service lane (parallel to Meadowbrook Lane) and along Washington Avenue, which intersects with Meadowbrook Lane, however, on-street parking (other than in the lot) is prohibited along Meadowbrook Lane. Overlook Meadowbrook event parking (three times per year during horse shows) is allowed in the grassy open area to the north of the barn, as well as in the Candy Cane Park parking lot. Peak occupancy periods in the Meadowbrook lot tend to occur during the lesson hours stated above**.	*Actually there are only 20 spaces. **Currently the parking situation during lesson times is problematic. Please refer further to the Point by point response to excerpts from the Draft Environmental Assessment for Meadowbrook Stables Proposed Covered Riding Ring (submitted to NCPIC February 14, 2020) Sections 3.5.2.1 thru 3.5.2.3 "Traffic and Parking," as well as Concerned Neighbors of Meadowbrook Stables responses to MHT's proposal FAQ's (submitted to NCPIC March 10, 2020). Excerpt below:	Correct. The previously noted number of spaces (22) in the draft EA, revised EA, and preliminary review staff report has been revised to reflect the current 20-space number.
230	Concerned Neighbors	This ignores the fact that there is currently already a parking and traffic problem during lesson and show times. Recently cones were put out on the trail in front of the barn entrance so that drivers dropping off students would not pull up on the trail, thus blocking the thoroughfare. Unfortunately, many drivers now just stop in the middle of Meadowbrook Lane while students enter-leave vehicles, creating a traffic and safety hazard. There is quite a bit of overflow parking that spills onto the Meadowbrook service road, Washington Ave, Blaine Drive and Ablene Drive. (Blaine and Ablene more commonly for horse shows but sometimes for lessons.) Cars now park and idle on Washington Avenue and Meadowbrook Lane Service Road waiting for riders. The current situation continues to be troublesome and has certainly gotten worse over the years as Meadowbrook's student population has grown from 300 to 400/450. In addition to the ridership increasing, which Meadowbrook said would not happen, parking issues were never resolved and have worsened.	Staff from Meadowbrook Stables set-up cones in response to a request from a nearby neighbor who expressed concern with potential drop-off/pick-up traffic blocking access along the Rock Creek Trail. The MCPD maintains and patrols Meadowbrook Lane since the roadway is located on park property. Should a future traffic/parking study be warranted, then MCPD would work with the Montgomery County Department of Transportation to undertake the study.	As described in the final EA, the project would not change existing Meadowbrook Stables-related traffic and parking patterns since current programming would remain the same under the existing concessionaire agreement with M-NCPPC, as well as the physical capacity limitations of the facility.
231	Concerned Neighbors	As described in the final EA, the project would not change existing Meadowbrook Stables-related traffic and parking patterns since current programming would remain the same under the existing concessionaire agreement with M-NCPPC, as well as the physical capacity limitations of the facility.	As described in the final EA, the project would not change existing Meadowbrook Stables-related traffic and parking patterns since current programming would remain the same under the existing concessionaire agreement with M-NCPPC, as well as the physical capacity limitations of the facility.	As described in the final EA, the project would not change existing Meadowbrook Stables-related traffic and parking patterns since current programming would remain the same under the existing concessionaire agreement with M-NCPPC, as well as the physical capacity limitations of the facility.
232	Concerned Neighbors	Pedestrian and bicycle activity occur primarily along the Rock Creek Trail, though pedestrians and bicycles also utilize Washington Avenue and other neighborhood streets. The trail is aligned along the north- and westside of Meadowbrook Lane adjacent to the Stables property, extending between Georgetown (Washington, DC) and Lake Neelwood in Rockville, Maryland. Meadowbrook visitors and patrons regularly cross Meadowbrook Lane between the parking lot and the Stables property. Crosswalks exist across Meadowbrook Lane at its intersection with Washington Avenue and across Meadowbrook Lane at the southeast corner of the property to demarcate locations where motorists can expect more regular street crossings.*	*While there is a crosswalk at the southeast corner of the property as well as a stop sign, cars frequently run that stop sign. Now pedestrians, bikes and vehicles are visible through the fence and bushes on that corner so now law-abiding citizens have an opportunity to see what is coming around the corner. With the construction of such a proposed arena at Ring C, this view would be dramatically decreased posing a safety risk along with increased vehicular traffic.	Sightlines around the intersection should not be adversely impacted by the new pavilion nor additional on-site landscaping. The Montgomery County Department of Transportation has reviewed the project plans to ensure that the design would comply with all applicable traffic and pedestrian safety regulations.
233	Concerned Neighbors	In the 2012 revised lease between Meadowbrook and M-NCPPC, we are not seeing a limit on the existing programming other than the horse show limit. The neighborhood was assured that there would not be an increase in programming in original 2001, then 2003 proposals yet the number of students has risen from 150 weekly students to over 400 weekly students and up to 450 students in a year. This is a 14-28.5% increase without a plan or consideration on how to deal with the increase in vehicular traffic and lack of parking that has worsened over the last nineteen years, and would likely continue to worsen if a covered arena is built. See p. 8-9 of the 2012 Revised Lease (ATTACHMENT A) sections 4.4 and 4.5 which outline the number of horse shows allowed and parking requirements. Other than limiting the number of horse shows to three per year, other numeric limits are not noted. Section 4.4 also describes that the Lessee will hire and pay Park Police or off-duty Park Police if parking control is necessary. Even though parking for shows currently overflows onto neighborhood streets rather than the identified alternative areas, including the maintenance yard parking, neighbors have not observed any Park Police conducting parking control during horse shows. With an enclosed arena and seating stands, there would be an increase in vehicular traffic and an even greater shortage of suitable parking spaces, due to additional people coming to visit and watch riders. Indeed, that intent is cited in the answer to question 11 of Meadowbrook's FAQ's regarding the proposal: "Visitors will now be able to watch horse shows and lessons under cover of the viewing area as well."	There has been no increase in the number of lessons given at Meadowbrook since 2003. There are about 300 riders in the Stables' 32-week "School Year Group Lesson Program," and approximately 150 riders in its summer camp programs. Thus, over the course of a year there are about 450 riders at Meadowbrook. The Stables could not expand its lesson programs beyond this because there is a limit to how many times per day the horses can be ridden. Meadowbrook typically has a waiting list for its group lesson program of 35-400 people who it cannot accept due to lack of capacity.	
234	Concerned Neighbors	Noise: Ring C Pavilion (Preferred). Long-term noise levels would generally remain the same as existing conditions since programming would not change. Ring C-related noise may be reduced however, with a new pavilion shielding outside (uncovered) areas from activities within the structure since the space would be partially enclosed with the retractable doors open. Overall, long-term noise impacts would likely be negligible.*	*The opening and closing of the "Garage type doors" would produce increased noise. Reverbations or amplification caused by sound bouncing within a metal structure are likely to occur. How might this carry into the neighborhood and park, or how might this noise affect people and wildlife? If two classes are held in this ring, noise would increase. Ring C is closest to multiple neighbors and often results in a significant amount of noise from instructors and from tractors. It is hard to believe there would not be more lessons and, thus, more noise. Certainly, if the intent is to have lessons in inclement weather, on days when riders may previously not have attended classes or with the intent to hold two lessons simultaneously in the one covered ring, there would definitely be more noise emanating from Ring C into nearby homes, the neighborhood, and Rock Creek Park.	Currently, noise from the neighborhood includes traffic along Meadowbrook Lane (school buses, cars, delivery and maintenance trucks), as well as skateboards, trampolines, ball playing, dogs, and human voices from the neighborhood and along the hiker/biker trail. Typical noise from the Stables includes human voices, horses, and intermittent use of a small tractor to remove manure and condition the sand riding rings. The final EA describes the potential noise impacts for the project, which is expected to be negligible. Long-term noise levels would generally remain the same as existing conditions since programming would not change. Ring C-related noise may be reduced, however, as instructors' voices would be muffled by the new pavilion and would be less obvious to those outside the pavilion.
235	Concerned Neighbors	Air Quality: No Action Alternative. The new pavilion would not be constructed, thereby maintaining the status quo in terms of intermittent ambient dust escape from the Meadowbrook Stables property. Meadowbrook currently controls dust in each of its four riding rings through regular watering from four overhead sprinkler systems surrounding the rings, as well as from ground-level applications by a tractor-pulled water sprinker. While Meadowbrook makes dust control a priority, some dust will inevitably become airborne during hot, dry and/or windy weather, escaping Meadowbrook's property. This is also true of Ring C, where more advanced lessons (cantering and jumping) take place. *	* WHEN Meadowbrook waters adequately on a regular basis and uses the tractor-pulled water sprinker, dust remains at a minimum but this does not always happen. During the previous renovation the plans engineers were intended to provide adequate coverage with the newly installed sprinklers. We do not believe the intent was to require the use of the tractor pulled sprinker but obviously the engineering was flawed. It is particularly when the tractor-pulled sprinker does not supplement the automatic system that there is an issue (due to the center of Ring C remaining dry). While a cover over the ring may help limit evaporation, would prevent natural dampening that occurs with rainfall.	Meadowbrook currently uses over 1,000,000 gallons of fresh water per year to control dust in its riding rings. However, much of this water evaporates quickly, particularly in the summer, leaving the rings dusty from the neighborhood and along the hiker/biker trail. Typical noise from the Stables includes human voices, horses, and intermittent use of a small tractor to remove manure and condition the sand riding rings. The final EA describes the potential noise impacts for the project, which is expected to be negligible. Long-term noise levels would generally remain the same as existing conditions since programming would not change. Ring C-related noise may be reduced, however, as instructors' voices would be muffled by the new pavilion and would be less obvious to those outside the pavilion.

226	Concerned Neighbors	Ring C Pavilion (Preferred). The project would result in reduced ambient dust to the surrounding community through the more controlled interior environment of the new pavilion. The new structure would shield the riding area from sunlight and wind, thereby reducing evaporation, as well as allow easier watering of the riding ring surface with a tractor-pulled water sprinkler. As such, long-term impacts are likely to be beneficial to the surrounding community.*	*As is stated above when Meadowbrook waters adequately and regularly, dust is controlled. Is the plan to shut the sides when it is windy outside? It is noted that Meadowbrook is no longer suggesting that the proposed arena would decrease the amount of water used.	See answer to Item #235 above.
237	Concerned Neighbors	Cumulative Effect. Overall, a pavilion over Ring C and associated bioswales and 30,000 square feet of landscaping would help to improve stormwater management. Ambient dust, and light spillage would decrease. The project would also result in a "no adverse effect" on the historic barn or on archeological resources. While the pavilion would be in the floodplain, it is not a critical structure and would neither impact the floodplain nor be significantly damaged by flooding, were that ever to occur. The project would have no additional long-term impacts to transportation, traffic, parking, or noise. The proposed pavilion (32-feet at the roof peak/41-feet and 8 inches in height at the center cupola) would be visible to walkers, bikers and drivers traveling immediately to the south and/or northeast of the property along Meadowbrook Lane or on the hiker/biker trail, and visible to several private residences on Ablene Drive. Views would change from an open sand riding ring with outdoor lighting to that of a pavilion with operable doors in the open position for a majority of the year. While the change in view from the nearby hiker/biker trail, Meadowbrook Lane, and the residences to the east of Ablene Drive cannot be completely mitigated, Meadowbrook proposes to add a significant amount of landscaping – over 30,000 square feet including native trees, sedges, grasses and shrubs appropriate to the site as shown in Figure 15. They also propose a design that is compatible with the historic barn, with a stone arch at each of the building corners; dark green trim around the windows and doors; board-and-batten style siding; historic exterior light fixtures; and three cupolas on the roof.	Our review and research have led us to wonder, which zoning, standards etc. is Meadowbrook held to- residential, agricultural, both? Meadowbrook's land is zoned as residential (Hickey O/U) but it is also referred to as an agricultural site. See photo below identifying Meadowbrook as a Certified Agricultural Conservation Steward. As well as this link from (Maryland Association of Soil Conservation Districts) categorizing Meadowbrook as a horse farm. http://mascd.net/certified-horse-farms/ The following link is a guide to Maryland's various county zoning related to horses. Again, these guidelines delineate between residential and agricultural. To which is Meadowbrook accountable? https://ecr.org/wp-content/uploads/2013/04/MHC-Guide-to-County-Zoning-Horses.pdf As was referred to in previous points regarding lighting, standards are delineated according to residential or agricultural. Zoning Text Amendment No: 07-0, https://www.montgomerycountymd.gov/council/Resources/Files/ta/2007/07-01.pdf Meadowbrook often refers to itself as an "Urban Equestrian Facility." Are there specific standards for an urban equestrian facility? Because of file sizes, the figures and attachments to the March Environmental Assessment (that NCP has on file) are not included here. However, comments and figure alternatives are included below.	The R 60 Zoning applies to the adjacent Rock Creek Forest Neighborhood, but does not apply to Rock Creek Park, which encompasses the entire Meadowbrook Stables property
238	Concerned Neighbors		The following link is a guide to Maryland's various county zoning related to horses. Again, these guidelines delineate between residential and agricultural. To which is Meadowbrook accountable? https://ecr.org/wp-content/uploads/2013/04/MHC-Guide-to-County-Zoning-Horses.pdf As was referred to in previous points regarding lighting, standards are delineated according to residential or agricultural. Zoning Text Amendment No: 07-0, https://www.montgomerycountymd.gov/council/Resources/Files/ta/2007/07-01.pdf Meadowbrook often refers to itself as an "Urban Equestrian Facility." Are there specific standards for an urban equestrian facility? Because of file sizes, the figures and attachments to the March Environmental Assessment (that NCP has on file) are not included here. However, comments and figure alternatives are included below.	Please note the following point-by-point response from Meadowbrook Stables. The Maryland Horse Council's guide to State and County laws and ordinances related to horse-keeping summarizes Montgomery County's ordinance. It defines "Equestrian Facility" as any building, structure, or land area that is used primarily for an equestrian activity or event. Permitted with some special exceptional use in R, RC, LDR, RDT, ES, RNC, and RNC/TDR zones. Not permitted in certain cluster and rural open space areas in the RNC and RNC/TDR zones. Facilities established before April 5, 2004 are grandfathered, except must comply with nutrient management, water quality and soil conservation standards" Because Meadowbrook was established well before 2004, it is exempt from this ordinance. It is in compliance with all nutrient management, water quality and soil conservation standards. Meadowbrook is in compliance with all applicable lighting standards. No lighting plan is required for this project under section 59-G-2.49, which governs Equestrian Facilities in Residential Zones, because this project would not add any outdoor lights to the property; rather, 20 existing outdoor arena lights would be removed. The term "urban equestrian facility" is simply descriptive. It is not a legal term and there are no standards specifically governing urban equestrian facilities.
239	Concerned Neighbors		Regarding Figure 4 of the March EA: What is presented in the EA is not in the direction of North it is Northeast. If the photo were taken looking directly north it would be taken from next to the wooden shed-like structure in the far left of the photo and would look like this photo below. Please note that this entire view would be obstructed by the construction of the proposed covered ring and landscaping.	All ground photos and corresponding labels/captions are revised as necessary to reflect accurate information in the final project submission materials, final staff report (EDR) to the Commission, and final EA document
240	Concerned Neighbors		Regarding Figure 5 of the March EA: What is presented in the EA is not the view west from behind 2812 but rather 2814. The ground view from 2812 looks like this:	All ground photos and corresponding labels/captions are revised as necessary to reflect accurate information in the final project submission materials, final staff report (EDR) to the Commission, and final EA document
241	Concerned Neighbors		The ground view from behind 2814 looks like this:	All ground photos and corresponding labels/captions are revised as necessary to reflect accurate information in the final project submission materials, final staff report (EDR) to the Commission, and final EA document
242	Concerned Neighbors		Regarding Figure 7 in the March EA: Figure 7 is taken from the Hiker-Biker Trail, not from the East-West Highway. The photo below is taken from the intersection of East-West Highway and Meadowbrook Lane and shows that Ring C, proposed site for the covered arena, would be visible (past foreground trees).	All ground photos and corresponding labels/captions are revised as necessary to reflect accurate information in the final project submission materials, final staff report (EDR) to the Commission, and final EA document
243	Concerned Neighbors		Regarding Figure 8 in the March EA: Figure 8 is a view south across rings A and B. NOTE: The view of the forest to the south (center to left in photo) would be obscured by the covered arena, with a proposed roof/line 4'5" the height of the light poles. See below Comparison of 3 views of Ring C, originally submitted by Laura Govens-Sibarium and Antonia Denton 3/10/20, Responses to MF's proposal FAQ's.	All ground photos and corresponding labels/captions are revised as necessary to reflect accurate information in the final project submission materials, final staff report (EDR) to the Commission, and final EA document
244	Concerned Neighbors		Regarding Figure 9 in the March 2020 EA: Figure 9 is labeled as "View looking east from the site toward Ring C," but we were unable to duplicate that view. We photographed views standing next to the bank of Rock Creek looking directly east (compass on phone screen) towards Ring C, then turned 180 degrees and photographed the view looking directly west across Rock Creek towards Broad Drive.	All ground photos and corresponding labels/captions are revised as necessary to reflect accurate information in the final project submission materials, final staff report (EDR) to the Commission, and final EA document
245	Concerned Neighbors		Figures 17 and 18 of the March EA are representations of arena elevations from north and west, both depict a patron/visitor in a wheelchair next to a horse outside the proposed arena. Is this just for scale, to depict handicapped accessibility or the possibility of therapeutic riding? We are glad to see that the proposal includes two wheelchair accessible parking spaces and a paved sidewalk leading to the covered pavilion, which we hope was done to meet ADA compliance standards. Sadly, Meadowbrook's executive director has told neighbors directly that therapeutic riding would NOT be offered, even if the covered ring were to be built. These figures can be construed as misleading by showing (on the right) a person seated in a wheelchair, looking as though he may be preparing to mount, based on the way the horse and two people standing are positioned. See separate email attachment for Attachment A, 2012 Revised Lease	The individual in the wheelchair is shown for scale, and to show that the viewing area of the proposed structure will be handicapped accessible. Meadowbrook is not equipped to offer a full therapeutic riding program, however, as such programs requires specialized horses, equipment, and PATH-certified trainers (Professional Association of Therapeutic Horsemanship). One of Meadowbrook's instructors is PATH-certified, and works with the Stables' special needs students on an as-needed basis. However, the Stables does not have the capacity to expand its programs into therapeutic riding at this time.

Section C



From: Weil, Michael <michael.weil@ncpc.gov>
Sent: Thursday, January 9, 2020 12:53 PM
To: Sibarium, Michael L. <michael.sibarium@pillsburylaw.com>
Cc: Sullivan, Diane <diane.sullivan@ncpc.gov>
Subject: RE: Meadowbrook Pavilion Project Review (December 2019)

Mr. Sibarium, thank you for your call today, and for sending this community input on the project. - Mike

From: Sibarium, Michael L. <michael.sibarium@pillsburylaw.com>
Sent: Thursday, January 9, 2020 12:19 PM
To: Weil, Michael <michael.weil@ncpc.gov>
Cc: Sullivan, Diane <diane.sullivan@ncpc.gov>
Subject: RE: Meadowbrook Pavilion Project Review (December 2019)

Dear Michael,

Many thanks to you and Diane for taking the time to speak with me this morning.

As we discussed, M-NCPPC evidently made its application to you before notifying the community of its plans or soliciting the neighborhood's input, and we have only begun to identify many questions and concerns about the proposed project. Accordingly, it would seem premature NCPC to vote to approve this project at its February meeting.

Attached is a copy of the letter, attachments, and transmittal email that we sent to Mr. Tobin at M-NCPPC. Should you need to reach me by phone, my office number is (202) 663-9202.

Best regards,

Michael

From: Weil, Michael <michael.weil@ncpc.gov>
Sent: Thursday, January 9, 2020 11:57 AM
To: Sibarium, Michael L. <michael.sibarium@pillsburylaw.com>
Cc: Sullivan, Diane <diane.sullivan@ncpc.gov>

Subject: Meadowbrook Pavilion Project Review (December 2019)

*** EXTERNAL EMAIL ***

Hi Mr. Sibarium,

As per your request, attached is our staff report from our December, 2019 meeting review of the proposed Meadowbrook Pavilion.

Please let me know anytime if you have any questions related to our review.

Thanks.

Michael Weil

National Capital Planning Commission

401 9th Street NW

Suite 500

Washington, DC 20004

202-482-7253

michael.weil@ncpc.gov

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From: [Sibarium, Michael L.](#)
To: [Weil, Michael](#)
Cc: [Sullivan, Diane](#)
Subject: Meadowbrook Pavilion Project Review - Request to Withdraw Preliminary Approval Recommendation
Date: Monday, January 13, 2020 3:37:29 PM
Attachments: [image365018.PNG](#)
[image28e240.PNG](#)

Dear Mr. Weil and Ms. Sullivan:

Thank you both again for taking the time to speak with me last week. As Michael W. and I discussed in a follow up call today, we understand that the M-NCPPC (Parks Department) intends to move forward with the community meeting on Jan. 16th regarding the proposed Meadowbrook covered arena despite many neighbors requests that it be postponed.

We have been advised that the meeting is scheduled for 1.5 hours, and that representatives of both the Meadowbrook and the Parks Department will be on the "panel" to present about the project, so it remains to be seen how it will be conducted and whether there will be an opportunity share concerns with other undecided attendees . As we have discussed, the rush to this meeting imposes a limitation on neighbors' ability to do the research necessary to formulate the hard questions necessary to identify all relevant concerns. We will let you know how the meeting goes and how much time neighbors who are not personally affiliated with Meadowbrook stables have an opportunity to speak.

Following up on my discussion with Michael today,

1. We appreciate your emailing me all materials that constituted M-NCPPC's application for the proposed cover arena since we understand that the Executive Director's recommendation is based a review of materials submitted by the applicant. Based on your email, it appears that the only supporting submission is a document labeled "DRAFT Environmental Assessment for Meadowbrook Stables Proposed Covered Riding Ring."
2. As we discussed, we wanted to bring to your prompt attention what we believe there to be several important factual errors contained in the Executive Director's Recommendation memorandum. As we've discussed, we are a group of neighbors trying to read through all the materials and "catch up" quickly, so the following should not be construed as a list of the what we believe to be the only errors in the Executive Director's Recommendation on which NCPC evidently granted preliminary approval on December 5.
 - a. The memorandum states that the "canopy" will be built in a location "outside of the 100-year flood zone." Exec. Rec. pg. 3. The PowerPoint attached to that memorandum also states that the proposed location is "outside of the 100-year floodplain." PowerPoint at pg. 2. Our review of the materials and our longstanding understanding is that the location is squarely within the 100-year flood plain. The map attached to the PowerPoint, which was attached to the recommendation memorandum, shows that the 100-year flood plain covers the entire location of the

proposed construction of the new arena. We were advised by M-NCPPC staff itself that the flood plain covers the entire area as far back as 1996, when we purchased our home. Indeed, the map appears to show that the flood plain covers the entire paddock, crosses the street (Meadowbrook Lane), and may even reach up to county land that is directly behind the property line of homes along Meadowbrook lane adjacent to the paddock where the proposed ring will be built.

The Draft environmental assessment stated that the proposed riding ring is “closest to the edge of the 100-year flood plain in which Meadowbrook sits.” Draft Environmental Assessment at Pg. 8. It is not outside of that edge – on the map it is not even *on* the edge – is clearly within the 100 year flood plain. This is shown if you look closely at Figure 6. Interestingly, Figure 6 also shows that only a portion of the previously considered alternate ring is in the flood plain.

- b. The Executive Recommendation states that “ a perimeter fence and landscape screening along Meadowbrook Lane will be retained to reduce off site visibility of the project from the public street and nearby residential neighborhood.” Exec. Rec. pg. 1. The current fence and landscape will have no impact of reducing visibility of the arena from the residential neighborhood. You have told us that the proposed structure will be 36 feet tall, an important fact that we cannot find included in the text of the memo. The plantings along Meadowbrook are nowhere near tall enough to shield but a fraction of that structure from even the view along the hiker biker trail . In addition, Abilene Drive is built on a hill and looks down toward the paddock where the ring will be built.
- c. The Draft Environmental Assessment falsely states that the new structure will only be visible from three homes on Abilene Drive and that their views are now partially blocked by bamboo. There is no bamboo on our property nor do I believe you will find any on the property of the other homes listed in the memorandum, and our trees would not obstruct views of the new Arena. Had Meadowbrook – or the applicant, M-NCPPC -- undertaken the slightest engagement with the neighborhood before submitting this document – looked at the view of the proposed Arena from any of our homes into which we invited Meadowbrook the last time they proposed modifications -- it may have avoided making a false statement in its a submission to a federal agency.
- d. Photos in the recommendation package present an incomplete and therefore misleading perspective of the dramatic impact the new structure will have on the open park views so valued by the federal statute NCPC administers. From two vistas of Meadowbrook Lane, by definition park and barn views will be blocked by at least the dimensions of the structure – which is $\frac{3}{4}$ the size of football field.
- e. We noted the draft Environmental Assessment document on which the recommendation is based contains many factual statement with no supporting evidence. Before NCPC undertakes to even preliminarily approve this project, it

should require persuasive evidence – not blanket assertions by the applicant - to support the need. The applicant mentions one show was cancelled in recent years. How many shows and how many lessons have been cancelled over what period of time? And for what reason? During a snowstorm or ice storm classes should be cancelled whether or not there is a covered ring so that roads – and the very limited parking near Meadowbrook – can be cleaned.

3. Did the applicant have an opportunity to review and comment on your recommendation before it was submitted?

We do not here intend to go through every line of the recommendation or the M-NCPPC/ Meadowbrook submission on which it is based that may not be accurate or complete. Suffice it to say that misstatements identified above – whether included in the Executive Director’s recommendation or the Draft Environmental Assessment -- raise serious doubts about the accuracy and completeness of the applicant’s submission and the basis on which NCPC gave its preliminary approval to the project in December 2019.

Given that the proposed structure would dramatically alter the park landscape for all users, is located in an environmentally sensitive flood plain, will serve a very small population of the public, and has been pushed forward to this point with no direct notice to the neighboring community, ***we respectfully submit that the preliminary approval should be withdrawn and the NCPC staff directed to take a much closer look the applicant’s submission before making any new recommendation.*** We note further that it is inappropriate for the recommendation to be premised on a document explicitly labeled a “draft.” If the applicant has included false or misleading statements that the lay community can identify in the brief time we’ve had this document, serious questions should be asked about the reliability of other representations that are more difficult for the non-expert community to identify on short notice.

Many thanks for the prompt responsiveness of your offices.

Best regards,

Michael Sibarium

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AUSTIN BEIJING HONG KONG HOUSTON LONDON LOS ANGELES MIAMI
NASHVILLE NEW YORK NORTHERN VIRGINIA PALM BEACH SACRAMENTO
SAN DIEGO SAN DIEGO NORTH COUNTY SAN FRANCISCO SHANGHAI
SILICON VALLEY TAIPEI TOKYO WASHINGTON, DC

Concerned Neighbors of Meadowbrook Stables point by point response* to excerpts from:

[* Responses are noted in red. Highlighting and underlining are authors' use of emphasis.]

DRAFT Environmental Assessment for Meadowbrook Stables Proposed Covered Riding Ring, November 2019, Rock Creek Stream Valley Unit 1 East-West Highway, Chevy Chase, MD -- Prepared by Meadowbrook Foundation, Inc.

1. Introduction

1.1 Background

In 2003, the National Capital Planning Commission (NCPC) reviewed, and approved, comprehensive renovations and improvements to the Meadowbrook Stables facility in connection with a Development Agreement between the Maryland-National Capital Park and Planning Commission (M-NCPPC) and Meadowbrook Foundation, Inc. (Meadowbrook).

The 2001 Meadowbrook Stables Proposed Development Plan (from which the 2003 Development Agreement is based upon,) included in minutes from Dec. 6, 2001 M-NCPPC Planning Board meeting, is available to view in Archives at https://www.montgomeryplanningboard.org/meetings_archive/

The 2001 Meadowbrook Stables Proposed Development Plan, included in minutes from Dec. 6, 2001 Planning Board meeting, is the basis of the 2002/2003 development agreement that references the 2001 proposal. In the Draft Environmental Assessment, the "development agreement") is referenced as 2002 in some places and 2003 in others.

.....This application is before the NCPC again only because it is proposed that the covered riding ring be located in a different site on the Meadowbrook property than previously approved..... It would have limited visual impact on the surrounding community.....

How can a 32' high 125' x 225' structure NOT have visual impact?

It will have a negative visual impact on the surrounding community, as well as all users of the Hiker-Biker Trail/Rock Creek Lower Trail section and those accessing Meadowbrook fields, playground and activity building via Meadowbrook Lane from East-West Highway.

The proposal directly contradicts with M-NCPPC published guidelines/literature promoting "open spaces." *2017 Parks Recreation and Open Space Plan (PROS)* authored by M-NCPPC, <https://www.montgomeryparks.org/uploads/2018/06/508-2017.PROS-COMplete.pdf> "Parks, recreation, and **open spaces** are essential to the high quality of life for Montgomery County residents." (Abstract)

Why is this newly proposed structure taller than previous proposal? From 2001 proposal: "The total height of the covered ring will be 26 feet, a third lower than the barn height, and slightly lower than the manure shed that is currently located on the future site of the covered ring." (2001 Proposal, Attachment 3, p 4; p 21 # handwritten)

1.2 Purpose and Need of Proposed Action

.....bring it [Meadowbrook Stables] up to 21st century standards, by building a covered riding arena
.....upgrade is needed in order to provide consistent, safe, year-round exercise for the Stables' 50 horses and training for its 400 riders.

Have the horses not had safe year-round exercise for the past 85 years? At the public meeting it was acknowledged by Meadowbrook that this upgrade is mostly for the riders.

To bring the Meadowbrook Stables up to 21st century standards, it needs to start embracing inclusiveness. 21st century standards also include putting the environment first, and thinking about future generations, not just our own.

1.2.1 Meadowbrook's Mission

.....provide high quality lifelong care for its horses; make horses accessible to those who could not otherwise afford to ride.....Meadowbrook also seeks to make the joy of engaging with horses available to children and youth from all walks of life through partnerships with schools and nonprofits.....

How Meadowbrook makes its opportunities accessible is not apparent nor is it publicized in any detail on its website, there are no discounts to neighbors or the immediate community who might not be able to afford lessons. The cost is out of reach for many. It is no longer possible to take a shorter length program than the entire school year (apart from summer camp).

The neighborhood elementary school, Rock Creek Forest, is .5 miles walking distance to Meadowbrook Stables. During 2017-2018, the last school year in which MCPS published data, the student population was 16% ESOL (English for Speakers of Other Languages), 24.7% FARMS (received Free and Reduced-priced Meals) and 10.1% Special Education receiving individualized services. Has Meadowbrook reached out to any of these families at this local Montgomery County public school - in its own neighborhood?

The 2030 Vision Survey of Montgomery County residents, ranked equestrian facilities at, or next to, the bottom in terms of importance to households and families. Hard surface and natural trails were overwhelmingly at the top of the preferred list. (pp 59-62) M-NCPPC is supporting development of an unnecessary 125 ft. W x 225 ft. L x 32 ft. H structure for a few county residents, at the expense of the Hiker-Biker Trail and Meadowbrook Park vista enjoyed by thousands of current and future park users.
https://www.montgomeryparks.org/uploads/2018/09/2016cwptp.amendment_adopted-508-mobile.pdf

To fulfill this mission, Meadowbrook's Board has for many years determined that a covered riding ring with seasonal enclosures is crucial to its operations.

In the 2001 plan, there was no mention or proposal for "seasonal enclosures." Now the proposal is for a larger and taller arena, in view of all park patrons, and partially enclosed with "seasonal enclosures." "Garage type doors" are bound to increase noise, as well as concentration of riders, use of bull horn megaphones, etc.

There are many designs of covered rings that do not have seasonal enclosures/walls. Also, in the 2001 proposal, the Army Corp of Engineers and MD Dept of Environment engineers concluded, "Because the covered ring design appropriately allows water in and out, it should accommodate rising flood waters."

The current proposal of an enclosed structure may impede the free flow of floodwaters, and the operation of the doors will be dependent upon human action – or inaction. (See 2001 proposal: Attachment 3, p. 4 = p 21 # hand-written)

1.2.1.1. Horse health and wellness

All- weather rings are critical to horse health and wellness, ensuring stall- bound horses get the daily exercise they need to remain physically and mentally healthy....Daily exercise is essential and cannot be ensured without access to an all-weather ring.

Meadowbrook has functioned and thrived for 85 years without a covered, all-weather ring. Has there been an increase in horse health issues as result of the number of days where turn out or exercise has been a challenge due to weather such as ice, deep snow, or deep mud?

1.2.1.2 Safe and consistent rider training.

All-weather rings are vital to rider training, ensuring that riders can train on a year-round basis despite inclement weather and extreme temperatures.....we cannot do this without an all-weather arena.

Meadowbrook does currently train year-round and has for years in inclement weather. Does an all-weather arena imply heating and air conditioning? It is made clear to registering students that lessons occur rain or shine and to always be prepared to be outside. School age children miss school due to weather. Riders may sometimes need to miss lessons due to weather. As per Meadowbrook website: Meadowbrook follows Montgomery County public school closure. If public schools close early or there is early dismissal, students are to check if there is a delay opening at Meadowbrook. "If footing or weather is dangerous, a structured indoor unmounted lesson covering an aspect of horsemanship will be substituted."

Equestrianism is an outdoor sport. Athletes, coaches, families/guardians and observers of outdoor sports understand and accept that weather is a given part of the activity. Cross-country running, football, softball, baseball, cricket, bicycling, lacrosse, etc.! Thousands of Montgomery County children participate in outdoor sports that are also subject to cancellation of practices, games, and events due to weather.

1.2.1.3 Long-term financial sustainability. All-weather riding rings are essential to the long-term financial sustainability of an equestrian operation. In the last year alone, Meadowbrook has had to cancel one of its three annual horse shows, and many lessons, due to inclement weather, resulting in the loss of thousands of dollars in income.

For all of these reasons, such covered riding rings have been the industry standard throughout the mid-Atlantic and northeast for well over thirty years. It is why a covered ring was a fundamental predicate to Meadowbrook's 2003 Development Agreement with the M-NCPPC.

Meadowbrook may have lost some revenue due to cancelling a horse show due to particularly inclement weather but ought not to have lost revenue due to cancelled classes. Classes are made up during a designated period, not refunded. Furthermore, when there is a horse show, all rings are in use, therefore, having one covered arena is not necessarily assurance that in severe weather a show will not need to be cancelled.

Is a covered ring the industry standard throughout the mid-Atlantic? Since Meadowbrook is one of the only urban facilities, it is difficult to make a comparison even if this standard is the case.

If a covered arena was a predicate to the 2003 Development agreement, it appeared back then that Meadowbrook was willing to invest (Mr. Bradley's 3 million dollars) in renovations at the stables without a covered arena when community opposition made it clear such a structure was not welcome.

At the January 16, 2020 *Meadowbrook Stables: Public Meeting*, Meadowbrook's Executive Director Katrina Weinig stated that, "Meadowbrook Foundation is financially viable."

1.3 Description of the Proposed Action

1.3.1 The Area Defined

.....The property currently consists of about nine acres.....

Current references to the acreage of Meadowbrook Stables vary from 9.5 acres, to around 10 acres, to the above statement, of "... about nine acres."

Has the size of Meadowbrook Stables' leased property decreased since the 2001 lease agreement with M-NCPPC? If so, why? "In 1990, the Commission entered into a five-year lease with MAI, for approximately **15.8 acres** of Commission land at 8200 Meadowbrook Lane, popularly known as Meadowbrook Stables." (Dec. 6, 2001 M-NCPPC Planning Board Agenda notes; p 4)

The revised 2012 lease states "The Commission agrees to lease to Lessee and Lessee agrees to rent from the Commission approximately 9.5 acres of land (the "Premises") located within Meadowbrook Local Park also known as Rock Creek Stream Valley Unit #1..." (July 31, 2012 Affirmation Agreement of Property Lease).

1.3.2 Meadowbrook's History as a Public-Private Partnership with M-NCPPC

.....is owned by the M-NCPPC. Meadowbrook is a non-profit 501(c)(3) organization..... It operates pursuant to a lease with the M-NCPPC.

However, in the late 1990s and early 2000s, the facility was deteriorating. Seeing this, David Bradley, a philanthropist who cared deeply about Meadowbrook, offered to donate \$3 million to improve the M-NCPPC-owned facility if M-NCPPC allowed for certain improvements, first and foremost of which was a covered ring. M-NCPPC agreed, as did the NCPC. Mr. Bradley then established Meadowbrook Foundation to effectuate the improvements, improvements that were ratified in the formal, comprehensive Development Agreement between M-NCPPC and the Foundation in 2002.

The Development Agreement spelled out two distinct phases of improvements. In Phase 1, which was executed between 2003 and 2005

The sole focus of the Development Agreement's Phase 2, and the sole focus of this application, is the covered ring. In 2002, as part of the comprehensive development approach **contemplated by the Development Agreement**, M-NCPPC and NCPC **approved a similar covered riding ring over Ring D**, which is immediately to the west of and adjacent to the historic stable. See Figure 1. **That structure was not built at the time, however, out of deference to the community's sentiment that the magnitude of the changes**

then contemplated by the Development Agreement would commercialize the Meadowbrook facility. However, in the intervening years, the mission and use of Meadowbrook has remained consistent with its historic purpose. The covered ring now being proposed is also consistent with that history.

The 2002 contemplated covered ring proposal was not “a similar covered riding ring” to what is currently being proposed. The current proposal is for a much larger and taller arena, in a different location which would be in full view of all park patrons and neighbors. Commercialization was not the only concern that the community voiced back then. The concerns were multiple and in line with the concerns being voiced in 2020. Why would Meadowbrook or M-NCPPC think that community sentiment would be different towards such a larger, different, structure in a different more prominent location?

Would M-NCPPC even be considering a covered riding ring at Meadowbrook Stables, built on a 100-year floodplain, if it weren't for this public-private partnership? It's a partnership that directly serves fewer than 400 county residents (since many Meadowbrook riders are from DC or Virginia) in a county with over 1 million people. The covered riding ring is NOT needed, but improvements to the SWM system are, as well as protections to this fragile area of Rock Creek Park.

1.3.3 Description of the Proposed Project

Meadowbrook is now proposing to complete the privately financed improvements contemplated by the comprehensive vision laid out in the 2002 Development Agreement....

Is Meadowbrook Foundation paying for all costs? If M-NCPPC is contributing, what “pot” are funds coming from?

The proposed location for the covered ring is the 200' x 300' sand arena currently known as Ring C, on the southeastern corner of the property furthest from Rock Creek. The proposed covered building will be a 125' x 225'.....It will have transparent, seasonal enclosures (e.g., garage-door type retractable sides) and will function as an open pavilion for most of the year. See Figure 5.

In the 2001 proposal (2002/2003 development agreement) the total size of the ring where a covered pavilion was proposed was only 100 ft. by 200 ft. This new proposal is proposing a structure that is 25 ft. longer and 25 ft. wider than the actual ring that was originally proposed to be covered. This creates a much larger and taller structure than the originally proposed “covered pavilion.” (Potentially up to over 8,000 square feet larger than previously proposed.)

The draft environmental assessment does not indicate the actual height of the building (although we were told at the public meeting it would be 32 feet) or the building materials. Also, it does not include discussion of seating or stands for viewing as had been in the 2001 proposal.

1.3.4. Operational Value of Project

...each year, many lessons have to be cancelled due to inclement weather... This covered ring, which every other equestrian facility in a comparable climate has, will allow Meadowbrook to safely operate its programs, regardless of season or weather, and to avoid critical lost revenue due to weather-related cancellations.

Even if every other equestrian facility in a comparable climate has a covered ring (is there independent verification of this?) it is acknowledged that Meadowbrook is one of the last urban facilities of its size. Being located on only 9 acres just 150 feet from residents' homes must be taken into account.

Meadowbrook currently holds lessons rain or shine unless Montgomery Public Schools are cancelled. "If footing or weather is dangerous, a structured indoor unmounted lesson covering an aspect of horsemanship will be substituted."

Again, as was described in section 1.2.1.3., there ought not be lost revenue due to weather cancellations. See these excerpts from Meadowbrook's website:

"...built in breaks, holidays, and make ups..." "...riders sign up for the full 32 lesson program at one time..." "...we have set aside four weeks after lessons have ended in which to schedule make ups rather than rescheduling missed lessons within the 32-week program..." "...this schedule will increase riders' flexibility..." "...to make up missed lessons, while also simplifying the rescheduling process for both riders and staff."

1.3.5. Environmental value of project

The proposed covered ring will improve storm water management, nutrient runoff, sediment and erosion control and significantly reduce ambient dust, light spill, and fresh water usage.

All of these issues were supposed to have been addressed and improved in the 2003-2005 renovations.

Stormwater management should be improved, and will be easier to improve, without the additional runoff from an impervious 30,000 sq. ft roof. (Arena designs presented at January 16, 2020 Public Meeting and *subsequently* posted on Montgomery Parks website, indicate that the roof will be metal). As of 2/13/2020 storm water management, nutrient runoff, sediment and erosion control engineering plans have not been posted on the M-NCPPC Meadowbrook proposed covered riding ring site.

The proposed building is not only unnecessary, but it is being built in an Environmentally Sensitive Area, designated as a Priority Natural Resource Area by M-NCPPC. According to the M-NCPPC PROS doc: "The overall standards for management, protection and interpretation of these Priority Natural Resource Areas include:

- **Prioritize the protection of Priority Natural Resource Areas to the greatest extent possible through conservation and preservation efforts**
- Maintain Priority Natural Resource Areas in various stages of natural succession and free of Non-Native Invasive (NNI) plant species, thereby maximizing biodiversity and well as providing sites for high-quality natural resource-based recreation.
- **With the exception of trails, trailheads and associated parking prohibit development of new park facilities within Priority Natural Resource Areas.**
- **Remove existing park facilities from Environmentally Sensitive Areas during redevelopment projects whenever feasible and appropriate; when removal or relocation is not feasible, minimize impacts to environmental resources to the maximum extent practicable.**
- Interpret the ecological significance of these areas for the public's benefit and enjoyment and to ensure ongoing public advocacy for natural resource stewardship efforts (p 131)
<https://www.montgomeryparks.org/uploads/2018/06/508-2017.PROS-COMplete.pdf>

There will be no additional impact on traffic, parking noise, the number or size of Meadowbrook's programs.....

The community recalls parking being removed from an earlier proposal consideration due to it being a bigger county issue that would have held up the proposal process.

2. Alternatives Including Proposed Action

2.1 Alternative site consideration (Preferred Alternative): Ring C.

... in 2002, it was proposed to be located in Ring D, the ring to the west of and immediately adjacent to historic barn. However, the Ring C location is significantly more desirable than original proposed location for environmental and operational reasons, as well as the fact that it is entirely outside designated historical environmental setting.

Assuming the previous "approval" of covering Ring D, why would that not be suitable now? The 2001 proposal addressed covering Ring D (100 ft. x 200 ft.). The size of Ring C is 200 ft. x 300 ft. Covering Ring C would result in a structure larger than the total size of Ring D (current proposal is a structure 125 ft. x 225 ft.).

Might the text now be identifying Ring C outside the historical setting be a way of avoiding design of the building to be within historical compliance?

The 2001 proposal states the Ring D location was chosen because, "The covered ring location will be on the highest available ground." (2001 proposal, p 21 # handwritten) Ring D remains located at a higher elevation and less flood prone area than Ring C.

2.1.1. Distance from the designated historic barn

The newly proposed location in Ring C is at the southernmost end of the property, outside of the historically designated area (Figure 8), and provides optimal visual and massing balance on the property.

The southernmost end of the property is the area prone to the most flooding and in direct view of park patrons and neighbors, only 150 feet from homes. Again, might the text now be identifying Ring C outside the historical setting be a way of avoiding building design to be within historical compliance?

The visual impact on the natural beauty of the parkland, vistas, the walkers etc. who use the hiker- biker trail, and neighbors should take precedent over massing balance on the property.

2.1.2. Distance from Rock Creek

Ring C is the riding ring that is furthest from Rock Creek, and closest to the edge of the 100- year flood plain in which Meadowbrook sits. Ring C is located approximately 435 feet from Rock Creek, at 178' elevation.

Nearly the entire property is on the 100-year flood plain. Ring C may be further from the actual creek than Ring D, but it is clearly at a lower elevation.

Even in 2018 which was the year of the highest level of rainfall on record in the region (is this true?), there was no flooding in or near any of the Meadowbrook riding rings, driveway, parking areas, barn or other buildings.... The project has been designed to have negligible impact on Rock Creek. Locating the covered ring on the portion of the property that lies furthest from the creek supports this goal.

This is blatantly false. There have been boat rescues close to Ring C in recent years. Maybe there has not been flooding too close to the barn, but Ring C has had flooding over the last 15 years. In addition, there has been frequent flooding adjacent to and into the Storm Water Management pond as well as sediment pond. Most recently on January 25, 2020 after only 1.56 inches of rain in 9 hours water from the creek was overflowing from the Storm Water Management pond onto Meadowbrook Lane, and the hiker-biker trail.

Again, Ring C may be further in feet from the creek but at a lower elevation. Over the past 15 years of flooding adjacent and contiguous to Ring C, as well as heavy rains, have resulted in a portion of Ring C being overgrown by grasses and nearly always muddy, thus, rendering it unusable even though Ring C's overall square footage when it was reconfigured, was to have a larger area of useable riding ring. In the current proposal, Meadowbrook is not even attempting to correct the drainage issue in that corner of ring C, but rather now incorporate more plantings in that area to help absorb the water.

Drainage remains a problem despite promises made in the 2001 proposal. "Further, because the rings will be properly graded with a drainage system, all existing problems with standing water should dissipate, leaving all areas of the rings available for lessons." (2001 Proposal, p 20 # handwritten)

2.1.3 Rider training

In order to maximize the number of riders that can benefit from a covered riding ring in bad weather, Ring C is the optimal site, as it is suitable for a larger 125 x 225 enclosure. Ring C will be large enough to conduct two group lessons simultaneously and to set a jumping course. (Again, for reference, the current span of Ring C is 200 x 300.)

From 2001 proposal describing that a covered ring over the size of 100 ft. X 200 ft. would require a higher roof than was deemed appropriate in 2001.

"...The actual ring [Ring D] would be 200 ft. x 100 ft, which is the minimum space necessary to allow MAI enough space to turn out the horses in bad weather.....MAI also stated that its original ideas included a much larger covered ring-approximately 200 ft x 300ft, but after working with the engineers and architects to try to keep the roof height down, the ring-size was reduced to its current dimensions. A larger ring would require a taller roof to be structurally sound enough to support it."

If a 100 ft. X 200 ft. covered riding ring was acceptable in 2003, why is it not acceptable in 2020? Of note, the covered riding ring at Wheaton Stables is 89 ft. W x 133 ft. L.

Also, two simultaneous classes will result in two times the noise level of one class.

Why would warehouse sized 3-story structure be built less than 100 feet from the backyards of neighboring homes on a residentially zoned area ?

2.1.4. Horse Welfare

To maintain the health, soundness, fitness and mental well-being of its horses, Meadowbrook is committed to giving each of its 50 horses at least **2 to 3 hours daily of free, unstructured time**. To this end, horses are turned out in two to three-hour rotations in rings A, B and D (the rings closest to the barn) every day. **Ring C is not appropriate for turn-out because it is too far from the barn for staff to see the horses and make sure they are safe**, so it is a logical location for the covered ring.

“two to three hours daily of free UNSTRUCTURED time” (unstructured = not being ridden)

Until 2003 the renovation, horses were turned out in Ring C nearly daily. The reason they are not turned out in Ring C now is because it is nearly permanently set up for jumping.

2.2. Alternative Site Considerations 2: Ring D

When NCPC approved the covered ring in 2002, it was proposed do be located in Ring D, the ring to the west of and immediately adjacent to the historic barn. However, the Ring D location is less desirable than Ring C for environmental and operational reasons, as well as the fact that it is partially located in historical environmental setting.”

The fact that Ring D may be partially located in the historical environmental setting did not seem to be an issue previously. Is this being stated because it may be easier to bypass environmental regulations rather than historic designations? Supposedly, Ring D, closer to barn, (and thus safer for horses) did not appear to be an issue in 2001/2002.

Again, the 2001 proposal states the Ring D location was chosen because, “The covered ring location will be on the highest available ground.” (2001 proposal, p 21 handwritten #)

2.2.1. Distance from the designated barn

The original location, in Ring D, is immediately adjacent to historical barn and farrier’s shed and therefore, within the designated Historic Environmental Setting. See Figure 8

Could it be, being out of Historical Environmental Setting allows Meadowbrook to not be required to keep the design of an arena at Ring C within historical parameters? Unlike the manure shed that was designed in keeping with the barn? Certainly, the newly proposed structure doesn’t look anywhere near as historic as the barn or *manure shed*.

2.2.2. Distance from Rock Creek

Addressed in 2.1.2

2.2.3. Rider training

Ring D is a smaller riding area, optimal for lower level, but not large enough to set a jumping course or to conduct two group lessons simultaneously. Thus, covering Ring D would benefit fewer riders overall and not offer appropriate and necessary training opportunities for upper level riders.

We are only talking about inclement weather, not every day.

2.2.4. Horse Welfare

Building a cover over ring D would eliminate one of the rings in which horses can be turned out, thereby reducing the daily amount of time that the Meadowbrook's horses can spend outdoors.

This makes no sense and is contradictory: If Ring D were to be covered, as previously proposed, there is no reason horses cannot be turned out there! In Ring D, as previously proposed, the horses would be closer to the barn and, thus, easier to see. If it is Ring C that is covered (and Ring C would presumably be used for turn out or exercise in inclement weather,) the horses would need to travel across much more dangerous terrain to reach Ring C. Might we expect a proposal for a covered breezeway in the future?

Again, as described in Section 2.1.4. horses were routinely turned out in Ring C before 2003-2005 renovations.

2.3 No Build Alternative

The No Build Alternative would entail operating the Foundation as it has been for the past 15 years.

What is so wrong with that option? Concerned neighbors of Meadowbrook Stables endorse this option.

For the reasons stated in Section 1.1. and above, this option is not in keeping with Meadowbrook's mission of horse welfare and quality rider education.

So, has Meadowbrook not been following its mission the last 85 years? Last 15 years? Has horse welfare been in danger? Has the quality of rider education tremendously suffered due to a few days of cancelled lessons? Are Meadowbrook riders bringing home fewer ribbons as a result of missed lessons due to weather? Where is this studied and documented? If horses are being put in danger, how does Meadowbrook keep its lease? Much of the time, lessons would be cancelled due to Montgomery County's weather closure policy which may or may not accurately reflect the safety to the horses or riders due to the often variable from up county to down county.

In addition, the no-build alternative would detrimentally impact the organization's income due to cancelled horse shows, lessons and team practices. In short, a covered ring is essential to Meadowbrook's horse welfare, rider training, and long-term financial viability. It is for all of these reasons that every comparable program in Montgomery County and neighboring states have covered and--in many cases fully enclosed --riding rings.

How true is it that every comparable program in Montgomery County and neighboring states have covered and, in many cases, fully enclosed riding ring? Nonetheless, this does not factor in the proximity of such covered or enclosed riding rings to densely populated urban/suburban neighborhoods or the degree of acreage and buffer between park patrons and neighbors from any covered or enclosed rings. In Montgomery County with Potomac Horse Center and Wheaton Stables as well as in the District of Columbia with Rock Creek Stables, there are multiple acres of buffer between any covered structure and any residential neighborhood. Images comparing proximity in Montgomery County are available as "Poster C" attached to Statement of Laura Govoni at Public meeting January 16, 2020 (Full statement and photos of posters have been submitted to Department of Parks, M-NCPPC).

2.4 Rings A and B

Neither of the other two riding rings on the site are appropriate locations for the covered riding ring. Ring A, like Ring D, is partially located with the designated Historic Environmental Setting and is immediately adjacent

both to the historic barn and the historic farrier's shed. See Figure 8. Ring B is outside the designated Historic Environmental Setting. However, locating the proposed structure in Ring B, which is in the center of the Meadowbrook property, would effectively block Ring C from view of the barn and the rest of the facility. This has significant safety implications for riders, as trainers and staff would not be able to see a fall or other incident in Ring C from the barn. Thus, neither Ring A nor Ring B have been considered as alternatives for this project.

Again, the new found concern for Ring D's impact on the Historic Environmental Setting is perplexing. Ring D was built to compensate for Ring C (formerly two rings) being made into one ring *and* the intent was to cover Ring D.

Ring A would be even closer the neighborhood and trail.

Ring B, blocking the view of ring C, seems valid for safety concerns, especially since the new proposal calls for sides that can close.

3. Affected Environment and Environmental Consequences

3.1 Existing Facilities

3.1.1 Existing Park Facilities

.... The property is open every day for the public to walk, watch and interact with the horses, picnic and relax...

While the signs state the facility is open dawn to dusk, the neighbors' understanding is that the property is closed on Mondays (per previous signs at gates indicating business hours) and walking through etc. is not welcome on that one day of the week.

3.1.2. The Neighborhood

The neighborhood surrounding Meadowbrook is a mixture of park, recreational areas, and single-family homes....the Rock Creek Forest neighborhood is to the East.....

The current proposed arena, larger than previously proposed covered arena, if put in Ring C would only be approximately 150 feet from homes and 100 feet from properties.

Years ago, neighbors were told that the hiker-biker path moved from its originally planned location immediately next to Rock Creek (behind Meadowbrook) to its current location that abuts Meadowbrook Lane because (per Meadowbrook) "Horses and people don't mix." This was in anticipation of the possibility of a covered arena being built over *Ring D*. If what we were told back then is true, why move the arena closer to the hiker-biker path (*Ring C*)?

3.2 Floodplains

3.2.1-Affected Environment

3.2.1.1 Regulatory Setting

Executive Order (EO) 11988 (Floodplain Management) requires Federal agencies to avoid direct or indirect support of development within the 100-year floodplain whenever there is a practicable alternative.....

This would be the no build alternative, or build on somewhat higher ground, Ring D.

...A flood insurance map (FIRM) is a map created by the National Flood Insurance Program (NFIP) for floodplain management and insurance purposes. Digital versions of these maps are called DFIRMs. A FIRM would generally show a community's base flood plain elevation, flood zones and floodplain. However, maps are continually being updated due to changes in geography, construction and other events.

Is there a more updated survey available than the 1977 survey?

.....EO 11988 requires that Federal agencies proposing activities in a 100-year floodplain must consider alternatives to avoid adverse effects and incompatible development of the floodplain.....If no practicable alternatives exist to siting an action in the floodplain, the action must be designed to minimize potential harm to or within the floodplain. Further, a notice must be publicly circulated explaining the action and the reasons for siting in the floodplain.

What constitutes: "...notice publicly circulated explaining action and reasons for siting in flood plain?" This draft Environmental Assessment document no longer appears to be linked on the Meadowbrook proposal online page of M-NCPPC.

Construction in the 100-year flood plain is codified in the county code, COMCOR Section 19.45.01.04 "Development Regulations," which provides that no development will be permitted in a flood plain unless the effect of such development on flood heights is offset by accompanying stream modifications.

Are stream modifications planned? Previous modifications (2001-2003-2005) do not seem effective. Stream modifications are not shown on the current plan. There is no independent assessment beyond whomever from MFI authored the Draft Environmental Assessment. Flood levels were run through HEC RAS model. How valid is this? What more is needed? Meadowbrook is in a FEMA special flood hazard area SFHA (which requires special permits to build).

What permits, and from what agencies, are required to allow/approve construction of this building?

3.2.1.2. Existing Conditions

Rock Creek flows along the western edge of the property. There is an existing 100-year floodplain associated with Rock Creek, established through both FEMA and the "Rock Creek Stormwater and Water Quality Management Study" (Rock Creek Study) completed by Park and Planning in 1977. Because the Rock Creek Study reflects ultimate development of the watershed, Montgomery County will accept the Rock Creek Study as the established 100-year floodplain for this site.

Which body/branch of Montgomery County "accepts" the Rock Creek Study of 1977 which is now 43 years old?

The flood plain encroaches onto a significant portion of the property.....The use of the site as an equestrian riding facility is a passive flood tolerant use. The only inhabitable structure is the barn, which houses the horses and offices of the facility, as well as an apartment, and is outside of the floodplain....

On the most current FEMA map only a portion of the barn and portion of Ring A appear to *NOT* be in a Severe Flood Hazard Area (SFHA)

The depth of the floodplain ranges from zero to 6-ft, which is at the lowest and southernmost portion of site.

From what reference are these numbers? What is at the lowest and southernmost portion of site? The wording of that sentence is misleading. The lowest elevation of the floodplain is the southernmost part of Meadowbrook Stables, which is Ring C, the proposed building site.

Anyone who walks Meadowbrook's property can discern that the area near the barn is clearly uphill from Ring C.

3.2.2. Flood plains – Environmental Consequences and Mitigation Measures

3.2.2.1 Action Alternative 1 (Preferred Alternative): Ring C. To quantitatively study the impacts to the floodplain elevation, the Rock Creek Study (1977 study!) was re-run through a HECRAS river system hydraulic model with additional flood plain sections inserted to run through the covered ring footprint. Any grading that was done to construct the area in this location, Ring C, was reflected in the cross-section data in the model.

More information is needed re: HECRAS? Is HECRAS sufficient? Who ran the 1977 study through HECRAS? Shouldn't MNCPPC or NPCP do its own study regarding the environment and flood plain issues rather than relying on the interested party?

The result was that there was negligible impact to the floodplain elevations. See Figures 9 - 11. Further, the proposed grading and construction of a pavilion-style covered riding arena will not affect flood heights, so no offsets are necessary under COMCOR Section 19.45.01.04.

Will grading be necessary to manage run-off? Would grading increase the elevation of the structure, further interrupting vistas? Such details of the building plans were not included in this draft environmental assessment, nor provided to NCPC, nor the public. Further designs were presented January 16, 2020.

Locating the covered ring in Ring C will place the structure further from the stream bank of Rock Creek, at approximately 475 feet from the Creek. This will result in a more environmentally sensitive setting for the covered ring.

Is this in some report or simply inserted to mislead? As stated previously section 2.1.2, Ring C would be farther from the actual creek but in a more flood-prone area. Every part of the 100-year flood plain is considered an environmentally sensitive area. Also, details on the materials to be used were lacking at the time of submission of this document. On January 16, 2020 we learned the material of the roof and sides would be metal—quite impervious. Again, quite large, and rather than stone and wood like the barn and manure shed, looking more like a warehouse.

To further mitigate the impact of the proposed impervious roof area, Stormwater Management (SWM) will be provided employing Environmental Site Design (ESD). SWM Concept calculations were performed to estimate the volume. The result will be up to three micro-bio-retention (MB) structures to capture and filter the runoff from the Ring C project area. The water will be filtered through the planting media and sand and captured in underdrain pipes which will discharge to the existing SWM facilities already located on the site.

The current SWM cannot adequately handle excess impervious run-off. The southwest corner of ring C is not used because of muddy conditions caused by back up of the SWM and sediment ponds. What is Environmental Site Design? What were the numerical results of the concept calculations? Are such calculations sufficient? Who performed these calculations? As of February 13, 2020, the details of the storm water management via micro-bio-retention structures are still not posted on line as was promised at the January 16, 2020 public meeting.

3.2.2.2. Action Alternative 2: Ring D

Locating the covered ring in Ring D would place the structure much closer to the stream bank of Rock Creek, and closer to the floodway of the 100-year flood plain.

Nearly all of Meadowbrook's property is in the 100-year flood plain. Again, while ring D may be closer to the stream bank of Rock Creek, it is on higher ground (than Ring C) and elevated from the areas on that portion of the creek that may flood. Ring C is on lower ground and directly in the area that consistently floods. In 2019 a gate was installed across Meadowbrook lane, next to Ring C, to prevent access to Meadowbrook Park during flooding.

3.2.2.3. No Action Alternative. Under the No Action Alternative, the covered ring would not be constructed and the floodplain would be unaffected.

The Concerned Neighbors of Meadowbrook Stables endorse this alternative as a smart and environmentally sensitive action.

3.3. Visual Resources

3.3.1. Visual Resources – Affected Environmental

3.3.1.1. Regulatory Setting. The Federal Elements of the Comprehensive Plan for the National Capital Region, developed and administered by NCPC, addresses matters related to current and future federal properties and federal interests in the National Capital Region. The Federal Elements contain recommendations for growth and development of the National Capital Region and contain policy guidelines for seven elements, including parks and open space. Element 4 – Parks and Open Space provides policies to uphold the symbolic, recreational, social and ecological value of national capital parks and other open spaces, including views. These policies state, in pertinent part, that the federal government should maintain parkways as scenic landscape corridors and protect their historic aspects; encourage local jurisdictions to plan for and zone development in such a way that it is not visible from parkways; and encourage local jurisdictions to minimize the impact of development that is visible from parkways.

Montgomery County planning and zoning regulations also govern land use and building heights that may affect viewshed.

If the Federal Elements recommend upholding views from parkways and Montgomery County planning and zoning regulations also govern land use and building heights that may affect view shed, why aren't park users, trail users, and neighbors given the same consideration? Our understanding is that Meadowbrook stables is zoned as R 60, residential. Montgomery County would not allow a warehouse to be built on any of the neighbor's property!

3.3.1.2 Existing Conditions.There are currently a total of twenty (20) 40-foot light poles surrounding Ring CThe light spill in the neighborhood directly across from Ring C from these lights amounts to 0.2 light-candles – a significant amount of light to the neighborhood.

Back in 2001-2003 Meadowbrook deceived the public with drawing and 3D models etc. that did not accurately depict the proportions, style, or light spill for the upgraded lighting system that surrounded the rings. Back then Meadowbrook's light studies indicated that there would not be significant spill into the neighborhood. Ultimately the only remediation was 10 lamp shades to keep lights from shining directly into neighbor's living rooms. This was the last proposal, now after 15 years, Meadowbrook is trying to argue that they have the neighbors' best interests in mind.

3.3.2 Visual Resources – Environmental Consequences and Mitigation Measures

3.3.2.1 Action Alternative 1 (Preferred Alternative): Ring C.

.....The only external lights will be floodlights immediately above the entrances to the ring, as required by permitting authorities. These lights will be directed downward and focused only on pathways, and will be on an automatic timer to shut off by 10:00 p.m.

Currently, lights are shut off by 9 p.m. Does this mean that lessons and maintenance will continue until 10 p.m.?

.....According to the photometrics study commissioned by Meadowbrook, removing the twenty light poles currently around Ring C will bring the light levels down by 38 percent overall, to 0.0 light-candles in the neighborhood immediately across Meadowbrook Lane from the new covered ring. See Figure 12..... Thus, locating the covered ring in Ring C will have a positive overall impact on light levels in the neighborhood immediately surrounding the site.

Fifteen years later, Meadowbrook is concerned with the lights in the neighborhood! It is as if Meadowbrook set loose a virus and now wants to take credit for the cure. Any light spill issues were caused by Meadowbrook installing over fifty 40-foot light poles. There have been no further complaints from neighbors to Meadowbrook or M-NCPPC since the neighbors' pleas and efforts were defeated 15 years ago and only remediated with 10 lamp shades. For the past 15 years neither NCPC, M-NCPPC, or Meadowbrook have been concerned about the light spill in the neighborhood.

As demonstrated by the viewshed photographs, the area along Meadowbrook Lane immediately east of Ring C is currently planted with two rows of mature evergreen and deciduous trees.

The height of these "mature" trees will not camouflage what is being proposed. Furthermore, the more plantings, the less accessible the stables become to the public.

Thus, the proposed covered riding ring will have minimal visual impact on the neighborhood immediately surrounding Ring C....."

This is obviously false!

Homes on Abilene Drive sit at a higher elevation than Meadowbrook, and currently look down on the property. A 32 ft. tall structure would place the building's roof at approximately eye level with these homes.

...it will be concealed by existing buildings and mature forest from Meadowbrook Local Park to the south and from Beech Drive to the west. It will also be concealed by the historic barn and existing trees from East-West Highway to the north....

There are mostly deciduous trees in this area. When the leaves are off the trees over 6 months of the year, this structure will be visible from all directions.

Walkers and bikers along Meadowbrook Lane to the south and northeast will certainly see it; however, the planting plan will add trees to this area which, over time, will help conceal the structure.

At least here some concern is expressed for those using the trail, "over time" –it takes trees *years* to grow and that does nothing to ameliorate the view for those on either side of the park that look down at ring C. More planting and trees around Ring C make it even less accessible and open to the public just as the planting 15 years ago have done. The hiker-biker trail is in such close proximity to Ring C, no amount of planting will help conceal the proposed structure.

For the most part, the new structure will not be visible to the Rock Creek Forest community,

False, False, False. Everyone walking along the trail or descending Washington Ave. or Blaine Dr. will immediately be greeted by this huge structure. A covered riding arena in Ring C, will be highly visible to all drivers, riders, and pedestrians entering the neighborhood via Meadowbrook Lane, one of the only main access roads into the Rock Creek Forest community.

except for the three homes located on Abilene Drive immediately to the east of the stables, on a slight rise across Meadowbrook Lane. These homes, numbers 2812, 2814 and 2816 Abilene Drive, look down on and across Ring C.

It is more than three homes that would have affected views. Neighbors at 2808 and 2810 can also see Ring C from their homes, decks and yards. Not only do these homes look down on and across Ring C, it is the view from the primary living spaces of these homes. How can this report/assessment mention three homes and not have engaged those home owners during discussions and planning, or as part of the assessment?

Although their view of Ring C is partially obstructed by now-mature trees and bamboo on their own property, as well as planting along Meadowbrook Lane,

There is no bamboo on any of the properties closest to Ring C, bamboo is in the rear of 2806 Abilene Dr. The majority of any now mature trees are not on these owners' properties but planted by the county. The plantings along Meadowbrook Lane around Ring C, were not welcomed by homeowners 15 years ago because they block the view of the horses and make the area seem less inviting.

the roof of the covered ring will be partially visible to these neighbors.

False! The roof will be **fully** visible to these neighbors and others.

In the past, these households have objected to the light from the arena lights during nighttime lessons. Their primary concern – the amount of light spill – will be addressed by removing the lights from Ring C.

Neighbors are no longer “primarily concerned “about the light. We would have preferred the light poles be taken down or lowered, but the shades have eliminated the direct shine into our homes. Our concern is about Meadowbrook’s deceitful and manipulative methods in trying to push through Phase 2 of this project without soliciting public comment as required by NEPA and NCPC. Also, Meadowbrook ignored their own promises made to neighbors after Phase 1 to keep the community informed of any planned development, and to seek public input early on in the process. Meadowbrook riders and those attending a fund-raising (for the covered arena) 85th anniversary gala were informed months prior to the neighborhood and community most impacted by the development. In fall of 2019, the neighbors were invited to an 85th anniversary celebration at Meadowbrook Stables. What would have been a perfect opportunity to inform the neighbors of the proposed development was ignored.

3.3.2.2 Action Alternative 2: Ring D. Locating the covered ring in Ring D would result in the removal of the ten (10), 40-foot light poles lights around that ring. But the fifty-six (56) lights closest to the community, along Meadowbrook Lane and Ring C, would remain in place, so overall light spill to the neighborhood would not be reduced. Light spill levels would remain high, at 0.2 light candles.

For the past fifteen years, the neighbors have not voiced complaints about light spill to Meadowbrook. Now Meadowbrook is attempting to give the appearance that they are addressing neighbors’ concerns.

.....a structure in Ring D wouldmore visible from East-West Highway to the north.....

Although Ring D is closer to East-West Highway it would not be more visible than Ring D due to its orientation, the location of the barn and wood. East-West Highway is not a scenic parkway or byway.

3.3.2.3 No Action Alternative. Under the No Action Alternative, the covered ring would not be constructed. This would result in no impact on viewshed, but would result in a detrimental impact on light spill to the surrounding neighborhood, which would remain significant.

As has been stated previously, it is false to represent that the proposed arena would have minimal impact on viewshed. Meadowbrook is now concerned with light spill. The community is more concerned about the negative impact on the environment, open space, and park vistas. This is not a reasonable or acceptable trade off. The removal of light poles and potential light spill reduction is not equitable to the construction of a 125 ft. by 225 ft. building on a flood plain.

3.4 Cultural Resources

3.4.1 Cultural Resources – Affected Environment

3.4.1.1 Regulatory Setting.

.....The consultative process required under the regulations aims at resolving two key issues. The first is whether the proposed project has an effect on historic properties. The term **effect** is defined under 36 CFR 800.16(i) as an **“alteration to the characteristics of historic property qualifying it for inclusion in, or**

eligibility for the National Register (of Historic Places).” The project’s impact on the property’s use, character, location, and setting are to be considered when determining its effect on the historic property. The other issue is whether any effect on the historic property is adverse. An effect is considered adverse under 36 CFR 800.5(a)(1) when it will endanger those qualities that made the property eligible for inclusion in the National Register of Historic Places.

In the case of this project, because the land for the park in which Meadowbrook is located was purchased with federal funds in the 1930s through NCP, NCP is the federal agency legally responsible for Section 106 compliance.

3.4.1.2 Existing Conditions. Meadowbrook Stables is individually listed in the Montgomery County Master Plan for Historic Preservation (MO 36/003-00A), referred to as “Rock Creek Stables.”

A full review of historical and archeological resources in the area of the Meadowbrook property was conducted in 2003, in connection with the comprehensive site development plan and Development Agreement. Because the Development Agreement contemplated improvements to the entire Meadowbrook facility – including all four riding rings, pathways, parking lots, public spaces, barn and the construction of a utility building – the Environmental Assessment conducted at that time included both the areas currently designated as Ring C and Ring D.

At that time, the Maryland Historic Trust concurred with the Montgomery County Historic Preservation Office that this is not an archeologically significant site.....

3.4.2 Cultural Resources – Environmental Consequences and Mitigation Measures

3.4.2.1 Action Alternative 1 (Preferred Alternative): Ring C.

Although the new arena would be visible from the barn, and would therefore have an effect on the Historic Environmental Setting within the meaning of 36 CFR 800.16 (i), there would be no adverse effect on the use, character, location, or setting of the historically designated property.

Supposed concern for negative affect on historic area is not reflected in a number of past actions by Meadowbrook Stables such as the installation of over fifty 40 ft. light poles in clear view of the barn during the last renovation. Currently, signs just steps from the barn including a roofing advertisement and the boutique and tack shop ad are not in keeping with the historic nature of the grounds and detract from the setting.

.....The use of the property as a riding stable would continue uninterrupted; indeed, this use would be enhanced by the new arena. Similarly, its character – as manifested by the visual impact of the historic barn from the street, significant green space, the presence of horses, the quality of its upkeep, and park-like setting that is open and welcoming to the community – would be unaffected by the new riding arena.....

False. How can the depicted structure 125 ft. by 225 ft. and reportedly 32 feet tall not impact the park-like setting? Again, an arena and plantings around it will decrease presence of horses and openness to the community. Prior to the last renovations horses were turned out in Ring C nearly daily and one could walk right up to the horses as they now do in ring A and B. Now there are significant portions of Ring C that are unapproachable, it will only get worse. How is this welcoming and unaffected?

3.4.2.2 Action Alternative 2: Ring D. Locating the covered arena in Ring D would place it partially within the designated Historic Environmental Setting and less than 50 feet from the historic barn building.

Viewed from the north or east, the new arena would be visible immediately adjacent to the historic barn. Thus, locating the new arena in Ring D would have a detrimental impact on the character of the property, and arguably have an adverse impact the historic setting. See Figure 8.

This is totally opposite what was argued in the original proposal, has something changed with the historical designation? The current size and *design* of the proposed covered arena on Ring C would not be suitable next to the barn.

3.4.2.3 No Action Alternative. Under the No Action Alternative, the covered ring would not be constructed. There would be no impact on cultural resources.

The Concerned Neighbors of Meadowbrook Stables endorse this alternative. The majority of county residents and neighbors that frequent and live by Meadowbrook Park and Meadowbrook Stables appreciate the current aesthetic cultural resources the park and stables provide.

3.5 Traffic and Parking

3.5.1 Traffic and Parking – Affected Environment

3.5.1.1 Regulatory Setting. Meadowbrook Lane is a local road. As such, Montgomery County is responsible for its design and maintenance, and for monitoring traffic and parking along the road.

3.5.1.2 Existing Conditions.

.....A 22-space parking area, designated for Stables' clients, is located across Meadowbrook Lane from the barn. Parking is not otherwise allowed on Meadowbrook Lane proper, but is allowed on the adjacent service lane and on Washington Avenue.

There is quite a bit of overflow parking that spills onto the service road, Washington Ave, Blaine Drive and Abilene Drive. Many drivers pull onto and obstruct hiker-biker path to drop off or pick up riders, even when there are open spaces in the designated area. Most stables patrons are not neighborhood residents and many are *not* Montgomery County Residents. There are always a proportion of cars parked for the stables from the District of Columbia and Virginia during lesson times.

3.5.2 Traffic and Parking - Environmental Consequences and Mitigation Measures

3.5.2.1 Action Alternative 1: Ring C. The proposed riding ring will not increase the number or frequency of Meadowbrook's lessons or clients, and will therefore not result in an increase to transportation, traffic or parking.....

We were told this in 2001 when Meadowbrook had 350 students, now it boasts 400 and up to 450. In past proposals and agreements that neighbors recall, parking concerns were essentially tabled as a bigger county issue so as to not hold up the approval process.

3.5.2.2 Action Alternative 2: Ring D. Locating the covered arena in Ring D would likewise not increase the number or frequency of Meadowbrook's lessons or clients, and therefore not increase the amount of traffic or parking.

This was claimed when Ring D was built 15 years ago but riders have increased by 50 to 100.

3.5.2.3 No Action Alternative. Under the No Action Alternative, the covered ring would not be constructed. Traffic and parking would not be affected.

With no action there may not be an effect on traffic or parking but this ignores the fact that there is currently already a parking and traffic problem during lesson times. Recently cones were put out on the trail in front of the barn entrance so that drivers dropping off students would not pull up on the trail, thus blocking the thoroughfare. Cars now park and idle on Washington Avenue and Meadowbrook Lane Service Road waiting for riders. So, the current situation continues to be troublesome and has certainly gotten worse over the years.

3.6 Noise

3.6.1 Noise – Affected Environment

3.6.1.1 Regulatory Setting.

.....Certain land uses, facilities and the people associated with them are more sensitive to a given level of noise than other uses. Such “sensitive receptors” include schools, churches/synagogues, hiking trails, and some species of threatened or endangered wildlife, as well as many horses.....

We would hope that the neighbors’ sensitivity to noise levels would be considered.

3.6.1.2 Existing Conditions

.....human voices as well as horses can regularly be heard, along with the occasional small tractor that is used to remove manure and condition the sand riding rings.

3.6.2 Noise - Environmental Consequences and Mitigation Measures

3.6.2.1 Action Alternative 1: Ring C. The construction of the proposed riding ring will not increase noise levels, as it will not result in an increase in the numbers or frequency of lessons.

Ring C is closest to neighbors and often results in a significant amount of noise from instructors and from tractors. It is hard to believe there will not be more lessons and, thus, more noise. Certainly, if the intent is to have lessons in inclement weather, on days when riders may previously not have attended classes or with the intent to hold two lessons simultaneously in the one covered ring, there will definitely be more noise from Ring C.

3.6.2.2 Action Alternative 2: Ring D. Locating the covered arena in Ring D would likewise not increase the number or frequency of Meadowbrook’s lessons or clients, and therefore have no additional impact on noise.

3.6.2.1 No Action Alternative. Under the No Action Alternative, the covered ring would not be constructed. Noise levels would not be affected.

3.7 Air Quality

3.7.1 Air Quality – Affected Environment

3.7.1.1 Regulatory Setting.

....(EPA) has developed National Ambient Air Quality Standards (NAAQS) for certain air pollutants deemed harmful to public health and the environment. These pollutants include particulate matter such as dust, which must remain at or below PM2.5/PM10 to be considered in “attainment” of by EPA.

3.7.1.2 Existing Conditions. Meadowbrook currently controls dust in each of its riding rings through regular water applications from four overhead sprinkler systems, as well as from ground-level applications from a tractor-pulled water sprinkler. Although Meadowbrook prioritizes dust control out of consideration for the surrounding neighborhood, in particularly hot, dry or windy weather, it is virtually

inevitable that some dust will escape Meadowbrook's property. This is also true of Ring C, where the more advanced lessons (cantering and jumping) take place.

3.7.2 Air Quality - Environmental Consequences and Mitigation Measures

3.7.2.1 Action Alternative 1: Ring C. The proposed project will result in reduced ambient dust to the surrounding community. Containing jumping and advanced-level riding within a covered ring will enable better dust control through sprinkling within the ring, reduce evaporation due to sunlight and wind, and will contain dust, reducing its escape to the surrounding neighborhood.

WHEN, Meadowbrook waters adequately on a regular basis and uses the tractor- pulled water sprinkler, dust remains at a minimum but this does not always happen. During the previous renovation the plans engineered were intended to provide adequate coverage via the newly installed sprinklers. We do not believe the intent was to require the use of the tractor pulled sprinkler but obviously the engineering was flawed. It is particularly when the tractor- pulled sprinkler does not supplement the automatic system that there is an issue. (due to the center of Ring C remaining dry). While a cover over the ring may help limit evaporation, it will prevent natural dampening that occurs with rainfall.

3.7.2.2 Action Alternative 2: Ring D. Locating the covered ring in Ring D would result in reduced dust. However, the impact on the community would be neutral, as Ring D is far enough from Meadowbrook Lane that little dust from that ring currently escapes the property.

3.7.2.3 No Action Alternative. Under the No Action Alternative, the covered ring would not be constructed and ambient dust will continue to occasionally escape Meadowbrook's property.

This can be minimized or eliminated by adequate watering.

3.8 Cumulative Effect

The proposed covered ring represents an improvement environmentally over the status quo. Taken as a whole, the proposal will improve stormwater management, and reduce ambient dust, light spill, and fresh water usage. While the structure will be visible to walkers, bikers and drivers traveling immediately to the south and/or northeast of the property along Meadowbrook Lane, and partially visible to the four homes directly across and uphill from Meadowbrook Lane, the structure will have limited visual impact on the rest of the Rock Creek Forest community. And the proposed covered ring will have no additional impact on transportation, traffic, parking, or noise; and no Adverse Effect on historical or archeological resources.

Highlighted yellow above is definitely FALSE. See previous comments.

In addition, various stormwater management measures and landscaping will further mitigate the impact of the project. Up to three micro-bio-retention structures will be located around the circumference of the arena, which will serve to capture and filter runoff from the area. Significant landscaping will be added to the unbuilt portion of what is currently the sand surface of Ring C, including native trees, sedges, grasses and shrubs appropriate to the site generally and this planting area in particular.

More specifics on the various stormwater management measures have still not been presented in any detail despite park representatives assuring the public at the January 16, 2020 meeting that those details would be posted.

"...unbuilt portion of what is currently the sand surface of Ring C," In last renovation that portion was not "unbuilt" but was part of the then new footings that were to be engineered to adequately drain. Over the

years of flooding in that area as well as standing water, grass has grown on that swath of land. Reference the original proposal and there is no crescent of grass intended to be planted in that area. A new “fix” is being proposed to the problem that was to have been remediated previously.

Lastly, the project will reduce light spill to the surrounding neighborhood by 38 percent. The project calls for the removal of 20 of the current 46 light poles along Meadowbrook Lane. The new arena will be lit from within by lights recessed within the interior of the arena, resulting in minimal light spill to the neighborhood. Any exterior lights that are required by permitting authorities (*e.g.*, over doorways) will be directed downward and focused only on pathways.

Previous comments regarding this objectional rationale have been previously described.

Figure 6- Rendered Concept Plan

Appears that Flood Plain (FP) boundary does not match other documents.

Figure 13 (there appears to be two figure 13) View Shed Photo(labeled): Looking west toward the site from the rear of 2812, 2814, and 2816 Abilene Drive.

False. This is the view from the corner of Washington Avenue and Meadowbrook Lane, *not* from the rear of the addresses it claims.

Figure 15- View Shed Photo: Looking southwest toward the site from the intersection of Washington and Meadowbrook Lane

False: This is a view looking west/northwest from county property east of Meadowbrook Lane, close to the corner of Meadowbrook Lane and the drive into the Maintenance Facility.

Figure 16—View Shed Photo: Looking west towards the site from Meadowbrook Lane with existing plantings

FALSE AGAIN: This is not a PHOTO; it is an artist or computerized rendering. The actual current plantings are not that tall nor plentiful.

Addendum to Attachment A: "Final 2/14/20 point by point response to Draft EA"

3. Affected Environment and Environmental Consequences

3.1 Existing Facilities

3.1.1 Existing Park Facilities

The property that currently makes up Meadowbrook Stables includes

- a large, open triangle of land that is not used by the Stables and which is available to the public for dog walking and playing;
- the historic 50-horse barn and farrier shed;
- four riding rings and a small circular round pen;
- utility building;
- fenced grass pastures; and
- a central picnic and seating area.

The large triangular area north of the barn is heavily used during shows held at Meadowbrook as a parking area for vehicles and horse trailers. During these times, the area is not available for public use, and afterwards the damage to the area (ruts, erosion, and turf destruction) makes the land less safe, less useable, and less desirable for public play/use.

One of the fenced grass pastures has a thick wire running along the top rail with a sign warning that it is electrified. Why is an electrified wire placed on a fence in a public area? In the past, the public was able to walk the Meadowbrook Stables perimeter, but currently large piles of brush prevent people, and possibly wildlife, from freely moving in the buffer zone between the fenced grass pastures and Rock Creek to the west.

Page 23 shows an incorrect date that should be:

2/14/2020

From: [Antonia Dentes](#)
To: [Weil, Michael](#)
Cc: [Acosta, Marcel](#); [Sullivan, Diane](#); [Schuyler, Anne](#); julia.kosta@ncpc.gov
Subject: MP100 Addendum to the email/comments dated February 14, 2020
Date: Tuesday, February 18, 2020 4:21:28 PM
Attachments: [Addendum to Attachment A Final 2-14-20 point by point response to Draft EA.pdf](#)

Dear Mr. Weil,

I am writing with an addendum to the email sent by Ms. Govoni-Sibarium and myself on February 14, 2020 on behalf of Concerned Neighbors of Meadowbrook Stables. This is an addendum to Attachment A: " Final 2/14/20 point by point response to Draft EA." It addresses section 3 - Affected Environment and Environmental Consequences, and, page 23 of the document. As with the previous documents, we request that this addendum be included in the record of public comment on the Meadowbrook Proposal.

The addendum is attached as a pdf to this email. Your review is greatly appreciated.

Sincerely,
Antonia Dentes
2810 Abilene Dr.
Chevy Chase MD 20815

Attachment B: Sampling of views from *some* of the homes most affected.

2810 Abilene Drive, view of proposed site/Ring C, from deck (off living room)



2812 Abilene Drive, view of proposed site/Ring C, from deck (off living room)



2814 Abilene Drive, view of proposed site/Ring C from living room



**Meadowbrook Stables and Park
Meadowbrook Lane
Chevy Chase, MD 20815**

**Side-by-side images of flash-flooding on January 25, 2020 and day-after on January 26,
taken from similar vantage points.**

**Standing on Hiker-Biker Trail facing east towards Ring C (40-foot light poles surrounding Ring C);
Meadowbrook Lane to the right.**



Standing on Hiker-Biker Trail facing north-east towards Meadowbrook Stables manure shed, looking across SWM pond.



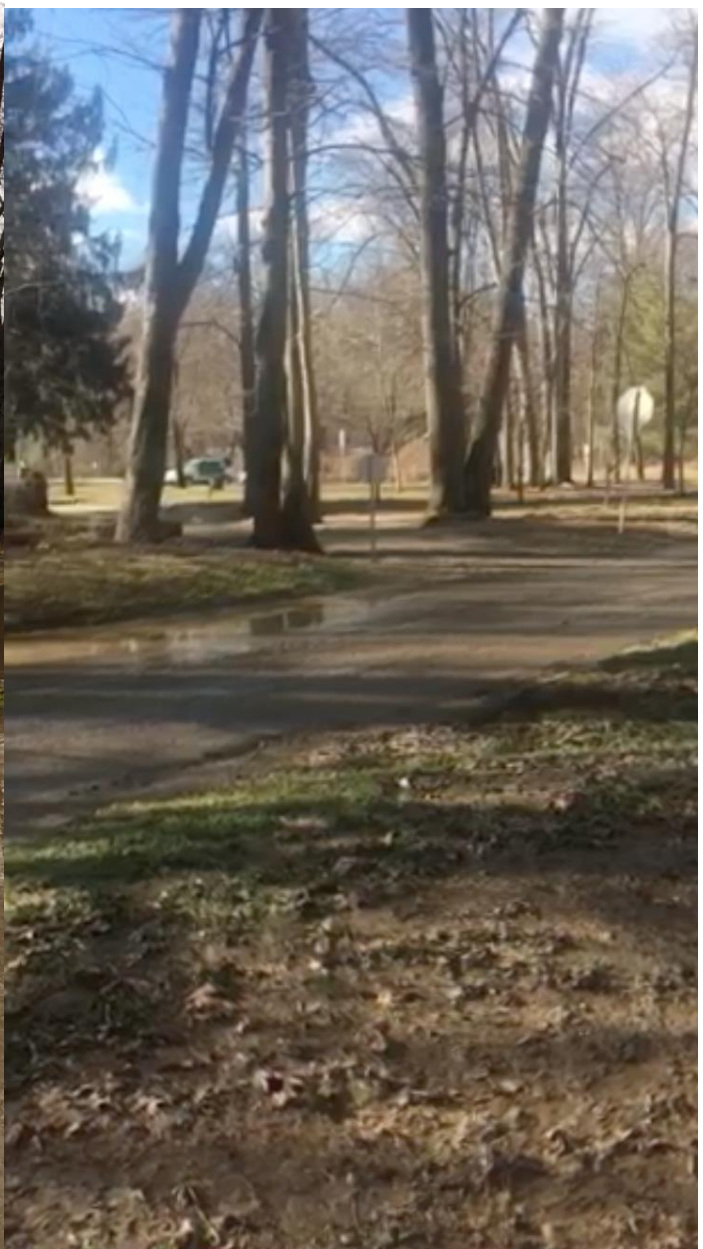
Standing on Hiker-Biker Trail looking north toward Rock Creek/Beach Drive and stables back paddock, across SWM pond.



Standing on Hiker-Biker Trail facing west towards Rock Creek and Meadowbrook Lane leading to Meadowbrook Activity Building/Candy Cane City playground/playing fields and courts.



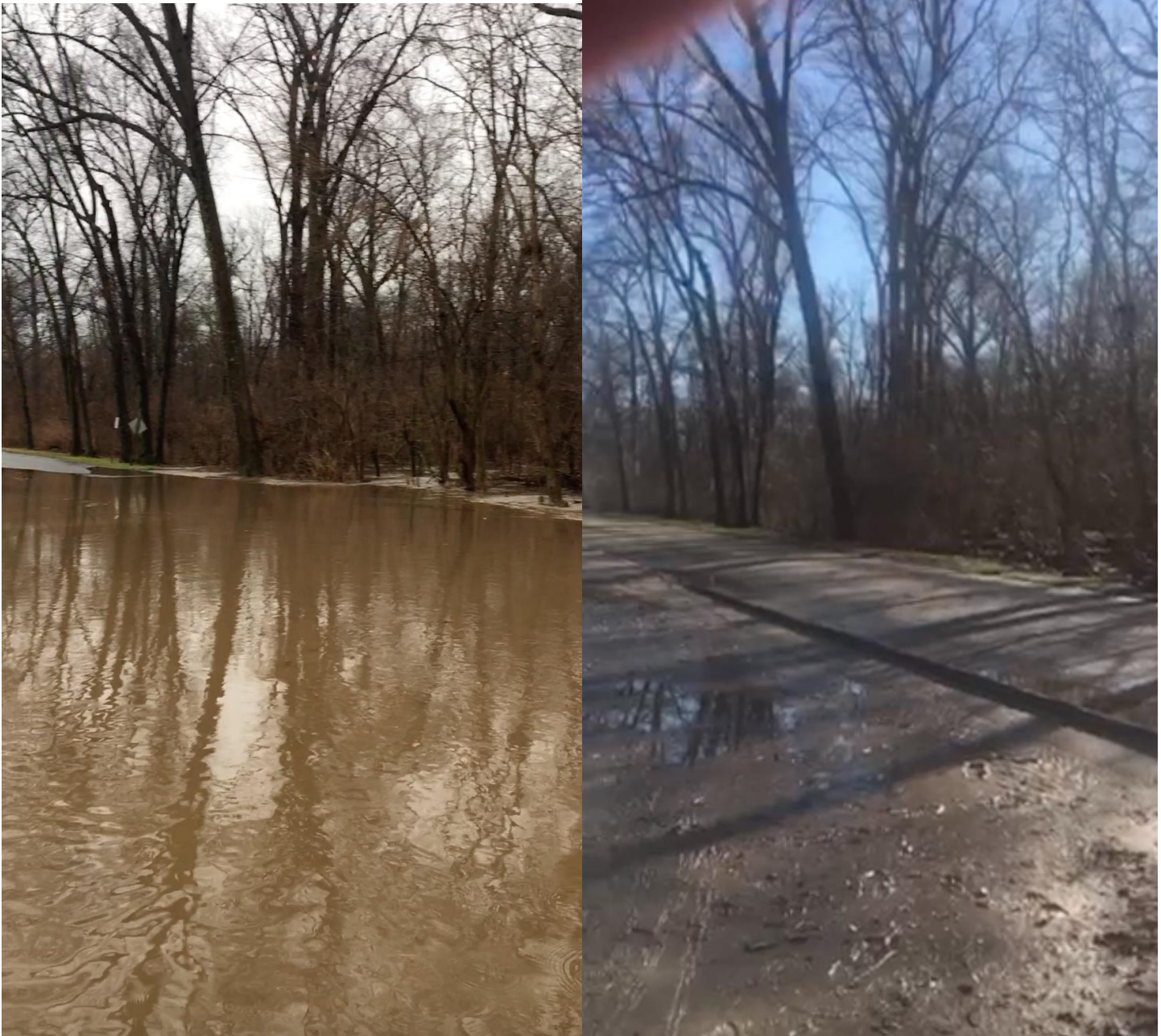
Facing south west looking at intersection of Hiker-Biker path and Meadowbrook Lane leading to Meadowbrook Park/Activity Bld./fields.



Standing on Hiker-Biker Trail looking south across Meadowbrook Lane.



Standing on (muddy) Hiker-Biker path looking south-east; Meadowbrook Lane leading to Ring C, and wetlands on right.



From: [Laura Govoni-Sibarium](#)
To: [Acosta, Marcel](#); [Weil, Michael](#); [Sullivan, Diane](#); [Schuyler, Anne](#); julia.kosta@ncpc.gov
Subject: Comments from Concerned Neighbors of Meadowbrook Stables
Date: Friday, February 14, 2020 9:36:24 AM
Attachments: [Final 21420 Point by Point response NCPC Ex.Dir.recommendation AD & LG.pdf](#)
[Final 21420 Point by point response to Draft EA.pdf](#)
[Attachment B \(NCPC point by point\)home views.pdf](#)
[Attachment C \(NCPC point by point\) Jan 25-26 2020 Flooding at Meadowbrook.pdf](#)

February 14, 2020

TO:

Marcel Acosta, Executive Director, National Capital Planning Commission

Michael Weil, Urban Planner, National Capital Planning Commission

Diane Sullivan, Director Urban Design and Planning, National Capital Planning Commission

Anne Schuyler, General Counsel, National Capital Planning Commission

Julia Koster, Secretary to the Commission, Director, Office of Public Engagement

FROM:

Concerned Neighbors of Meadowbrook Stables

Prepared by: Laura Govoni-Sibarium & Antonia Dentes

Dear representatives of National Capital Planning Commission,

We are writing regarding the Executive Director's Recommendation regarding the "Modification of General Development Plan Meadowbrook Stables Riding Ring Canopy, Rock Creek Stream Valley Park Unit 1 North Chevy Chase, Maryland" [NCPC File Number: MP100, NCPC Map File Number: 76.21.01 (05.00)45038] that was presented and approved at the December 5, 2019 Commission meeting and prepared November 27, 2019.

As you are aware, there is significant community concern and opposition to this proposed plan and, furthermore, the public was not made aware of the plan until after the NCPC comment period had expired. Much of the neighboring community is astounded that this proposed plan would even be considered for approval. Given the lack of timely public notification or involvement, the lack of comments received during the comment period of November 16, 2019 through December 16, 2019, along with the numerous errors and misrepresentations in document: Draft Environment Assessment for Meadowbrook Stables Proposed Covered Riding Ring, November 2019, Rock Creek Stream Valley Unit 1 East-West Highway, Chevy Chase, MD—Prepared by Meadowbrook Foundation, Inc., the preliminary approval of this proposal ought to be deemed invalid and require further independent study. The errors and misrepresentations in the document presented to you by M-NCPPC on behalf of Meadowbrook Foundation, actually led to a number of errors in the Executive Director's report and, we presume, lack of a fully informed decision.

Attached you will find the following: 1. A point by point response to the Executive Directors' report in question that points out errors, inconsistencies, and reflects concerns and sentiments of the Concerned Neighbors of Meadowbrook Stables. 2. Attachment A, a point by point response to *excerpts* from the Draft

Environment Assessment for Meadowbrook Stables Proposed Covered Riding Ring in question which points out errors, misrepresentations, and inconsistencies along with concerns and sentiments of the Concerned Neighbors of Meadowbrook Stables. 3. Attachment B, a sampling of photos from homes adjacent to Meadowbrook Stables. 4. Photographs of the most recent flooding of Meadowbrook's Storm Water Management pond.

We would greatly appreciate your review of these materials prior to consideration of adding this proposal to your March meeting agenda. In addition, *if* the Meadowbrook Proposal is once again taken up by NCPC, we request that these documents be included in the record of public comment.

Your responsive dialogue thus far and your prompt attention to the attached documents are greatly appreciated.

Sincerely,

Laura A. Govoni-Sibarium

2812 Abilene Dr.

Antonia Dentes

2810 Abilene Dr.

Concerned Neighbors of Meadowbrook Stables response to NCPC's report re:
Meadowbrook's proposed covered riding ring:

Attachment A

Attachment B

Attachment C

Executive Director's Recommendation

Commission Meeting: December 5, 2019



PROJECT

Modification of General Development Plan, Meadowbrook Stables Riding Ring Canopy Rock Creek Stream Valley Park Unit 1 North Chevy Chase, Maryland

SUBMITTED BY

Maryland-National Capital Park and Planning Commission, Montgomery County
Department of Parks

REVIEW AUTHORITY

Approval of Master Plans for use by the Commission and Capper Cramton Act Review per 40 U.S.C. § 8722(a) and (b)(1) and 46 Stat. 482

NCPC FILE NUMBER

MP100

NCPC MAP FILE NUMBER

76.21.01(05.00)45038

APPLICANT'S REQUEST

Approval of preliminary site development plans

PROPOSED ACTION

Approve preliminary site development plans

ACTION ITEM TYPE

Consent Calendar

PROJECT SUMMARY

The Montgomery County Department of Parks has submitted preliminary site development plans for a new 125- by 225-foot **canopy** over riding Ring C, which differs from a previously approved 2003 improvement plan that included a new canopy over Ring D. The Ring D canopy was never

constructed. In addition, the project will construct a new horse/pedestrian path between the ring and a driveway to the west, remove an existing fence surrounding the ring, plant additional landscaping, and install new rain barrels and bio-retention facilities surrounding the newly covered ring. The existing perimeter fence and landscape screening along Meadowbrook Lane will be retained to reduce off-site visibility of the project from the public street and nearby residential neighborhood. The new development requires modification of the Rock Creek Stream Valley Park – Unit 1 Master Plan by NCPC pursuant to the 1930 Capper-Cramton Act.

Project is described as a canopy. The more detailed drawings were not submitted (see Figure A) to NCPC. The updated renderings look more like a warehouse.

The project is described as a “canopy,” which it is not. It is a **32-foot tall arena**, with moveable garage-like doors, and a steel frame to support the 30,000 square foot impervious roof with solar panels. Again, this is not a canopy.

The current landscaping surrounding Ring C does not screen or reduce off-site visibility from the nearby residential neighborhood. Five homes sit above the site. Their main living areas and/or decks look onto Ring C.

KEY INFORMATION

- NCPC has approval authority over the project with its location on property acquired with federal funding appropriated under the 1930 Capper Cramton Act. The Act was intended to provide for the acquisition of lands in Maryland and Virginia to develop a

From NCPC’s publication, <https://www.ncpc.gov/review/resource/>

“In addition to authorizing funding for acquisition, the act granted the National Capital Park and Planning Commission, now the National Capital Planning Commission (NCPC), review authority to approve any Capper-Cramton park development or management plan **in order to ensure the protection and preservation of the region’s valuable watersheds and parklands**, comprehensive park, parkway, and playground system in the National Capital.” Meadowbrook Stables is located within watershed Maryland 12 Digit 021402060831; the majority of the property is located on a 100-year floodplain.

- The Maryland-National Capital Park and Planning Commission (M-NCPPC), Montgomery Parks maintains a partnership with Meadowbrook Foundation, Inc., which operates the stables on **15.8 acres of land** owned by the Commission. NCPC previously approved (in 2003) comprehensive renovations and improvements to the Meadowbrook Stables facility pursuant to a Development Agreement between the M-NCPPC and Meadowbrook Foundation, Inc.

Across documents there are discrepancies in the stated acreage of Meadowbrook Stables ranging from 15.8 acres to “9-10” acres. In the Phase1 proposal, Meadowbrook Stables was listed as 15.8 acres, but in its current Draft EA for Phase 2, states to be 9.5 acres. Is there a different set

of federal or state regulations that apply if a property is greater than or less than 10 acres? Why has the stated acreage of Meadowbrook Stables property changed since Phase 1?

- Meadowbrook Stables is used for horse riding lessons, summer camps, and related programs, teaching over 450 students each year, housing 50 horses, and employing over 25 full- and part-time staff.

RECOMMENDATION

The Commission:

Approves the preliminary site development plans and master plan modification for a new canopy over riding Ring C, a new horse/pedestrian access path, additional on-site landscaping, new rain barrels, and new bio-retention facilities.

Notes that the project will modify the previous plan approved by NCPC in 2003, which included a new canopy over riding Ring D.

Meadowbrook Stables, including the proposed site of Ring C, lies within the 100-year floodplain according to the FEMA map <https://msc.fema.gov/portal/search#searchresultsanchor>

How is approval possible if the site is located within the 100-year flood plain, an Environmentally Sensitive Area, and a Priority Natural Resource Area?

Please review the points in this response to the Executive Director's Recommendation as well as, and most importantly, the attached point by point responses from concerned neighbors to excerpts of the Draft Environmental Assessment for Proposed Riding Ring authored by MFI, November 2019.

PROJECT REVIEW TIMELINE

PROJECT ANALYSIS

Executive Summary

The Montgomery County Department of Parks has submitted preliminary site development plans to construct a new pavilion-style canopy over riding Ring C at the Meadowbrook Stables, which is located near East-West Highway, in Chevy Chase, Maryland. In addition, the proposal requires a modification to the current Rock Creek Park Stream Valley – Unit 1 Master Plan to amend the previous plan approved by NCPC in 2003, which included construction of a new canopy over Ring D. Other on-site improvements include: a new horse/pedestrian path between Ring C and an existing driveway to the west, removal of an existing fence surrounding Ring C, additional landscaping, and new rain barrels/bio-retention facilities surrounding Ring C. To reflect the canopy location change from Ring D to Ring C, staff recommends that the Commission **note that the project will modify the previous plan approved by NCPC in 2003, which included a new canopy over riding Ring D.**

“Pavilion-style canopy” is the description used here and in the 2001 proposal. The current proposal uses the terms “covered arena,” “covered riding ring,” and “covered building” “...It will have transparent, seasonal enclosures (e.g., garage-door type retractable sides)...” What is not mentioned in the current proposal is the addition of seating, which is reflected in the 2003 Development Agreement and was acknowledged at the Public Meeting on January 16, 2020.

Re: last sentence of above paragraph: Where can the the documentation from NCPC’s 2003 approval be obtained?

NCPC staff analyzed the proposed improvements in accordance with the 1930 Capper-Cramton Act and subsequent 1931 agreement between NCPC and MNCPPC, which grants NCPC approval over plans for park-related development. NCPC’s review focuses on protecting the character and setting of the parks and ensuring that any improvements are for park purposes. Based on the project submission, staff finds the proposal to be beneficial to the park environment and user experience and thus, a valid use of park property. Therefore, staff recommends that the Commission **approve the preliminary site development plans and master plan modification to enable construction of the new canopy over riding Ring C and other ancillary site improvements.**

This proposal does not protect the character and setting of the park. Improvements may be for park purposes but are inappropriate in this residential location and certainly not beneficial to the park environment and *majority* of park users. This arena would be serving less than 450 students yet have a substantial negative effect upon the general public who use the park and hiker-biker trail.

“Based on the project submission...” The project submission is full of inconsistencies and falsehoods. Attached is a point by point critique of excerpts from the very project submission to which NCPC is referring: Draft Environmental Assessment for Meadowbrook Stables Proposed Covered Riding Ring, November 2019 (Attachment A).

Analysis

Background and Proposal

The Meadowbrook Stables property is located within the central portion of the Rock Creek Stream Valley Park, Unit No. 1, on the eastern shoreline of Rock Creek, in Montgomery County, Maryland. The property is located on land which was acquired by the National Capital Planning Commission under the Capper-Cramton Act and now under the jurisdiction and title of M-NCPPC. Various efforts to make necessary improvements to Meadowbrook Stables property have been ongoing with M-NCPPC and the local community since 1998. The Meadowbrook Foundation was established in the late 1990s and early 2000s to effectuate improvements to the facility, including the construction of a covered riding ring, initiated by a donation of \$3 million by philanthropist David Bradley. The improvements were ratified in a formal, comprehensive Development Agreement between M-NCPPC and the Foundation in 2003. That year, the NCPC approved the General Development Plan pursuant to Section 1(b) of the Capper-Cramton Act.

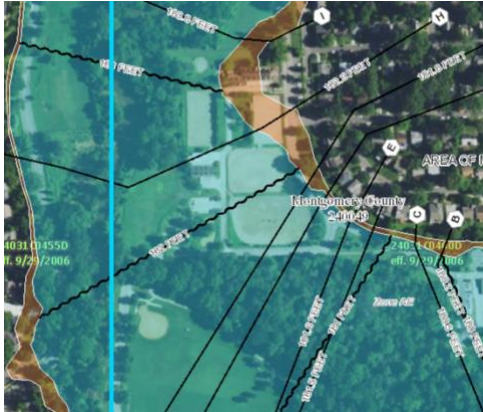
The Development Agreement spelled out two distinct phases of improvements. As part of Phase 1, which was executed between 2003-2005, Meadowbrook completed the following improvements: installation of new perimeter fencing, grading, and improvements to four existing sand rings; improvements to public picnic and walking areas; installation of fencing around grass pastures as grazing areas for the horses; planting of numerous trees and other landscape elements to improve the appearance, screen the buildings from view, and add shade; restoration of the historic farrier shed; and construction a utilitarian storage building to house manure dumpsters and equipment. The Covered Riding Ring Project, which is now proposed, was sole focus of the Development Agreement's Phase 2, approved by M-NCPPC and NCPC.

In the approved development plan, a covered riding ring was proposed to be situated directly southwest of the historic barn and directly west of the historic farrier shed. **At that time, the design of the covered ring had not been finalized.** The current proposal relocates the ring canopy to an existing 200-foot by 300-foot outdoor sand arena known as "Ring C," in the southeastern-most corner of the property, to enable a greater number of users during inclement weather. **In addition, the new location is outside of the 100-year flood zone and historic barn setting.** Ring C is situated south of the barn and southeast of the historic farrier shed along Meadowbrook Lane where it transitions from a road that travels in a north-south direction to an east-west direction before terminating at the Meadowbrook Recreation Center to the south. The proposed canopy measures 125- by 225-feet, with on-site improvements to include: a new pedestrian/horse access path, additional on-site landscaping, new rain barrels, and new bio-retention facilities surrounding Ring C.

The plan may not have been finalized but there were definitely detailed plans as to the size, style, etc. of the then proposed "riding pavilion." (See Figure B)

"In addition, the new location is outside of the 100-year flood zone" is totally incorrect.

Ring C, as well as the majority of Meadowbrook Stables, lies fully within the 100-year floodplain according to current FEMA mapping. Looking at the current FEMA map, the 100-year floodplain may soon encroach on the historic setting area of the barn and farrier shed. The 100-year floodplain boundary is moving inland. In 2001 only half of Ring D was in the floodplain, now it is totally within. What measures are Meadowbrook or M-NCPPC taking to ensure that in the near future, as global water levels rise and flooding becomes more frequent, that floodwaters will not adversely affect these historic structures? Are Meadowbrook, M-NCPPC, and NCPC anticipating that even Ring C may become unusable in the foreseeable future?



Also see photos of recent flooding (Attachment B)

Capper-Cramton Act

Pursuant to the 1930 Capper-Cramton Act, NCPC’s review focuses on protecting the character and setting of the parks and ensuring that any improvements are for park-related purposes. The new canopy can be considered park-related, as it will improve the Meadowbrook Stable facility, enabling consistent, safe, year-round exercise for its horses and more regular training and enjoyment for its riders during inclement weather. All-weather rings are important to horse health and wellness, ensuring sufficient exercise to remain physically and mentally healthy. Also, protection from the weather will contribute to rider comfort. Lastly, proposed new rain barrels and bio-swale areas will help minimize potential impacts to Rock Creek, as well as the new canopy location (Ring C), which is more distant from Rock Creek than the Ring D location.

For the purposes of NEPA, the applicant’s Environmental Assessment concludes that the new riding canopy will have an effect on the historic environmental setting (with its visibility from the barn); however, there will be no adverse effect on the use, character, location, or setting of the historic property. The project location is separated from the historic area by a picnic area, several rows of trees, and riding Ring B, completely outside of the defined historic setting. The uninterrupted use of the property and its character – manifested by views of the historic barn from the street, significant green space, presence of horses, quality of up-keep, and welcoming park- like qualities – will be unaffected by the new canopy. Based on these considerations, the applicant has concluded that the new riding Ring C canopy will not adversely result in an alteration to the qualifying historic characteristics, or eligibility for, the National Register (of Historic Places).

Meadowbrook is open year-round and conducts lessons “rain or shine.” When footings are unsafe, there is an indoor horsemanship lesson. There are only a small percentage of days of the year that the ground is not safe for riding (ice, excessive mud, un-removed snow). There are up to 450 riders at Meadowbrook, many from Virginia and DC. There are over a million residents of Montgomery County.

Meadowbrook Stables has been operating for 85 years without a covered riding arena. While one may improve the enjoyment of a few hundred riders it will reduce the enjoyment of thousands visitor and trail users each year who will be met with an obstructed park vista, reduction of open space, and an oppressive structure as they enter Meadowbrook Park beyond the stables; a 16.6 acre park with multiple playing fields, tennis and basketball courts, and a historic activity building.

The area of the impervious roof is estimated to be 30,000 square feet. How many rain barrels will it take to handle this amount of runoff, and what is the negative impact to the community with open swales of water meant to handle this extra water load? Mosquitos, mosquito borne diseases? What will be the visual effect on this park setting?

Regarding the proposed new rain barrels and bio-swale areas, other than a description, there is no documentation of the engineering details as to how this Stormwater Management system will function, nor third party professional assessment.

Describing Ring C as more distant from Rock Creek than Ring D is deceiving (elaborated on more in response to Draft EA document- Attachment A). Although Ring C maybe further from Rock Creek, Ring C is on lower ground, ground that frequently floods. Ring D is on much higher ground and removed from the area most prone to flooding.

Multiple views and welcoming park-like qualities will certainly be interrupted and affected by a building 125 ft. by 225 ft. by 32 ft.

CONFORMANCE TO EXISTING PLANS, POLICIES AND RELATED GUIDANCE

Comprehensive Plan for the National Capital

The project plans generally adhere to policies contained in the Federal Environment and Parks & Open Space Elements with their intended enhancement of stable facilities and setting.

Please note excerpt indented below from NCPC Comprehensive Plan Federal Element Parks & Open Space Elements. Concerned Neighbors of Meadowbrook Stables contend that the current proposal for a covered arena by Meadowbrook Stables directly conflicts with the following elements:

https://www.ncpc.gov/docs/Comprehensive_Plan_Federal_Element_Parks_and_Open_Space_Aug2004.pdf

Many parks and open spaces in the National Capital Region are also threatened by adjacent development pressures and the encroachment of inappropriate new development along park borders, conversion of the land to different uses,

Preservation and Maintenance

Policies

The federal government should:

1. Enhance parks and preserve open green space for future generations.

Providing or maintaining public access to open-space areas of particular interest or usefulness allows otherwise unused parkland and open space to become a resource that can be used and enjoyed by all.

Terrain Features

Policies

The federal government should:

1. Ensure that development does not intrude through the ridge and tree lines of natural terrain areas unless it will not impact vistas to and from those areas.

Greenways and Greenbelts

Greenways Some of the greenway areas in the National Capital Region under federal control include Rock Creek Park..... These natural areas should be protected from border development that would adversely impact their natural resources and visual quality.

Trails

Policies

The federal government should:

2. Protect trails from adjacent incompatible development.
3. Protect environmentally significant land adjacent to trails.

Additionally, please see Attachment A, section 1.3.5. Environmental value of project, discussion of M-NCPPC Priority Natural Resource Area in Montgomery County Parks: Park in Recreation and Open Space (PROS) document.

<https://www.montgomeryparks.org/projects/directory/2017-park-recreation-open-space-pros-plan-update/>

National Historic Preservation Act

NCPC has a Section 106 compliance responsibility for the project based on the Commission's formal approval authority under the 1930 Capper-Cramton Act. During NCPC's 2003 review of the Meadowbrook Stables improvement and renovation plan, MNCPPC consulted with the Maryland Historic Trust, which concurred with MNCPPC that the project would have no adverse effect on historic or archaeological resources. NCPC staff concurred with the finding as part of their review action to satisfy its Section 106 responsibility.

The current proposal to construct the new canopy completely outside of the historic setting area will reduce any sort of adverse impact to the use, character, location, or setting of the barn. The previous plan (from 2003) included a new canopy over Ring D, which is adjacent to the historic barn and located partially inside of the surrounding historic setting. The historic barn and its setting have not been evaluated for eligibility for listing in the National Register of Historic Places; however, the property is included in the Maryland Inventory of Historic Sites [MHT Inventory No. 36-03]. In 1989, the property was included in the Montgomery County Master Plan for Historic Preservation.

What is the "historical setting area"? Ring D, /closest to the barn was an approved site in 2001/2003, why would Ring D not be appropriate now?

As part of the current proposal, the applicant has formally initiated Section 106 consultation with the Maryland Historical Trust/Maryland State Historic Preservation Officer in compliance with Section 106 of the National Historic Preservation Act and its implementing regulations. MHT is currently reviewing the applicant's "No Adverse Effect" finding and will issue their determination prior to the final project submission n to NCPC. At that time, NCPC will review

the final project submission, MHT and applicant determinations, and complete its Section 106 responsibility.

National Environmental Policy Act

NCPC has a NEPA responsibility for the current project based on its approval authority for master plan modifications granted under the 1930 Capper Cramton Act. Since NCPC does not have an applicable categorical exclusion for the project, the applicant prepared an Environmental Assessment (EA) in coordination with NCPC. The EA reviews potential project impacts to the natural and manmade environment, with proposed mitigation measures. **NCPC has currently posted the EA for public comment on its website through December 16, 2019 to satisfy its comment period requirement.** Based on comments received, review of the EA, and proposed mitigation, staff will draft a Finding of No Significant Impact (FONSI), to be signed by NCPC's Executive Director after approval by the Commission, or require the applicant to prepare an Environmental Impact Statement (EIS) should any potential impact be assessed as significant. NCPC's NEPA process must be completed prior to final review by the Commission.

NCPC failed in its responsibility to ensure that the public most impacted by the proposal would be notified of the opportunity to provide public comment on the Draft EA.

The public comment period was invalid. The neighboring community, was not notified of this proposal until January 10, 2020 (via a postcard from Montgomery Parks notifying of a January 16, 2020 Public Meeting to solicit input on the project). A sign with a deceptive artist rendering (the same rendering submitted to NCPC) was posted along the trail outside the barn during the very last days of December 2019. The public was not made aware of the proposal and, therefore, were unable to comment prior to the comment submission deadline. Nonetheless, Meadowbrook raised 1.3 million dollars in private donations prior to notifying the neighboring community of the proposal.

In addition, there has not been an independent assessment of impact on the environment, only the "assessment" the interested party presented.

CONSULTATION

The applicant has initiated formal Section 106 consultation with the Maryland Historic Trust, and NCPC has posted the project's EA for a 30-day public review/comment on the Commission website.

ONLINE REFERENCE

The following supporting documents for this project are available online at www.ncpc.gov:

- NCPC Staff Summary Presentation
- Environmental Assessment (EA) with project plans

POWERPOINT (ATTACHED)

Prepared by Michael Weil 11/27/2019

PLEASE NOTE AT LEAST TWO FIGURES IN THE NCPC POWERPOINT BELOW ARE NOT ACCURATE:

PLEASE NOTE THERE ARE TWO FIGURE 13. The second figure 13 IS NOT THE VIEW FROM THE REAR OF 2812, 2814, AND 2816 ABILENE DRIVE as stated, but rather south to southwest from the corner of Washington Ave. and Meadowbrook Lane.

FIGURE 16: IS NOT A PHOTO! BUT RATHER A COMUTERIZED OR ARTIST RENDERING. The trees that exist at that location are not that plentiful nor that tall.



New Meadowbrook Riding Ring Canopy

Rock Creek Stream Valley Park - Unit 1 Chevy
Chase, Maryland

Approval of Modification of General Development Plan Meadowbrook Stables

Maryland National Capital Park and Planning Commission

Dec

ember 5,

1

National Capital Planning Commission File: MP201 2019 | File: MP100

1

Project Summary

Project Summary:

Commission Meeting Date: December 5, 2019

NCPC Review Authority: 1930 Capper-Cramton Act **Applicant Request:** Approval of Master Plan Modification **Session:** Consent Calendar

NCPC Review Officer: Michael Weil **NCPC File Number:** MP100

The MNCPPC has submitted a master plan modification, on behalf of Meadowbrook Foundation, Inc., to enable construction of a new riding ring canopy to protect horses and riders from the weather. As background, in 2003, NCPC approved comprehensive renovations and improvements to the Meadowbrook Stables facility in connection with a Development Agreement between the M-NCPPC and Meadowbrook Foundation, Inc.

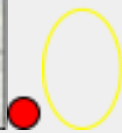
(Meadowbrook). The development included the construction of a canopy over one riding ring (Ring D), which was never constructed. The current project proposal will construct a new canopy over a different ring (Ring C) than previously approved. The Ring C location is further from Rock Creek than the previously-proposed Ring D location; outside of the 100-year floodplain; outside of the historic on-site setting area (surrounding a barn); and closer to the parking lot (22 spaces). However, Ring C is located closer to nearby houses.

2

File: MP100 National Capital Planning Commission File: MP201

2

Site Location



previously- approved site



Location Map

project site

3

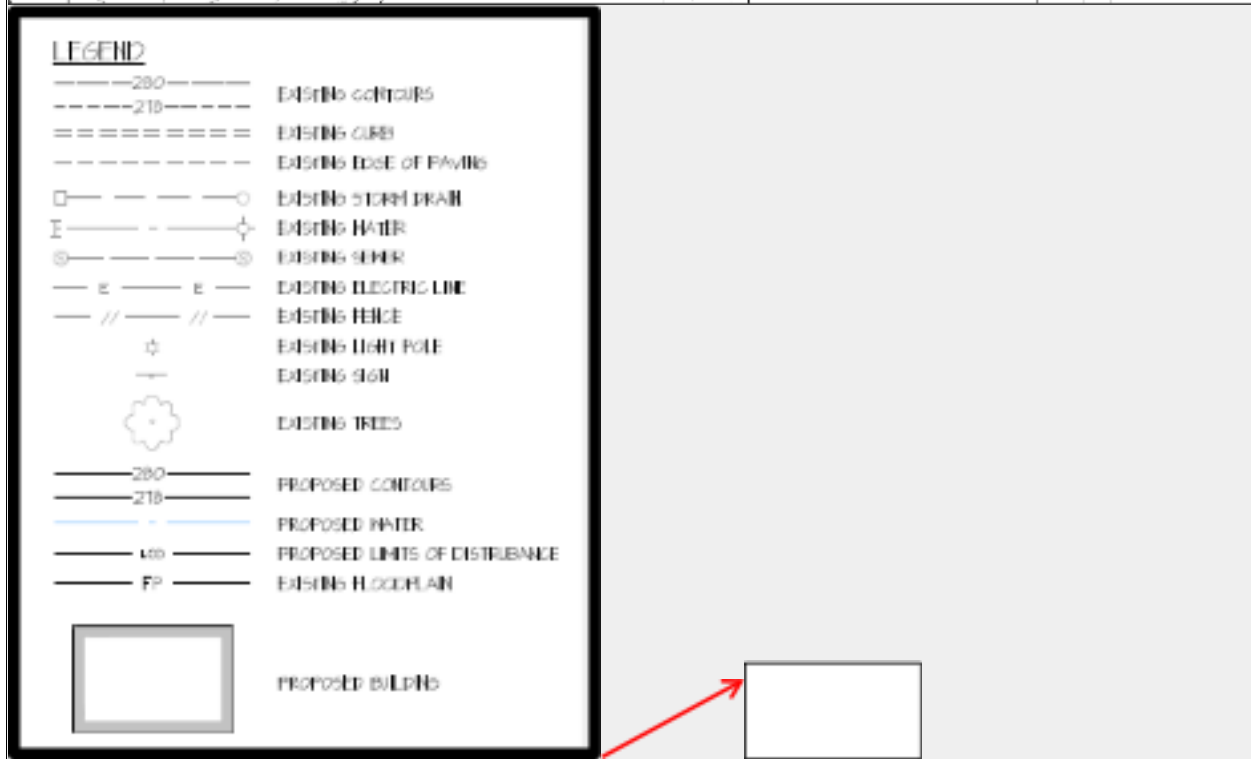
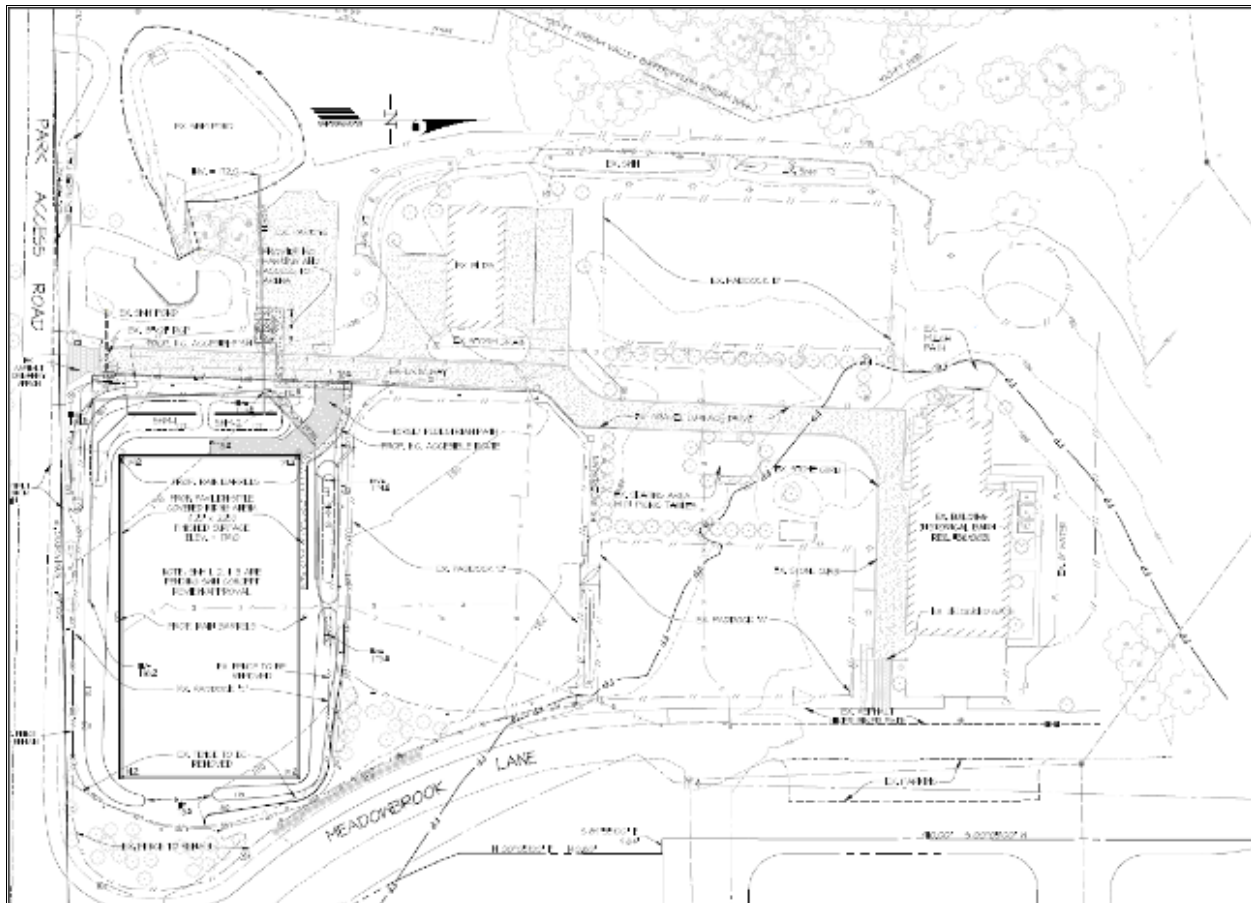
File: MP100 National Capital Planning Commission File: MP201

3



Site Plan

Site Location



Ring C canopy

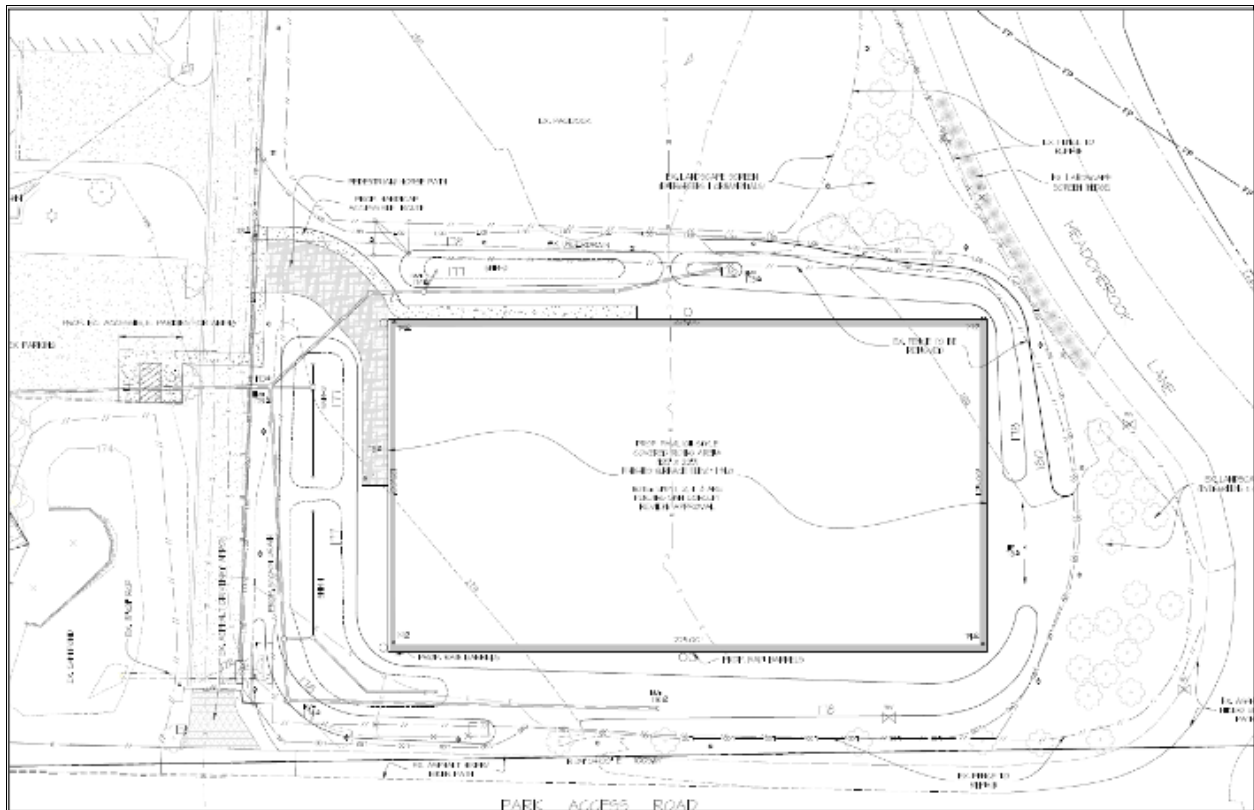
Location Map

4 File: MP100 National Capital Planning Commission File: MP201

4

Site Plan

Site Location



LEGEND	
	EXISTING CONTOURS
	EXISTING CURB
	EXISTING EDGE OF PAVING
	EXISTING STORM DRAIN
	EXISTING WATER
	EXISTING SEWER
	EXISTING ELECTRIC LINE
	EXISTING FENCE
	EXISTING LIGHT POLE
	EXISTING SIGN
	EXISTING TREES
	PROPOSED CONTOURS
	PROPOSED CURB
	PROPOSED WATER
	PROPOSED LIMITS OF DISTURBANCE
	EXISTING FLOODPLAIN
	PROPOSED BUILDING

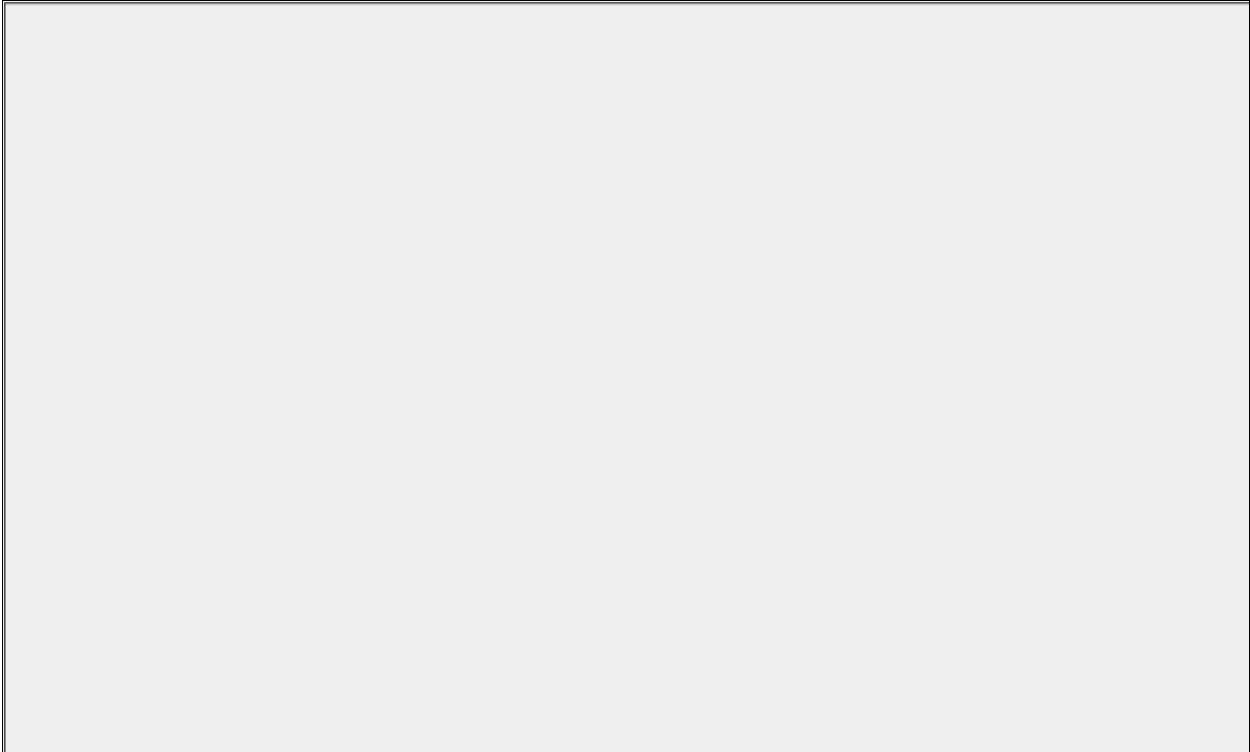
Location Map

5

Site Location



Rendering



Location Map

6

File: MP100 National Capital Planning Commission File: MP201

6

Site Location



Illustrative Plan



Location Map

7

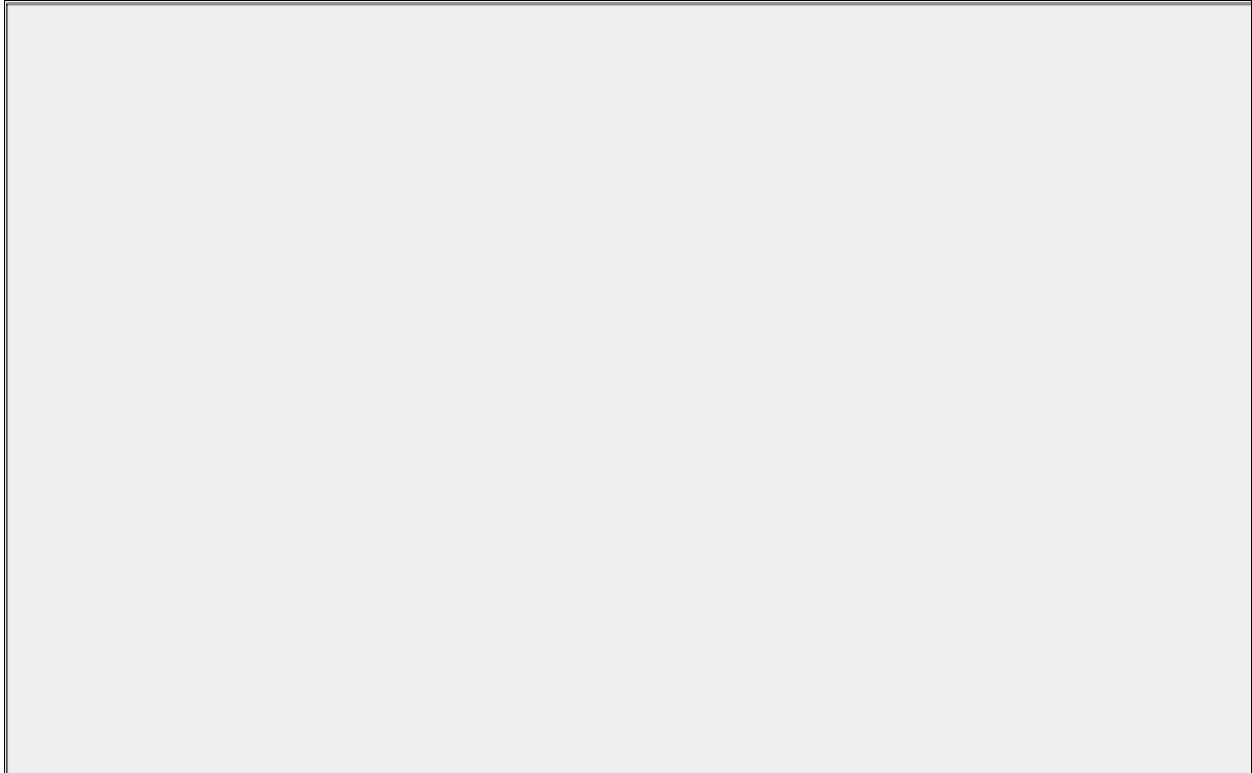
File: MP100 National Capital Planning Commission File: MP201

7

Site Location



Illustrative Plan



Location Map

8

Site Location

Site Photo



Figure 13 - View Shed photo: Looking south towards the site from East-West Highway along Meadowbrook Lane



Ring C

Site Location



Site Photo



Figure 13 - View Shed Photo: Looking west towards the site from the rear of 2812, 2814, and 2816 Abilene Drive.



Ring C

10



Site Location



Site Simulation

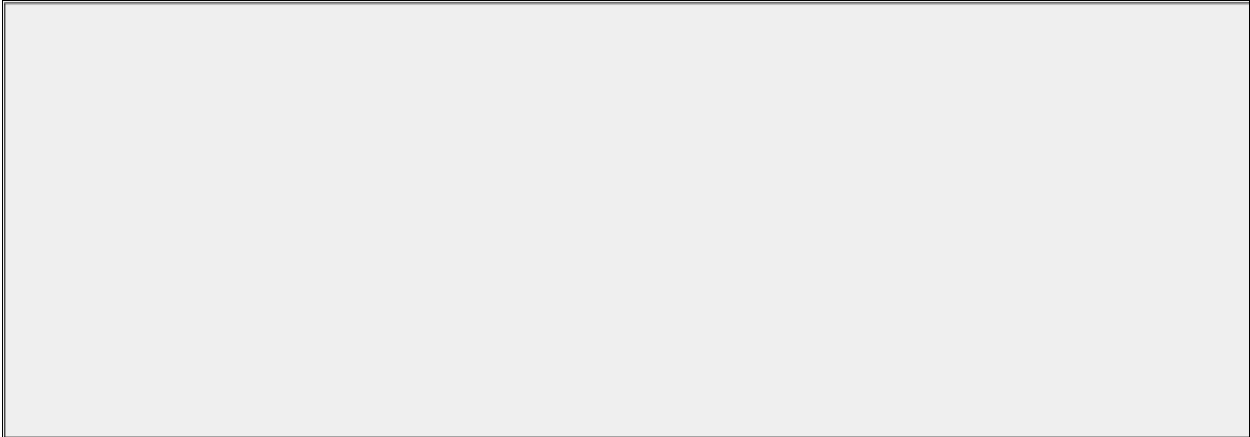


Figure 16 - View Shed Photo: Looking west towards the site from Meadowbrook Lane with existing plantings

Ring C



Location Map

11

File: MP100 National Capital Planning Commission File: MP201

11

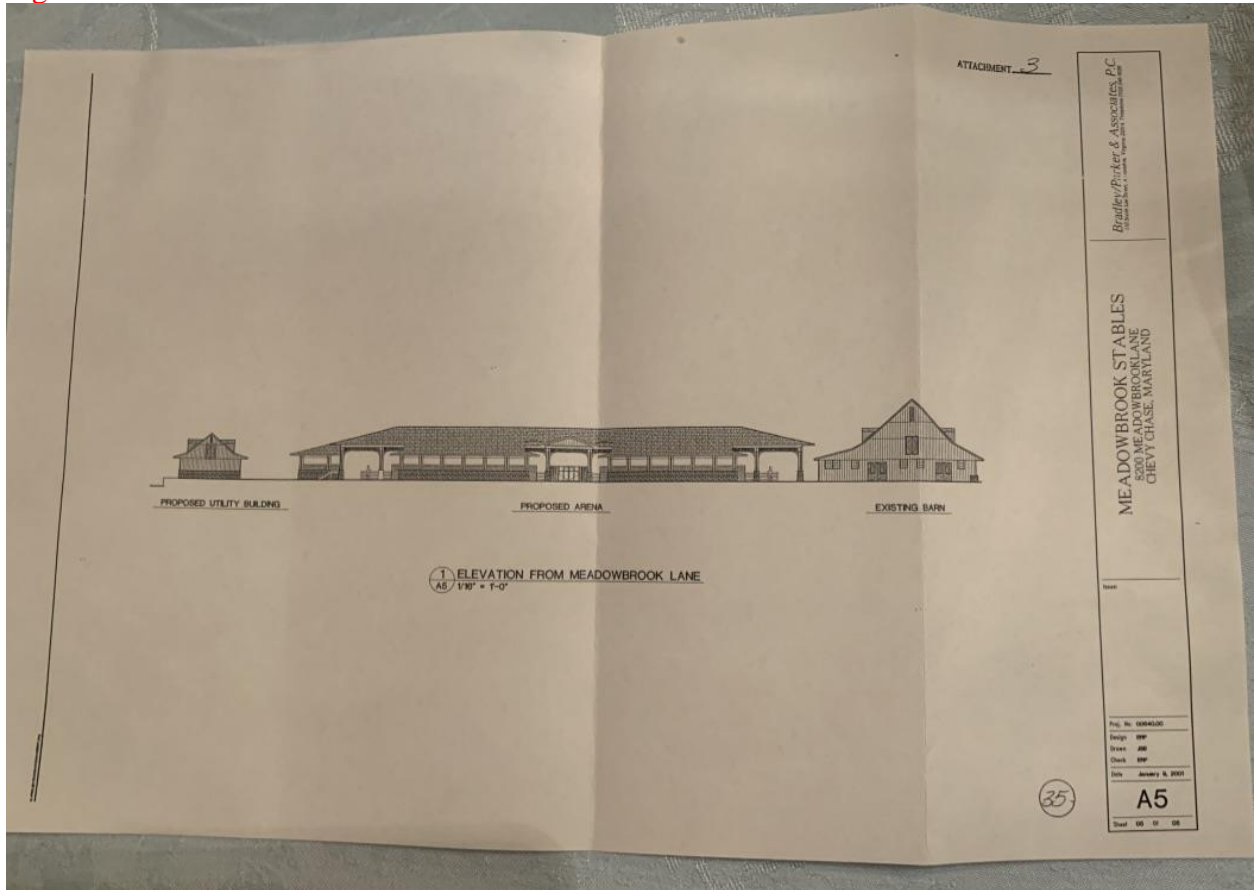
lgs
2/14/2020
attachments

Figure Attachments:

Figure A



Figure B



February 19, 2020

Dear National Capital Planning Commission,

We are submitting comments, photographs, and video links concerning an item on the March 5 2020 Tentative Agenda, "Modification of General Development Plan Meadowbrook Stables Riding Ring Canopy, Rock Creek Stream Valley Park Unit 1 North Chevy Chase, Maryland" [NCPC File Number: MP100, NCPC Map File Number: 76.21.01 (05.00) 45038]. Specifically, we are addressing three issues, 1) Floodplain Impacts 2) Stormwater Management and Water Quality and 3) Neighborhood Visual Impact, as listed in M-NCPPC's February 13 2020 Project Letter, "NCPC File No. MP100, Submission Addendum to Montgomery Parks, Rock Creek Stream Valley Unit 1 North, Chevy Chase, MD, Modification of General Development Plan, Meadowbrook Stables Riding Ring Canopy."

We have been contiguous neighbors of Rock Creek Park and Meadowbrook Stables for over twenty-five years, are two of eighteen people who voiced opposition to this proposal at a joint Meadowbrook Stables/M-NCPPC public meeting on January 16 2020, and are among dozens of community members who signed a petition requesting that the aforementioned meeting be postponed to allow the public adequate time to review the proposal. Neighbors of Meadowbrook Stables were not notified of the M-NCPPC proposal submitted to NCPC, "Draft Environmental Assessment for Meadowbrook Stables Proposed Covered Riding Ring November 2019," until after the NEPA required public comment period had closed.

*Please note that in the updated Environmental Assessment (EA) February 2020 Conceptual Plan Review, the road adjacent to Ring C that passes Meadowbrook's stormwater management (SWM) ponds and leads to the Meadowbrook Park Activity Building is referred to as the "park access road." This road is labeled as Meadowbrook Lane on most Montgomery County maps, and the activity building has a US Postal Service address of 7901 Meadowbrook Lane, so for purposes of clarity and consistency will be referred to as the **park access road/Meadowbrook Lane**, here. Also, in Phase 1 of this proposal submitted in 2001, the paved path running next to the park access road/Meadowbrook Lane, was referred to as the "Rock Creek Hiker-Biker Trail Extension." It's now common name, the **Hiker-Biker Trail**, will be used here.*

1) Floodplain Impacts: In the addendum, M-NCPPC acknowledges that, "There is an expectation of future flooding of the proposed building..." The proposed measures for mitigating that anticipated flooding, as well as additional runoff from the 28,000+ square foot impervious roof, do not appear to consider the malfunctioning of the current SWM system. Currently, as Rock Creek rises during heavy rains and flooding conditions, water back-flows through the large discharge pipes contributing to the overflow of the SWM pond. These pipes are partially submerged in the creek bank, even during times of average rainfall, and are not positioned above the normal creek level. (See Figure 1)



Figure 1 View across Rock Creek facing east towards Meadowbrook Stables Ring C Feb 16 2020

“...periodic flooding...” noted in the addendum, has occurred in both January and February of 2020. The flooding event on January 25, 2020 caused Meadowbrook’s SWM pond to overflow. (See videos, *Meadowbrook SWM pond overflowing and Rock Creek flooding January 25 2020* <https://www.youtube.com/watch?v=BARQd-gNEVo>) Also, during this event, the water level of the sediment pond was at or near its capacity.

Additionally, when the SWM system was updated around 2003, a deep channel was cut into Rock Creek’s bank and lined with stones (now buried under sediment) above the discharge pipes. When the creek level rises, water enters the 100-year floodplain through this man-made channel, adding to existing drainage and environmental problems. Apparently, neither past hydraulic models nor SWM designs accurately predicted/planned for these events. (See video, *Rock Creek waters flooding Meadowbrook Park access road via SWM channel Chevy Chase, MD 2020* <https://www.youtube.com/watch?v=vqolt1vhhko>)

This illustrates the seeming futility of designing an effective SWM system to reduce the impact of runoff and flooding within this 100-year floodplain, and the imprudence of adding a 28,000+ square foot unnecessary impervious surface (roof) to this already flood-prone area.

2) Stormwater Management & Water Quality: As mentioned above, Meadowbrook’s SWM pond has frequently overflowed during times of flooding. Therefore, sediment is discharged into the surrounding area and Rock Creek, ultimately adding to the pollution of the Potomac River and Chesapeake Bay. Since SWM ponds are meant to capture and manage runoff, and improve water quality, these purposes are defeated when the pond overflows.

On January 26, 2020, the day after a flash flood on Meadowbrook property, the SWM pond overflowed leaving the Hiker-Biker Trail and park access road/Meadowbrook Lane covered in mud/silt/sediment - a typical occurrence after such flooding events. (See Figure 2 and video *Day*

after Meadowbrook SWM pond overflows and Rock Creek Floods January 26 2020
https://www.youtube.com/watch?v=Ep_2JH5xLq8



Figure 2 Muddied Hiker-Biker Trail day after flooding Jan 26 2020

Community concerns about the malfunctioning of the SWM pond are long-standing, as noted in archived Montgomery County Planning Board agenda minutes from December 6, 2001. “Attendees commented that the pond site is within the 100-year floodplain and that the current SWM pond doesn’t seem to be working properly. It backs up during rainstorms and that silting is occurring.” If these concerns were ever addressed, any resulting resolutions did not adequately correct the SWM problems.

https://www.montgomeryplanningboard.org/meetings_archive/01_meeting_archive/agenda_120601/item11_120301.pdf

We question the M-NCPPC addendum statement that, “...the project will not contribute to localized flooding or degrade downstream portions of the Rock Creek watershed.” The SWM system has not functioned correctly since its installation, so it is highly unlikely that even an Environmental Site Design at the same location on the 100-year floodplain would be able to adequately handle the additional runoff from the 28,000+ square foot impervious roof of a covered arena. The addendum states that SWM treatment would, “...convey water around the building in larger storms,” which suggests that in heavy rains and flooding conditions, runoff would be diverted to the sediment and SWM ponds, which would likely continue to overflow and negatively impact the environment.

3) Neighborhood Visual Impact: In the Draft EA November 2019, as in the current EA February 2020, the two images representing the viewshed from the historic barn looking south towards Ring C are a bird’s eye view drawing, and, a photograph of the proposed site. Using the newly published architectural renderings, we have done our best to calculate the actual size and location of the arena, and place it on Meadowbrook’s photo, to simulate its appearance once constructed. The visual impact from the barn, as well as the building itself, would be huge. (See Figure 3) Of course, an actual architectural rendering of this view would be preferred, as would architectural renderings of eye-level views from locations most impacted by the size and position of the arena.



Figure 3 Simulated view shed photo from barn looking south across Rings A & B towards Ring C, the proposed building site.

The recently released building plans also show three cupolas on the covered arena which would increase the final height beyond 32 feet; the maximum building height for the residentially zoned (R60) site of Ring C is 35 feet. M-NCPPC continues to omit the arena’s projected height in its narrative description on their website and other public documents, which infers that the ultimate height would be contentious. At this writing, its website reads, “The proposed ring will be a pavilion-like structure (125’ X 225’) with transparent, seasonal enclosures (e.g. garage-door type retractable sides), and will function as an open pavilion for most of the year.”

<https://www.montgomeryparks.org/projects/directory/meadowbrook-stables/>

The addendum reads that, “The 2003 concept for the arena was envisioned as an open-air pavilion, and that was the intention of the current proposal.” It continues, “...through the detailed design process the need to be able to close the building for inclement weather and meet current building codes have required that the building have more solid structural components.” These statements imply that the 2003 design concept was not honored due to building codes, and ignore that fact that Meadowbrook’s current request is for a much larger structure, therefore the need for a steel-framed building not in keeping with the historic character of the site.

The proposed 125 ft. x 225 ft. x 32+ ft. arena would be visible from the Beach Drive parkway, during the months when the deciduous trees and shrubs are without leaves, if not throughout the year due to sparse vegetation. (See Figure 4) A building of this size constructed in Ring C would also be visible from the East-West Highway and Meadowbrook Lane intersection. (See Figure 5)



Ring C

Figure 4 View from Beach Drive looking east across Rock Creek towards Ring C proposed building site Feb 16 2020



Figure 5 View from East-West Highway & Meadowbrook Lane looking south towards Ring C proposed site Feb 16 2020

Most people, whether for or against the covered arena construction, agree that measures are needed to improve flood control and stormwater management in the area. Where opinions differ are over the proposed arena's necessity, its impact on the landscape's aesthetic qualities, and its potential effects on the environment. The covered arena is not necessary; Meadowbrook Foundation, Inc. is financially viable and has successfully operated for 85 years without an indoor riding ring. The aesthetic value, character, and open space of Meadowbrook would be compromised; patrons, neighbors, and thousands of passing trail-users would experience a loss of scenic beauty as they enter the park. The 100-year floodplain would be negatively affected; an area already subject to rising creek levels and a problematic SWM system would suffer further degradation with the additional stress of development.

We are asking the National Capital Planning Commission to use its authority to protect the scenic character, open space, and natural resources of the Rock Creek Stream Valley Park Unit 1 North Chevy Chase, Maryland acquired through the Capper-Cramton Act, and deny final approval of the Meadowbrook Stables' Proposed Covered Riding Ring.

Respectfully,

Owen Powers and Antonia Dentes
2810 Abilene Drive
Chevy Chase MD 20815

From: [Pam Holland](#)
To: [Sullivan, Diane](#); [Weil, Michael](#); [Schuyler, Anne](#)
Cc: [Laura Govoni-Sibarium](#); [ICE/Michael Sibarium](#); [ICE/Michael Sibarium](#); [Sara Todd](#); [Antonia Dentes](#); [Owen Powers](#); [J Holland](#)
Subject: To NCPC - follow up on Meadowbrook weather cancellations
Date: Thursday, February 20, 2020 10:29:06 PM
Attachments: [Screen Shot 2020-02-20 at 9.25.53 PM.png](#)
[IMG_1170.PNG](#)

Thank you again for taking the time to meet with us today.

As mentioned in today's meeting, we are disappointed with the lack of accuracy in Meadowbrook's assertion that the covered riding ring is necessary due to weather-related cancellations. Here is the information I referenced in our meeting. Photos are below the bullets.

- Meadowbrook classes and shows are regularly conducted in the rain - including heavy downpours. I watch these classes go on regularly. See below photos from Instagram and Meadowbrook's Facebook Page showing a horse show in the rain and a lesson in the rain.
- The horse show that was canceled in 2019 was scheduled for Saturday, April 20. Meadowbrook decided to cancel the show two days prior on April 18 - as evidenced by the post on their Facebook page - in anticipation of a "*vigorous springtime cyclone*" that occurred on April 19 (the day before the show). My guess is that travel was unsafe and flooding was anticipated (DC was to have 1.5 - 2" in a short time). In any event, the covered ring would not have mitigated a springtime cyclone. Here is a [link to the Washington Post story](#) from April 18 warning of this weather event.
- Meadowbrook closes when MCPS has cancelled school and activities. When it snows or there is ice, roads are not safe and sidewalks not cleared. Meadowbrook will still be impacted by these closures.

Please let me know if the photos don't come through - I can resend as an attachment.

Best,

Pam



Meadowbrook Stables

@meadowbrookstablesM
D

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Kara F. Googins Awesome! Yay Liam Scott

Like · Reply · 16w



Meadowbrook Stables is at Meadowbrook Stables.

October 22, 2019 · Chevy Chase · 🌐

Through rain and ... More highlights from Washington Local Weekend!
@ Meadowbrook Stables



👍❤️ 60

1 Comment

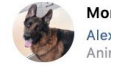
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By **Jeff Halverson**
April 18, 2019

*** Flash flood watch from noon Friday to 5 a.m. Saturday ***

Another vigorous, springtime cyclone is poised to cross our region Friday afternoon through Saturday morning. In the immediate D.C. region, flooding rains are the biggest concern, but scattered damaging wind gusts from strong to severe thunderstorms remain on the table.

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Alexandra Toregas Too cool! 😄
Like · Reply · 44w

Meadowbrook Stables
April 18, 2019 · 🌐

Due to expected heavy rain and high winds, this Saturday's horse show is cancelled. Please come show with us on June 1-2! We apologize for any inconvenience.

👍 🤔 7

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Meadowbrook Stables
April 9, 2019 · 🌐

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From: [Laura Govoni-Sibarium](#)
To: [Weil, Michael](#); [Sullivan, Diane](#); [Schuyler, Anne](#)
Cc: [ICE/Michael Sibarium](#)
Subject: Thanks again and a lovely evening view
Date: Thursday, February 20, 2020 7:27:54 PM

Attachments available until Mar 21, 2020

Dear Michael, Diane and Anne,

Again, thank you so much for your time today to listen and dialogue about our concerns. I couldn't help but think of our meeting when I looked out of my living room window tonight and was able to enjoy the beauty of the horses trotting during a lesson. I just had to share.

Many thanks again,

Laura Govoni-Sibarium

[Click to Download](#)

IMG_4677 2.mov
15.7 MB

[Click to Download](#)

IMG_4685 3.mov
11.8 MB

From: [Angela Fitzgerald](#)
To: [Weil, Michael](#)
Subject: Modification of General Development Plan, Meadowbrook Stables Riding Ring Pavilion Feedback
Date: Friday, March 6, 2020 8:03:29 PM

A new comment has been submitted online.

To approve this comment for publication, click the link below:

<https://www.ncpc.gov/comment/approve.php?cid=781>

Name: Angela Fitzgerald

Location: SW DC

Email: aelyfitzger@gmail.com

Comments:

Meadowbrook has been of great benefit to me physically and emotionally for 30 years. I first rode and then taught there, now I volunteer in the office one day a week. From the first I was struck with how friendly and welcoming the place was, and how cheerful the horses were. I hope Meadowbrook continues to offer exercise, team building and contact with nature for many years to come

From: [Bernadette Chapin](#)
To: [Weil, Michael](#)
Subject: Meadowbrook Stables Proposed Indoor Riding Ring
Date: Friday, March 6, 2020 7:40:59 AM

Dear Mr. Weil,

As residents at 8018 Ellingson Drive in the neighborhood of Meadowbrook Stables we feel that we have a stake in the proposed covered, indoor riding ring at Meadowbrook Stables. In fact, since it is a county-owned facility, every Montgomery County tax payer/resident/park user has a stake in this issue.

At present the stables are a welcome entity in the neighborhood and to the adjoining parkland - a bit of country in the city.

The building of this enormous indoor riding facility will convert the stable area to a much more industrial/commercial look especially with those garage doors and it will not blend well with the park.

In spite of promises by the lessee to the contrary, my guess is that the proposed facility is intended to generate more revenue for the stable lessee or it would not make economic sense to build.

To bring in more revenue it will have to generate more equestrian activities - more lessons, more shows - resulting in more traffic more parking problems more noise, more dust.

To state in the FAQs that it is "not expected to impact traffic or parking" or that it is "not expected to increase noise levels" is not a guarantee that it will not impact traffic and parking or not increase noise levels and is small comfort for those like myself who have lived on Ellingson Drive since 1993 and have a stake in the property values here.

As a former pony/horse owner when our daughter rode and competed in Howard County we can understand the convenience for riders of an indoor riding facility. However, this neighborhood and park is not an appropriate place for this huge indoor ring. It's just plain ugly and industrial looking much like the indoor ring at Columbia Horse Center where my daughter rode in the 90s.

We see only benefit to the small community of equestrians not to those who come to jog, bike ride, or walk a bucolic trail into the park.

I would guess that it will not enhance property values for the residents of the neighborhood, especially those on Abiline who directly back to the facility, but rather decrease them. We already have the County maintenance facility we don't require or welcome an enlarged riding facility.

Which is more important, the good of the many or the good of the few?

Ask yourself one question as you make your decision: "Would I welcome this facility in my neighborhood?" It is much more suited for a site in the Agricultural Reserve. It is nice that the stables have been

maintained in the neighborhood but the area cannot bear this huge, ugly building cleverly sited outside of the historic designation area.

Thank you for your consideration of our views,

Bernadette and Peter Chapin

From: [Catherine Ide](#)
To: [Weil, Michael](#)
Subject: Modification of General Development Plan, Meadowbrook Stables Riding Ring Pavilion Feedback
Date: Friday, March 6, 2020 1:58:48 PM

A new comment has been submitted online.

To approve this comment for publication, click the link below:

<https://www.ncpc.gov/comment/approve.php?cid=778>

Name: Catherine Ide
Location: Arlington, VA
Email: cnance001@yahoo.com

Comments:

I'm writing in support of Meadowbrook Stables' proposed covered riding ring. The proposed riding pavilion will be long overdue addition to the facility. It will enable Meadowbrook's horses to get the daily exercise that is critical to their physical and mental wellbeing, and allow riders to train safely and consistently on a year-round basis regardless of the weather. It will bring this historic facility up to 21st century standards, enhancing its essential character, use, and ability to serve the public.

Meadowbrook's team has clearly gone to great lengths to design a building that respects the historic design of the original 1930s barn, as well as the community and environmental setting. The new structure will incorporate many elements of the historic barn, as well as the smaller and more recent maintenance building. The project also includes the addition of new stormwater management and substantial landscaping, replacing over 30,000 square feet of what is currently impervious sand surface with biowales and native plants, as well as a very significant solar power installation.

Like basketball, tennis, gymnastics or swimming, equine athletes and their riders need a year round space to exercise and train that is protected from the elements. It is for these reasons that covered riding rings have long been standard features at comparable facilities throughout the mid-Atlantic, precisely because they allow for safe and consistent training opportunities.

Meadowbrook is a special and unique place for riders and non-riders alike in the Chevy Chase community and the surrounding region. Thousands of riders, over many generations, have enjoyed Meadowbrook. And today it welcomes not only hundreds of riders each year, but at least as many non-riding visitors from the community, who come to walk through the barns, bring their children to pat the horses, and enjoy the parklike setting. It's been an important part of the community for over 85 years, and I want to ensure that it survives and thrives into the future. For all of these reasons, I urge the Commission to support this proposal.

From: [Elizabeth Wagner](#)
To: [Weil, Michael](#)
Subject: Modification of General Development Plan, Meadowbrook Stables Riding Ring Pavilion Feedback
Date: Friday, March 6, 2020 11:27:02 AM

A new comment has been submitted online.

To approve this comment for publication, click the link below:

<https://www.ncpc.gov/comment/approve.php?cid=774>

Name: Elizabeth Wagner
Location: North Bethesda
Email: lisawag1234@gmail.com

Comments:

I not only live in Montgomery County, but my daughter rides on the team and leases a horse there. We also have a pony that my daughter outgrew who has found a home at Meadowbrook, where he is living out his golden years helping little children learn the gift of riding. I have strong personal feelings about Meadowbrook because the coaches, staff and other riders really helped to get my (then 11 year old) daughter and I through the unexpected loss of her father 4 years ago. Riding has been my daughter's passion but also her outlet for a number of years, but during a critical period, it has proved to be a nurturing and comforting environment. But the viability of this historic stable is really quite dependent on the addition of an indoor ring. The team riders who really support the barn financially through leasing, boarding and lessons, are at a disadvantage to other barns with indoor facilities who can practice more regularly. The higher levels of competition require mor!

e regular practice, not to even touch on the comfort and overall well-being of both riders and horses. I am committed to staying at Meadowbrook, but at some point it is to the detriment of my daughter's possible equestrian scholarship opportunities (which many of these riders are banking on) if she does not get the practice time. I am obviously a single mother and I work (more than) fulltime and travel extensively, so this hobby requires great sacrifice and logistics - but is so worth it. This barn is our community, although we do not have the benefit of living in the neighborhood. I wish the neighbors who are worried about this addition would see that this barn houses not just horses but young people's hopes and dreams.

From: [Kerry Richard](#)
To: [Weil, Michael](#)
Subject: Modification of General Development Plan, Meadowbrook Stables Riding Ring Pavilion Feedback
Date: Friday, March 6, 2020 7:17:15 PM

A new comment has been submitted online.

To approve this comment for publication, click the link below:

<https://www.ncpc.gov/comment/approve.php?cid=780>

Name: Kerry Richard

Location: McLean, VA

Email: kerry.m.richard@me.com

Comments:

I love this design and the usefulness of it. I have taken lessons at Meadowbrook Stables since 1992, when I lived up the street. Though I now live around the beltway, I continue to ride there 3 days a week. I grew up riding and have never found a place as dedicated to horses and people as Meadowbrook Stables. This new covered arena will assure that Meadowbrook can continue to serve the community, preserve the amazing equestrian history of the place, and maintain the health and wellbeing of the horses. I whole-heartedly support it.

From: [Kristin Shepard](#)
To: [Weil, Michael](#)
Subject: Modification of General Development Plan, Meadowbrook Stables Riding Ring Pavilion Feedback
Date: Friday, March 6, 2020 12:11:52 PM

A new comment has been submitted online.

To approve this comment for publication, click the link below:

<https://www.ncpc.gov/comment/approve.php?cid=777>

Name: Kristin Shepard
Location: Washington, DC
Email: kristinannshepard@yahoo.com

Comments:

I'm writing in support of Meadowbrook Stables' proposed covered riding ring. The proposed riding pavilion will be a beautiful and long overdue addition to the facility. It will enable Meadowbrook's horses to get the daily exercise that is critical to their physical and mental wellbeing, and allow riders to train safely and consistently on a year-round basis regardless of the weather. It will bring this historic facility up to 21st century standards, enhancing its essential character, use, and ability to serve the public.

Meadowbrook's team has clearly gone to great lengths to design a building that respects the historic design of the original 1930s barn, as well as the community and environmental setting. The new structure will incorporate many elements of the historic barn, as well as the smaller and more recent maintenance building. The project also includes the addition of new stormwater management and substantial landscaping, replacing over 30,000 square feet of what is currently impervious sand surface with biowales and native plants, as well as a very significant solar power installation.

In mild climates, such as Florida, riding can be a year-round outdoor sport. However, in the mid-Atlantic, riding cannot reliably and safely take place throughout the winter. Like basketball, tennis, gymnastics or swimming, equine athletes and their riders need a space to exercise and train that is protected from the elements. It is for these reasons that covered riding rings have long been standard features at comparable facilities throughout the mid-Atlantic, precisely because they allow for safe and consistent training opportunities.

Meadowbrook is a special and unique place for riders and non-riders alike in the Chevy Chase community and the surrounding region. Thousands of riders, over many generations, have enjoyed Meadowbrook. And today it welcomes not only hundreds of riders each year, but at least as many non-riding visitors from the community, who come to walk through the barns, bring their children to pat the horses, and enjoy the parklike setting. It's been an important part of the community for over 85 years, and I want to ensure that it survives and thrives into the future. For all of these reasons, I urge the Commission to support this proposal.

From: [Mary Kennedy](#)
To: [Weil, Michael](#)
Subject: Modification of General Development Plan, Meadowbrook Stables Riding Ring Pavilion Feedback
Date: Friday, March 6, 2020 12:11:20 PM

A new comment has been submitted online.

To approve this comment for publication, click the link below:

<https://www.ncpc.gov/comment/approve.php?cid=776>

Name: Mary Kennedy
Location: Washington DC
Email: mckennedy@rcn.com

Comments:

I write in enthusiastic support of Meadowbrook Stables' proposed covered riding ring. I have been a rider at Meadowbrook for over 20 years, after taking a 23-year hiatus from riding. I have boarded horses at Meadowbrook for the last thirteen years. I know first-hand the high quality of care the animals at Meadowbrook receive. I also know how hard the team at Meadowbrook has worked to make this project environmentally sound and as responsive to community concerns as possible. The ring will provide a space for horses and ponies to exercise during inclement weather, enhancing the staff's ability to keep the animals sound and healthy.

Meadowbrook has been an institution for the last 85 years. The covered arena will help it survive for the next 85 years. Thank you for your considerations of these remarks.

From: [Mary Leonard](#)
To: [Weil, Michael](#)
Subject: Modification of General Development Plan, Meadowbrook Stables Riding Ring Pavilion Feedback
Date: Friday, March 6, 2020 12:02:33 PM

A new comment has been submitted online.

To approve this comment for publication, click the link below:

<https://www.ncpc.gov/comment/approve.php?cid=775>

Name: Mary Leonard
Location: North Bethesda
Email: Marykatrinal@gmail.com

Comments:

I am writing in support of the proposed new ring, which is a desirable and appropriate addition to the site.

In fact, when I was a child, there were two riding stables, each with barns and large rings, on that road. "Pegasus" sat behind Meadowbrook and was a wonderful place.

I road at both stables.

Today, Meadowbrook is a resource for many riders, including some who receive scholarships to ride, but financial viability is heavily dependent on competitive young riders who need to practice often, even if the weather is poor. They need this ring. Without it, they might go elsewhere and financial viability would become a problem for Meadowbrook.

Surely a beautiful, well-kept facility is more of an asset to the community than a deteriorating building would be? And isn't helping young athletes train in a healthy sport valuable in itself?

We have ball fields and soccer fields at dozens of schools, but despite our County's long equestrian tradition, few stables with expert training remain.

Let Meadowbrook provide great resources by adding this ring. It is the right thing to do.

From: [Susan Lyle](#)
To: [Weil, Michael](#)
Subject: Modification of General Development Plan, Meadowbrook Stables Riding Ring Pavilion Feedback
Date: Friday, March 6, 2020 5:12:19 PM

A new comment has been submitted online.

To approve this comment for publication, click the link below:

<https://www.ncpc.gov/comment/approve.php?cid=779>

Name: Susan Lyle

Location: chevy chase, md

Email: smtjllyle@msn.com

Comments:

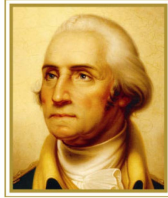
I'm writing in support of Meadowbrook Stables' proposed covered riding ring. My child rides at Meadowbrook and it's an important part of our lives. The proposed riding pavilion will be a beautiful and long overdue addition to the facility. It will enable Meadowbrook's horses to get the daily exercise that is critical to their physical and mental wellbeing, and allow riders to train safely and consistently on a year-round basis regardless of the weather.

Meadowbrook's team has clearly gone to great lengths to design a building that respects the historic design of the original 1930s barn, as well as the community and environmental setting. The new structure will incorporate many elements of the historic barn, as well as the smaller and more recent maintenance building. The project also includes the addition of new stormwater management and substantial landscaping, replacing over 30,000 square feet of what is currently impervious sand surface with biowales and native plants, as well as a very significant solar power installation.

In mild climates, riding can be a year-round outdoor sport. However, in the mid-Atlantic, riding cannot reliably and safely take place throughout the winter. Like basketball, tennis, gymnastics or swimming, equine athletes and their riders need a space to exercise and train that is protected from the elements. It is for these reasons that covered riding rings have long been standard features at comparable facilities throughout the mid-Atlantic, precisely because they allow for safe and consistent training opportunities.

Meadowbrook is a special and unique place for riders and non-riders alike in Montgomery County and the surrounding region. Thousands of riders, over many generations, have enjoyed Meadowbrook. And today it welcomes not only hundreds of riders each year, but at least as many non-riding visitors from the community, who come to walk through the barns, bring their children to pat the horses, and enjoy the parklike setting. It's been an important part of the community for over 85 years, and I want to ensure that it survives and thrives into the future.

For all of these reasons, I urge the Commission to support this proposal.



THE GEORGE
WASHINGTON
UNIVERSITY
WASHINGTON D.C.

Cynthia McClintock
4830 Broad Branch Rd.
Washington, D.C. 20008
Or
Dept. of Political Science
George Washington Univ.
Washington, D.C. 20052

National Capital Planning Commission
401 9th St., NW
Suite 500
Washington D.C. 20004

Re: Meadowbrook Stables' Proposed Covered Riding Ring

To Whom It May Concern:

I am writing to wholeheartedly support Meadowbrook Stables' proposal for a covered riding ring. I have been riding horses at different stables for more than sixty years and I am very aware that, in the winter time, horses should not be confined for any length of time in their stalls. But, without a covered riding ring, it is often not safe for them to go out and they need to have regular exercise in a covered ring. It is also important for the riders at Meadowbrook to be able to ride regularly so that they do not lose muscle and can train consistently.

Meadowbrook Stables has worked hard to plan a new covered riding ring that will meet the highest standards for historical and environmental goals. And, it will be attractive.

Since I started riding at Meadowbrook Stables more than a decade ago, I have been frustrated—indeed, shocked—by the absence of an indoor arena. It is long past time that this major stable has a covered riding ring.

Please contact me at mcclin@gwu.edu if you should have any questions.

Sincerely,

A handwritten signature in black ink that reads "Cynthia McClintock". The signature is written in a cursive style.

Cynthia McClintock
Professor of Political Science

Deborah Hinton
8916 Bradmoor Dr
Bethesda, MD 20817
February 24, 2020

National Capital Planning Commission
401 9th Street, NW
Suite 500
Washington, DC 20004

Re: Meadowbrook Stables' Proposed Covered Riding Ring

Dear Sir or Madam:

This letter is to provide the strongest support for the Meadowbrook Stables' proposed covered riding ring. I believe the improvement to the Meadowbrook facility will greatly enhance the already significant contribution that Meadowbrook makes to its riders, its horses, and the community at large. Perhaps even more importantly, the improvement will provide a substantial benefit to the environment. It is truly a win-win for everyone.

I have been involved with Meadowbrook since 2002 when my 7 yr old daughter started horsemanship lessons there. I started riding a couple of years later. I now ride at Meadowbrook 3 times a week and my daughter, now grown, continues to ride. The lessons my daughter learned through her 10 years at Meadowbrook were invaluable. Although all sports activities are beneficial for teaching responsibility, teamwork, and good sportsmanship, horseback riding is special because it also fosters a deep empathy for all living beings as one learns how to care for one's horse. The program at Meadowbrook is a full horsemanship program, meaning that learning horse care is just as important as learning how to ride. With the new covered facility, it will now be possible to conduct lessons even when outdoor conditions are not acceptable. This will provide better care for both the horses, who need their daily exercise, the riders, who will now be able to ride when conditions are poor, and the instructors, who must sometimes brave extreme cold or heat as they teach.

However, I believe that this improvement will provide an even greater benefit to the community and to the environment. Meadowbrook is a haven for visitors seeking the relaxation that comes from simply interacting with horses. Nearly every time I am at the barn, I encounter visitors of all ages, who come by to enjoy the horses. A covered ring will allow Meadowbrook to flourish into the future and continue to provide this joy to the community. Furthermore, the ring has been thoughtfully designed to maintain the historic nature of the facility. Importantly, it is 'green', providing significant solar energy, substantially reducing the amount of water that is presently needed to decrease dust, reducing light pollution at night, and eliminating sediment run-off into Rock Creek.

Finally, it is important to note that the improvement does not expand Meadowbrook Stables or increase parking or traffic. The program at Meadowbrook is limited by the number of horses that can be maintained within the barn, which is not increasing. Furthermore, the cost of the facility is being covered totally through private donations and does not include any public funds.

In summary, I wholeheartedly endorse the proposed covered ring at Meadowbrook Stables. I urge the Planning Board to approve this project.

Sincerely,

A handwritten signature in cursive script, appearing to read "D. Hinton".

Deborah Hinton

From: [Elizabeth Lieberman](#)
To: [Weil, Michael](#)
Subject: Modification of General Development Plan, Meadowbrook Stables Riding Ring Pavilion Feedback
Date: Saturday, March 7, 2020 4:03:23 PM

A new comment has been submitted online.

To approve this comment for publication, click the link below:

<https://www.ncpc.gov/comment/approve.php?cid=793>

Name: Elizabeth Lieberman
Location: Chevy Chase, MD
Email: missy.lieberman@gmail.com

Comments:

I'm writing in support of Meadowbrook Stables' proposed covered riding ring. My child rides at Meadowbrook and it's an important part of our lives. The proposed riding pavilion will be a beautiful and long overdue addition to the facility. It will enable Meadowbrook's horses to get the daily exercise that is critical to their physical and mental wellbeing, and allow riders to train safely and consistently on a year-round basis regardless of the weather.

Meadowbrook's team has clearly gone to great lengths to design a building that respects the historic design of the original 1930s barn, as well as the community and environmental setting. The new structure will incorporate many elements of the historic barn, as well as the smaller and more recent maintenance building. The project also includes the addition of new stormwater management and substantial landscaping, replacing over 30,000 square feet of what is currently impervious sand surface with biowales and native plants, as well as a very significant solar power installation.

In mild climates, riding can be a year-round outdoor sport. However, in the mid-Atlantic, riding cannot reliably and safely take place throughout the winter. Like basketball, tennis, gymnastics or swimming, equine athletes and their riders need a space to exercise and train that is protected from the elements. It is for these reasons that covered riding rings have long been standard features at comparable facilities throughout the mid-Atlantic, precisely because they allow for safe and consistent training opportunities.

Meadowbrook is a special and unique place for riders and non-riders alike in Montgomery County and the surrounding region. Thousands of riders, over many generations, have enjoyed Meadowbrook. And today it welcomes not only hundreds of riders each year, but at least as many non-riding visitors from the community, who come to walk through the barns, bring their children to pat the horses, and enjoy the parklike setting. It's been an important part of the community for over 85 years, and I want to ensure that it survives and thrives into the future.

For all of these reasons, I urge the Commission to support this proposal.

FRANCIS CREIGHTON

February 25, 2020

National Capital Planning Commission
401 9th Street, NW, Suite 500
Washington, DC 20004

To Whom It May Concern:

I write today in support of Meadowbrook Stables' proposed covered riding ring. This will be a significant improvement to Meadowbrook and will benefit the community by ensuring Meadowbrook's fiscal and competitive health while benefitting the Rock Creek environment and our Montgomery County community.

I have a family member who rides at Meadowbrook and it is an important part of her life. But just as important, urban horse programs are in severe decline in the US, and this is one of the few places where local diverse communities still have access to top-level riding facilities. The covered ring will make it more likely for Meadowbrook and its riders to thrive, meaning the barn will continue to be used for its intended purpose long into the future. This is a special, unique place, and this new ring will help preserve it for future generations.

I think the new covered ring is going to be great for our entire National Capital community and I ask for you to support and approve this project for our entire community's benefit.

Sincerely,


Francis Creighton
4802 River Road
Bethesda, MD 20816

From: [Julia Barton](#)
To: [Weil, Michael](#)
Subject: Modification of General Development Plan, Meadowbrook Stables Riding Ring Pavilion Feedback
Date: Saturday, March 7, 2020 12:02:38 PM

A new comment has been submitted online.

To approve this comment for publication, click the link below:
<https://www.ncpc.gov/comment/approve.php?cid=790>

Name: Julia Barton
Location: Bethesda MD
Email: jbmau@aol.com

Comments:

I'm writing in support of Meadowbrook Stables' proposed covered riding ring. The proposed riding pavilion will be a beautiful and long overdue addition to the facility. It will enable Meadowbrook's horses to get the daily exercise that is critical to their physical and mental wellbeing, and allow riders to train safely and consistently on a year-round basis regardless of the weather.

Meadowbrook's team has clearly gone to great lengths to design a building that respects the historic design of the original 1930s barn, as well as the community and environmental setting. The new structure will incorporate many elements of the historic barn, as well as the smaller and more recent maintenance building. The project also includes the addition of new stormwater management and substantial landscaping, replacing over 30,000 square feet of what is currently impervious sand surface with biowales and native plants, as well as a very significant solar power installation.

In mild climates, such as Florida, riding can be a year-round outdoor sport. However, in the mid-Atlantic, riding cannot reliably and safely take place throughout the winter. Like basketball, tennis, gymnastics or swimming, equine athletes and their riders need a space to exercise and train that is protected from the elements. It is for these reasons that covered riding rings have long been standard features at comparable facilities throughout the mid-Atlantic, precisely because they allow for safe and consistent training opportunities.

Meadowbrook is a special and unique place for riders and non-riders alike in the Chevy Chase community and the surrounding region. Thousands of riders, over many generations, have enjoyed Meadowbrook. And today it welcomes not only hundreds of riders each year, but at least as many non-riding visitors from the community, who come to walk through the barns, bring their children to pat the horses, and enjoy the parklike setting. It's been an important part of the community for over 85 years, and I want to ensure that it survives and thrives into the future. For all of these reasons, I urge the Commission to support this proposal.

From: [Karen Ann Ballotta](#)
To: [Weil, Michael](#)
Subject: Modification of General Development Plan, Meadowbrook Stables Riding Ring Pavilion Feedback
Date: Saturday, March 7, 2020 9:28:27 AM

A new comment has been submitted online.

To approve this comment for publication, click the link below:

<https://www.ncpc.gov/comment/approve.php?cid=788>

Name: Karen Ann Ballotta
Location: Washington, DC
Email: kballotta@comcast.net

Comments:

I am writing in support of Meadowbrook Stables covered riding pavilion. My daughter has been riding at Meadowbrook for the past six years. Before moving to this area, she rode at a barn that had an indoor riding arena, which allowed for full riding lessons year round. Meadowbrook is a wonderful stable, but we have missed an indoor ring! The barn is beautiful and is always well kept. I am certain the addition will be the same, and it will lead to safer conditions for the students, staff, and the horses.

From: [Laura Hambleton](#)
To: [Weil, Michael](#)
Subject: Modification of General Development Plan, Meadowbrook Stables Riding Ring Pavilion Feedback
Date: Saturday, March 7, 2020 8:51:18 AM

A new comment has been submitted online.

To approve this comment for publication, click the link below:

<https://www.ncpc.gov/comment/approve.php?cid=786>

Name: Laura Hambleton
Location: Chevy Chase
Email: hambleton.laura@gmail.com

Comments:

I'm writing in support of Meadowbrook Stables' proposed covered riding ring. My child once rode at Meadowbrook and it was an important part of our lives. The proposed riding pavilion will be a beautiful and long overdue addition to the facility. It will enable Meadowbrook's horses to get the daily exercise that is critical to their physical and mental wellbeing, and allow riders to train safely and consistently on a year-round basis regardless of the weather.

Meadowbrook's team has clearly gone to great lengths to design a building that respects the historic design of the original 1930s barn, as well as the community and environmental setting. The new structure will incorporate many elements of the historic barn, as well as the smaller and more recent maintenance building. The project also includes the addition of new stormwater management and substantial landscaping, replacing over 30,000 square feet of what is currently impervious sand surface with biowales and native plants, as well as a very significant solar power installation.

In mild climates, riding can be a year-round outdoor sport. However, in the mid-Atlantic, riding cannot reliably and safely take place throughout the winter. Like basketball, tennis, gymnastics or swimming, equine athletes and their riders need a space to exercise and train that is protected from the elements. It is for these reasons that covered riding rings have long been standard features at comparable facilities throughout the mid-Atlantic, precisely because they allow for safe and consistent training opportunities.

Meadowbrook is a special and unique place for riders and non-riders alike in Montgomery County and the surrounding region. Thousands of riders, over many generations, have enjoyed Meadowbrook. And today it welcomes not only hundreds of riders each year, but at least as many non-riding visitors from the community, who come to walk through the barns, bring their children to pat the horses, and enjoy the parklike setting. It's been an important part of the community for over 85 years, and I want to ensure that it survives and thrives into the future.

For all of these reasons, I urge the Commission to support this proposal.

From: [Marcela](#)
To: [Weil, Michael](#)
Subject: Modification of General Development Plan, Meadowbrook Stables Riding Ring Pavilion Feedback
Date: Saturday, March 7, 2020 4:18:45 PM

A new comment has been submitted online.

To approve this comment for publication, click the link below:

<https://www.ncpc.gov/comment/approve.php?cid=794>

Name: Marcela
Location: Arlington, VA
Email: villaltam@hotmail.com

Comments:

I'm writing in support of Meadowbrook Stables' proposed covered riding ring. I drive all the way up from Arlington so that my child can ride at Meadowbrook since it's an amazing stable and an important part of our lives. The proposed riding pavilion will be a beautiful and long overdue addition to the facility. It will enable Meadowbrook to finally be on par with other riding facilities in northern Virginia and Maryland who have had covered pavilions for years. In addition, horses could get the daily exercise that is critical to their physical and mental wellbeing, and riders could finally train safely and consistently on a year-round basis regardless of the weather.

Meadowbrook's team has clearly gone to great lengths to design a building that respects the historic design of the original 1930s barn, as well as the community and environmental setting. The new structure will incorporate many elements of the historic barn, as well as the smaller and more recent maintenance building. The project also includes the addition of new stormwater management and substantial landscaping, replacing over 30,000 square feet of what is currently impervious sand surface with biowales and native plants, as well as a very significant solar power installation.

In mild climates, riding can be a year-round outdoor sport. However, in the mid-Atlantic, riding cannot reliably and safely take place throughout the winter and often my daughter is unable to ride due to inclement weather. Like basketball, tennis, gymnastics or swimming, equine athletes and their riders need a space to exercise and train that is protected from the elements. It is for these reasons that covered riding rings have long been standard features at comparable facilities throughout the mid-Atlantic, precisely because they allow for safe and consistent training opportunities.

Meadowbrook is a special and unique place for riders and non-riders alike in Montgomery County and the surrounding region. Thousands of riders, over many generations, have enjoyed Meadowbrook. And today it welcomes not only hundreds of riders each year, but at least as many non-riding visitors from the community, who come to walk through the barns, bring their children to pat the horses, and enjoy the parklike setting. It's been an important part of the community for over 85 years, and I want to ensure that it survives and thrives into the future. For all of these reasons, I urge the Commission to support this proposal

From: [Nora](#)
To: [Weil, Michael](#)
Subject: Modification of General Development Plan, Meadowbrook Stables Riding Ring Pavilion Feedback
Date: Saturday, March 7, 2020 7:06:04 AM

A new comment has been submitted online.

To approve this comment for publication, click the link below:

<https://www.ncpc.gov/comment/approve.php?cid=782>

Name: Nora

Location: Kensington, MD

Email: nmbk68@aol.com

Comments:

I'm writing in support of Meadowbrook Stables' proposed covered riding ring. My child rides at Meadowbrook and it's an important part of our lives. The proposed riding pavilion will be a beautiful and long overdue addition to the facility. It will enable Meadowbrook's horses to get the daily exercise that is critical to their physical and mental wellbeing, and allow riders to train safely and consistently on a year-round basis regardless of the weather. Meadowbrook's team has clearly gone to great lengths to design a building that respects the historic design of the original 1930s barn, as well as the community and environmental setting. The new structure will incorporate many elements of the historic barn, as well as the smaller and more recent maintenance building. The project also includes the addition of new stormwater management and substantial landscaping, replacing over 30,000 square feet of what is currently impervious sand surface with biowales and native plants, as well as a very significant solar power installation.

From: [Kirsten Howard](#)
To: [Weil, Michael](#)
Subject: Modification of General Development Plan, Meadowbrook Stables Riding Ring Pavilion Feedback
Date: Sunday, March 8, 2020 2:02:26 PM

A new comment has been submitted online.

To approve this comment for publication, click the link below:

<https://www.ncpc.gov/comment/approve.php?cid=796>

Name: Kirsten Howard
Location: Chevy Chase, MD
Email: kirstenfhoward@gmail.com

Comments:

I am writing to support Meadowbrook Stables in building their Riding Ring Pavilion, an attractive and necessary improvement. Not only does this feature allow Meadowbrook's horses to get the daily exercise that is critical to their physical and mental wellbeing, it also allows riders to train safely and consistently on a year-round basis regardless of the weather. It will bring this historic facility up to 21st century standards, enhancing its essential character, use, and ability to serve the public.

Meadowbrook's team has designed a building that respects the historic design of the original 1930s barn, as well as the community and environmental setting. The new structure will incorporate many elements of the historic barn, as well as the smaller and more recent maintenance building. The project also includes the addition of new stormwater management and substantial landscaping, replacing over 30,000 square feet of what is currently impervious sand surface with biowales and native plants, as well as a very significant solar power installation.

Please take into account the many people this pavilion will benefit, and the beautiful landscape it is helping to maintain.

From: [Debbie Russ](#)
To: [Weil, Michael](#)
Subject: Modification of General Development Plan, Meadowbrook Stables Riding Ring Pavilion Feedback
Date: Monday, March 9, 2020 8:40:34 AM

A new comment has been submitted online.

To approve this comment for publication, click the link below:

<https://www.ncpc.gov/comment/approve.php?cid=799>

Name: Debbie Russ
Location: West Orange, NJ
Email: debruss14@aol.com

Comments:

I'm writing in support of Meadowbrook Stables' proposed covered riding ring. My child rides at Meadowbrook and it's an important part of our lives. The proposed riding pavilion will be a beautiful and long overdue addition to the facility. It will enable Meadowbrook's horses to get the daily exercise that is critical to their physical and mental wellbeing, and allow riders to train safely and consistently on a year-round basis regardless of the weather.

Meadowbrook's team has clearly gone to great lengths to design a building that respects the historic design of the original 1930s barn, as well as the community and environmental setting. The new structure will incorporate many elements of the historic barn, as well as the smaller and more recent maintenance building. The project also includes the addition of new stormwater management and substantial landscaping, replacing over 30,000 square feet of what is currently impervious sand surface with biowales and native plants, as well as a very significant solar power installation.

In mild climates, riding can be a year-round outdoor sport. However, in the mid-Atlantic, riding cannot reliably and safely take place throughout the winter. Like basketball, tennis, gymnastics or swimming, equine athletes and their riders need a space to exercise and train that is protected from the elements. It is for these reasons that covered riding rings have long been standard features at comparable facilities throughout the mid-Atlantic, precisely because they allow for safe and consistent training opportunities.

Meadowbrook is a special and unique place for riders and non-riders alike in Montgomery County and the surrounding region. Thousands of riders, over many generations, have enjoyed Meadowbrook. And today it welcomes not only hundreds of riders each year, but at least as many non-riding visitors from the community, who come to walk through the barns, bring their children to pat the horses, and enjoy the parklike setting. It's been an important part of the community for over 85 years, and I want to ensure that it survives and thrives into the future.

For all of these reasons, I urge the Commission to support this proposal.



March 6, 2020

National Capital Planning Commission
401 9th Street, NW
Suite 500
Washington, DC 20004

**Re: Modification of General Development Plan, Meadowbrook Stables Riding Ring Pavilion, NCPC File Number: MP100
Hearing on Thursday, April 2, 2020**

To the Commission:

I'm writing as a long-time veterinarian, equestrian, and resident of the Chevy Chase community to express my strong support for Meadowbrook Stables' proposal to build a covered riding ring. I would have preferred to have appeared in person to give testimony but regret that, due to a scheduling conflict, I am unable to do so.

One of the principal reasons that Meadowbrook is seeking to build the covered riding ring is to bring the facility up to 21st century standards, and enable it to provide current standards of exercise, training and care for its animals. Among these standards of care is the need for daily exercise and movement. Daily exercise is crucial to horses' physical and mental well-being, and to their overall quality of life. Daily exercise not only helps prevent muscle loss, bone density loss, inflammation and arthritis, but also is essential to keeping horses fit.

However, this daily exercise cannot be ensured without access to an all-weather ring. The most *critical function* of a covered ring is that it protects the riding surface – the sand footing – in which the horses are ridden from becoming overly wet, frozen, or slippery. The footing surface in a ring directly impacts equine health and safety and, by extension, rider safety. Saturated, slippery footing conditions can lead to severe soft tissue and other injuries in horses, as well as falls. So, at present, without a covered ring, Meadowbrook is faced with two suboptimal choices during inclement weather: either keep the horses indoors or ride them in poor conditions. A covered riding ring will correct this situation.

4105 Brandywine Street, NW
Washington, DC 20016
Phone: 202.363.7300
Fax: 202.363.7126
www.friendshiphospital.com



On another note, I grew up in Chevy Chase and I rode at Meadowbrook in the 1960s. I recognize that it is an historic property, with a unique and special history as an equestrian facility in the Nation's capital. Nonetheless, it is not a museum or even a "living history" museum, but a vibrant, active, on-going organization that must evolve and operate in accordance with contemporary training, education, and safety standards. The addition of a covered riding ring at this time is not only essential but, if anything, overdue.

For all of these reasons, I urge the Commission to approve this proposal.

Sincerely,

A handwritten signature in blue ink, appearing to read "P. S. Glassman", with a long horizontal flourish extending to the right.

Peter S. Glassman, DVM
Director

From: [Erin Loubier](#)
To: [Weil, Michael](#)
Subject: Modification of General Development Plan, Meadowbrook Stables Riding Ring Pavilion Feedback
Date: Monday, March 9, 2020 1:59:45 PM

A new comment has been submitted online.

To approve this comment for publication, click the link below:

<https://www.ncpc.gov/comment/approve.php?cid=808>

Name: Erin Loubier
Location: Washington, DC
Email: eloubier@gmail.com

Comments:

I'm writing in support of Meadowbrook Stables' proposed covered riding ring. The proposed riding pavilion will be a beautiful and long overdue addition to the facility. It will enable Meadowbrook's horses to get the daily exercise that is critical to their physical and mental wellbeing, and allow riders to train safely and consistently on a year-round basis regardless of the weather. It will bring this historic facility up to 21st century standards, enhancing its essential character, use, and ability to serve the public.

Meadowbrook's team has clearly gone to great lengths to design a building that respects the historic design of the original 1930s barn, as well as the community and environmental setting. The new structure will incorporate many elements of the historic barn, as well as the smaller and more recent maintenance building. The project also includes the addition of new stormwater management and substantial landscaping, replacing over 30,000 square feet of what is currently impervious sand surface with biowales and native plants, as well as a very significant solar power installation.

In mild climates, such as Florida, riding can be a year-round outdoor sport. However, in the mid-Atlantic, riding cannot reliably and safely take place throughout the winter. Like basketball, tennis, gymnastics or swimming, equine athletes and their riders need a space to exercise and train that is protected from the elements. It is for these reasons that covered riding rings have long been standard features at comparable facilities throughout the mid-Atlantic, precisely because they allow for safe and consistent training opportunities.

While I live in DC, I live in Shepherd Park - just off Kalmia. My daughter has loved horses since she was tiny and we played at the Candy City park. We would walk to Meadowbrook to look at the riders and horses. Rock Creek Park is a special place for DC metro area, preserving areas for beauty and recreation. Meadowbrook is a special and unique place for riders and non-riders alike in the Chevy Chase community and the surrounding region. Thousands of riders, over many generations, have enjoyed Meadowbrook. And today it welcomes not only hundreds of riders each year, but at least as many non-riding visitors from the community, who come to walk through the barns, bring their children to pat the horses, and enjoy the park-like setting. It's been an important part of the community for over 85 years, and I support all efforts to ensure that it survives and thrives into the future. For all of these reasons, I urge the Commission to support this proposal.

Holly Morrison
5207 Falmouth Rd
Bethesda, MD 20816
February 13, 2020

National Capital Planning Commission
401 9th Street, NW
Suite 500
Washington, DC 20004

Re: Meadowbrook Stables' Proposed Covered Riding Ring

Dear Sir or Madam,

I'm writing to express my strong support of Meadowbrook Stables' proposed covered riding ring. This is a long overdue improvement to the Stables' facilities and will have tremendous benefits for Meadowbrook's many riders and horses as well as the environment and, ultimately, the broader Montgomery County community.

Our family has been members of the Meadowbrook community since last year when we moved to the area. My daughters both began riding at a summer camp at Meadowbrook and have continued with year-round lessons. Meadowbrook has consistently provided a safe, welcoming environment for our girls to learn equestrian skills. In addition, I've seen my child and others learn important life lessons from their involvement with horses – lessons of responsibility, caring, resilience and self-confidence. We aren't able to have an animal of our own right now and it has been so special for my girls to have the opportunity to spend time with the horses and learn how to care for them.

A covered ring will ensure that the horses are able to get out of their stalls even when the weather is too hot, wet or cold.

A covered ring will also ensure the safety of the riders, allowing them to safely train on a year-round basis.

The new ring will also mean benefits to the local environment with the addition of trees, grass and other vegetation.

For these reasons, I was thrilled to learn of this proposed improvement to the facility, and look forward to the Planning Board's support and approval of this project.

Sincerely,

Holly Morrison

Jennifer Thomas
8930 Bradmoor Drive
Bethesda, Md 20817
February 13, 2020

National Capital Planning Commission
401 9th Street, NW
Suite 500
Washington, DC 20004

Re: Meadowbrook Stables' Proposed Covered Riding Ring

Dear Sir or Madam,

I'm writing to express my strong support of Meadowbrook Stables' proposed covered riding ring. This is a long overdue improvement to the Stables' facilities and will have tremendous benefits for Meadowbrook's many riders and horses as well as the environment and, ultimately, the broader Montgomery County community.

My/our family has been a member of the Meadowbrook community for the last 6 months. Our daughter has enjoyed riding at Meadowbrook throughout the late summer and winter. It has been a blessing to be a part of this community and this barn. Meadowbrook has consistently provided a safe, welcoming environment for our girls to learn equestrian skills. In addition, I've seen my child and others learn important life lessons from their involvement with horses – lessons of responsibility, caring, resilience and self-confidence.

We believe having a covered arena will provide a safe place for the equestrians to ride as well as the horses. This arena will attract many riders to the barn. Not only will this provide protection from the sun and other elements, it will provide a beautiful addition to the property.

For these reasons, I was thrilled to learn of this proposed improvement to the facility, and look forward to the Planning Board's support and approval of this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jennifer Thomas', with a long horizontal flourish extending to the right.

Jennifer Thomas

KARIN M. KRCHNAK, ESQ.

February 29, 2020

Mr. Casey Anderson
Chair
Maryland National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Re: Meadowbrook Stables' Proposed Covered Riding Ring

Dear Mr. Anderson,

I'm writing this letter in support of Meadowbrook Stables' proposed covered riding ring.

My 11-year old daughter started riding at Meadowbrook when she was 6 and has participated in competitions for several years. This past year, I finally decided that I would manage through my complicated work schedule that requires extensive overseas travel to start taking lessons at Meadowbrook.

As a long-time Montgomery County resident, I think it is wonderful that we have such a place in the County. It is beautiful and its historic significance as an urban oasis should be maintained and enhanced.

Our weather patterns are such that a covered riding ring is critical for the well-being of the horses and riders. Many times, our lessons are cancelled, or we undertake an indoor lesson. This is not good for the horses or the riders. We lose the chance to exercise the horses and learn how to improve our skills as riders. Even wind conditions can make it unsafe to ride in an outdoor ring and thus a covered riding ring would bring enormous advantages.

It will also bring significant environmental benefits. As someone who works globally on water issues, I can say that the water savings alone justify the covered riding ring.

For these reasons, I urge the Planning Board to support and approve this project.

Sincerely,



Karin M. Krchnak

Katrien Theunis
6303 Carnegie Drive
MD-20817 Bethesda
February 12, 2020

National Capital Planning Commission
401 9th Street, NW
Suite 500
Washington, DC 20004

Re: Meadowbrook Stables' Proposed Covered Riding Ring

Dear Sir or Madam,

I'm writing to express my strong support of Meadowbrook Stables' proposed covered riding ring. This is a long overdue improvement to the Stables' facilities and will have tremendous benefits for Meadowbrook's many riders and horses as well as the environment and, ultimately, the broader Montgomery County community.

After moving here from abroad, my family found a new home for its equestrian passion in the Meadowbrook community. My daughter rides weekly and Meadowbrook has consistently provided a safe, welcoming environment for my her to learn equestrian skills. In addition, I've seen my child and others learn important life lessons from their involvement with horses – lessons of responsibility, caring, resilience and self-confidence. However, weather conditions in both winter and summer regularly impact the lessons.

Being an urban planner myself, I have analyzed the design of the covered riding ring with a critical eye and I am very pleased with the excellent proposal Meadowbrook has on the table. The ring is respectful towards its surrounding, both architecturally and environmentally. Large openings allow for a direct contact between the surrounding nature and the riders, while the ring will be equipped with a solar installation to minimize its energetic footprint. The covered ring will be beneficial to all its users, both riders and horses, as will ensure them a safe and healthy environment to exercise in daily.

For these reasons, I was thrilled to learn of this proposed improvement to the facility, and look forward to the Planning Board's support and approval of this project.

Sincerely,



Katrien Theunis

Kazue&Masaaki Torii
4621 Rosedale Ave. Bethesda MD 20814
February 14, 2020

National Capital Planning Commission
401 9th Street, NW
Suite 500
Washington, DC 20004

Re: Meadowbrook Stables' Proposed Covered Riding Ring

To whom it may concern:

I'm writing this letter to strongly support Meadowbrook Stables' proposed covered riding ring. This is a long overdue improvement to the Stables' facilities and will have tremendous benefits for Meadowbrook's many riders and horses as well as the environment and, ultimately, the broader Montgomery County community.

Our daughter has been taking lessons in the Meadowbrook since 2017. Before start of her lessons in Meadowbrook, we had visited a couple of stables in Wheaton and Potomac. Both facilities have covered riding rings. However, because of long commute, we decided to join Meadowbrook stable. Meadowbrook is truly hidden gem in the community. Our daughter has been enjoying the ride with fabulous teachers and staffs. They always provide very safe environment to riders, horses and community, and engaged in the provision of high quality lessons. I've seen my child and others learn important life lessons from their involvement with horses – lessons of responsibility, caring, resilience and self-confidence.

As stated above, I have seen the benefits of covered riding rings in other facilities, and there is no doubt in the need of the covered ring for improvement of the horse's health, safety for riders and their growth as mature and responsible equestrian.

For these reasons, I was thrilled to learn of this proposed improvement to the facility, and ask the Planning Board's support and approval of this project.

Should you have any questions or concerns, please feel free to contact us.

Sincerely,



Kazue&Masaaki Torii
203-278-2062

Kimberly Darter
934 Shepherd Street NW
Washington, DC 20011
February 14, 2020

National Capital Planning Commission
401 9th Street, NW
Suite 500
Washington, DC 20004

Re: Meadowbrook Stables' Proposed Covered Riding Ring

To whom it may concern:

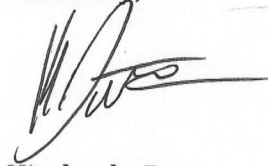
As the parent of a child who rides at Meadowbrook Stables, I am writing this letter to strongly support the proposed covered riding ring. This is a long overdue improvement to the Stables' facilities and will have tremendous benefits for Meadowbrook's many riders and horses as well as the environment and, ultimately, the broader Montgomery County community.

When my daughter wanted to begin riding lessons I talked with several friends, all whom recommended Meadowbrook Stables. I have subsequently recommended it to many more because of its location, the quality of the facility, and the seasoned instructors. Meadowbrook is also the only option within reasonable driving distance that offers lessons for very young riders. The only other option is by lottery only.

Meadowbrook is a wonderful resource and an outstanding facility. When I heard they intended to build a covered ring I thought it was a fantastic idea. I rode horses growing up and in inclement weather we always used a covered ring. The location of the ring, its proposed design, and the addition of solar panels are well-thought out. I love that the design is in keeping with the overall look of the Stables, the addition of solar is smart and responsible, and, frankly, a covered ring is a highly practical addition to any riding facility.

For these reasons, I was thrilled to learn of this proposed improvement to the facility, and ask the Planning Board's support and approval of this project.

Sincerely,



Kimberly Darter

Michelle Melenwick
7041 Western Avenue, NW
Washington, DC 20015
February 23, 2020

National Capital Planning Commission
401 9th Street, NW
Suite 500
Washington, DC 20004

Re: Meadowbrook Stables' Proposed Covered Riding Ring

Dear Mr. Anderson,

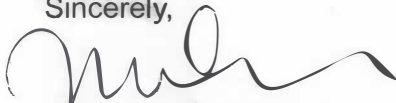
I would like to share with you my enthusiastic support of Meadowbrook Stables' proposed covered riding ring. This improvement will have significant benefits for both students and horses. The proposed improvements will also benefit the local environment and community.

My son has been fortunate to benefit from the teachers and horses of the Meadowbrook community for the last 3 years. Riding at Meadowbrook has given him an appreciation for animals, their care, and the patience and investment developing a relationship requires. It has contributed to him learning kindness and respect. Meadowbrook has always provided a safe, supportive and nurturing environment for my son and I look forward to his weekly lessons as a time to unplug.

I was so happy to learn of the planned improvements for the facility. We have taken lessons at facilities that utilize a covered riding area which allow students to take lessons despite uncooperative weather. These facilities also make conditions more comfortable year round for instructors and the horses. I was very pleased to learn of the environmental benefits, such as solar energy use, decreasing runoff and erosion that would come from the planned improvements.

I look forward to the Planning Board's support and approval of this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michelle', with a long, sweeping flourish extending to the right.

Michelle Melenwick

Miguel Iglesias
9005 Grant Street
Bethesda, MD, 20817

February 13, 2020

National Capital Planning Commission
401 9th Street, NW
Suite 500
Washington, DC 20004

Re: Meadowbrook Stables' Proposed Covered Riding Ring

Dear Sir or Madam,

I would like to express my support of Meadowbrook Stables' proposed covered riding ring. There are multiple reasons and benefits for it:

- Riders and horses will be able to train consistently and safely all year round
- Covered rings are generally standard at horse facilities and will bring the facility to a more modern state benefiting the Montgomery County Community as a whole
- Teachers, staff and members of the public will be able to attend and watch lessons in proper condition
- It will provide a significant benefit to the environment with the planed solar panels and the new landscape plans

Our family has been a member of the Meadowbrook community for the last 2 years. Our daughter has been training there every week and her confidence and sense of responsibility have improved tremendously since then. We hope this will continue for many more years.

For these reasons, I was happy to learn about this project to improve the facility and look forward to the Planning Board's support and approval of this project.

Sincerely,



Miguel Iglesias

From: [Sarah Alexander](#)
To: [Weil, Michael](#)
Subject: Modification of General Development Plan, Meadowbrook Stables Riding Ring Pavilion Feedback
Date: Monday, March 9, 2020 6:18:52 PM

A new comment has been submitted online.

To approve this comment for publication, click the link below:
<https://www.ncpc.gov/comment/approve.php?cid=810>

Name: Sarah Alexander
Location: Washington
Email: sarah.e.alexander@gmail.com

Comments:

I am writing in strong support of Meadowbrook Stables' proposed covered riding ring. The proposed riding pavilion will be a beautiful and long-overdue addition to the facility. Meadowbrook's horses need daily exercise that is critical to their physical and mental wellbeing, which is extremely difficult in the absence of a covered facility given ice, rain and snow conditions in the area. The pavilion will further allow riders to train safely and consistently on a year-round basis regardless of the weather. It will importantly bring this historic facility up to 21st century standards, enhancing its essential character, use, and ability to serve the public.

Meadowbrook's team has clearly gone to great lengths to design a building that respects the historic design of the original 1930s barn, as well as the community and environmental setting. The new structure will incorporate many elements of the historic barn, as well as the smaller and more recent maintenance building. The project also includes the addition of new stormwater management and substantial landscaping, replacing over 30,000 square feet of what is currently impervious sand surface with biowales and native plants, as well as a very significant solar power installation.

In mild climates, such as Florida, riding can be a year-round outdoor sport. However, in the mid-Atlantic, riding cannot reliably and safely take place throughout the winter. Like basketball, tennis, gymnastics or swimming, equine athletes and their riders need a space to exercise and train that is protected from the elements. It is for these reasons that covered riding rings have long been standard features at comparable facilities throughout the mid-Atlantic, precisely because they allow for safe and consistent training opportunities.

Meadowbrook is a special and unique place for riders and non-riders alike in the Chevy Chase community and the surrounding region. Thousands of riders, over many generations, have enjoyed Meadowbrook. And today it welcomes not only hundreds of riders each year, but at least as many non-riding visitors from the community, who come to walk through the barns, bring their children to pat the horses, and enjoy the parklike setting. It's been an important part of the community for over 85 years, and I want to ensure that it survives and thrives into the future. For all of these reasons, I urge the Commission to support this proposal.

From: [Sarah Spooner](#)
To: [Weil, Michael](#)
Subject: Modification of General Development Plan, Meadowbrook Stables Riding Ring Pavilion Feedback
Date: Monday, March 9, 2020 3:23:35 PM

A new comment has been submitted online.

To approve this comment for publication, click the link below:
<https://www.ncpc.gov/comment/approve.php?cid=809>

Name: Sarah Spooner
Location: DC
Email: whittlespooner@verizon.net

Comments:

I'm writing in support of Meadowbrook Stables' proposed covered riding ring. The proposed riding pavilion will be a beautiful and long overdue addition to the facility. It will enable Meadowbrook's horses to get the daily exercise that is critical to their physical and mental wellbeing, and allow riders to train safely and consistently on a year-round basis regardless of the weather. It will bring this historic facility up to 21st century standards, enhancing its essential character, use, and ability to serve the public.

Meadowbrook's team has clearly gone to great lengths to design a building that respects the historic design of the original 1930s barn, as well as the community and environmental setting. The new structure will incorporate many elements of the historic barn, as well as the smaller and more recent maintenance building. The project also includes the addition of new stormwater management and substantial landscaping, replacing over 30,000 square feet of what is currently impervious sand surface with biowales and native plants, as well as a very significant solar power installation.

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Thank you for your consideration!

Sarah

Bill No. 27-19
Concerning: Administration – Human Rights - Office of Racial Equity and Social Justice – Racial Equity and Social Justice Advisory Committee - Established
Revised: 11/19/2019 Draft No. 10
Introduced: September 17, 2019
Enacted: November 19, 2019
Executive: _____
Effective: _____
Sunset Date: None
Ch. _____, Laws of Mont. Co. _____

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND

Lead Sponsor: Council President Navarro
Co-Sponsors: Councilmembers Jawando, Rice, Hucker, Riemer, Vice President Katz,
Councilmembers Alborno, Friedson and Glass

AN ACT to:

- (1) establish a racial equity and social justice program;
- (2) establish an Office of Racial Equity and Social Justice in the Executive Branch;
- (3) remove the Chief Equity Officer position in the Office of the Executive as a non-merit position;
- (4) require the Executive to adopt, by Method 2 regulation, a racial equity and social justice action plan for the County;
- (5) require each Department and Office to develop a racial equity and social justice action plan;
- (6) require the ~~[[Executive]]~~ Director of the Office of Legislative Oversight to submit a racial equity and social justice impact statement to the Council for each Bill;
- (7) require the Executive to explain how ~~[[and for]]~~ each management initiative or program in the recommended budget would promote racial equity and social justice;
- (8) ~~[[7]]~~ establish a Racial Equity and Social Justice Advisory Committee and set forth the composition, compensation, and duties of the Committee;
- (9) ~~[[8]]~~ require the Planning Board to consider racial equity and social justice impact when preparing a Master Plan; and
- (10) ~~[[9]]~~ generally amend the law governing racial equity and social justice.

By amending

Montgomery County Code
Chapter 1A, Structure of County Government
Section 1A-201

Chapter 2, Administration

Sections 2-26 and 2-64A

Chapter 33A, Planning Procedures
Section 33A-14

By adding

Montgomery County Code
Chapter 2, Administration
Section 2-81C

Article XIV.
Chapter 27, Human Rights and Civil Liberties
Section 27-83

Boldface	<i>Heading or defined term.</i>
<u>Underlining</u>	<i>Added to existing law by original bill.</i>
[Single boldface brackets]	<i>Deleted from existing law by original bill.</i>
<u>Double underlining</u>	<i>Added by amendment.</i>
[[Double boldface brackets]]	<i>Deleted from existing law or the bill by amendment.</i>
* * *	<i>Existing law unaffected by bill.</i>

The County Council for Montgomery County, Maryland approves the following Act:

1 **Sec. 1. Sections 1A-201, 2-26, 2-64A, and 33A-14 are amended and**
2 **Sections 2-81C and 27-83 are added as follows:**

3 **1A-201. Establishing departments and principal offices.**

4 (a) Executive Branch.

5 (1) These are the departments and principal offices of the Executive
6 Branch.

7 * * *

8 Public Libraries (Section 2-45 et seq.)

9 Racial Equity and Social Justice (Section 2-64A)

10 Recreation (Section 2-58)

11 * * *

12 **2-26. Non-merit positions.**

13 The following positions in the Office of the County Executive are non-merit
14 positions:

- 15 (a) 5 Directors of the Regional Services Centers;
- 16 (b) Director, Office of Community Partnerships;
- 17 (c) Director, Criminal Justice Coordinating Commission;
- 18 (d) 4 Assistant Chief Administrative Officers;
- 19 (e) Special Projects Manager;
- 20 (f) Chief Labor Relations Officer; and
- 21 (g) Chief Digital Officer [; and
- 22 (h) Chief Equity Officer].

23 **Division 13. [Reserved] Office of Racial Equity and Social Justice.**

24 **2-64A. [Reserved] Office of Racial Equity and Social Justice.**

25 (a) Findings.

26 (1) Although not unique to the County, many County residents suffer
27 from stark disparities linked to race and social justice issues.

- 28 (2) These disparate outcomes among County residents include wealth,
29 housing, criminal justice, education, and health.
- 30 (3) Inequitable outcomes linked to race and social justice issues will
31 persist in the County without intentional intervention.
- 32 (4) The work to dismantle racial and social justice inequity must occur
33 on an individual, institutional, and structural basis.

34 (b) Definitions. As used in this Division:

35 Director means the Director of the Office of Racial Equity and Social
36 Justice or the Director’s designee.

37 Equity means fair and just opportunities and outcomes for all people.

38 Equity assessment means a systematic process of identifying policies and
39 practices that may be implemented to identify and redress disparate
40 outcomes on the basis of race or social justice issues.

41 Individual racism means explicit or implicit pre-judgment bias or
42 discrimination by an individual based on race.

43 Inequity means systematic and patterned differences in well-being that
44 disadvantage one group in favor of another caused by past and current
45 decisions, systems of power and privilege, and policies.

46 Institutional racism means policies, practices, and procedures that work
47 better for some members of a community than others based on race.

48 Office means the Office of Racial Equity and Social Justice.

49 Race means a social construct that artificially divides people into distinct
50 groups based on characteristics such as physical appearance (including
51 color), ancestral heritage, cultural affiliation, cultural history, ethnic
52 classification, and the social, economic and political needs of a society at
53 a given period.

54 Racial equity and social justice means changes in policy, practice and
 55 allocation of County resources so that race or social justice constructs do
 56 [[does]] not predict one’s success, while also improving opportunities and
 57 outcomes for all people.

58 Racial equity and social justice action plan means a comprehensive plan
 59 to incorporate and embed racial equity and social justice principles and
 60 strategies into operations, programs, service policies, and community
 61 engagement.

62 Social justice means [[a social construct that artificially divides people
 63 into distinct groups based on]] that everyone deserves to benefit from the
 64 same economic, political and social rights and opportunities, free from
 65 health disparities, regardless of race, socioeconomic status, age, [[gender,
 66 sexual orientation, gender identification]] sex – including on the basis of
 67 gender identity or orientation, religion, [[or]] disability, or other
 68 characteristics.

69 Structural racism means the history and current reality of institutional
 70 racism across public and private institutions which combine to create a
 71 system that negatively impacts certain groups based on race.

72 (c) Functions. After consulting with each department and office, the Office
 73 must:

- 74 (1) perform an equity assessment to identify County policies and
 75 practices that must be modified to redress disparate outcomes
 76 based on race or social justice;
- 77 (2) develop metrics to measure progress in redressing disparate
 78 outcomes based on race or social justice;
- 79 (3) work with each County department and office to develop a racial
 80 equity and social justice [[equity]] action plan designed to remedy

81 individual, institutional, and structural racism or social justice
 82 issues adversely impacting County residents;

83 (4) provide racial equity and social justice [[equity]] training to
 84 County employees;

85 (5) develop short term and long term goals for success in redressing
 86 disparate outcomes based on race or social justice issues;

87 (6) measure progress in meeting both short term and long term goals;
 88 and

89 (7) provide staff support for the Racial Equity and Social Justice
 90 [[Equity]] Advisory Committee.

91 (d) Racial Equity and Social Justice [[Equity]] Action Plan.

92 (1) The Executive must adopt, by Method 2 regulation, a racial equity
 93 and social justice [[equity]] action plan.

94 (2) The racial equity and social justice [[equity]] action plan must
 95 include:

96 (A) a community engagement process;

97 (B) mandatory racial equity and social justice training for
 98 [[managers and supervisors]] all County employees;

99 (C) the use of [[a]] explicit racial equity and social justice
 100 [[equity lens]] considerations in establishing new programs
 101 and evaluating existing programs;

102 (D) a requirement for the Executive to [[submit a racial equity
 103 and social justice impact statement to the Council for]]
 104 explain how each management initiative or program that
 105 would be funded in the Executive's annual recommended
 106 operating and capital budgets promotes racial equity and
 107 social justice;

108 (E) short term and long term goals for [[redressing inequity]]
 109 promoting racial equity and social justice;

110 (F) metrics for measuring progress in meeting these goals;

111 (G) guidelines for each department and office to develop its own
 112 equity action plan;

113 (H) recommended racial equity and social justice [[equity]]
 114 tools and strategies for a department or office to use in
 115 redressing disparities based on race or social justice issues;
 116 and

117 (I) priority areas for additional County efforts.

118 (e) Reports. The Director must submit an annual report on the activities of
 119 the Office to the Executive and the Council on or before each September
 120 30. The report must include:

121 (1) the metrics used to measure the success of each short term and long
 122 term goal of the approved racial equity and social justice [[equity]]
 123 action plan;

124 (2) the progress toward meeting the goals of the approved racial equity
 125 and social justice [[equity]] action plan; and

126 (3) any recommendations for changes in law, regulation, or operating
 127 budget resources to assist in meeting the goals of the racial equity
 128 and social justice [[equity]] action plan.

129 (f) Responsibilities of each department and office. Each Executive and
 130 Legislative Branch department and office must:

131 (1) designate an employee to serve as the racial equity and social
 132 justice [[equity]] lead for the department or office to coordinate
 133 work with the Office;

134 (2) develop a department or office racial equity and social justice
 135 [[equity]] action plan in coordination with the Office; and

136 (3) provide information to the Office as needed.

137 (g) Responsibility of the Council. The Council must:

138 (1) establish a structure to provide oversight of the County's progress
 139 in meeting its racial equity and social justice goals. The Council
 140 may retain experts from academic and scientific organizations to
 141 assist the Council with this oversight responsibility; and

142 (2) ensure that the operating budget is sufficient:

143 (A) for the Office of Racial Equity and Social Justice to provide
 144 the services required by this Section; and

145 (B) to implement the Racial Equity and Social Justice Action
 146 Plan.

147 **2-81C. Racial Equity and Social Justice [[Equity]] Impact Statements.**

148 (a) Definitions. In this Section, the following words and phrases have the
 149 following meanings:

150 Director means the Director of the Office of [[Racial Equity and Social
 151 Justice]] Legislative Oversight or the Director's designee.

152 Race means a social construct that artificially divides people into distinct
 153 groups based on characteristics such as physical appearance (including
 154 color), ancestral heritage, cultural affiliation, cultural history, ethnic
 155 classification, and the social, economic and political needs of a society at
 156 a given period.

157 Racial equity and social justice means changes in policy, practice and
 158 allocation of County resources so that race or social justice constructs do
 159 [[does]] not predict one's success, while also improving opportunities and
 160 outcomes for all people.

161 Racial equity and social justice impact means an estimate of changes in
 162 racial equity and social justice in the County attributable to a change in
 163 the law.

164 Social justice means [[a social construct that artificially divides people
 165 into distinct groups based on]] that everyone deserves to benefit from the
 166 same economic, political and social rights and opportunities, free from
 167 health disparities, regardless of race, socioeconomic status, age, [[gender,
 168 sexual orientation, gender identification]] sex – including on the basis of
 169 gender identity or orientation, religion, [[or]] disability, or other
 170 characteristics.

171 (b) Racial Equity and Social Justice [[Equity]] impact statement. The
 172 Director must submit a statement to the Council describing the racial
 173 equity and social justice [[equity]] impact, if any, of each bill under
 174 consideration by the Council. The Director must submit a separate
 175 statement for each bill.

176 (c) Time for submission. A racial equity and social justice impact statement
 177 should be submitted to the Council:

- 178 (1) no later than 7 days before the public hearing on each bill
 179 introduced by the Council President at the request of the County
 180 Executive; and
 181 (2) no more than 21 days after a bill sponsored by a Councilmember
 182 is introduced.

183 If the Director is unable to submit the statement within the time required
 184 by paragraph (2), the Director must notify the Council President in
 185 writing of the delay, the reason for the delay, and the revised delivery
 186 date. If the Council President finds that the revised delivery date is
 187 unreasonable, the Council President may set a different delivery deadline.

188 (d) Content of racial equity and social justice impact statement. Each racial
 189 equity and social justice impact statement must include:

- 190 (1) the sources of information, assumptions, and methodologies used;
- 191 (2) an estimate of both positive and negative changes in racial equity
 192 and social justice [[equity]] in the County as a result of the
 193 implementation of the bill;
- 194 (3) recommended amendments that may promote racial equity and
 195 social justice [[equity]]; and
- 196 (4) if a bill is likely to have no racial equity or social justice [[equity]]
 197 impact, why that is the case.

198 (e) Compliance. Council action on [[a]] an expedited bill that is otherwise
 199 valid is not invalid because of any failure to follow the requirements of
 200 this Section.

201 **ARTICLE XIV. RACIAL EQUITY AND SOCIAL JUSTICE ADVISORY**
 202 **COMMITTEE.**

203 **27-83. Racial Equity and Social Justice Advisory Committee.**

204 (a) Members. The Executive must appoint, subject to confirmation by the
 205 Council, a Racial Equity and Social Justice Advisory Committee. The
 206 Committee must have [[9]] 15 voting members. [[At least 6 of the voting
 207 members must, when appointed, either reside in or be an employee of the
 208 County.]]

- 209 (1) Voting members. The members must reflect a range of ethnicities,
 210 professional backgrounds, socioeconomic status, and places of
 211 origin to reflect the racial, [[and]] economic, and linguistic
 212 diversity of the County's communities, with an emphasis on those
 213 most [[proportionately]] disproportionately impacted by
 214 inequities. Each member should have some experience in

215 redressing disparate impacts based on race and social justice
 216 issues.

217 (A) One member should be [[an employee]] a designee of [[the
 218 Montgomery County Public Schools]] a public education
 219 system in the County.

220 (B) One member should be [[an employee]] the Chair of the
 221 Housing Opportunities Commission or the Chair's
 222 designee.

223 (C) One member should be a designee of the County Council.

224 (D) One member should be an employee of the County
 225 Department of Health and Human Services.

226 (E) One member should be an employee of the County
 227 Department of Correction and Rehabilitation.

228 (F) One member should be [[an employee]] a sworn officer of
 229 the County Police Department.

230 (G) One member should be the Chair of the Montgomery
 231 County Planning Board or the Chair's designee.

232 (H) [[Three]] Eight members should be a public member with
 233 experience in redressing disparate impacts based on race
 234 and social justice issues. Each public member must reside
 235 in the County.

236 (2) Term. Each member serves a 3-year term. A member must not
 237 serve more than 2 consecutive full terms. A member appointed to
 238 fill a vacancy serves the rest of the unexpired term. Members
 239 continue in office until their successors are appointed and
 240 qualified.

241 (3) Compensation. ~~[[Members]]~~ Except for the 8 public members,
 242 members must receive no compensation for their services. ~~[[A]]~~
 243 Each of the 8 public ~~[[member]]~~ members may receive an annual
 244 stipend of \$2,000.00 and reimbursement for expenses incurred in
 245 serving.

246 ~~[[4)]~~ Removal. The Executive, with the consent of the Council, may
 247 remove a member for neglect or inability to perform the duties of
 248 the office, misconduct in office, or a serious violation of law.
 249 Before the Executive removes a member, the Executive must give
 250 the member notice of the reason for removal and a reasonable
 251 opportunity to reply.]]

252 (b) Chair and Vice Chair. The Committee must annually elect one member
 253 as chair and another as vice chair and may elect other officers.

254 (c) Meetings. The Committee may meet at the call of the chair as often as
 255 required to perform its duties, but at least 6 times each year. The
 256 Committee must also meet if a majority of the members submit a written
 257 request for a meeting to the chair at least 7 days before the proposed
 258 meeting. A majority of the members are a quorum for the transaction of
 259 business, and a majority of members present at any meeting with a
 260 quorum may take an action.

261 (d) Staff. The Office of Racial Equity and Social Justice must provide the
 262 Committee with staff, offices, and supplies as are appropriate.

263 (e) Duties. The Committee must:

- 264 (1) adopt rules and procedures as necessary to perform its functions;
- 265 (2) keep a record of its activities and minutes of all meetings, which
 266 must be kept on file and open to the public during business hours
 267 upon request;

- 268 (3) develop and distribute information about racial equity and social
- 269 justice in the County;
- 270 (4) promote educational activities that increase the understanding of
- 271 racial equity and social justice in the County;
- 272 (5) recommend coordinated strategies for reducing racial and social
- 273 justice inequity in the County;
- 274 (6) advise the Council, the Executive, and County agencies about
- 275 racial equity and social justice in the County, and recommend
- 276 policies, programs, legislation, or regulations necessary to reduce
- 277 racial and social justice inequity; [[and]]
- 278 (7) meet periodically with the racial equity and social justice lead for
- 279 each department and office; and
- 280 (8) submit an annual report by December 1 of each year to the
- 281 Executive and Council on the activities of the Committee.
- 282 (f) Advocacy. The Committee must not engage in any advocacy activity at
- 283 the State or federal levels unless that activity is approved by the Office of
- 284 Intergovernmental Relations.

285 **33A-14. Greenhouse Gas Emissions and Racial Equity and Social Justice.**

286 As part of the factors and conditions outlined in [§7-108] Section 21-204 of the
 287 Regional District Act and [§ 1.01 and § 1.03 of Article 66B,] Section 1-201 of the Land
 288 Use Article of the Maryland Code in preparing the Plan, the Planning Board must:

- 289 (a) [[consider the environmental impact of the plan by:]]
- 290 [[(1) [assess] assessing]] assess the Plan’s potential impact on
- 291 greenhouse gas emissions in the County, including a carbon
- 292 footprint analysis;
- 293 (b) [[(2) [(b) consider] considering]] consider ways to reduce vehicle
- 294 miles traveled in the County; [[and]]

295 (c) ~~[[3] [(c) consider]~~ considering]] consider options that would
296 minimize greenhouse gas emissions; and

297 (d) ~~[[b)]]~~ consider the impact of the plan on racial equity and social justice
298 in the County, as defined in Section 2-64A.

299 **Sec. 2. Transition and Effective Date.**

300 (a) The first report of the Office of Racial Equity and Social Justice required
301 in Section 1 must be submitted to the Council on or before September 30,
302 2020 and the first report of the Racial Equity and Social Justice
303 Committee required in Section 1 must be submitted to the Executive and
304 the Council on or before December 1, 2020.

305 (b) Section 2-81C as added by Section 1 of this Act takes effect on August
306 1, 2020.

Approved:



Nancy Navarro, President, County Council

11/21/19

Date

Approved:

Marc Elrich, County Executive

Date

This is a correct copy of Council action.

Mary Anne Paradise, Acting Clerk of the Council

Date

From: [Laura Govoni-Sibarium](#)
To: [Weil, Michael](#)
Cc: [Antonia Dentes](#); [ICE/Michael Sibarium](#); [Sullivan, Diane](#); [Schuyler, Anne](#)
Subject: Concerned Neighbors of Meadowbrook Stable comments re: MFI's Frequently Asked Questions (re: covered arena proposal)
Date: Tuesday, March 10, 2020 8:26:21 PM
Attachments: [Final Responses\(31020\) to MFI's FAO of 2-2-20, LGS & AD.pdf](#)
[Bill27-19racialequity.pdf](#)
[Final Cover letter for comments on MFI O & A 3-10-20 LGS,AD.pdf](#)

Dear Mr. Weil,

As you probably know, a few weeks ago, Meadowbrook posted on the Montgomery Parks website "Questions and Answers" in response to questions and concerns that were raised at the January 16th Public Meeting. We are attaching the list of Meadowbrook's questions and answers along with comments from Concerned Neighbors of Meadowbrook Stables for your review. Please add these to the public comments being gathered on the Meadowbrook Proposal.

As we have written about and discussed previously, the Concerned Neighbors of Meadowbrook Stables believe that Meadowbrook is not acting in good faith by continuing to provide misleading information. To further document and demonstrate the question of access and affordability, we are attaching links that further describe Meadowbrook's pricing, scholarships, and accessibility policies.

Also, we suspect you and M-NCPPC would be interested in the Racial Equality Legislation recently adopted by Montgomery County as it relates to points Concerned Neighbors of Meadowbrook Stables have made regarding exclusivity. The exclusivity puts into question how "public" of a park use the proposed covered arena would (not) be. Below we have attached a copy of the recent legislation.

Lastly, we are including a couple of video clips (we may need to send them separately) taken from the deck of 2812 Abilene Drive of the current use of Ring C. As you will see, riders currently ride along the very edge of the ring as well as the inner and central portions. To now cover Ring C (rather than the originally proposed Ring D -should it be deemed "necessary") Meadowbrook would significantly decrease the size of the riding area that was enlarged and sought to be established during Phase 1 of the renovation. This represents a decrease of 31,875* square feet of riding /jumping space, that in 2003 was deemed as necessary. (*Difference between the actual size of Ring C and the size of the proposed covered arena).

Please note that the riders do not use the southwest corner of this ring, which is covered in grass due to standing water, meant to drain into the sediment pond. The entire 200 ft. x 300 ft. area of Ring C was intended for riding per the 2001 EA for Meadowbrook Stables, but due to poor drainage, that corner has not been used by riders for years.

We and other Concerned Neighbors of Meadowbrook Stables are reviewing the Final Environmental Assessment and will be back in touch with comments.

Many thanks,

Laura Govoni-Sibarium

Antonia Dentes

On behalf of Concerned Neighbors of Meadowbrook Stables

Responses to MFI's FAQ's:

Meadowbrook Pricing/scholarships info:

Meadowbrook Stables 2019-20 Program Prices

SCHOOL YEAR 32-WEEK LESSON PROGRAM

Young Horsemanship Program: \$2995

Junior Short Stirrup Program: \$2995

Short Stirrup Program: \$2995

Long Stirrup Program: \$2995

Training Level Program: \$2995

SUMMER LESSON PROGRAM 2019

Riders age 6-11 should look to ride in our Summer Camp Program!

All Levels: \$405/4 lessons, \$925/10 lessons

(prices for Summer 2020 are subject to change)

<http://www.meadowbrookstables.org/?s=scholarships> Ran a search for on Meadowbrook website for Scholarships "No Results Found"

<http://www.meadowbrookstables.org/?s=accessibility> Accessibility policy on website--2016

<http://www.meadowbrookstables.org/accessibility-policy/> Discussion about new policy coming in 2018

Racial Equity Legislation:

Video clips of Ring C (will send in a two separate emails to immediately follow).

From: [Laura Govoni-Sibarium](#)
To: [Weil, Michael](#)
Cc: [Antonia Dentes](#); [ICE/Michael Sibarium](#); [Sullivan, Diane](#); [Schuyler, Anne](#)
Subject: Video clip 1 Meadowbrook Ring C (part of submitted feedback to FAQ's re: Meadowbrook proposal)
Date: Tuesday, March 10, 2020 8:27:30 PM
Attachments: [IMG_4693_2.mov](#)

Video Clip submitted email of comments from Concerned Neighbors of Meadowbrook Stable comments re: MFI's FAQ's:

From: [Laura Govoni-Sibarium](#)
To: [Weil, Michael](#)
Cc: [Antonia Dentes](#); [ICE/Michael Sibarium](#); [Sullivan, Diane](#); [Schuyler, Anne](#)
Subject: Video clip 2 Meadowbrook Ring C (part of submitted feedback to FAQ's re: Meadowbrook proposal)
Date: Tuesday, March 10, 2020 8:28:28 PM
Attachments: [IMG_4694_2.mov](#)

Video Clip submitted email of comments from Concerned Neighbors of Meadowbrook Stable comments re: MFI's FAQ's:

From: [Colette Silver](#)
To: [Weil, Michael](#)
Subject: Modification of General Development Plan, Meadowbrook Stables Riding Ring Pavilion Feedback
Date: Tuesday, March 10, 2020 1:17:43 PM

A new comment has been submitted online.

To approve this comment for publication, click the link below:

<https://www.ncpc.gov/comment/approve.php?cid=813>

Name: Colette Silver

Location: Chevy Chase, MD

Email: silvercy@me.com

Comments:

I appose the scope of this project. The size of the proposed rink is huge. It will change the parklike feel of the stables to an urban environment with all the noise, increased traffic, increased need for parking and loss of open space. Walking, running and biking around the stables is enjoyed by many, many people including myself on a daily basis as an experience to enjoy nature. For us, this building will change this walk from a healthy quiet time to one with the feel of walking in the neighborhood with cars and traffic. This addition to the stables is designed to benefit a few people who can afford riding lessons and will affect the quality of life for many, many people. This change is NOT in the public interest.

From: [Walter Vandaele](#)
To: [Weil, Michael](#)
Subject: Modification of General Development Plan, Meadowbrook Stables Riding Ring Pavilion Feedback
Date: Tuesday, March 10, 2020 10:05:07 AM

A new comment has been submitted online.

To approve this comment for publication, click the link below:

<https://www.ncpc.gov/comment/approve.php?cid=812>

Name: Walter Vandaele

Location: Washington, DC

Email: walter.vandaele@ankura.com

Comments:

I am so glad that finally there will be a covered ring to ride. This will be a great enhancement to the Meadowbrook experience.

Allison I. Fultz
allison.fultz@verizon.net
Chevy Chase, MD

Statement in Support of Meadowbrook Foundation, Inc., Covered Arena Project

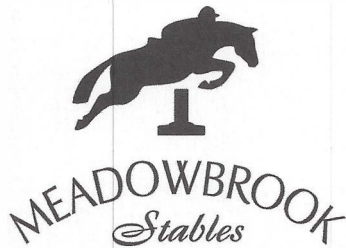
Meadowbrook Stables' proposed covered arena improvements will create multiple benefits for the community as well as for the stable itself:

- Although a few neighbors have expressed concern about the effect of the project on site drainage, the project will, to the contrary, significantly improve stormwater and floodplain management. As part of the project, Meadowbrook will construct stormwater detention facilities that will control the release of stormwater to Rock Creek Park. Water flowing from adjacent uphill properties will be captured, in addition to water from the roof of the arena.
- The project will significantly reduce airborne dust from the southernmost riding ring.
- The project will virtually eliminate ambient light incursion onto neighboring properties since lighting for the arena, which will occupy what is currently the largest riding ring, will now be internal to the structure.
- As a landscape design element, the covered arena will, in conjunction with the existing historically-designated barn, form a bookend for the site as a whole and enhance the design of the park.

A community resource like Meadowbrook Stables is rare in any setting, and in this case the barn is located in a densely developed suburban area, accessible by public transportation!

I am at the stable every weekend, and each time I go I meet families with small children who are stopping by the barn to visit the horses. Most live within walking distance and express their delight at being able to see the horses up close, pat them, and talk with the riders and staff. Unlike virtually any other equestrian facility in my experience, all visitors to Meadowbrook are entirely welcome to walk through the barn. In turn, our visitors are extremely respectful of the need to remain quiet and calm around the horses. Aside from the easily-perceived benefits of human-horse interactions, peer-reviewed research indicates that relating to horses has a profoundly therapeutic effect on people living with a variety of mental health challenges, including PTSD, anxiety and depression. Simply making it easy for people to interact with horses, as they can at Meadowbrook, supports these benefits.

I am an adult student at Meadowbrook Stables and benefit personally from being able to ride the barn's horses, since I do not own a horse. For many people, this frequently makes the difference between being able to ride at all – or not. I am a member of Meadowbrook Foundation, Inc.'s Board, which I joined out of wholehearted support of the mission of the organization. Construction of the covered arena will allow a well-established and fiscally responsible non-profit organization to improve its services to its members and to the larger community.



March 11, 2020

National Capital Planning Commission
401 9th Street, NW
Suite 500
Washington, DC 20004

Re: Modification of General Development Plan, Meadowbrook Stables Riding Ring Pavilion,
NCPC File Number: MP100
Hearing on Thursday, April 2, 2020

To the Commission:

As Meadowbrook's Head Trainer and Program Director, and as a member of the Meadowbrook community for over 20 years, I urge you to support Meadowbrook's proposal for a covered riding ring.

First, a bit about my background, and why I'm so committed to Meadowbrook. I hold a degree in Equine Science and Management from Delaware Valley University. I started riding at Meadowbrook at age 10, and rode and worked there as a camp counselor and groom through high school. After college, I spent several years training with other professionals, and returned to Meadowbrook in 2008. I came back because I wanted to help create the wonderful atmosphere that I admired so much from my childhood. My childhood memories of Meadowbrook are more than horses - they include long term friendships, mentors and an extended family.

Since then, I'm proud to say that the Meadowbrook staff and leadership have worked together to build it into one of the best instructional riding programs in this region, and beyond. This is demonstrated not only by our horse show ribbons, but also by the fact that our graduates routinely go on to ride for collegiate teams throughout the U.S. and - just as important - to success in whatever careers they choose to pursue. I have held positions on the Maryland Horse Show Association Board of Directors and the Washington Bridle Trails Association and I am proud to say that, as a team, the Meadowbrook community has a widespread reputation among the horse industry for having great sportsmanship, horsemanship and an environment of inclusiveness.

Meadowbrook's proposal for a covered riding ring is the product of many months of work and careful thought by a team of historic architects and engineers who have taken into account the

many demands of this project and its site. The result is a project that we sincerely and firmly believe is sensitive to operational, environmental, historic, and community requirements.

This project is critical to Meadowbrook's horses, riders and staff. The most important function of a covered ring is that it protects the riding surface – the sand footing – in which the horses are ridden from becoming overly wet, frozen, or slippery. The footing surface in a ring directly impacts horse safety and, by extension, rider safety. At present, for many days of the year – and especially during the winter months – the rings are too saturated for us to safely teach lessons. This results in many cancellations of team practices and private lessons. It also compromises the group lesson program by forcing group lessons to move indoors for weeks in a row. Although Meadowbrook is proud of its structured, indoor horsemanship curriculum, it is still not ideal to have to teach indoor lessons week after week in the winter, in lieu of mounted ring time. A covered ring will correct this situation, giving us a place to teach consistently and safely, on a year-round basis, regardless of the weather.

Similar to school classrooms, Meadowbrook staff create lesson plans for all of their riders weeks, if not months, in advance. However, those plans are routinely modified due to weather. Here's a specific recent example, which is not uncommon: the lessons will begin with mild weather and then the winds will pick up. These high winds blow down the jump standards which scare both riders and horses. The wind also makes it very difficult to hear, making the lesson less productive. Rain storms, thunder and lightning make for dangerous riding conditions which disrupts the lesson goals for riders and the horses' fitness plans.

As professional instructors and trainers, the Meadowbrook staff is committed to providing each of our riders with the best possible training and lessons. A covered ring will enable us to follow through on this commitment.

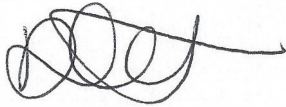
In keeping with our mission, Meadowbrook strives to make all of its programs accessible to riders of diverse backgrounds. I am also Region President and a founding coach for the national Interscholastic Equestrian Association (IEA). One of the IEA's goals is to make horse showing accessible to all riders, whether they own horses or not. The Meadowbrook IEA team is not only extremely competitive in this Region, but it is also one of our largest programs. IEA team members have the opportunity to show horses without the financial costs of owning, leasing or maintaining them, while also being able to pursue competitive goals as a team member.

Over the last 10 years, our efforts to make riding accessible to riders from diverse backgrounds have taken many other forms as well, including a partnership with the KIPP Charter Schools, need-based scholarships personally funded by our board members, a partnership with Jubilee House, sessions for various Girl Scout groups, leaning opportunities for Ohr Kodesh Day Care Center, and more. Our ability to offer these programs will be strengthened by the addition of a cover ring so that children can enjoy these opportunities regardless of the weather. Indeed, having a covered arena would allow us to offer more programs to at risk and special needs riders because the arena will allow us to control environmental factors that can be difficult for young riders to handle.

Lastly, I want to emphasize that this project will not result in an increase in either the number of lessons or Meadowbrook's lesson fees. Meadowbrook's lesson program has been operating at capacity, with a waiting list of 35-40 people, for several years. Although we would love to be able to serve more people, we cannot do so because we are limited to 50 horses by the terms of our lease with Montgomery Parks. And, because the covered ring is being paid for through private contributions, we will not need to increase fees to pay for it.

For all of these reasons, I urge the Commission to approve this proposal.

Sincerely,

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

Diane Rogers
Head Trainer and Program Director

From: [Hyon Rah](#)
To: [Weil, Michael](#)
Subject: Modification of General Development Plan, Meadowbrook Stables Riding Ring Pavilion Feedback
Date: Wednesday, March 11, 2020 4:01:07 PM

A new comment has been submitted online.

To approve this comment for publication, click the link below:

<https://www.nepc.gov/comment/approve.php?cid=819>

Name: Hyon Rah
Location: Washington, DC
Email: hyon@rah.solutions

Comments:

Most of the current facility falls within the 100-year flood plain (see attached), and the proposed plan increases its risk rather than its resilience. Recent flood events around the country has shown that 100-year floodplains do not indicate the chances of the designated areas as having 0.1% of flooding per year. For example, Houston saw two 1000-year floods (0.01%/year flood) in just two years between 2017 and 2019. Efforts have been made, on federal, regional, and local scales, to relocate people and assets away from flood zones rather than adding risks to them.

The proposal mentions climate change impacts being an issue they care about. Is investing more to build out the facility on a site that is already at risk really the best use of their resources?

Potential water pollution is another concern, especially considering the nature of the facility and its obvious risk to floods. Does the current and proposed wastewater (and flood risk) management plan address this concern, under both normal and flood conditions?

Erosion management, during construction but also after the expansion is completed, is another area that the current plan does not address. This has water quality and public safety implications.

The "purpose & need" section of the proposal, while clear in outlining the new ring's benefit to the Foundation, does not adequately address those of the public. Simply having the facility open to the public for passive observation does not seem to be a fair exchange for the public to give up their access and views.

Lastly, the development document mentions the use of flood lights. Will the new enclosed ring need more of them? Light pollution and its impact on the ecosystem within the park and possible increase in greenhouse gas (GHG) emissions would be another concern.

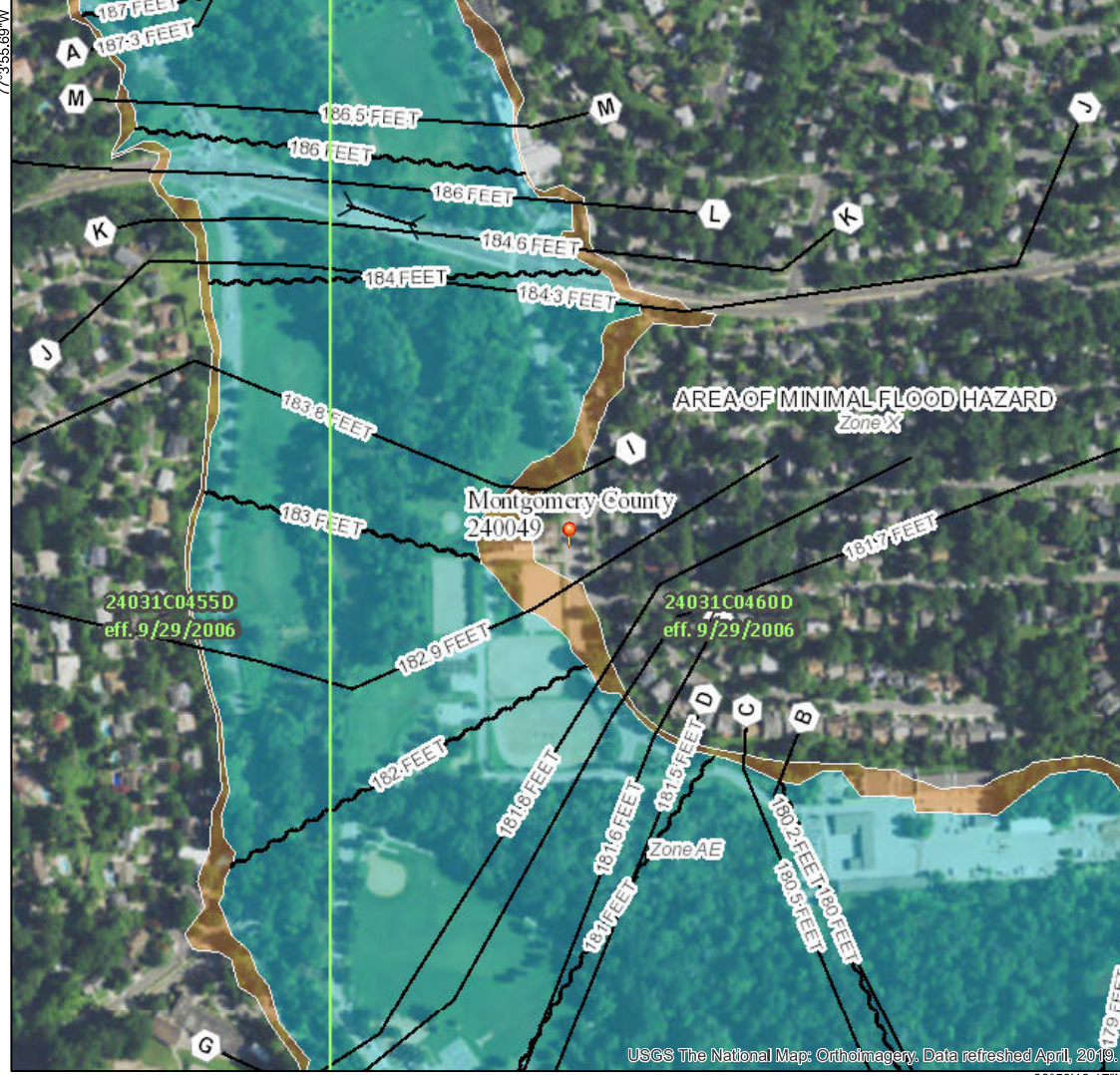
File was uploaded:

https://www.nepc.gov/comment/uploads/Modification_of_General_Development_Plan,_Meadowbrook_Stables_Riding_Ring_Pavilion_1583956354.pdf

National Flood Hazard Layer FIRMette



38°59'40.14"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | | |
|------------------------------------|----------------------|---|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
Zone A, V, A99 |
| | | With BFE or Depth Zone AE, AO, AH, VE, AR |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
| | | Future Conditions 1% Annual Chance Flood Hazard Zone X |
| | | Area with Reduced Flood Risk due to Levee. See Notes, Zone X |
| | | Area with Flood Risk due to Levee Zone D |
| OTHER AREAS | | Area of Minimal Flood Hazard Zone X |
| | | Effective LOMRs |
| | | Area of Undetermined Flood Hazard Zone D |
| GENERAL STRUCTURES | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| | | Profile Baseline |
| | Hydrographic Feature | |
| MAP PANELS | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/11/2020 at 3:01:07 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

USGS The National Map: Orthoimagery, Data refreshed April, 2019.

0 250 500 1,000 1,500 2,000 Feet 1:6,000

38°59'12.17"N



Julia Creighton
4802 River Road
Bethesda MD 20816
March 10, 2020

National Capital Planning Commission
401 9th Street, NW
Suite 500
Washington, DC 20004

Re: Modification of General Development Plan, Meadowbrook Stables Riding Ring Pavilion,
NCPC File Number: MP100
Hearing on Thursday, April 2, 2020

To whom it may concern:

I'm writing this letter in support of Meadowbrook Stables' proposed covered riding ring.

I have ridden at Meadowbrook for the last 10 years. As a returning rider in her mid 40's in particular, I found Meadowbrook Stables to be a welcoming place where riders of all abilities are welcomed heartily.

Perhaps even more importantly for me, Meadowbrook is accessible from the Ride-On #1 bus as well as the J2 WMATA bus. My husband and I do not own a car, and a transit-accessible facility was critical for me. I would not be able to ride out in Poolesville, Potomac, Middleburg, etc. There are other riders like myself who are deeply appreciative of the fact that Meadowbrook is in an urban setting which allows us to continue our sport.

The covered ring at Meadowbrook is really the bare minimum for a facility that services almost 500 riders per year and is standard in the equestrian sport (even in better climates). The ability to ride during inclement weather is critical for the horses and riders. The fact that Meadowbrook's design was thoughtfully constructed to be low profile, historically respectful and environmentally positive are all bonuses.

For these reasons, I urge the National Capital Planning Commission to approve this project.

Sincerely,



Julia Creighton

-----Original Message-----

From: NCPC System <info@ncpc.gov>
Sent: Wednesday, March 11, 2020 12:25 PM
To: NCPC General Information <info@ncpc.gov>
Subject: NCPC Website Email

From: Michael Silver
Email: mhsilvermd@gmail.com

Meadowbrook Stables should build their covered ring in Ring D, the one in the back of the property. There will be zero objection from the community. It seems to me it is the obvious solution. Apparently it was going to be built there originally, back in the early 2000's. It's the right way forward.



MICHAEL D. ERSKINE, DVM

Diplomate, American Board of Veterinary Practitioners
Certified in Equine Practice

SUZANNE F. WELKER, DVM

KAELA M. SCHRAER, DVM



March 12, 2020

To Whom It May Concern:

My name is Suzanne Welker, DVM, and I have been an attending veterinarian for the horses at Meadowbrook Stables for over 8 years. I am strongly supporting Meadowbrook Foundation, Inc.'s efforts toward building a covered riding ring at Meadowbrook Stables in Chevy Chase, MD.

A high quality, homogenous, and even footing material that absorbs impact but provides stability is important for the health of the equine athlete and their riders. Maintaining these materials at proper moisture and depth is ideal in a controlled environment with protection from the elements (ie. covered or indoor ring) year-round. Environmental conditions may lead to footing that becomes too deep or shallow, too wet or dry, or uneven, all of which have the potential to contribute to equine orthopedic injuries and respiratory conditions. Acute and/or chronic orthopedic injuries and respiratory conditions compromise the welfare of the horse. Furthermore, these risk factors that may affect horses' performance may also put their riders at risk for injury.

In our region, environmental conditions can cause unprotected footing to become a potential hazard for riding, and thus, lead to irregular exercise. Horses' digestive system health may also be adversely impacted by lack of or irregular exercise and can be associated with severe gastrointestinal disturbances requiring intensive medical or surgical care. Horses thrive on a routine schedule of exercise for maintenance of physical and mental well-being, which promotes a strong relationship between horses and their riders. A covered arena at Meadowbrook Stables would establish a controlled exercise environment to allow for regular exercise and mitigate risk factors for horse and rider health and safety.

Sincerely,

Suzanne F. Welker, DVM

•• DAMASCUS EQUINE ASSOCIATES ••

1941 Long Corner Road • Mt. Airy, MD 21771 • (301) 829-4977 • Fax: (301) 576-4465
Office@ErskineDVM.com • www.ErskineDVM.com

From: [Cindy Arnson](#)
To: [Weil, Michael](#)
Subject: Modification of General Development Plan, Meadowbrook Stables Riding Ring Pavilion Feedback
Date: Monday, March 16, 2020 9:39:36 PM

A new comment has been submitted online.

To approve this comment for publication, click the link below:

<https://www.ncpc.gov/comment/approve.php?cid=827>

Name: Cindy Arnson

Location: Chevy Chase, MD

Email: cindya2@starpower.net

Comments:

I am concerned about the size and aesthetics of the proposed structure. I do not feel that there has been sufficient consultation with those in the immediate neighborhood concerning the impact of the pavilion. Not all of us can take time off during a work day to attend an NCPC meeting or other scheduled forum. In contrast to previous care taken by Meadowbrook to cultivate positive relations between the stables and its neighbors, there has been no direct communication and thus rumors abound.

AFFIRMATION AGREEMENT
of Property Lease

THIS Affirmation Agreement of Property Lease ("Lease") is made this 31 day of July, 2012, by and between THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION ("Commission"), a public body corporate and agency of the State of Maryland, located at 6611 Kenilworth Avenue, Riverdale, Maryland 20737, and MEADOWBROOK FOUNDATION INC., a Maryland non-profit corporation ("Lessee") located at 8200 Meadowbrook Lane, Chevy Chase, MD 20815.

WHEREAS, the prior Lease Agreement had an original term, which expired on August 31, 2010, and the Commission and the Lessee desire to enter into a new lease agreement wherein, the Premises with all improvements thereon is leased back to the Lessee; and

WHEREAS, the parties intended, but failed, to enter into a new Lease Agreement for five years to August 31, 2015 as desired by the Commission and by the Lessee; and

WHEREAS, the Commission and the Lessee desire to (i) affirm, and (ii) enter into a new Lease Agreement for a period of five years from September 1, 2011 through and including August 31, 2015; and

NOW THEREFORE, in consideration of the mutual promises, covenants and agreements provided herein and for other good and valuable consideration, it is hereby agreed by and between the parties.

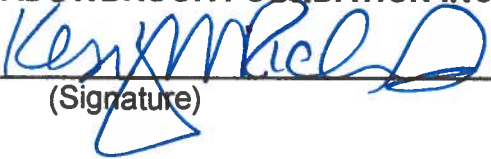
2010
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SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, the parties have executed this Affirmation Agreement on the day and year first written above.

MEADOWBROOK FOUNDATION INC.

Date: 7/31/12

By: 
(Signature)

Typed Name: Kerry M. Richard

Title: Chairman and CEO

WITNESS

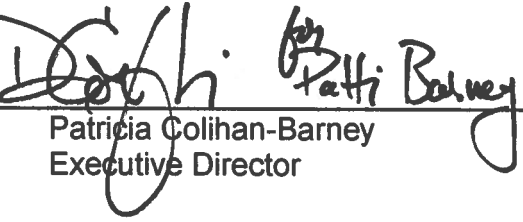
Date: July 31, 2012

By: 
(Signature)


Typed Name: Anne Dattels

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Date: 8/31/12

By: 
Patricia Colihan-Barney
Executive Director

Date: _____

By: 
Joseph C. Zimmerman
Secretary-Treasurer

LEASE AGREEMENT BETWEEN THE MARYLAND NATIONAL CAPITAL PARK AND
PLANNING COMMISSION AND MEADOWBROOK FOUNDATION INC.

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**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY DEPARTMENT OF PARKS**

MEADOWBROOK STABLES - PROPERTY LEASE

Whereas, the Commission and Lessee executed a Prior Lease, which expired on August 31, 2010; and,

Whereas, on October 27, 2003, the Commission and the Lessee executed a Development Agreement to construct significant capital renovations and improvements estimated to cost \$3.1 million dollars; and,

Whereas, under the Prior Lease Agreement and the Development Agreement, the Lessee was required to fund a minimum of \$1 million dollars toward capital renovations, and to pay certain gross receipts rent pursuant to Section 5.1 of the Prior Lease, which was ultimately reduced to one (1) percent for the remainder of the 3rd renewal term of the Prior Lease; and,

Whereas, the Commission and the Lessee agree that the Lessee exceeded the minimum expenditure of \$1 million dollars and expended \$2,058,677 between August 1, 2001 through August 31, 2009; and,

Whereas, the Commission and the Lessee agree that all rents due and capital renovations required under the Prior Lease are paid in full in consideration of the Lessee's payment of monthly rental payments plus the Lessee's payment of \$2,058,677 for capital improvements to the Leased Premises between August 1, 2001 through August 31, 2009; and,

Whereas, the Commission and the Lessee agree that the Development Agreement dated October 23, 2003 has been fully performed by the Lessee; and,

Whereas, the Commission accepts title to the improvements to the Premises made by Lessee pursuant to the Development Agreement; and,

THIS LEASE, made by and between The Maryland-National Capital Park and Planning Commission, a public body corporate (hereinafter referred to as the "Commission"), and MEADOWBROOK FOUNDATION INC., a Maryland non-profit corporation ("Lessee") collectively referred to as the "Parties".

WITNESSETH, THAT, for and in consideration of the rents and the respective covenants, conditions, terms and agreements herein contained, the Parties agree as follows:

ARTICLE I - DEMISED PREMISES

1.1 Description of Premises.

The Commission agrees to lease to Lessee and Lessee agrees to rent from the Commission approximately 9.5 acres of land (the "Premises") located within Meadowbrook Local Park also known as Rock Creek Stream Valley Unit #1 located at 8200 Meadowbrook Lane, Chevy Chase, Maryland, the boundaries of which are approximated shown on Attachment A, which is attached hereto and specifically made a part hereof; and the leased facilities include a historic barn with up to 50 stalls, one apartment which may be used as a residence, a historic blacksmith shed, four partially lighted riding rings, an outdoor wash area, fenced riding and grazing rings, and an equipment and waste storage building.

1.2 Adjustments in Acreage.

The Commission may adjust the amount of real property rented to the Lessee under the terms and conditions of this Lease by notifying the Lessee in writing on or before August 31st for the succeeding calendar year. Written notification of any change in the acreage of the demised premises and annual rent must be provided in accordance with Section 12.6 and shall be attached to this Lease and made a part hereof. The other terms and conditions of this Lease will remain unchanged; providing, however that if the adjustment of the acreage is substantial enough to interfere with the Lessee's operations, Lessee may elect to terminate the lease by giving ninety (90) days prior written notice.

ARTICLE II – TERM

2.1 Term.

The term of this Lease shall begin on the first (1st) day of September 2010 and end on the thirty-first (31st) day of August, 2015. During the term of this Lease, each full year from the effective date shall constitute a "Lease Year." Unless this Lease

is renewed in accordance with the provisions of Section 2.2 hereof, all terms and conditions of this Lease shall expire on August 31, 2015. Either Party may terminate this Lease at any time and for any reason by giving one hundred eighty (180) days' prior written notice to the other party.

2.2 Renewal.

Provided that this Lease is then in full force and effect and the Parties are in compliance with all of the covenants, agreements, conditions and provisions of this Lease, the Parties shall have the option to renew this Lease for three (3) renewal terms of five (5) years, immediately following the expiration of the original term, on the same terms, conditions and provisions as are set forth in this Lease, except that Rent may be adjusted in accordance with Section 3.2 of this Lease. To exercise this renewal option, Lessee shall give written notice of its intent to renew to the Commission at least six (6) months prior to the expiration of the original term of this Lease. The Commission, in its sole and subjective discretion, may accept or deny the renewal request. If the Commission accepts, the Commission shall provide written acceptance of the renewal and confirmation of the adjusted annual minimum rent as defined in Section 3.2, at least three (3) months prior to the expiration of the then current term of this Agreement. Lessee may decline to renew based on the rent increase by providing written notice to the Commission prior to the expiration of the term.

ARTICLE III – RENT

3.1 Rent.

During the initial term of this Lease, the Lessee shall pay to the Commission, an Annual Minimum Rent of \$24,000 in twelve equal installments of \$2,000 each, the first of which shall be paid in full on or before September 1, 2010, with each subsequent installment due on or before the 1st day of the month for each and every succeeding month of the term. Lessee shall pay all rent due to the Commission in advance, without notice or demand, and without abatement, deduction or set-off of any kind. Failure to pay the monthly Minimum Rent by the fifth day of the month shall result in a late penalty of ten percent (10%) of the Minimum Rent due.

3.2 Rent Increases, Adjustments and Additional Rent.

Effective September 1, 2011, and annually thereafter, except as provided in Section 3.2(b) herein, the Annual Minimum Rent shall be increased by the amount equal to the annual percentage increase in the Consumer Price Index for Urban Wage Earners and Clerical Workers for the Washington-Baltimore, DC-MD-VA-WV CMSA (All Items, November 1996 = 100) ("CPI") most recently published prior to the effective date of the increase in the Annual Minimum Rent, provided however that if the annual CPI shows a decrease in the CPI, the amount payable by Lessee shall not be less than the Annual Minimum Rent then in effect under the Lease.

- a) Beginning with and as of the first day of each renewal term as defined in Section 2, the Annual Minimum Rent payable shall be adjusted and modified based on the greater of three percent (3%) or the annual percentage increase in the CPI.
- b) Whenever under the terms of this Lease any sum of money is required to be paid by Lessee in addition to the rental reserved in Section 3.1 hereof, such sum shall be deemed to be and shall become "Additional Rent" hereunder, whether or not such sum is designated as Additional Rent (including but not limited to payments and charges for utilities, maintenance, insurance, repairs, remediation, development and implementation of the Soil and Water Conservation and Nutrient Management plans required by Section 6.13 hereof, penalties, fines, late fees, attorneys' fees, court-awarded costs and fees, and security deposit, if applicable), and shall be collectible as rent and shall be subject to all provisions of this Lease and of law as to default in payment of rent.

3.3 Other Rent Provisions.

All rent required to be paid hereunder and all other payments fixed herein as to amount and time of payment shall be paid without prior demand, and all rent and Additional Rent shall be paid without any setoff, abatement or deduction, except as expressly set forth in this Lease. Any payments by Lessee of a lesser amount of rent or Additional Rent than is due shall be applied to such category of arrearage as the

Commission may designate irrespective of any contrary designation by Lessee and to any portion of the sum due as the Commission may determine, and the Commission's acceptance of any such partial payment shall not be deemed an accord and satisfaction, and shall be without prejudice to the Commission's right to pursue any other remedies. If the Commission receives any checks from Lessee that are returned for any reason whatsoever, the Commission shall have the right to require Lessee to make payments of Minimum Rent and Additional Rent by certified checks or money orders. In addition, Lessee shall pay a returned check fee in the amount of Thirty-Five Dollars (\$35.00) for each check so returned, which shall be deemed Additional Rent.

3.4 Payment.

All rent payable by Lessee to the Commission under this Lease shall be paid and delivered to the Commission at:

M-NCPPC
Montgomery County Department of Parks
Property Management Office
16641 Crabbs Branch Way
Rockville, MD 20855

ARTICLE IV - USE OF PREMISES

4.1 Permitted Uses.

Lessee covenants that the premises are leased for the sole purpose of operating an equestrian teaching facility and related services and programs. Activities incidental to the operation of an equestrian teaching facility such as teaching, boarding, and leasing are permitted uses of the Premises. In addition, horse shows, clinics, "at-risk youth" programming, open houses, charitable functions, tack sales, veterinary and farrier services and the like shall also be deemed acceptable uses of the Leased Premises.

Commission agrees that the apartment unit on the Leased Premises shall be available for a full-time on-site barn manager. Lessee agrees that it will be responsible for the routine maintenance and repair of the apartment in accordance with all local, state and federal laws and regulations. Lessee shall maintain a working

carbon monoxide and smoke detector alarm at all times in the apartment unit. Throughout the term of this Lease the Lessee shall supply in writing to the Commission, and shall keep current during the term of the Lease, the names and addresses of all persons occupying any of the residential structures located on the Leased Premises upon request. The Lessee will inform the Commission when it becomes aware of a change in occupancy in the residential unit and will cooperate with the Commission to allow for a reasonable inspection and any necessary repairs.

4.2 Restrictions On Use.

Lessee covenants that Lessee shall not:

- a) Commit waste on the Premises;
- b) Use the Premises for any purpose that is unlawful, unsafe or extra-hazardous because of fire or explosion, or that is in violation of any certificate of occupancy, or that may constitute a nuisance, public or private;
- c) Bring, place, dispose of or store any dangerous article or illegal, hazardous or toxic material or substance on the Premises, nor permit any other person to bring, place, dispose of or store any dangerous article or illegal, hazardous or toxic material or substance on the Premises;
- d) Use the Premises as a storage area for items not directly related to the agreed-upon use of the Premises (i.e., Any vehicles, equipment, supplies, or materials brought onto the Premises must be of the type and only of the quantities necessary for sustaining Lessee's day-to-day operations on the Premises. If, in the sole judgment of the Commission, vehicles, equipment, supplies, or materials exist on the Premises in violation of the terms of this Lease, Lessee must demonstrate to the satisfaction of the Commission that they are necessary for sustaining operations on the Premises. In the event the Commission determines that any vehicles, equipment, supplies, or materials are on the Premises in violation of this Section, 4.2 (d), Lessee will have thirty (30) days after notification of said violation to remove such items, after which the Commission will remove

- them at the sole cost of Lessee);
- e) Use the Premises for repairing or maintaining vehicles or equipment other than the routine repair and maintenance of equipment used solely on the premises, and occasional emergency repair; or
 - f) Install any permanent signs on the Premises without the prior written consent of the Commission.

4.3 Charges.

Rates to be charged to the public by Lessee for any of the activities or operations of Lessee pursuant to the provisions of this Lease shall be in accordance with the Schedule of Charges attached hereto and marked Attachment B which is hereby made a part hereof as though fully set forth herein. Copies of the approved Schedule of Charges shall be posted by Lessee in conspicuous places upon the Leased Premises. Except as permitted below, any change in said Schedule of Charges, which may from time to time be requested by Lessee, must be justified by Lessee in writing, and shall be made only upon the prior written approval of the Commission, which approval shall not be unreasonably withheld.

The approval by the Commission of changes in the Schedule of Charges is required to assure the public a satisfactory service at a reasonable market rate, in the best interests of public service, while allowing for economic viability of the business of Lessee. Provided the principal objectives herein identified are satisfied, any annual cumulative increase for any items included in the Schedule of Charges within any Lease Year that is six percent (6%) or less than the charge set for that item during the previous Lease Year shall be regarded by the Commission as reasonable. Annual cumulative increases in excess of 6% may be approved by the Commission with appropriate justification from the Lessee that the excess increase is warranted and consistent with rates charged at other similar facilities in the area. Each time throughout the term of this Lease a charge for any item is decreased or increased, or a new service or use is provided by Lessee on the Leased Premises, Lessee shall prepare and supply to the Commission a new Schedule of Charges, and Lessee shall post the new Schedule of

Charges in conspicuous places upon the Leased Premises. This Section 4.3 does not apply to charges imposed by third parties providing incidental goods or services on the Premises.

4.4 Public Horse Shows.

Lessee may host Public Horse Shows on the Premises three (3) times per calendar year. The Lessee will provide written notice to the Commission of the schedule of events at least thirty (30) days prior to the Public Horse Show. Lessee agrees to provide the necessary security to conduct Public Horse Shows at the Lessee's own expense.

Commencing January 1, 2011, Lessee and/or any of its subcontractors hosting a Public Horse Show or other event where Lessee determines that security and/or parking control are necessary, will offer to hire and pay Park Police or off-duty Park Police to provide the necessary services for these events at the applicable scheduled overtime rate in effect at the start of the fiscal year (each July 1), provided that if Park Police turn down the offer, or cannot assure coverage on the dates required, Lessee or its subcontractors may retain other security and parking assistance. Payment for Park Police services shall be considered as additional rent and subject to the provisions of Section 3.3, Other Rent Provisions.

Six (6) Public Horse Show parking areas are identified in Attachment G and may be used by the Lessee to accommodate parking needs during the Public Horse Shows. Parking Areas 1, 3, 4, and 5 as identified in Attachment G, are within the Premises. Lessee agrees that it will repair and replace any surfaces that are damaged from parking during Public Horse Shows. Lessee shall not permit parking for Public Horse Shows in any unpaved areas not designated in Attachment G without obtaining input from appropriate community organizations.

4.5 Parking Areas 2 and 6.

During each of the Public Horse Shows, without additional charge to Lessee the Commission accords the Lessee the right to use Parking Areas 2

and 6 as designated in Attachment G subject to the same obligations of the Lessee as specified in Section 4.4.

ARTICLE V – COMMISSION’S RESERVATION OF RIGHTS

5.1 Right to Enter Premises for Engineering or Construction Work.

The Commission retains the right to enter the Premises for the purpose of performing engineering and/or construction work such as, but not limited to, conducting surveys, soil borings, percolation tests, or natural resources inventories, the installation of fencing, or the construction of public trails or other public recreational or park facilities. The Commission shall collaborate with Lessee to schedule and perform the work in a manner and means designed to minimize disruption to the business operations of the Stables, and shall assure that its work does not create a safety hazard for horses, riders or others on the Premises. The Commission and its contractors will use reasonable care when upon the Premises and the Commission agrees to reimburse Lessee for any reasonable costs for damage in the course of the engineering or construction work done pursuant to this Section 5.1.

5.2 Right to Enter Premises for Inspection, Maintenance, Repairs, and Access.

The Commission reserves the right to enter the Premises, including all portions of any buildings or other improvements, at reasonable times and with reasonable prior notice, for the purpose of inspecting, maintaining or repairing the Premises, to enforce the provisions of this Lease, and as a means of access to adjacent parkland. In addition, the Commission reserves the right to enter the Premises, at any time, without prior notice in the event of an emergency when necessary to preserve the Premises or obtain access to adjacent parkland.

ARTICLE VI - OBLIGATIONS OF LESSEE

Lessee covenants and agrees to undertake and faithfully perform the following duties and obligations:

6.1 Observation of Property Boundaries.

Lessee shall not extend its use under this Lease or erect any structure, fence or wall, or interfere in any way with the natural state of Commission-owned land beyond the Premises. If Lessee violates this Section 6.1, the Commission, in its sole discretion, may terminate this Lease pursuant to the provisions of Article VIII herein and/or recover from Lessee the cost of restoring any parkland beyond the Premises that is disturbed by Lessee, the Commission electing which of the following standards to use as the measure of damages:

- a) The cost of restoration to the natural condition existing before Lessee's actions; or
- b) The cost of restoration to the natural condition the parkland would have acquired absent Lessee's action.

6.2 Compliance With Laws.

Lessee shall comply promptly with all applicable current and future federal, state, county and local laws, rules, regulations, policies and guidelines, and the orders and requirements of any public authority or agency having jurisdiction with respect to the Premises, and all policies and guidelines promulgated by the Commission, including but not limited to laws and regulations governing health, sanitation, nutrient management and the storage, use and disposal of fertilizers, pesticides, insecticides, and herbicides, and any amendments thereto. The Commission agrees to forward promptly to Lessee any notice from any governmental authorities with respect to the Premises, including any notice of violation of laws or regulations. Lessee may, in good faith, dispute the validity of any complaint or action taken pursuant to or under color of any of the foregoing, defend against the same, and in good faith diligently conduct any necessary proceedings to prevent and avoid any adverse consequences of the same. Lessee agrees that any such contest shall be prosecuted to a final conclusion as speedily as possible.

6.3 Required Permits.

It shall be the sole responsibility of the Lessee to obtain all permits and licenses that may be required by current and future federal, state, county and local laws, rules and regulations for Lessee's permitted use of the Premises. Lessee shall be responsible for the payment of all costs and expenditures associated with obtaining such licenses and permits. Whenever a permit or license is required for a new use of the Premises, Lessee shall obtain the Commission's review and express written approval of the use prior to applying for the license or permit.

6.4 Insurance.

At all times during the term of this Lease, Lessee shall, at its own cost and expense, carry insurance with respect to the Premises in compliance the Commission's Equine Facility Insurance Checklist (Attachment C) and the following provisions:

- a) General liability in the amount of \$1,000,000 combined single limit of Bodily and Property Damage per occurrence in accordance with the requirements and minimum limits set forth in item 2 of the Commission's Insurance Checklist (Attachment I).
- b) Fire and broad form extended coverage insurance on Lessee's own property in the Premises, including improvements, if any, in an amount at least equal to the full replacement cost thereof. The Commission shall not be liable to Lessee for any damage to any such property from any cause unless (i) such damage is due to the Commission's negligence and (ii) such damage is caused by an occurrence that is not an insured hazard under the standard fire and extended coverage insurance which is available for insuring such property at the time of the loss.
- c) All such policies shall insure performance by Lessee of the indemnity provisions of Sections 10.1 and 10.2 hereof and shall contain an assumed contractual liability endorsement that refers expressly to this Lease.
- d) All such policies shall include Lessee as named insured and the Commission as additional insured, shall be procured and maintained

under a standard form of policy or policies from an insurance company licensed to do business in the State of Maryland and acceptable to the Commission, and shall waive all rights of subrogation against the Commission.

- e) The minimum amounts of insurance set forth above shall be reviewed and may be increased periodically at the sole discretion of the Commission to reflect then-current customs and practices.
- f) All insurance required under this Lease shall contain an endorsement requiring at least thirty (30) days prior written notice to the Commission of any modification, cancellation or surrender.
- g) Lessee shall provide the Commission certificates evidencing all required insurance prior to or simultaneously with the commencement of the term of this Lease. Lessee shall provide the Commission renewed insurance certificates annually on or before December 31st for each year that this Lease remains in effect.

6.5 Utilities.

Lessee shall pay promptly all charges and taxes for utility services used by Lessee in the maintenance and operation of the Premises, including but not limited to, charges and taxes for heat, water and sewer, electricity, trash removal, recycling, waste disposal, alarm systems, and telecommunications services. Lessee shall be responsible for obtaining, maintaining, and providing, at no cost to the Commission, all utility services necessary for Lessee's use of the Premises, and all such utility services shall be placed in Lessee's name, except that where any utility is shared with any building or facility utilized by the Commission, that utility shall remain in the name of the Commission and Lessee shall reimburse the Commission for its share of the utility cost.

6.6 Maintenance and Repairs by Lessee.

Lessee assumes full responsibility to keep the Premises in a neat, orderly, clean, and sanitary condition, as determined by the Commission and in accordance with all requirements imposed by the Commission governing the use and maintenance of

Commission-owned parkland and with all applicable federal, state, county, local or other rule, statute, or standard governing such maintenance.

The Lessee shall maintain and repair at the Lessee's sole cost the interior of buildings including the walls, interior doors, stalls, floors, including painting. Lessee shall provide for the janitorial services on the Premises including pest and termite control for the building, structures, and improvements on the Premises and provide evidence to the Commission upon request. Lessee shall contract and pay all fees for qualified professional services to perform any services required under this Section 6.6, which require permits and licenses by regulatory groups having jurisdiction over the Premises. Lessee shall promptly remove snow and ice from the Leased Premises (excepting the Commission plowed Park roadways and Parking Area # 5), and Lessee shall remove and dispose of trash and debris, and replace burned-out light bulbs. Lessee shall maintain all janitorial and supplies as well as paper and cleaning supplies in the bathroom(s).

Lessee agrees that it will be responsible for the routine maintenance and repair of the apartment in accordance with all local, state and federal laws and regulations. Lessee shall maintain a working carbon monoxide and smoke detector alarm at all times in the apartment unit.

Except as otherwise provided in Section 7.2 below, Lessee, at its sole cost and expense, agrees to keep the buildings, fences (including hedges), and other improvements on the Premises in as good repair and condition as they are at the beginning of the tenancy. An inspection of the premises will take place prior to the commencement of the lease and annually thereafter. Lessee shall make or cause to be made all necessary repairs, alterations, and/or replacements thereto.

6.7 Capital Improvements.

For purposes of this Lease the phrase "Capital Improvement" shall be defined as those repairs and replacements to the Leased Premises that will have a

useful life beyond the tax year in which the repair and replacement occurs or will prolong the life of the Leased Premises and which, using generally accepted accounting principles and methods, the owner would generally be allowed to depreciate. The Commission shall be responsible for all capital improvements with the exception of those changes, alterations, installations, additions and improvements approved by the Commission and made at Lessee's expense and shall comply with all applicable building codes and regulatory requirements of all governmental agencies with jurisdiction over the Premises. All changes, alterations, installations, additions and improvements made upon the Premises shall, at no cost to the Commission, be the property of the Commission and shall remain upon and be surrendered with the Premises at the expiration or termination of this Lease unless otherwise explicitly provided herein; provided, however, that if the Commission explicitly rejects ownership of any changes, alterations, installations, additions and improvements made upon the Premises at the time they are made, or if the Lessee made any changes, alterations, installations, additions and improvements to the Premises without the prior knowledge or approval of the Commission, the Commission may elect to require Lessee to remove all or any part of said changes, alterations, installations, additions or improvements, and repair any damage to the Premises caused by such removal, at Lessee's expense at the expiration or termination of this Lease.

6.8 Alterations, Additions and Improvements.

Lessee may not make any changes, alterations, installations, additions or improvements to the Premises without the Commission's prior written consent. Lessee shall not alter any water courses, place fill within the 100-year floodplain, construct trails or access roads, cut or remove any living tree, remove any existing fencerows, excavate or build any improvement, dispose of trash, waste, or equipment on the Premises, or install any trailer or other temporary housing on the Premises, without express prior written consent from the Commission. Notwithstanding the foregoing, however, Lessee shall be allowed to use reasonable measures to maintain existing fencerows or prevent the overgrowth of vegetation onto existing arable land. It is understood that some small trees and brush may be lost in this ongoing maintenance

process. Lessee shall be allowed to apply nutrients to agricultural land, provided that any such application shall comply with all applicable provisions of the Maryland Nutrient Management Regulations promulgated by the Maryland Department of Agriculture.

With the Commission's prior written consent, Lessee may at its own expense build, erect or string new fencing, install new gateways, or make other provisions to prevent the encroachment of wildlife, subject to any other restrictions in this Lease. Lessee may at any time during the term of this Lease remove Lessee's fencing or gateways, if any, provided that the areas from which said fencing or gateways are removed are left in good condition as determined by the Commission.

6.9 Quality of Work.

Any improvements, alterations, replacements, additions and all maintenance or repair work shall be made or performed in a good and workmanlike manner, consistent with sound engineering standards, and using materials that are new and free of defects, and shall comply with all applicable building codes.

6.10 Reports to the Commission.

Lessee shall promptly notify the Commission of any damage on or about the premises, which occurs by any cause, including, but not limited to, accident, fire, water, flood, freezing, wind, explosion, and vandalism. Lessee shall notify Park Police at (301) 949-3010, and Property Management at (301) 495-2520.

6.11 Use By Others, Assignment and Subletting Prohibited.

a) Lessee expressly agrees that except as expressly permitted in Section 6.10 (b), below, it will not permit the use of the Premises by any other person, firm, corporation, governmental body, or subdivision thereof.



Lessee shall not assign, transfer, sublet, pledge, mortgage, surrender, or in any manner encumber or dispose of the Premises or this Lease or any interest in any portion of the same, nor permit any other person to use the Premises, without the express prior written consent of the Commission, which may be granted or withheld in the Commission's sole and subjective

discretion in each instance. In the event of any such assignment or subletting, Lessee shall not be released from the further observance and performance of the covenants, conditions, terms and agreements herein contained, and the acceptance of rent by the Commission from any assignee or sub lessee shall not constitute a waiver of Lessee's obligations and duties hereunder.

- b) The Commission recognizes and agrees that The Loft at Meadowbrook is a valid subtenant of the Lessee, and may operate a Tack Store on the premises without further written consent. In addition, the Commission recognizes that the Public Horses Shows are hosted by a third party association that subleases a portion of the Premises from Lessee for the duration of each Public Horse Show, and the Commission agrees that the necessary subleases may be executed to allow the Public Horse Shows to be conducted, without further written consent from the Commission.

6.12 Liens Prohibited.

Lessee shall not permit any liens to stand against the Premises for any labor, service or material furnished to Lessee in connection with any work performed by or at the direction of Lessee. Lessee covenants and agrees that if, because of any action or omission or alleged action or omission of Lessee, any mechanic's or other lien, charge, or order for payment of money or other encumbrance shall be filed against the Commission, Lessee shall, at Lessee's own cost and expense, cause the same to be discharged promptly by payment, bond or otherwise, and released of record.

6.13 Conservation Practices and Stormwater Management/Pollution Prevention.

- a) Soil Conservation & Nutrient Management Plans.

Lessee is responsible for maintaining a current Soil Conservation and Nutrient Management Plans in cooperation with the Maryland Cooperative Extension, Montgomery County Soil Conservation Service (SCS). Lessee will provide the Commission with copies of the plans upon request. Lessee

is responsible for all penalties and fines imposed by any local, state or federal government agencies for runoff or any environmental impact caused by Lessee's non-compliance with this Lease. Commission will notify Lessee within 10 business days of any citizen complaints or government agency communications received by the Commission.

b) Standard Operating Procedures for Manure Management.

Lessee will maintain and follow best practices for Manure Management on the Premises, as described in Attachment E.

c) Stormwater Management.

Lessee and Commission will jointly develop a stormwater pollution prevention plan (SWPPP) to identify sources of potential pollution and minimize pollution discharge from the site and to develop best management practices within the first year of the Term of this Lease. The Lessee and the Commission will follow best management practices as identified in the SWPPP.

d) Maintenance of Pollution Prevention Measures, Grit Chamber, Sediment Trap, Stormwater Management Pond

Lessee is responsible for operation and maintenance of pollution prevention measures designed to minimize sediment transport to the sediment trap located east of the culvert under the access road at the south end of the Premises. Lessee is responsible for regular clean-out of the below ground grit chamber located at the west end of the culvert. The Commission shall be responsible for regular clean-out of the sediment trap and non-structural maintenance of the Stormwater Management Pond downstream of the Sediment Trap. The Commission has entered into an Agreement with Montgomery County in which it assumes all structural maintenance responsibility for the Stormwater Management Pond.

6.14 Mowing.

Lessee will be responsible for mowing grassy areas inside the wood fence around the improved areas of the Premises.

6.15 Fencing.

Lessee will maintain, repair and/or replace existing four board fencing with like materials as needed.

6.16 Equestrian Facility Best Practices.

Lessee will operate its business in a manner that assures the safe, healthy and humane treatment of horses and other animals on the Premises and will adopt reasonable practices, such as those set forth in the Equestrian Facility Best Practices Guidelines that are included in Attachment E.

6.17 Taxes.

Unless otherwise exempt, Lessee and its assignees, and sub lessees shall pay all fees and taxes, including sales, real property and personal property taxes, which may be levied by any governmental jurisdiction upon the Premises and/or upon Lessee's use of the Premises or conduct of business under the provisions of this Lease.

6.18 Surrender of Premises Upon Expiration or Termination.

Upon the expiration of the term of this Lease or the sooner termination of this Lease as herein provided, Lessee shall quit and peaceably surrender possession of the Premises, without any payment by the Commission, without further notice, and without institution of legal proceedings. Lessee shall surrender the Premises and all improvements thereon in at least as good order and condition as at the commencement of the term of this Lease, except for ordinary wear and tear, loss by fire or other casualty, or loss by any cause beyond Lessee's control. Where any portion of the Premises has been cultivated, Lessee shall prepare and seed the land under cultivation, at Lessee's expense, in a manner and using seed and other materials prescribed by the Commission, to prevent soil erosion and to return the land to a condition acceptable to the Commission. Lessee shall remove all tools, vehicles and other personal property, and leave the Premises in a clean and neat condition. Lessee shall have the right to remove personal property from the Premises at any time prior to or at the expiration or

other termination of the term of this Lease, including but not limited to, all materials, equipment, trade fixtures and items of every other sort or nature installed by Lessee thereon, provided that such property is removed without substantial injury to the Premises. No injury shall be considered substantial if it is promptly corrected by restoration to the condition existing prior to the installation of such property, to the satisfaction of the Commission. Lessee's obligations to observe and perform these covenants shall survive the expiration or other termination of the term of this Lease.

6.19 Police Services.

The Maryland-National Capital Park Police, Montgomery County Division (hereinafter referred to as the "Park Police"), exercises primary police authority over Commission properties including the Premises. The Park Police will continue to provide police services regarding the Premises and Lessee shall contact the Park Police in the following manner:

For Emergency Police Service: Call 911 and request the Park Police or call the Park Police directly on 301-949-3010.

For Non-Emergency Police Service call the Park Police on 301-949-3010.

6.20 Emergency Action Plan.

Within 30 days of execution of this Lease Agreement, Lessee will provide the Commission with written policies and procedures (Emergency Action Plan) for public and equine evacuation, including contact information for facility staff, contact information for fire system maintenance, schedule for routine testing of safety systems. The policies must be approved by the Commission and meet or exceed the American Association of Equine Practitioners' ("AAEP") Emergency Preparedness Guidelines. (<http://www.aaep.org/images/files/Emergency%20&%20Disaster%20Prep%20Guidelines.pdf>).

ARTICLE VII - OBLIGATIONS OF THE COMMISSION

7.1 The Commission's Covenant of Quiet Enjoyment.

The Commission warrants that it is the owner of the Premises, has the

right to the sole and exclusive possession thereof, and has the right to enter into this Lease. Lessee, observing and performing all obligations hereunder, shall have the quiet and peaceful use of the Premises, subject to the covenants, agreements, terms and conditions of this Lease, and subject to the provisions of Section 5.2, without interference by the Commission or anyone claiming rights in the Premises by, through or under the Commission.

7.2 Maintenance Responsibilities of Commission.

The Commission shall, at no cost or expense to Lessee, repair, maintain and keep in good order the following portions of the Leased Premises or improvements.

- a) Footings; structural posts, beams and joists; windows; and roofs;
- b) Plumbing, heating (excepting the radiant floor heating system, which was installed by lessee) and electrical systems;
- c) Major repairs to all exterior walls and doors of buildings (including painting);
- d) Parking lot and driveway (excepting any parking areas damaged from parking during Public Horse Shows pursuant to Section 4.4.);

Except for those items identified in Attachment H to this Lease, and made a part hereof, Repairs shall be performed when the conditions fall below the standards existing as of the commencement of this Lease.

7.3 Maintenance of Bio-Retention Facilities.

The Commission will contract with an approved contractor responsible for regular inspections and maintenance of four bio-retention facilities located on the Premises, as described in Attachment F. The Commission will furnish Lessee with copies of regular inspection and maintenance reports from the contractor.

7.4 Trees, Shrubs and Maintenance of Unimproved Areas.

The Commission will be responsible for maintaining all trees, shrubs and unimproved areas of the Premises. The Commission agrees not to allow noxious weeds, as defined by all current and future federal, state, county and local laws and

regulations, to go to seed on the Premises. The Commission further agrees that it will prevent injury to and take proper care of all other trees, vines, shrubs and herbaceous plants on the Premises during the removal of noxious weeds.

7.5 Pesticides.

Lessee and the Commission expressly agree to implement and comply with all current and future federal, state, county and local laws, rules, regulations, policies and guidelines governing pesticide use and all parts of the M-NCPPC Administrative Procedures for Pesticide Safety & Integrated Pest Management, selected excerpts of which are set forth in Attachment D hereto and the entirety of which is incorporated herein and made a part hereof by reference, and any amendments thereto. Lessee and the Commission shall refrain from using any pesticide that is prohibited by any governmental regulation, including but not limited to the prohibited pesticides listed in Attachment C, and shall abide by any and all restrictions imposed on specific use of certain pesticides. The Commission agrees to post signs and give Lessee advanced notice of its intent to use any pesticides on the Premises, including the name of the pesticides and a copy of the MSDS for the pesticides so that Lessee may take steps to mitigate any potentially harmful effects on its employees, business invitees or animals.

7.6 Mowing.

The Commission will be responsible for mowing all areas of the Premises that fall outside of the wood fencing on the Premises.

ARTICLE VIII – DEFAULT AND REMEDIES

8.1 Events of Default.

Any one or more of the following events shall be deemed a default by Lessee under this Lease and a material and substantial breach hereof and shall constitute an event of default (“Event of Default”) hereunder:

- a) Failure of Lessee to make any payment of rent or Additional Rent by the date it is due; Failure of Lessee to make any other payment required by the terms of this Lease or to keep in effect any other financial obligation

that is Lessee's responsibility under this Lease (e.g., maintain insurance in compliance with Section 6.4 hereof);

- b) Failure by Lessee in the performance or observance of any other covenant, agreement, term or condition contained in this Lease; or
- c) The commencement of any action or proceeding for the dissolution or liquidation of Lessee, or for the appointment of a receiver or trustee of Lessee's property, or the making by Lessee of an assignment or deed of trust for the benefit of its creditors, or proceedings are commenced either voluntarily or involuntarily against Lessee in any court under any bankruptcy or insolvency act and not dismissed within sixty (60) days, or any trustee in bankruptcy who elects to assume or assign Lessee's rights and obligations hereunder fails to cure all defaults hereunder within sixty (60) days, or a tax lien of any kind whatsoever is levied against Lessee and such tax lien is not satisfied or discharged in full within sixty (60) days, or if Lessee's interest in the Premises under this Lease passes to another by any other operation of law; or
- d) The abandonment of the Premises by Lessee.

8.2 Notice of Default.

Upon the occurrence of an Event of Default as defined in Section 8.1 (a), (b), (c), or (d), the Commission shall serve a Notice of Default upon Lessee and Lessee shall cure the default within thirty (30) calendar days of delivery of such Notice of Default; provided, however, that if any such Event of Default is of such nature that it cannot, by due diligence, be cured within said thirty (30) day period, Lessee shall commence the cure thereof within such thirty (30) day period and proceed diligently to complete said cure.

8.3 Commission's Remedies.

Upon the occurrence of an Event of Default as defined in Section 8.1 hereof, and Lessee's failure to cure the default within the time limits imposed by a Notice of Default issued pursuant to Section 8.2 hereof, the Commission may, at its

option and without further notice, take action to:

- a) Rectify such default on Lessee's behalf and charge Lessee for any and all associated costs, together with interest thereon at the highest rate permitted by law, which costs and interest shall be deemed to be Additional Rent and shall be payable as such; provided, however, that the Commission may rectify such default on Lessee's behalf immediately and without serving Notice of Default pursuant to Section 8.2 hereof if immediate action is believed to be required in order to avoid injury or damage to persons or property;
- b) Without terminating this Lease, bring an action in court of law for injunctive relief and/or monetary damages suffered as a result of such Event of Default;
- c) Terminate this Lease;
- d) Reenter the Premises, expel Lessee or anyone claiming through Lessee, and remove any property from the Premises, with or without legal process, by force or otherwise, without being chargeable in any manner with trespass and without relinquishing any rights of the Commission against Lessee, expressly without prejudice to any remedies of arrears of rent or breach of covenant, it being understood that all rights to any further notice to quit or of intention to reenter or other notice prescribed by statute are hereby expressly waived by Lessee; or
- e) Exercise any other appropriate remedy allowed under the laws of the State of Maryland.

Notwithstanding the foregoing, Section 12.13 of this Lease shall apply and Lessee shall remain liable for any accrued rent and damages for a period of up to six (6) months, or the remainder of the then current Term, whichever is shorter, and shall pay the Commission for all fines, penalties, damages, costs and expenses, including but not limited to attorneys' and brokers' fees and expenses, paid or incurred by the Commission in connection with enforcing collection or performance, obtaining possession of the Premises, removal and storage of Lessee's property, reletting all or

any part of the Premises, and repairing or restoring the Premises to the condition existing at the beginning of the tenancy, which shall be deemed to be Additional Rent and shall be payable as such, less such amounts as the Commission may receive from others to whom the Premises, or any part thereof, may be re-rented.

8.4 Expiration or Termination.

This Agreement may be terminated by either party upon 60 days written notice to the other party, without cause. Upon the expiration or termination of this Agreement, the Lessee shall immediately cease operations on the Premises and peaceably surrender the Premises, without further notice. If the Commission requests the Lessee to remove the Lessee's personal property, the Lessee will promptly do so, shall repair any damage to the Premises, and return the Premises and the Commission Property to the condition prior to the Commencement of the Lease. Failure by Lessee to remove any of the personal property within thirty (30) days after notice to do so, such property shall be deemed abandoned by Lessee and all right and title to such property shall automatically transfer to the Commission. The Commission may: (1) re-enter the Premises, and expel the Lessee or any person or legal entity claiming through the Lessee, and (2) sell, transfer or assign any of Lessee' personal property.

8.5 Mitigation of Damages.

The Commission shall have no obligation to seek to relet the Premises or otherwise mitigate its damages.

ARTICLE IX – CUMULATIVE REMEDIES AND NON-WAIVER

9.1 Remedies Cumulative.

All rights and remedies enumerated in this Lease shall be cumulative and mention in this Lease of any specific right or remedy shall not preclude the Commission from exercising any other right or remedy now or hereafter allowed by or available under any statute, ordinance, rule of court, the common law, or otherwise, at law or in equity or both.

9.2 Non-Waiver.

The failure of the Commission to insist in any one or more instances upon a strict or prompt performance of any of the covenants, agreements, conditions, provisions or terms of this Lease, or to exercise any option, right or remedy herein contained or available at law or equity, shall not be construed as a waiver or relinquishment thereof, but the same shall continue and remain in full force and effect unless expressly waived in writing by the Commission. The waiver by the Commission of any breach of this Lease shall not constitute a waiver of the covenant, agreement, condition, provision or term breached or of any subsequent breach of the same or any other covenant, agreement, condition, provision or term of this Lease. The acceptance by the Commission of rent during the continuance of any breach of this Lease by Lessee shall not constitute a waiver of such breach.

ARTICLE X – INDEMNIFICATION

10.1 By Lessee - General Indemnification.

Lessee shall indemnify and save harmless the Commission from and against, and shall reimburse the Commission for, any and all actions, liabilities, claims, demands, suits, damages, costs, and expenses of any kind, which may be brought or made against the Commission, or which the Commission may be required to pay or incur, by reason of or in any manner resulting from any of the following being caused by or arising out of Lessee's occupation, use, operation, or maintenance of the Premises:

- a) Any negligent or tortious act on the part of Lessee or Lessee's family, agents or employees;
- b) Any damage to person or property occurring on the Premises resulting from any negligent or tortious act on the part of Lessee or Lessee's family, agents or employees;
- c) Any failure on the part of Lessee to perform or comply with any of the covenants, agreements, obligations, provisions, conditions, or limitations contained in this Lease; or
- d) Any and all claims, demands, suits, actions, recoveries, judgments, and costs and expenses therewith for any governmental action taken resulting

from Lessee's occupancy, use, operation or maintenance of the Premises.

10.2 By Lessee – Hazardous Materials.

Lessee covenants that it has not caused or knowingly permitted, and will not cause or knowingly permit, during its possession, occupancy, operation or use of the Premises, any asbestos or other hazardous or toxic material or substance as those terms are defined in any federal, state, county or local statute, rule or regulation in effect at any time during Lessee's possession, occupancy, operation or use of the Premises, including but not limited to the Resource Conservation and Recovery Act of 1976, as amended, the Comprehensive Environmental Response Compensation and Liability Act of 1980, as amended, and the Environmental and Health Articles of the Annotated Code of Maryland, as amended (hereinafter collectively referred to as "hazardous material") to be brought upon, kept, or used in or about the Premises by Lessee, its family, agents, employees, contractors, customers, guests or invitees, in excess of those hazardous materials that may be used in the regular and usual course of business. Any such hazardous material used in the regular and usual course of business must be necessary or useful to Lessee's business or the performance of Lessee's repair and maintenance obligations under this Lease and must be used, stored, managed and disposed of in accordance with all applicable laws. If Lessee breaches the obligations stated in this Section 10.2, or if the presence of hazardous material on the Premises caused or knowingly permitted by Lessee results in contamination of the Premises or of properties located in the proximity of the Premises, or if contamination of the Premises by hazardous material otherwise occurs for which Lessee is legally liable to the Commission for damage resulting therefrom, then Lessee shall indemnify, defend and hold the Commission harmless from any and all claims, judgments, damages, penalties, fines, costs, liabilities or losses (including, without limitation, diminution in value of the Premises, damages for the loss or restriction on use of the rentable or usable space or of any amenity of the Premises, damages arising from any adverse impact on marketing the Premises, and sums paid in settlement of claims, attorneys' fees, consultants' fees and expert fees) which arise as a result of such contamination. This indemnification of the Commission by Lessee includes,

without limitation, costs incurred in connection with any investigation of site conditions or any cleanup, remedial, removal or restoration work required by any federal, state, county or local governmental agency or political subdivision because of hazardous material present in the soil or ground water on or under the Premises or adjacent properties. Without limiting the foregoing, if the presence of any hazardous material on the Premises and/or adjacent properties caused by or permitted by Lessee results in any contamination of the Premises and/or adjacent properties, Lessee, at its sole cost and expense, shall promptly take all actions as are necessary to return the Premises and/or adjacent properties to a condition in compliance with applicable government standards, provided that the Commission's written approval of such actions shall first be obtained. The aforesaid indemnification and obligations shall survive the expiration or other termination of this Lease.

10.3 By Commission.

The Commission shall indemnify and save Lessee harmless against and from, and shall reimburse Lessee for, any and all actions, liabilities, claims, demands, suits, damages, costs, and expenses of any kind, which may be brought or made against Lessee, or which Lessee must pay or incur, by reason of the Commission's negligent performance of any of its obligations and duties under the provisions of this Lease.

ARTICLE XI – CONDEMNATION

11.1 Condemnation.

If the whole of the Premises, or such portion thereof as will make the Premises unsuitable for the purposes hereby leased, is taken in any manner for public use by any condemning authority under threat of eminent domain, then this Lease shall cease and terminate from the time when possession is taken or awarded to the condemning authority and the rent shall be adjusted to the date of the surrender of possession. In the event of any condemnation of all or part of the Premises, whether or not this Lease is terminated by reason of such condemnation, Lessee shall not be entitled to any portion of any amount that may be awarded as damages or paid as a

result or in settlement of such condemnation proceedings or threat thereof. Lessee hereby waives any and all claims against the Commission by reason of any such taking or sale and covenants that it will make no claim whatsoever on account thereof.

ARTICLE XII – MISCELLANEOUS PROVISIONS

12.1 Waiver of Jury.

Lessee waives any and all right to a trial by jury in the event any matter arising out of or in any way connected with this Lease or the use of the Premises is under dispute, including but not limited to disputes relating to possession, termination, monetary claims or rental payments due. Lessee knowingly, intentionally and voluntarily makes this waiver.

12.2 Non-Discrimination.

Lessee covenants not to discriminate against any employee or applicant for employment, or against any participant in or applicant for its programs, because of age, sex, race, creed, color, national origin or disability. Lessee shall take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their age, sex, race, creed, color, national origin or disability. In the event Lessee is determined by the final order of an appropriate agency or court to be in violation of the non-discrimination provision of any federal, state, county or local laws, this Lease may be canceled, terminated, or suspended in whole or in part by the Commission, and Lessee may be declared ineligible for further Commission leases.

12.3 Severability.

If any word, phrase, clause, sentence, or any paragraph of this Lease shall be held invalid or unenforceable, such holding shall not affect the validity of the remainder of this Lease.

12.4 Entire Agreement.

This Lease embodies and constitutes the entire understanding between

the Parties with respect to the transaction contemplated herein, and all prior agreements, understandings, representations and statements, oral and written, are merged into this Lease. Neither this Lease nor any provision hereof may be waived, modified, discharged or amended except by a written instrument, dated and signed by the Parties, and made a part of this Lease.

12.5 Successors and Assigns.

All of the covenants, provisions, terms, agreements and conditions of this Lease shall inure to the benefit of and be binding upon the Commission, or any successor or assignee of the Commission, and upon Lessee or any successor, heir or assignee of Lessee.

12.6 Notices.

All notices, requests, consents or other communications which may be or are required or permitted to be served or given hereunder ("Notices") shall be in writing and shall be personally delivered or sent by registered or certified mail, return receipt requested, postage prepaid, to Lessee or the Commission at the respective addresses set forth below.

Lessee:

Meadowbrook Foundation Inc.
8200 Meadowbrook Lane
Chevy Chase, MD 20815
ATTN: General Manager

Commission:

M-NCPPC
Montgomery County Department of Parks
Property Management Office
16641 Crabbs Branch Way
Rockville, MD 20855

Either party, by notice given as aforesaid, may change its address for all subsequent Notices. Notice shall be deemed given when mailed in accordance herewith.

12.7 Governing Law and Jurisdiction.

This Lease is made pursuant to, and shall be construed and enforced in accordance with, the laws in force in the State of Maryland, and shall be enforced in a court of competent jurisdiction in Montgomery County, Maryland.

12.8 Captions.

The captions, including the table of contents, are inserted herein only for convenience of reference, and in no way define, describe or limit the scope or intent of this Lease or the particular provisions to which they refer.

12.9 Gender and Number.

Words of any gender used in this Lease shall be held to include any other gender, and words in the singular number shall be held to include the plural number and words in the plural number shall be held to include the singular number, when the sense so requires.

12.10 No Partnership.

The Commission is not a partner, joint venturer or associate of Lessee in the conduct of Lessee's business or in Lessee's use of the Premises.

12.11 Force Majeure.

Neither the Commission nor Lessee shall be considered to be in default of any of its obligations hereunder if it is delayed in the performance of such obligations by causes beyond its control, including but not restricted to, strikes, lockouts, actions of labor unions, riots, explosions, storms, floods, acts of God or of the public enemy, insurrection, mob violence, civil commotion, sabotage, malicious mischief, vandalism, inability (notwithstanding good faith and diligent efforts) to procure, or general shortage of labor, equipment, facilities, materials or supplies in the open market, failures of transportation, fires, other casualties, epidemics, quarantine restrictions, freight embargoes, severe weather, inability (notwithstanding good faith and diligent efforts) to

obtain governmental permits or approvals, or delays of contractors or subcontractors due to such causes, it being the purpose and intent of this Section 12.11 that in the event of the occurrence of any such delay, the time or times for the performance of the affected obligations hereunder shall be extended for the period of the delay (including any time reasonably required to recommence performance due to such delay). The affected party shall use reasonable efforts to remedy with all reasonable dispatch the cause or causes preventing it from carrying out its obligations. Notwithstanding the above, the parties hereto may not rely on their own acts or omissions as grounds for delay in performance.

12.12 Government Subsidy Programs.

With the prior written consent of the Commission, Lessee may participate in government subsidy programs and participate in alternative land management programs and receive compensation therefore.

12.13 Obligations Surviving Termination.

If this Lease is terminated for any reason other than default of Lessee, all liabilities of the Parties shall be adjusted as of the effective date of termination. Any termination hereof by reason of a default of Lessee shall not affect any obligation or liability of Lessee under this Lease that accrued prior to the effective date of termination, and all such obligations and liabilities of Lessee shall survive such termination.

12.14 Authorized Signature.

The person executing this Lease on behalf of Lessee is duly authorized to act on behalf of and to bind said corporation to the terms of this Lease.

SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, the Commission and the Lessee have executed this Lease on the dates written below:

Date: 7/17/12

Meadowbrook Foundation Inc.

By: 
(Signature)

Typed Name: Kerry M. Richard

Title: Chairman and CEO

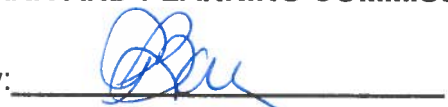
Date: 7/17/12

WITNESS
By: 
(Signature)

Typed Name: Anne Tertels

Date: 8/31/12

**MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION**

By: 
Patricia Colihan-Barney
Executive Director

Date: _____

ATTEST
By: 

Joseph Zimmerman
Secretary-Treasurer

ATTACHMENT A



ATTACHMENT B – SCHEDULE OF CHARGES

ATTACHMENT B – SCHEDULE OF CHARGES
Meadowbrook Stables
Fee Schedule 2010-2011

Fee Type	Current Approved Fee		
Board	\$1,140		
Horse Leasing			
Intensive Training Program – Initiation Fee (one time fee)	\$2,099		
Intensive Training Program	\$631		
Special Edition ITP – 9 hack rides.	\$700		
Group Lessons – Per Person, per 1 hour lesson			
Group – Ages 12 and up	\$2,565		
Group – Ages 9-11	\$2,857		
Group – Ages 6 -8	\$2,948		
Private Lessons – Per Person, per lesson			
30 Minutes	\$90		
1 Hour	\$133		
1 Hour Semi-Private (per person)	\$100		
Evaluation Ride	\$127		
Camp			
Mini Camp – 1 week, ½ day	\$562		
Full Day Camp – 1 week	\$700		
Adult Camp – 1 week	\$700		
Pre-Camp Care (8 – 8:30am) Per Day	\$16		
Post Camp Care (4-6pm) Per Day	\$37		

ATTACHMENT C – COMMISSION'S EQUINE FACILITY INSURANCE CHECKLIST

THE MARYLAND NATIONAL-CAPITAL PARK AND PLANNING COMMISSION EQUINE FACILITY INSURANCE CHECKLIST

<u>COVERAGE REQUIRED</u>	<u>LIMITS (Minimums)</u>
1. Worker's Compensation <ul style="list-style-type: none"> ● Accident (Each) ● Disease (policy limits) ● Disease (each employee) 	Statutory Employer's Liability \$100,000 per person \$500,000 aggregate \$100,000 per disease
2. General Liability <ul style="list-style-type: none"> ● Products Liability & Completed Operations ● Contractual Liability ● Premises & Operations ● Independent Contractors ● Personal Injury ● Medical Payment 	All items in No. 2 \$1,000,000 Combined single Limit of Bodily & Property Damage per Occurrence \$5,000 per occurrence
3. Automobile Liability Owned Hired, Non-Owned & Leased by lessee <ul style="list-style-type: none"> ● Bodily Injury <ul style="list-style-type: none"> Each person Each Occurrence ● Property Damage <ul style="list-style-type: none"> Each occurrence or Combined Single Limit 	\$ 500,000 \$1,000,000 \$ 300,000 \$1,000,000
4. Excess Liability Combined Single Limit	\$1,000,000
5. Certificate Holder The Maryland-National Capital Park and Planning Commission must be named as "Additional Insured". The coverage is primary to all coverage the Commission may possess.	
6. Other Insurance <ul style="list-style-type: none"> ● Personal Property and/or Rental Insurance ● If applicable, Equine Liability or statement verifying coverage on certificate 	\$1,000,000
7. Cancellation Notice 30 days Minimum Cancellation Notice Required	
8. Rating Best's Guide A rating or better / S&P Rating of BBBQ	

ATTACHMENT D –SELECTED EXCERPTS OF THE M-NCPPC ADMINISTRATIVE
PROCEDURES FOR PESTICIDE SAFETY & INTEGRATED PEST MANAGEMENT

CHAPTER VIII. Emergencies and Special Circumstances

H. Leased Lands

1. The M-NCPPC Risk Management & Safety Office (EOB) must be notified at least 18 hours prior to pesticide application on leased Parkland adjacent to public use parkland. Notification shall be given to the appropriate Park Manager who will promptly notify the M-NCPPC Risk Management & Safety Office. Notification shall include: when the pesticide is to be applied; name of the pesticide; location and size of agricultural area to be treated; and name, address, and telephone number of reporting lessee.
2. Public use of bordering parklands takes priority over agricultural land use (e.g., pesticide/herbicide application).
3. M-NCPPC reserves the right to inspect leased agricultural lands at anytime without prior notification to the lessee.
4. Application of pesticides during peak use hours (Friday 4 p.m. to Sunday 8 p.m.) shall be restricted on properties adjacent to high public use areas as designated by the Pest Management Advisory Committee for each county.

CHAPTER IX. Prohibited and Recommended Pesticides

A. Prohibited Pesticides

Following is a list of pesticides that are prohibited from use by Federal, State, or County regulation. Additionally, the Park and Planning Department prohibits some pesticides from use due to their extreme health or environmental hazard.

M-NCPPC employees shall not purchase or use these pesticides:

1. Any form of a chlorinated hydrocarbon including, but not limited to, Chlordane, Lindane, Methoxychlor, Dieldrin, Endrin, Aldrin, Kelthane, Chlorbenzilate, Tedion, Heptachlor, and Pentac.
2. Any compound containing Arsenic, or Arsenicals including Chipcos, Crabbleen (DSMA), MSMA, AMA, and Cacodylic Acid (herbicides).

3. Dioxin or any herbicide containing Dioxin including, but not limited to Weedone or Silvex.

B. Restrictions on Pesticides in Specific Situations:

1. Only glyphosate (Round-up) is recommended for use on Park athletic infields. Other herbicide selections should be checked with the designated Pest Management Coordinators for each County. Round-up applied at the proper time along with routine dragging will provide effective weed control on infields.
2. Organophosphates and carbamates (cholinesterase-inhibiting pesticides) may only be handled by applicators that have been tested for their baseline cholinesterase level. A list of cholinesterase-inhibiting pesticides can be found on the backside of the Pesticide Application Record Form.
3. By federal regulation, Diazinon, an insecticide, may not be used in any form, on golf courses or public turf areas.
4. Chlorpyrifos, also known as Dursban, Lorsban, and other trade names, may not be used in parks, on school grounds or recreation areas (phased out in 2000). Use on golf courses will be maintained with rate reductions. All golf courses are required to reduce application rates by 75% from 4 lbs./acre to 1 lb./acre (year 2000) (Appendix 13).

C. Recommended Pesticides

New pesticides are introduced and old ones are removed from the market, go through the re-regulation process, or are reformulated as knowledge of the chemicals changes. Read the label each time new pesticides are purchased; do not assume the previous years' label is applicable to new products. Consult with the County Extension Agents about the safest and most effective chemical or non-chemical means for controlling pests.

ATTACHMENT E - M-NCPPC EQUESTRIAN FACILITY BEST PRACTICES

Lessee and the Commission acknowledge and agree that the Best Practices described in Attachment E are intended to properly balance the operating needs of Lessee's business with the safety and welfare of the public, Lessee's staff, and the horses on the property, while also preserving the Premises and minimizing the impact of Lessee's occupancy on the surrounding Property, and Lessee will strive to comply with the Best Practices described in this Attachment E. Notwithstanding the above, the parties agree that Best Practices are ideals that assume the existence of ideal conditions, and the parties acknowledge that there may good reasons not to follow one or more Best Practices on a particular occasion or under certain circumstances. It shall not be a breach of the Lease if Lessee, in good faith, determines that based on all the facts and circumstances, one or more of the Guidelines set forth below should not apply.

Facility Management

1. Keep a tidy appearance: grassy areas should be mowed, fences should be repaired, manure should be contained and managed, garbage should be contained in garbage cans.
2. Repairs should be made to the facility as needed.
3. Standing water should be eliminated whenever possible.
4. Rodent/pest/insect control measures should be taken.
5. Riding arenas should be watered and dragged on a regular basis consistent with seasonal needs.
6. Paddocks should be rotated, dragged, and fertilized as needed.
7. Stalls and water buckets should be cleaned on a daily basis.
8. Feed tubs, and water troughs should be examined regularly and cleaned when needed.
9. Bedding should be replaced as needed.
10. Farm equipment (including arena drags) should be stored outside of riding or turnout areas.

11. Stall door latches and gate closures should be kept in good repair and stalls turnout rings should close securely.
12. Stall cards that clearly display the horse's name and a brief description (age, color, breed), the owner's name (if not owned by the stable), what the horse is to be fed, and special instructions regarding the horse should be mounted on the stall.
13. A record for each horse should be maintained that states any injury or illness that the horse suffers from and describe the treatment methods used.

Public Safety

1. Maintain a smoke-free environment in the barn and all attached structures. Post no-smoking signs at each entrance in a barn.
2. Post barn hours and rules.
3. All people must sign a release of liability prior to handling or riding horses.
4. Dogs should be restricted to assure that they are supervised and controlled when on the premises.
5. Talking on cell phones while riding a horse should not be permitted except in an emergency.
6. Bikes, skateboards, rollerblades/shoes, and strollers should be restricted to areas away from horses.
7. Emergency information, such as the address of the facility, phone number, and basic driving directions should be left near the telephone.
8. Emergency contact information for all riders and staff should be in an easily accessible location.
9. Staff members should be trained in how to respond in the event of an emergency.
10. Lessee should prohibit riders from riding unless wearing proper riding attire, including an appropriately fitted ASTM/SEI approved helmet in good condition, and sturdy boots with a heel, such as paddock boots.
11. Helmets that are supplied by the facility should be sprayed with Lysol after each use and replaced after they have been involved in a fall.

Horse Safety and Care

1. Horses should not be turned out overnight.
2. Vet and blacksmith's phone numbers should be posted near the phone
3. Horses should be trimmed or shod as recommended by a farrier or veterinarian.
4. A health program should be devised with the help of a vet to determine the best de-worming and vaccine schedule for the stables.
5. Fresh water should be provided at all times when a horse is not being ridden.
6. Hay, grain and supplements should be fed as needed on an individual basis.
7. Horses should be lead carefully by barn staff or by individuals who have been instructed in safe horse handling.
8. Horses should be lead with a halter and lead or a bridle.
9. Halters should be leather or have a break-away leather crown piece or break-away tab.
10. Horses should be groomed before and after riding.
11. Horses should be cooled prior to feeding grain.
12. Horses should not be tied by their bridle.
13. Horses should not be left unattended in crossties. Crossties should be attached to bailing twine that is attached to a solid structure.
14. Horses should not be left unattended wearing a bridle.
15. Each horse should be cooled down and untacked between lessons.
16. Each horse should have a saddle and bridle fitted to them. Horses should not share dirty saddle pads.
17. Horses should work consistent with their level of training and fitness, which usually would be 2 -3 hours per day.
18. Horses should have at least one day of rest per week.
19. Lamé horses should not be worked, except under the care of a treating veterinarian.

Runoff and Erosion Control¹

- Roof runoff should be directed away from high-use, bare, un-vegetated and manure storage areas. This could include the use of gutters and downspouts, subsurface drains to collect water and divert from buildings, or other available technology.
- Surface runoff around areas with pollutants should be diverted by constructing berms, ditches, underground pipelines or other methods.
- Bare areas such as paddocks and sacrifice lots should have a buffer strip of vegetation downslope of them to help trap sediment. Any drainage off of sacrifice lots and paddocks should go into a vegetative buffer area or filter strip.
- Culverts and ditches should be maintained and culvert inlets kept clear. Debris in and around culverts should be removed before anticipated storm events and culverts should be checked during and after storms for evidence of failure.

Manure Management¹

- Stalls, and wash areas should be cleaned and manure removed from the stables on a daily basis.
- Manure should be picked up in paddocks and sacrifice lots daily and placed in an appropriate storage area.
- Riding arenas should be cleared of manure every day. Special care should be taken to ensure that all manure is picked up before riding arenas are irrigated and dragged.
- Horse waste should be stored on an impervious surface (ideally a concrete slab) with walls on three sides and a grass filter area to absorb any leaching or runoff of pollutants. The waste storage structure should be a part of an overall plan. If the structure is located close to a stream or wetland measures should be taken to prevent any runoff from leaving the site. The structure should be located as far from sensitive areas as possible. A filter area should be placed below a waste storage structure if runoff issues are expected. A grass filter area will utilize the nutrients and disrupt the flow path of any runoff.

- Manure not utilized on site should be removed from the site on an ongoing and regularly scheduled basis, and custody of the manure should be documented per the requirements of the Nutrient Management Plan.
- Manure should not be applied, spread, or dumped on ground inside the boundaries of the 100 year floodplain or deposited directly into any waterway or associated stream buffer.

Nutrient Management Regulations²

Title § 8-803 in the Agriculture Article of the Annotated Code of Maryland states that agricultural operations with 8 or more animal units (8000 lbs. of live weight) are required to file an approved Nutrient Management Plan (NMP) with the Maryland Department of Agriculture.

COMAR 15.20.07 requires agricultural operators to implement manure management that protects water quality and improves manure utilization. It further requires that manure management shall:

- Encompass all land where animals are kept and all land used for manure storage, treatment, or utilization that is under the control of the agricultural operator,
- Contain or manage manure to minimize the potential for nutrient loss or runoff before export to other agricultural operations or receiving facilities when agricultural operators have insufficient land to utilize manure and waste nutrients associated with animal production, and,
- Minimize the potential for nutrient loss or runoff prior, during, and after application when an agricultural operator imports animal manure or waste nutrients associated with animal production for nutrient application on the operator's land.

Additionally COMAR 15.20.08.04I requires the developer of a nutrient management plan to:

- Take into account the current manure management measures being used to store, stockpile, and handle animal manure and waste nutrients associated with

animal production in order to make appropriate recommendations for application rates, timing, and methods, and

- Evaluate existing conditions and procedures and advise the operator when manure management changes, such as improved stockpiling or storage facilities, would minimize the potential for nutrient loss or runoff or improve nutrient use efficiency and proper timing of manure utilization.

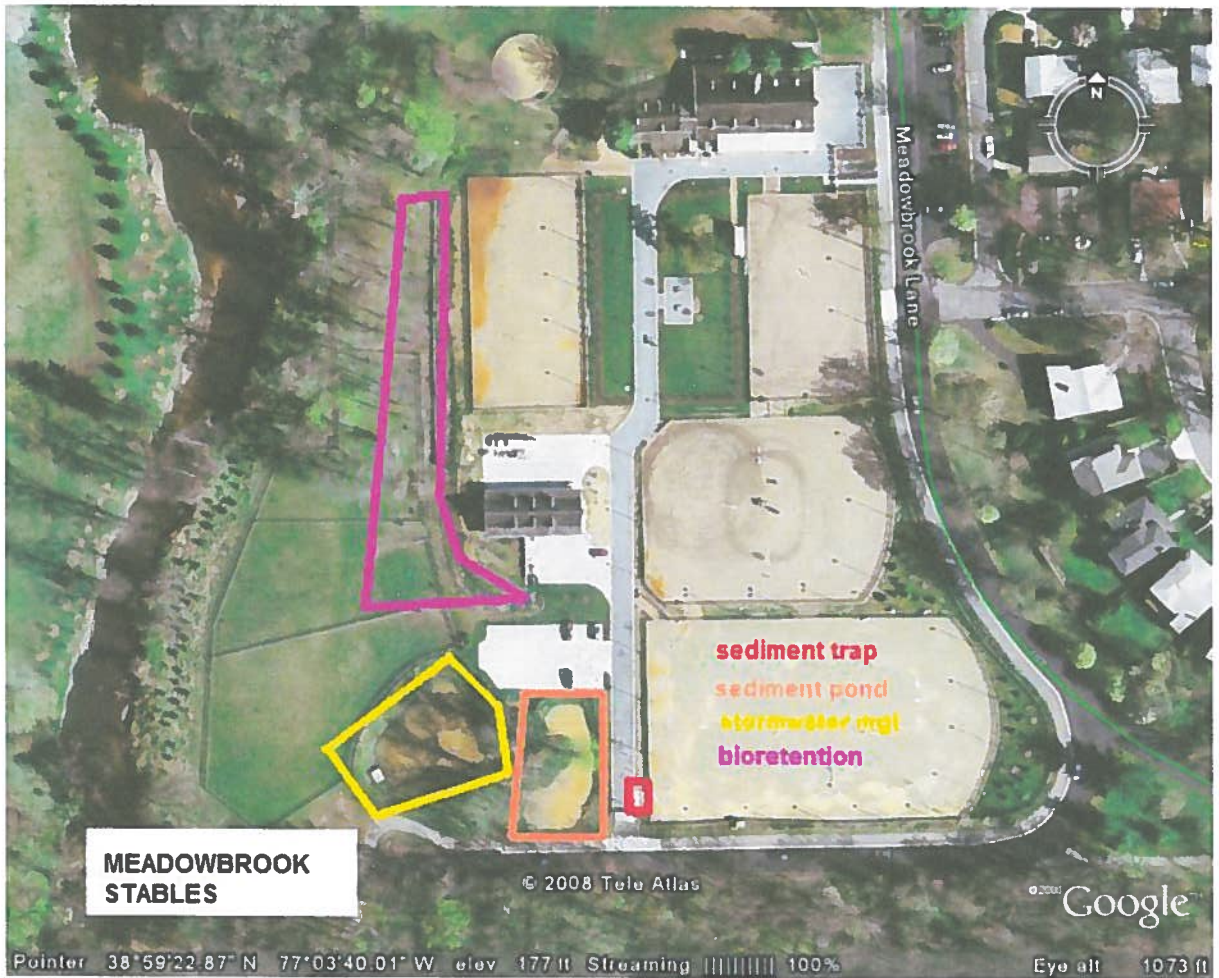
Montgomery County Code (Chapter 59-G-2, Zoning Text Amendment 03-21, Ordinance No. 15-21) further requires every riding stable with 10 or more horses in the county to coordinate with Montgomery County Soil Conservation District in the development of a Soil Conservation and Water Quality Plan (SCWQP) for their site.

Sources:

¹: Adapted from *Equestrian-Related Water Quality Best Management Practices*, Orange and San Diego County Equestrian Task Force, June 2004

²: Nutrient Management Regulations summary from the Maryland Department of Agriculture

ATTACHMENT F – WATER QUALITY FACILITIES



ATTACHMENT G – PARKING AREAS



ATTACHMENT H – ITEMS WITH DEFERRED MAINTENANCE

- The items set forth below are items that fall within the Commissions responsibility for repair and maintenance, as specified in Section 7.1 of the Lease. To the extent that entering into this Lease could be deemed an acceptance of these items in their current condition, the parties acknowledge and agree that these items have deferred maintenance.
- Barn Windows
- Exterior Barn Walls
- Barn Exterior Paint
- Barn Roof

Without committing either party to take any immediate action or incur immediate expense, the parties acknowledge that these items reflect priority items for repair and maintenance.

ATTACHMENT I – THE MARYLAND NATIONAL-CAPITAL PARK AND PLANNING COMMISSION INSURANCE CHECKLIST

THE MARYLAND NATIONAL-CAPITAL PARK AND PLANNING COMMISSION INSURANCE CHECKLIST

COVERAGE REQUIRED	LIMITS (Minimums)
1. Worker's Compensation <ul style="list-style-type: none"> • Accident (Each) • Disease (policy limits) • Disease (each employee) 	Statutory Employer's Liability \$100,000 per person \$500,000 aggregate \$100,000 per disease
2. General Liability <ul style="list-style-type: none"> • Products Liability & Completed Operations • Contractual Liability • Premises & Operations • Independent Contractors • Personal Injury • Medical Payment 	All items in No. 2 \$1,000,000 Combined single Limit of Bodily & Property Damage per Occurrence \$5,000 per occurrence
3. Contractual Indemnity/Hold Harmless Exactly as Specified	
4. Automobile Liability Owned Hired, Non-Owned & Leased <ul style="list-style-type: none"> • Bodily Injury Each person \$ 500,000 Each Occurrence \$1,000,000 • Property Damage Each occurrence or Combined Single Limit \$ 300,000 \$1,000,000 	
5. Excess Liability Combined Single Limit	\$1,000,000
6. Certificate Holder The Maryland-National Capital Park and Planning Commission must be named as "Additional Insured". The coverage is primary to all coverage the Commission may possess.	
7. Other Insurance <ul style="list-style-type: none"> • Renovations over \$50,000 (All Risk Builders Coverage) • Professional Liability (for errors/omissions) • Personal Property and/or Rental Insurance 	Replacement cost
8. Cancellation Notice 30 days Cancellation Notice Required 45 days Cancellation Notice Required	Under \$500,000 Over \$500,000
9. Rating Best's Guide A rating or better / S&P Rating of BBBQ	

From: [Larry Fogel](#)
To: [Weil, Michael](#)
Subject: Modification of General Development Plan, Meadowbrook Stables Riding Ring Pavilion Feedback
Date: Tuesday, March 17, 2020 6:43:07 PM

A new comment has been submitted online.

To approve this comment for publication, click the link below:

<https://www.ncpc.gov/comment/approve.php?cid=828>

Name: Larry Fogel

Location: Chevy chase, md

Email: lawrencefogelbublick@gmail.com

Comments:

1). A large commercial space does not fit with a small neighborhood and will obstruct views and access to the park

2) this process should not move ahead while everyone and everything else is shut down. It does not allow for adequate public comment.

From: [Martin J Goldman](#)
To: [Weil, Michael](#)
Subject: Modification of General Development Plan, Meadowbrook Stables Riding Ring Pavilion Feedback
Date: Tuesday, March 17, 2020 8:24:38 PM

A new comment has been submitted online.

To approve this comment for publication, click the link below:

<https://www.ncpc.gov/comment/approve.php?cid=829>

Name: Martin J Goldman

Location: Chevy Chase

Email: martinjgoldman@gmail.com

Comments:

My wife and I both think this ring would be a detriment to our lovely neighborhood. We love the stables as is and think the new ring would take away from our beautiful surroundings.

From: [Phyllis Greer](#)
To: [Weil, Michael](#)
Subject: Building of meadow brook
Date: Tuesday, March 17, 2020 6:30:59 PM

Please Don't support this expensive unnecessary project that will be an eyesore for the neighborhood
Phyllis Greer
Ross rd

		Email Address	First Name	Last Name
3/1/2020 19:00:35		derbes@hood.edu	Anne	Derbes
3/1/2020 19:00:48		rushnaravji@hotmail.com	Rushna	Aqil
3/1/2020 19:00:58		matt@pangaro.org	Matt	Pangaro
3/1/2020 19:02:36		ruthpolan@gmail.com	Ruth	Polan
3/1/2020 19:03:51		sharon@livstrategies.com	Sharon	Cichy
3/1/2020 19:10:23		josephclaytondc@gmail.co	Joseph	Clayton
3/1/2020 19:12:38		juliebweber@gmail.com	Julie	Gligor
3/1/2020 19:19:09		lzivetz@gmail.com	Laurie	Zivetz
3/1/2020 19:19:41		pegggus@yahoo.com	Peg	Gustafson
3/1/2020 19:23:57		mezzomarta@gmail.com	Marta	Barber
3/1/2020 19:26:58		bernardbloom1943@icloud	bernard	bloom
3/1/2020 19:32:48		Karen_sultan@yahoo.com	Karen	Sultan
3/1/2020 19:32:56		mfrawley@gwu.edu	Maria	Frawley
3/1/2020 19:35:29		eugenegligor@gmail.com	Eugene	Gligor
3/1/2020 19:36:49		lindahill1956@gmail.com	Linda	Hill
3/1/2020 19:44:29		meredith.d.powers@gmail	Meredith	Powers
3/1/2020 19:48:45		cricket_guru@yahoo.com	Nagpurnanand	Prabhala
3/1/2020 19:50:00		christian@ecodomo.com	Christian	Nadeau
3/1/2020 20:03:58		ltomcki@gmail.com	Linda	McKinney
3/1/2020 20:06:16		LRMelman@verizon.net	Leslie	Melman
3/1/2020 20:17:42		joosuh@gmail.com	Joo	Suh
3/1/2020 20:23:50		cindya2@starpower.ent	Cindy	Arnson
3/1/2020 20:24:47		antoniadentes@gmail.com	Antonia	Dentes
3/1/2020 20:30:27		ariellemonange@aol.com	Arielle	Monange
3/1/2020 20:31:15		phgassot@aol.com	Philippe	Gassot
3/1/2020 20:59:08		sharonwaxman1@gmail.co	sharon	waxman
3/1/2020 20:59:47		jimkeil@verizon.net	Jim	Keil
3/1/2020 21:04:00		marianmolinaro@aol.com	Marian	Molinaro
3/1/2020 21:21:19		gap.gthree@verizon.net	Phyllis	Greer
3/1/2020 21:36:54		suzannebowler@verizon.n	Suzanne	Bowler
3/1/2020 22:57:16		vbrown1416@aol.com	Valerie	Brown
3/1/2020 23:08:12		jpholland1010@gmail.com	Jay	Holland
3/1/2020 23:23:11		lanny@moldauer.net	lanning	moldauer
3/1/2020 23:44:46		aplustutor@gmail.com	Annie	Barsky
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3/2/2020 6:54:17		cbswartz1@hotmail.com	C. Brendan	Swartz
3/2/2020 6:55:20		brendan.swartz@gmail.co	Brendan	Swartz
3/2/2020 7:02:50		nanalex330@icloud.com	Nan	Alexander
3/2/2020 7:11:47		alynchdc@gmail.com	Andrew	Lynch
3/2/2020 7:22:44		sherri.bale@gmail.com	Sherri	Bale
3/2/2020 7:51:16		dckramers@verizon.net	Suzanne	Kramer
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3/2/2020 7:57:41		michiko@musicmindgame	Michiko	Yurko

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3/2/2020 8:12:10		krausshaus@gmail.com	Margot	Hanson
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3/2/2020 9:22:11		agarrido081@gmail.com	Andres	Garrido
3/2/2020 9:23:32		opowers@aol.com	Owen	Powers
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3/2/2020 10:51:26		kcbenowitz@gmail.com	Kwon	Benowitz
3/2/2020 10:55:15		tom@fcicreative.com	Tom	Molinaro
3/2/2020 11:00:56		jaapotte@yahoo.de	Jacob	Otte
3/2/2020 11:08:01		whiteaa@hotmail.com	Andrew	White
3/2/2020 11:08:20		camleger@gmail.com	Elizabeth	Gould-Leger
3/2/2020 11:10:53		lefermierdechch@gmail.com	ALAIN	ROUSSEL
3/2/2020 11:15:18		sarah.casey.otte@gmail.com	Sarah	Otte
3/2/2020 11:16:35		jwexler923@gmail.com	Jade	Wexler
3/2/2020 11:17:40		michaeleweissman@gmail.com	Michaele	Weissman
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3/2/2020 11:23:43		katitastrath@gmail.com	Katita	Strathmann
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3/2/2020 11:50:11		murf3414@gmail.com	Marissa	Murphy
3/2/2020 12:09:06		jlbusler@aol.com	JAN	BUSSLER
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3/2/2020 12:28:31		janeglickman17@gmail.com	Lora	Glickman
3/2/2020 12:36:24		anunenkamp@gmail.com	Agnes	Lech-Nunenkamp
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3/2/2020 12:52:12		gellerhm@gmail.com	Herbert	Geller
3/2/2020 12:58:12		brownhouse22@verizon.net	Anita	Albertson
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3/2/2020 13:14:12		JosephPowers24@gmail.com	Joseph	Powers
3/2/2020 13:30:02		aahmadi1@terpmail.umd.edu	Ali	Ahmadi
3/2/2020 13:33:32		myrnagold@hotmail.com	Myrna	Goldman
3/2/2020 13:36:32		kathleen@holmay.us	Kathleen	Holmay

3/2/2020 13:44:17		joanra@aol.com	Joan	Shane
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3/2/2020 14:58:28		cseaston2010@gmail.com	Cindy	Easton
3/2/2020 15:14:57		eric.a.howell@verizon.net	Eric	Howell
3/2/2020 15:15:32		prf3200@verizon.net	Pat	French
3/2/2020 15:55:55		jmtrias@gmail.com	Julieta	Trias
3/2/2020 16:21:01		jonahmurdock@yahoo.com	Jonah	Murdock
3/2/2020 16:31:38		emaninss@msn.com	Margaret	Quinlan
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3/2/2020 17:24:38		jcnoknees@hotmail.com	judy	cassagnol
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3/2/2020 21:43:28		susannafrederickfischer@	Susanna	Fischer
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3/3/2020 9:23:33		jhpellettieri@gmail.com	Jill	Pellettieri
3/3/2020 10:02:59		masonryfletcher@gmail.co	Noriko	Miyagawa
3/3/2020 10:12:36		jweise@gmail.com	Jaime	Goldman
3/3/2020 11:04:00		lea.anderson3@verizon.ne	Mary	Anderson
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3/3/2020 12:20:41		gregoriah.ruh@gmail.com	Gregoriah	Hartman
3/3/2020 12:36:41		luis.h.pazmino@gmail.com	Luis	Pazmino
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3/3/2020 14:44:25		mmpattsn@gmail.com	Mary-Margaret	Patterson
3/3/2020 16:40:25		vorisek@msn.com	Nita & Larry	Vorisek
3/3/2020 19:16:08		wexsal@yahoo.com	saly	wechsler
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3/3/2020 21:46:38		josephzogby@gmail.com	Joseph	Zogby
3/3/2020 21:56:22		lbaligh@yahoo.com	Lamece	Baligh
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3/4/2020 13:53:24		frank_sj@verizon.net	Sheryl	Frank
3/5/2020 15:44:03		4kaplans@comcast.net	Sharon	Kaplan
3/5/2020 19:34:22		atamola@aim.com	Alejandro	Tamola
3/5/2020 23:03:05		lgovsib@comcast.net	Laura	Govoni-Sibarium
3/5/2020 23:28:07		mklugs@yahoo.com	Marci	Klugman

3/6/2020 6:46:40	bernie@pbchapin.com	Bernadette	Chapin
3/7/2020 23:19:14	kamaal.jones@gmail.com	Kamaal	Jones
3/8/2020 9:12:19	howard.youth@gmail.com	Howard	Youth
3/8/2020 13:05:28	laurenhoward@gmail.com	Lauren	Howard
3/8/2020 13:24:54	sammy456@verizon.net	Samantha	Howell
3/8/2020 13:34:10	glenshoward@gmail.com	Glen	Howard
3/8/2020 17:01:34	Pholland88@gmail.com	Pam	Holland
3/8/2020 18:07:36	elizabeth@olivergroupinc.com	Elizabeth	Oliver-Farrow
3/9/2020 11:16:23	amagro@gmu.edu	Anne	Magro
3/9/2020 14:20:47	mshowell1@verizon.net	Michelle	Howell
3/9/2020 18:47:45	bbframp@hotmail.com	Barbara	Frampus
3/9/2020 20:02:35	joshua.singer@gmail.com	Joshua	Singer
3/9/2020 21:29:48	ericsterling@gmail.com	Eric	Sterling
3/10/2020 6:18:10	cherylwood@gmail.com	cheryl	wood
3/10/2020 6:38:42	buescherteresa@yahoo.com	Teresa	Buescher
3/10/2020 10:16:53	rabbiger@gmail.com	Gerald	Serotta
3/10/2020 11:14:25	Bob@chevychasewood.com	Robert	Wood
3/10/2020 13:07:56	silvercy@me.com	Colette	Silver
3/10/2020 13:10:04	b.sims22@gmail.com	Brittany	Bayly
3/10/2020 15:33:12	mardonggoldman@hotmail.com	Donna	Goldman
3/10/2020 17:08:53	martinjgoldman@gmail.com	Martin	Goldman
3/10/2020 17:30:30	jeffreyphillips1@gmail.com	Jeffrey	Phillips
3/10/2020 17:33:52	edwardjackson01@comcast.net	Edward	Jackson
3/10/2020 17:43:00	jenilee.keefe@gmail.com	Jenilee	Keefe Singer
3/10/2020 19:11:46	michael.e.kallen@gmail.com	Michael	Kallen
3/10/2020 20:10:53	elizabethwise@hotmail.com	Elizabeth	Wise
3/10/2020 20:12:29	doubleth@rochambeau.org	Henry	Doublet
3/10/2020 20:41:32	janetpeak2@yahoo.com	Janet	Peak
3/11/2020 7:56:00	mhsilvermd@gmail.com	Michael	Silver
3/11/2020 8:24:51	franlewandoski@gmail.com	Fran	Lewandoski
3/11/2020 11:01:35	cloud@vintage59.com	Roy	Cloud
3/12/2020 9:15:38	aliciatouzon@gmail.com	Alicia	Suarez Touzon
3/12/2020 14:17:48	dcmilano.g@gmail.com	Glenn	Milano
3/12/2020 17:47:33	richardallynenglish@gmail.com	Richard	English
3/15/2020 22:55:00	Erin.Jones78@gmail.com	Erin	Jones
3/16/2020 12:14:44	clgicquel@hotmail.com	Claire	Gicquel
3/16/2020 12:16:23	francisco_roig@yahoo.com	Francisco	Roig
3/16/2020 14:51:29	jenniferiras@gmail.com	Jennifer	Iras-Helminski
3/17/2020 12:42:54	nellmreilly@gmail.com	Nell	Reilly
3/17/2020 13:01:58	leslie.milano@gmail.com	Leslie	Milano
3/17/2020 13:44:31	jennylevin@verizon.net	Jennifer	Levin
3/17/2020 14:06:55	pettylear@aol.com	Rachel	Petty
3/17/2020 14:22:29	barbadler@bellsouth.net	barbara	adler
3/17/2020 16:31:01	ph48@georgetown.edu	Paul	Hurley
3/17/2020 17:20:55	bhzelenko@gmail.com	Brian	Zelenko
3/17/2020 21:15:17	dcfranco1@aol.com	Raquel	Gonzalez

3/17/2020 21:15:39		aafranco6@aol.com	Andres	Franco
3/18/2020 8:29:28		barzelo4@aol.com	Barbara	Zelenko

Street	Zip Code
7809 Exeter Road	20814
7016 Hopewood St, Bethesda , MD	20817
4412 Rosedale Ave	20814
8601 Milford Ave. Silver Spring	20910
8900 McGregor Drive	20815
2610 Washington Ave	20815
Meadowbrook lane	20815
Blaine Dr	20815
Grubb rd	20815
3301 Winnett Rd	20815
2303 peggy lane	20910
8817 Altimont Lane	20815
Chatham Road	20815
Meadowbrook Lane	20815
12025 Remington Drive	20902
2810 Abilene Drive	20815
Hillridge Drive	20895
9609 Stoneybrook Dr	20895
2614 East-West Hwy.	20815
6274 29th St NW	20015
2808 Blaine Dr	20815-3040
Blaine Drive	20815
2810 Abilene Drive	20815
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2607 Ross Rd	20815
7419 Oak Ln	20815
8421 Freyman Drive	20815
2718 washington ave.	20815
Ross rd	20815
10106 East Bexhill Drive	20895
2715 Abilene drive	20815
2814 Abilene Drive	20815
5619 33rd Street NW	20015
6317 32nd ST NW	20015
2207 Washington Avenue	20910
7503 Vale Street	20815
8101 Larry pl	20815
8101 Larry place	20815
Kent St	20895
Larry Place	20815
2720 Washington Ave	20815
33rd Street NW	20015
2618 East West Highway	20815
3031 Sedgwick St NW	20008
9701 East Bexhill Dr.	20895

4909 Cumberland Ave	20815
3616 calvend lane	20895
Ellingson Dr.	20815
3233 Arcadia Place, N.W. Washington DC	20015
jocelyn st nw	20015
Washington Ave	20910
2810 Abilene drive	20815
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9903 E. Bexhill Drive	20895
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Washington Ave	20815
8801 Maywood Ave	20910
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Turner Ln	20815
7207 Delfield Street	20815
7207 Delfield St	20815-4045
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Leland St	20815
7705 Brookville Road	20815
10301 Duvawn Place	20902
3218 PAULINE DRIVE	20815
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3102 Brooklawn Terrace	20815
3314 Brooklawn Terrace	20815
Brooklawn ter	20815
3219 Leland St	20815
7721 Rocton Ave	20815-
Woodley Park	20008
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9809 gardiner avenue	20902
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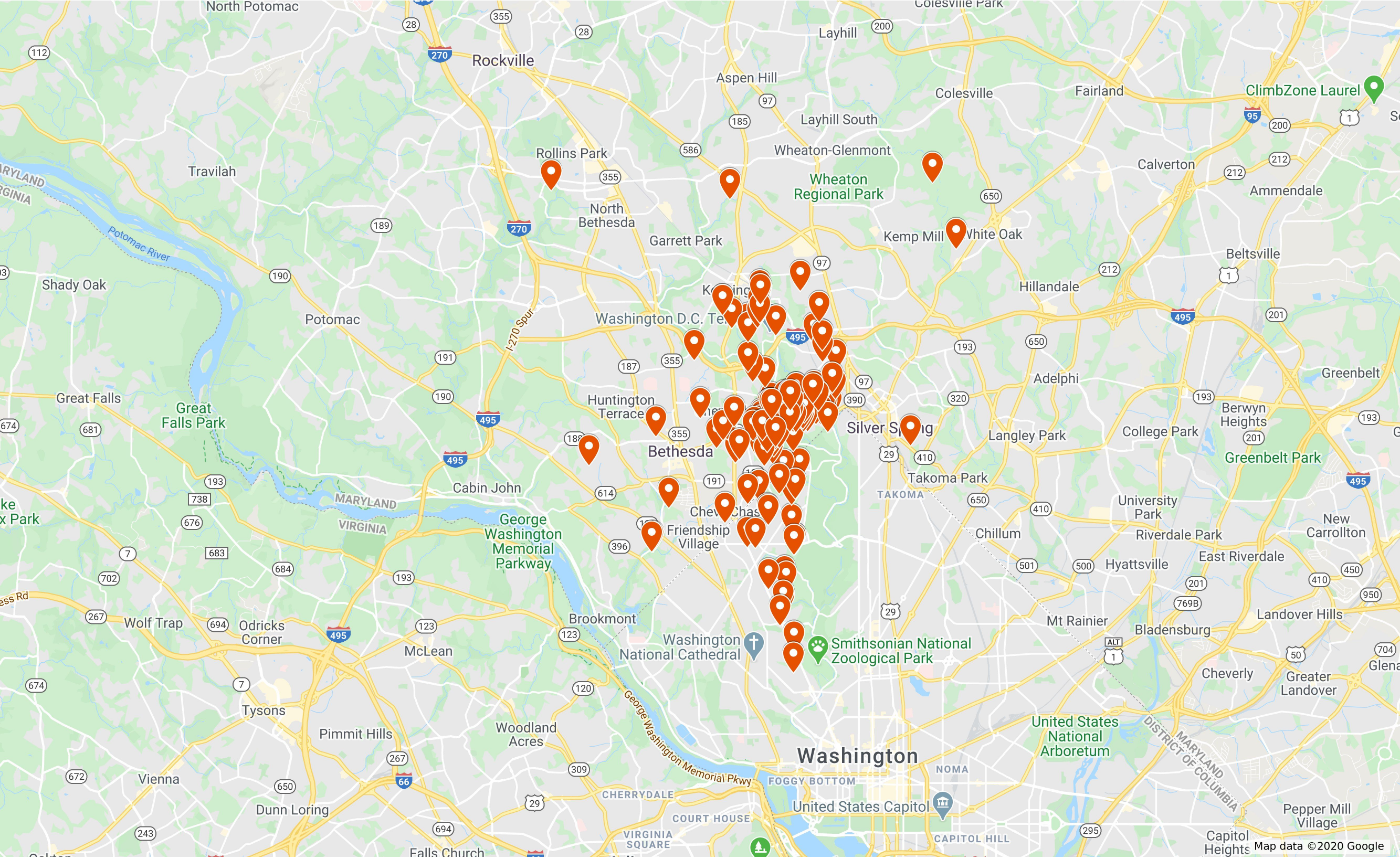
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Brooklawn Terrace	20815
2945 Brandywine St NW	20008
Connecticut Ave	20815
2728 Blaine Drive	20815
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2802 Washington avenue	20815
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3117 Rolling Road	20815
3207 Brooklawn Terrace	20815
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4029 Franklin St.	20895
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5121 Westridge Road	20816

5325 Westridge Road	20816
7516 Vale Street	20815

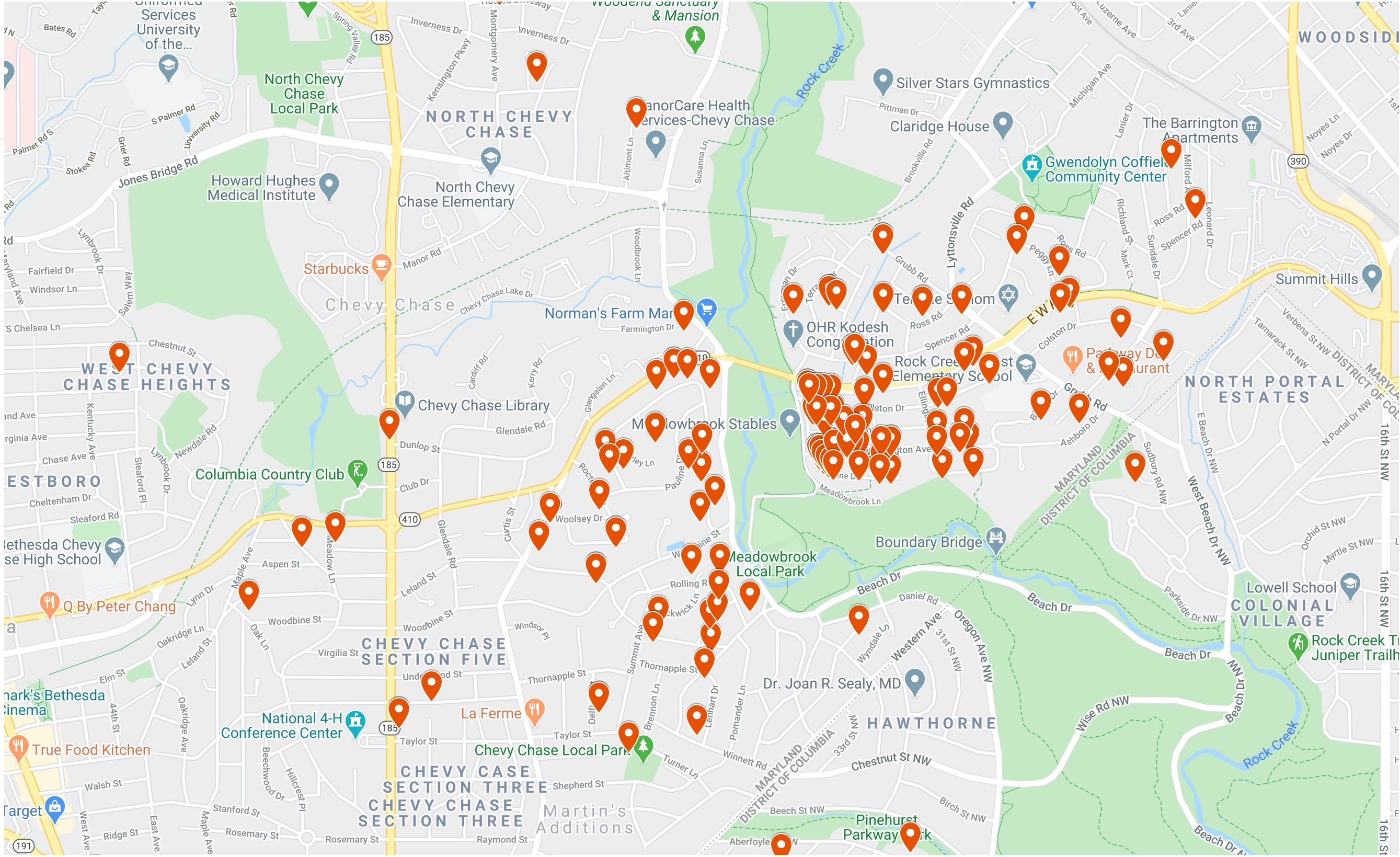
Petitioners Opposed to Riding Ring

View: All signers



Petitioners Opposed to Riding Ring

Neighborhood View



We Oppose Construction in Rock Creek Park by Meadowbrook Stables

We, the undersigned concerned citizens are opposed to the construction of a 225 ft. by 125 ft building in Rock Creek Park/Meadowbrook for the limited and exclusive use of Meadowbrook's customers.

We urge the National Capital Planning Commission (NCPCC) and the Maryland-National Capital Park and Planning Commission (M-NCPCC) to deny approval of this building.

The negative impact of this massive building, in a flood plain, and destruction of the view scape would be felt by the many thousands who seek the enjoyment of open space in Rock Creek Park.

* Required

1. Email address *

2. First Name *

3. Last Name *

4. Street *

5. Zip Code *

From: [Andres Garrido](#)
To: [Weil, Michael](#)
Subject: Modification of General Development Plan, Meadowbrook Stables Riding Ring Pavilion Feedback
Date: Wednesday, March 18, 2020 11:17:55 AM

A new comment has been submitted online.

To approve this comment for publication, click the link below:

<https://www.ncpc.gov/comment/approve.php?cid=830>

Name: Andres Garrido

Location: Silver Spring

Email: agarrido081@gmail.com

Comments:

I write in opposition to the proposed building at Meadowbrook Stables. My concern being that this would set precedent to unnecessary future constructions and disruption to the parks landscape.

Thank you.

To: National Capital Planning Commission
re: MP 100 – Modification of General Development Plan, Meadowbrook Stables Riding Ring Pavilion

March 18, 2020

Dear Mr. Weil,

I have submitted previous comments with other Concerned Neighbors of Meadowbrook Stables, but am writing now with a personal appeal to disapprove the final site and building plans for the proposed riding ring pavilion.

Below is a photo I took of family members standing in front of Meadowbrook Stables' riding rings around 1998, on what would become the Hiker-Biker Trail. The land was open and uncluttered; the view was far-reaching and unobstructed.



This second photo was taken this week, in approximately the same location, although it's difficult to be certain given changes in the landscape and skyline that have erased points of reference.



During Phase 1 of the Meadowbrook Stables development, mature trees were removed, black metal light poles were erected, rows of fencing were installed on the southeast corner, and the area was heavily landscaped. Many neighbors and community members opposed these actions, due to concerns over harmful effects on the environment and aesthetic character of the stream valley. Strong opposition was also voiced over Meadowbrook's plan, that did not proceed at that time, to construct a 26 ft. tall covered riding ring on the property. Now, those concerns have returned tenfold.

The proposal to construct a 125 ft. x 225 ft. x 42 ft. tall covered riding pavilion that would loom over the area in the above photos and be visible from most vantage points surrounding the property, would further compromise the landscape of Rock Creek Park. The full scale of the pavilion would clearly be seen from Meadowbrook Stables' historic barn, the adjacent Hiker-Biker Trail that skirts the eastern and southern perimeter of the property, and neighboring homes that overlook the proposed site. The pavilion would obstruct sightlines and tree lines of the forested parkland for those entering the area on Meadowbrook Lane or the Hiker-Biker Trail.

In years to come, as our urban landscape becomes more crowded and open spaces continue to disappear, what will be of more value to future generations? A covered riding pavilion that serves fewer than 450 people per year, or, a preserved open space and viewshed that welcomes thousands of annual visitors entering Rock Creek at this location? It's understandable that Stables' riders, families and staff would want the comfort of a covered riding ring. I attended years of my children's outdoor sports practices and games, held in all types of conditions, but players, coaches and those who support them expect that weathering the elements (or ceding to them) is part of the sporting experience.

Meadowbrook Stables' past and proposed development continues to build, rather than break down barriers to public access. While Meadowbrook purports to welcome the non-equestrian community, it continues to mount a campaign that creates a members-only message of exclusivity. A tall black wrought-iron fence guards the entrance near the proposed building site, plans of heavily planted bio-retention swales and areas of double fencing would block interaction with those passing by in the shadow of the imposing structure. Meadowbrook has explained that these designs were chosen to make the covered pavilion more acceptable to the community, while I wonder if these may be protective measures meant to discourage others from approaching.

Socio-economic barriers also prevent the general public from accessing amenities at Meadowbrook Stables. Equestrianism is an expensive sport that is financially unattainable for many. While the Stables has self-reported reaching out to schools and providing scholarships, that apparently has not included the local public elementary school that my children attended and where I worked. Rock Creek Forest ES, only .5 miles walking distance away from the Stables, has a wonderfully diverse community of families. The students that I knew of who rode at Meadowbrook did not receive any special services or accommodations, and came from families that could afford the high fees.

Additionally, public trust in the Parks Department has degraded due to the lack of transparency by M-NCPPC and Meadowbrook Stables during this proposal process. Rather than pursue a cooperative effort early on with immediate neighbors known to be concerned about further development, Meadowbrook chose to actively limit information disseminated to them. Meadowbrook has not forged links with the surrounding community, but rather has built a wall of mistrust.

Many may look at the monetary contributions of Meadowbrook Foundation Inc. and applaud its generosity. I look at Meadowbrook's actions and motives and shake my head with skepticism. A private company forms, adopts the name of the public facility it leases, avoids many zoning regulations because of that partnership, and operates without the transparency that is required of a public entity. Meadowbrook's continuing efforts to fulfill its own wants, rather than the needs of the greater community, illustrate the perils of embracing such lucrative public-private partnerships. Perhaps, now IS the time to look a gift-horse in the mouth.

Thank you for considering my concerns in this letter. Also, thank you to NCPC for opening a second comment period, and informing neighbors of the opportunity to submit remarks.

Sincerely,
Antonia Dentes
2810 Abilene Drive
Chevy Chase MD 20815-3050

Environmental Assessment for Meadowbrook Stables Proposed Covered Riding Ring

March 2020

**Rock Creek Stream Valley Unit 1 East-West
Highway, Chevy Chase, MD**

Prepared by
the National Capital Planning Commission

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Overview

The Maryland National Capital Park and Planning Commission (M-NCPPC) in coordination with Meadowbrook Stables* is proposing to install a pavilion over Riding Ring C at Meadowbrook Stables in Rock Creek Park located at 8200 Meadowbrook Lane, near East-West Highway, in Chevy Chase, Maryland. Pursuant to the Capper Cramton Act of 1930, as amended, the National Capital Planning Commission (NCPC) has approval authority over the project since the land was purchased partially with federal funding. NCPC's review focuses on protecting the character and setting of the parks** and ensuring that all development is for park-related purposes.***

*M-NCPPC is proposing *in coordination with Meadowbrook Stables*. Is this not inherently a conflict of interest to have the Parks Department making a proposal for this foundation? How does the M-NCPPC represent the public of Montgomery County while representing the concessionaire?

**This proposal would significantly denigrate the character of Meadowbrook Stables, Meadowbrook Park, and Rock Creek Park.

***This proposal is clearly for a park-related purpose. However, the proposed riding arena is primarily for the use of the select 400-450 annual patrons able to afford to ride at Meadowbrook. This structure's impact upon the open space, beauty and viewshed of the park would be in detriment to the thousands of park and trail users as well as the neighborhood. Meadowbrook's past and proposed development continues to build, rather than break down, barriers to the public's accessibility of the property and enjoyment of open space. Constructing a covered arena, encircled by two fences, and heavy landscaping to supposedly hide the structure from the neighbors essentially keeps the public at bay, and promotes an exclusive "members only" atmosphere.

Meadowbrook Stables Mission

The mission of Meadowbrook Stables is to provide excellence in equestrian education; promote youth development; implement green and sustainable horse-keeping practices; provide high-quality, life-long care for its horses; make horses accessible to those who could not otherwise afford to ride*; and preserve Meadowbrook as an historic equine facility to ensure enjoyment by future generations**. As a public facility, engagement opportunities are prioritized through a variety of programming, including lessons, summer camps, individual/team competition programs, and employment. Meadowbrook's Board of Directors considers a covered riding ring to be critical to facility operations as a historic property that must continue to evolve to maintain contemporary business, training, education and horse safety standards.***

*Meadowbrook's website does not describe availability, how to apply, etc. for scholarships or reduced rates. Having horses accessible to *visit* does not require a covered arena.

**Preservation of Meadowbrook as an historic equine facility does not require, and in fact would suffer from, such a massive structure on this bucolic historic parkland.

***A covered riding ring is not critical to facility operations. Business, training, education and maintaining horse safety are all possible without a covered riding ring. Where is it documented that to run an equine facility there must be a covered arena? If in 85 years of history of Meadowbrook there has not been a covered arena, to install one now does not maintain the historic nature of the site. Has NCPC researched if a standard exists that requires a covered riding ring at an equine facility?

While our understanding is that Meadowbrook may have been “grandfathered” regarding the number of horses it is allowed, a summary of County Zoning and Horses in Maryland (<https://elcr.org/wp-content/uploads/2013/04/MHC-Guide-to-Chorounty-Zoning-Horses.pdf>), describe:

(10)Standards permitted for Equestrian Facility

1. Minimum number of gross acres per horse:
 - i. Two acres for 1-2 horses;
 - ii. One acre per horse for 3-10 horses;
 - iii. For more than 10 horses, an additional one-half acre per horse.

If the county were building an equestrian facility on the current 9.5 acre site today, which would be very unlikely, given the above standards the number of horses allowed would be quite low in comparison to the 50 horses currently boarded on the premises.

The facility is open daily to the public, allowing families, school groups, and all members of the public to watch and interact with the horses. They offer riding lessons, summer camps, and other equestrian-related programs, teaching over 450 students each year, boarding 50 horses, and employing over 25 full- and part-time staff, and up to 25 youth through summer programs. The property is open to the general public every day of the year, from dawn through dusk, to allow people to walk, watch and interact with the horses, picnic and relax. Meadowbrook also provides and maintains public restrooms and drinking water facilities for joggers, cyclists, and other members of the public.

Background

Founded in 1934, Meadowbrook Stables is one of the oldest and last remaining urban equestrian facilities in the United States, owned by the M-NCPPC, with oversight by the Montgomery County Department of Parks. Meadowbrook Stables is a non-profit 501(c)(3) organization, with a governing volunteer Board of Directors. They operate under a lease with the M-NCPPC.

In July of 2003, MNCPPC submitted a modification to the General Development Plan to NCPC for the Rock Creek Stream Valley Park, Unit No. 1, to enable comprehensive improvements to the Meadowbrook Stables facility. NCPC's approval allowed for:

- Reconfiguration of the existing riding rings, with redesigned footings, irrigation, electrical and sound systems for the rings;
- Restoration of the historic farrier shed;
- Relocation and replacement of the existing manure and shavings sheds with a building designed to be more efficient and to blend with the architectural style of the historic barn;
- Installation of safety features including perimeter fencing, gates, horse-safe footings, lighting, etc.
- Additional landscaping, including trees and shrubs along Rock Creek as well as in other "strategic" locations (to response to local neighbor concerns about visual impacts)*.

**This is FALSE. The neighbors were in opposition to planting landscaping particularly along Meadowbrook Lane because it would (and it has) blocked the view of the horses and riders in the paddocks for neighbors, as well as users of the Hiker-Biker Trail.*

The approval also noted that a riding pavilion over the ring to the southwest of the barn (now named Ring D) would be submitted to NCPC as a modification to the general development plan in the future.*

**This neglects to describe that overwhelming community sentiment *against* a covered ring was instrumental in a covered ring not being built. It also neglects to inform that Ring D was built primarily to accommodate a covered ring. The other reason Ring D was constructed was because current Ring C was previously two rings and the desire of Meadowbrook was to have one large ring, Ring C, that could be set up for jumping.*

The project stalled over the last decade due to a change in management and lack of fundraising, however MNCPPC and Meadowbrook are now moving forward again.*

**This is not accurate. It neglects to mention the overwhelming community sentiment *against* a covered ring. At the time, when David Bradley donated the initial 3 million dollars there was desire and plans for a covered ring that did not come to fruition as a result of community opposition, or so the community was told at the time.*

Purpose and Need

The purpose and need of a covered riding area at Ring C is to enable Meadowbrook to meet recommended standards of horse care and maintain classes and training during heavy rain events, which are increasingly prevalent throughout the year with climate change. Prolonged rain events result in unsafe conditions for horses to exercise and classes to take place, which are described in more detail below. Last year, Meadowbrook had to cancel a large number of

lessons and one of its horse shows, resulting in less practice time for riders and reduced income for the facility. Meadowbrook will not increase the number of lessons with the proposed pavilion. A pavilion over Ring C would address the need for safe exercise space when inclement weather conditions and unsafe horse footing conditions exist and allow many of the stable operations to continue.

Horse Health and Wellness

Since Meadowbrook was founded in 1934, standards in horse health and wellness have evolved significantly. Knowledge related to horse health care is provided by the U.S. Equestrian Federation and from multiple scholarly articles over the years regarding medical discoveries and treating health-related problems. This entails having unstructured “turn out” time each day where horses can exist outside of their stalls in addition to more structured exercise time. While there is no problem for horses to be out in drizzle, rain, and moderate wind, if the sand rings become too saturated with water from prolonged periods of rain, it significantly degrades horse footing conditions, jeopardizing horse safety. When this happens at Meadowbrook today, with four open rings, horses are denied the opportunity for exercise. This will happen more frequently as extreme rain events increase throughout the year.

Where is the citation of standards that require a covered riding ring in order to operate an equine facility? The sand footings that were installed during the previous renovation are designed to drain the rings in event of rain. While weather patterns are changing, it is only a small percentage of time that the sand rings become *too saturated* for the horses to exercise safely. During those periods the horses are still able to be turned out, need to be turned out, and are currently turned out. As weather patterns change, there has been increased flooding in the area of Ring C. Thus, to add an impervious structure in this area should be avoided per all policies and regulations.

Continued Operations

The problem of prolonged rains degrading horse footing conditions in the open sand rings is also having an impact on Meadowbrook’s operations. Saturated rings following prolonged rains minimize the amount of riding time for lessons and shows and ultimately has a financial impact on operations. Private lessons and horse shows are canceled altogether, and group lessons are moved indoors, into a classroom setting. Last April, Meadowbrook had to cancel one of its three annual horse shows due to prolonged rains before the event, which degraded ring conditions, resulting in an estimated loss of \$20,000 in income. In addition, lesson cancellations can result in approximately \$50,000 per year, which makes it more difficult for Meadowbrook to continue its wide variety of programming. Meadowbrook reports that 179 private lessons and 219 team practice sessions had to be cancelled from September 2019 to February 2020 due to inclement outdoor conditions, resulting in \$36,000 of lost income for the facility.

Many businesses and sports teams/organizations may suffer time off as well and financial losses due to *extreme weather*. *Has there been any independent verification of the stated*

financial losses? Any independent verification of the number of lessons and team practice sessions cancelled? Given Meadowbrook's partnership with Montgomery County and continued misleading rhetoric, investigation into and validation of these numbers is warranted. What is the percentage of private lessons offered? Of team practice sessions? Interscholastic Equestrian Team practices are noted to be held once a week and like other outdoor team sports, may need to be cancelled or rescheduled when there is severe inclement weather. Again, the percentage of days that the percentage of Meadowbrook riders (vs. visitors) may be affected by significant inclement weather pales in comparison to the daily impact such a proposed structure would have on the parkland, viewsheds, and community.

The April 2019 horse show referred to by MFI above was cancelled on Thursday April 18th, two days before a predicted "vigorous springtime cyclone." See Meadowbrook's Facebook post of April 18th and this link to Washington Post article:

<https://www.washingtonpost.com/weather/2019/04/18/heavy-rain-visit-dc-friday-afternoon-night-with-possible-flooding-few-storms-may-be-severe/>



Study Area

The study area encompasses the property (approximately 9.5 acres)* that is currently under lease to Meadowbrook Foundation, Inc. by M-NCPPC (Figure 1). Existing features include:**

- A large historic barn and farrier shed;
- Four enclosed riding rings (Rings A, B, C, D) and a small circular round pen;
- A utility building;
- Fenced grass pastures;
- A Stormwater management pond;
- An unmarked staff parking lot;
- Multiple 40-foot high poles with floodlights;

- A gravel access road; and
- A central picnic and seating area.

Public visitor parking (22 spaces)*** is provided along the eastside of Meadowbrook Lane in a lot directly across from the Meadowbrook barn entrance. The property is fully enclosed with traditional wood board fencing and is planted with trees and shrubs, with vegetation along much of the southeastern portion of the property. The facility is open every day of the year to the public.

*Why is it not possible to have a definitive number of acres? Has the size of Meadowbrook Stables' leased property decreased since the 2001 lease agreement with M-NCPPC? If so, why? "In 1990, the Commission entered into a five-year lease with MAI, for approximately **15.8 acres** of Commission land at 8200 Meadowbrook Lane, popularly known as Meadowbrook Stables." (Dec. 6, 2001 M-NCPPC Planning Board Agenda notes; p 4)

The revised 2012 lease states "The Commission agrees to lease to Lessee and Lessee agrees to rent from the Commission approximately 9.5 acres of land (the "Premises") located within Meadowbrook Local Park also known as Rock Creek Stream Valley Unit #1..." (July 31, 2012 Affirmation Agreement of Property Lease). Concerned Neighbors of Meadowbrook Stables obtained a copy of the revised 2012 lease (now expired) because it was referred to numerous times in the Draft Environmental Assessment of November 2019. A review of the most current lease should occur as part of NCPC's review.

**Missing in study area list is the triangular plot of land to the north of the barn, between the barn and East-West Highway. This area is regularly used during horse shows for horse trailer and vehicular parking. In Figure 1 of the March 2020 EA, the stormwater (SWM) management pond is not included in the outline indicating the leased property.

***There are only 20 spaces painted on the asphalt of the parking lot.

The neighborhood surrounding Meadowbrook Stables is a mixture of park, recreational areas, and single-family, detached homes (Figure 2, 3). Meadowbrook Lane and an asphalt hiker-biker trail (Rock Creek Trail) border the Meadowbrook grounds along its east- and south sides. Meadowbrook Local Park (also known as Candy Cane Park) is situated to the south, with playground, playing fields, a recreation center, and tennis courts. A County Parks Department maintenance complex is also located to the south of Meadowbrook Stables, with Rock Creek and Beach Drive to the west, the Rock Creek Forest neighborhood to the east, and parkland and East- West Highway to the north.

Alternatives Considered

Ring C Pavilion (*Preferred*). The Montgomery County Department of Parks in coordination with Meadowbrook proposes to construct a new pavilion over riding Ring C, measuring 225-feet in length, 125-feet in width, with a sloped rooftop ranging in height between 16- and 32-feet

(along the ridgeline). The center cupola on the roof will reach 41-feet 8 inches* (Figures 17-23). Plans show the new structure with a metal standing-seam roof with solar panels, rooftop cupolas, and sides constructed with a stone skirt at each of the building corners; dark green trim around the windows and doors; board-and-batten style siding, with historic exterior light fixtures. The pavilion would have retractable sliding doors**, with windows, to allow for an open-air environment for most of the year, with the ability to shelter interior activities from inclement weather (cold, wind and thunderstorms) conditions and most importantly, prevent the sand from becoming saturated with heavy rains.*** The pavilion would not have any mechanical infrastructure (i.e. heating and cooling) and no sound system.**** It would have electricity to allow for lights under the roof.

*The cupola would be taller than the current light poles which have been noted by Meadowbrook as 40 ft. tall. Meadowbrook Stables' R-60 residential zoning limits the roof height of buildings to 35 ft. If Meadowbrook Stables is indeed zoned as residential (R-60) the roof heights of building are limited to 35 ft.

http://www.montgomeryplanning.org/info/documents/R60_001.pdf

Rather than respect this guideline, Meadowbrook has chosen a design in which the central cupola's maximum height would be almost 42 ft. Meadowbrook has placed their wants *above* concerns for the general public's need of open space and view shed.

The original 2001 plan proposed a pavilion 26 ft. tall. Link: [Meadowbrook Stables Development Plan](#), see pg. #62 (handwritten page number):

MAI Comments:

The proposed Riding Pavilion, at roughly 26 feet high, will be no higher than the structures currently standing in that location. Height of the structure was of paramount concern throughout the planning stages, and MAI has pushed the engineers/architects to provide the lowest possible profile.

**What type of retractable doors? Do the garage doors slide sideways or upwards as was previously described?

***During significantly prolonged heavy rain events, if the footings (designed to drain) become overly saturated, this would not prevent a show cancellation. The entire property of Meadowbrook is utilized during horse shows, so weather-related show cancellations would not be avoided with a covered arena.

****Would doors open and close mechanically or only by hand?

In addition to the new pavilion, plans show other ancillary site development to include: additional landscaping (along all sides)*, two new bioswales (north and south/west), a new concrete walkway**, and a new pervious horse/pedestrian path between the internal access

road and Ring C (Figures 13, 15). The existing fencing surrounding the current Ring C would be removed, with new fencing installed inside the pavilion. The perimeter fencing will remain in place. A viewing area*** would be located along the northside of the Ring. The landscape-stormwater management plan is designed to manage all of the stormwater from the roof through vegetation and bioswales.**** New evergreen trees, ornamental trees, shade trees, and shrubs are proposed to help obscure the new pavilion from off-site views.*****

*Landscaping along all sides would further obstruct the sense of openness to the community and views of the horses. The artistic rendering below displayed on M-NCPPC's website (updated March 5, 2020) continues to mislead the public. This current illustration suggests that one could simply walk up to the covered arena, but this would not be an access point due to planned fencing and heavily planted landscaping. Also, the "garage door" openings would be 14.5 feet tall. <https://www.montgomeryparks.org/projects/directory/meadowbrook-stables/>



**Another impervious surface being added. This would only be justified if required for ADA compliance but this is not mentioned.

***There are no detailed plans included about the viewing stands. How many people would the stands hold, and what is seating composed of? How and when would the viewing area be erected, would it be under the arena roof, would it be permanent, retractable, or dis/assembled? Wherever the stands are located, the view "through" would be blocked.

****Previous storm water management plans were designed to manage stormwater but were insufficient. How can we trust that a new design would handle the added stormwater resulting from such an impervious roof? Current stormwater management needs to be addressed.

*****If such an arena were to be built in *Ring C*, obscuring the arena would be desired, but obscuring the arena also obscures viewing the horses in Ring C as well as what is currently 60,000 square feet of open space and open viewshed.

The project would remove elevated on-site floodlights (20) immediately surrounding Ring C since the pavilion would have interior lighting, thereby negating the need for the taller floodlights.* The pavilion would have downward-facing lighting over doorways as required by building codes. The other existing 36 floodlights on the property would remain to continue night-time illumination of the other riding rings (A, B, D).

*There are 56 tall floodlights around the entire property; removing 20 would still leave 36 floodlights. Per the following zoning regulations, it is questionable as to the legality of the *current* light poles. While Meadowbrook may argue that a covered arena would decrease the light spill, it appears that the current lighting may not comply with county outdoor lighting standards (unless there may have been an exemption) Please see:

Zoning Text Amendment No: 07-01

Concerning: Outdoor Lighting Standards

Draft No. & Date: 4 – 2/6/07

<https://www.montgomerycountymd.gov/council/Resources/Files/zta/2007/07-01.pdf>

With attention to:

59-C-9.31 Equestrian facility standards as a permitted use in the agricultural zones

59-G-1.23. General development standards

59-G-2.49 Equestrian facility in a residential zone.

59-G-4.6. Termination of nonconforming outdoor lighting.

See further discussion of lighting in Sections 3.3.1.2 and 3.3.2.1 of Point by point response to excerpts from the Draft Environmental Assessment for Meadowbrook Stables Proposed Covered Riding Ring (submitted to NCPC February 14, 2020). It is disingenuous for Meadowbrook to put forth that removing 20 light poles that were opposed in the first place, would be a trade-off to have such a massive structure nearly the height of, and at its highest point, higher than the light poles.

No-Build Alternative. This alternative assumes the continued operation of Meadowbrook Stables with no covered pavilion. However, this alternative does not fulfill the Purpose & Need, but serves as a useful baseline comparison for the other two “action” alternatives, which is required under NEPA regulations.

Alternatives Dismissed

Ring D Pavilion. The 2003 development plan identified Ring D as the location for the new pavilion* as approved by the Montgomery County Planning Board, to the west of the historic barn. Since that time, new management and a better understanding of horse wellness and operations have resulted in MNCPPC and Meadowbrook finding Ring C to be the preferred alternative** for meeting the purpose and need. Ring D does not meet the current purpose and need*** for the following reasons:

- 1) As mentioned earlier, standards of care have evolved and it is recommended that each horse must have at least two to three hours of free, unstructured (“turn-out”) time each day, with appropriate staff supervision to ensure their safety. If left unwatched, the horses can become aggressive with one another. At least three rings at Meadowbrook are required to enable the amount of unstructured exercise time necessary to accommodate all 50 horses. Based on proximity to the Meadowbrook barn, where staff offices are housed, Rings A, B, and D afford the best level of visibility. If any of these rings were to be covered, it would make it more difficult for staff to oversee horse activity from their offices. Ring C is the furthest away and least visible and therefore better suited for the pavilion. ****
- 2) Ring C, due to its larger size, can accommodate the most activity during heavy rain and periods of saturation - whether it be horse exercise time or lessons. Covering Ring C prioritizes rideable space because it has a larger surface area. *****

*Ring D, close to the barn, was actually built for the purposes of being covered and for turn out/exercise in inclement weather!!

**Ring C may be the *preferred* ring but it is not a necessary location for stable operations.

***This is just not accurate.

****Covering any ring makes no difference in the areas available for daily turn out. *Until the 2003 renovations* horses were routinely turned out into the two rings that now make up Ring C. If any covered ring were truly an open pavilion, vision into the ring from the barn and offices would not be impaired. While Concerned Neighbors of Meadowbrook stables contends that covering any ring is not necessary, were Ring D to be covered as was originally proposed, by virtue of its covering and higher ground, it would be the preferred ring for horse turn out after severe inclement weather. One of Meadowbrook’s rationales for a covered ring is to prevent overly soggy dangerous footings. In fact, this was part of the previous rationale for choosing to build Ring D. The staff at Meadowbrook have good knowledge of their horses’ temperament and seem to be able to turn horses out in groups that are compatible. Fighting horses has not been observed. Occasional friskiness between horses is seen.

*****It is because Ring C has such a large surface area (and that it is prominently in view from every angle) that such a massive structure would have such a deleterious effect on the open space and viewsheds of the park. The *covered* rideable space prioritizes a few hundred riders (many of whom do not even live in Montgomery County) over the priority of the thousands of park users, visitors, trail users, neighbors, and community!

Ring A and B Pavilions. For the same reasons stated above, Rings A and B do not meet the purpose and need and were dismissed.

Affected Environment and Environmental Consequences

The National Environmental Policy Act (NEPA). NEPA was passed by Congress in 1969 as a national policy that encourages harmony between human beings and the environment and the promotion of efforts to prevent or eliminate environmental harm. NEPA requires federal agencies to fully consider the impacts of proposals that would affect the human environment prior to deciding to take an action, with involvement of interested and affected members of the public in the decision-making process. An Environmental Assessment (EA) is meant to be a “brief” and “concise” document at a level of detail that is sufficient to demonstrate that a project would not result in significant (major) environmental impacts (1508.9; 46.310(e)). This EA addresses potential project impacts to the natural and human environment that are deemed to be relevant for assessing the proposed new Meadowbrook Stables pavilion. Specific impact topic areas include: Floodplains, Water Quality/Stormwater Management, Visual Resources, Cultural Resources, Transportation and Parking, Noise, and Air Quality.

Floodplains. Almost all of Meadowbrook Stables is in the 100-year flood plain surrounding Rock Creek, with Rings B, C, and D fully within the floodplain, and a portion of Ring A within the 100-year floodplain (Figures 3, 10, 11). Executive Order 11988 (Floodplain Management) requires federal agencies to avoid direct or indirect support of development within the 100-year floodplain whenever there is a practicable alternative. If no practicable alternative exists to siting development within the floodplain, the action must be designed to minimize potential harm to or within the floodplain. Since almost all of Meadowbrook Stables, including Rings B, C, D and a portion of A, are within the 100-year floodplain, there is no other alternative site outside of the 100-year floodplain to locate the pavilion.*

*A pavilion/covered riding arena is not necessary and, therefore, should not be built in a floodplain. *Should* somehow it be deemed that a covered arena is necessary, it should be located in an area of the floodplain such as Ring D which was specifically built for such purposes and stands on higher ground further away from the lower areas of the property (Ring C) that are more prone to flooding and pooling of water. Ring D does not routinely experience standing water, nor is it as close to areas of the park surrounding the creek that flood.

No Action Alternative. The new pavilion would not be constructed and therefore, existing conditions within the floodplain would remain the same. The Meadowbrook facility is compatible with its location within the floodplain, with open paddocks for equestrian riding and small un-inhabitable support structures. The overall use of the site as an equestrian riding facility is a passive flood tolerant use.

Ring C Pavilion (Preferred). A new pavilion over Ring C would be in the 100-year floodplain. The new structure would be designed to minimize potential harm to or within the floodplain.* The Maryland Department of the Environment’s review determined that there will be no impact on the floodplain. The pavilion would be designed with retractable side doors, and no “critical” functions housed within, such as horse medical uses or power production. Ring C would continue to be a passive flood tolerant use as it will remain a sand ring with no heating or cooling systems. The sides of the arena would be open most of the time, which would allow for

passage of water should flooding occur. If the doors are closed, they will be opened if a flood were to occur. **

Short-term construction would only span approximately 8-10 weeks during the summer of 2020, and Maryland Department of the Environment Best Management practices for Construction Within Floodplains will be followed.

Periodic flooding has been observed in Meadowbrook Lane south of the Stables, in the area immediately next to Rock Creek and in Meadowbrook Local Park, which is caused by Rock Creek over-flowing its banks due to the large extent of its watershed area. There are no known instances of flooding reaching the barn or rings for at least the last twenty years. ***

*Why minimize the potential harm to or within the floodplain when a reasonable alternative would be to not build at all or build on higher ground?

**This would require the appropriate personnel to be on site to open doors should flooding occur. Much of the flooding witnessed by neighbors in this section of Rock Creek Park could be described as flash-flooding, giving staff little time to react safely.

***This is not true. Over the past twenty years flooding has definitely reached Ring C. It has never been noted close to the barn. There are recent photos and videos available and have previously been submitted of flooding within a few feet of Ring C; see letter submitted to NCPC by Antonia Dentes and Owen Powers dated February 19, 2020 and re-submitted February 20, 2020 5:51 a.m. Never expecting we would be confronted with the issue of a covered arena proposal in Ring C, Concerned Neighbors of Meadowbrook Stables does not readily have photos or videos of the numerous flooding events that, for example, resulted in the overgrown swath of grass etc. in Ring C. Certainly, those of us who have lived in the neighborhood for twenty-five or more years, have seen flooding and excessive standing water.

Water Quality/Stormwater Management. The Clean Water Act (1972, amended in 1977 and 1987) (Act) was enacted to provide the basic structure for regulating pollutant discharges and ensuring that surface waters meet standards that allow for recreational and sporting activities. As authorized by the Act, the National Pollutant Discharge Elimination System (NPDES) permit program is organized within the Environmental Protection Agency (USEPA) and controls water pollution by regulating point sources that discharge pollutants into waters of the United States. Federal, industrial, or municipal facilities must obtain NPDES permits if their discharges go directly to surface waters. The State regulates stormwater management requirements for development, which is related to potential water quality impacts.

No Action Alternative. The new pavilion would not be constructed and therefore, would not result in any change to existing Ring C site stormwater management, nor changes to Rock Creek water quality. Currently, the Ring C surface is relatively compacted from regular use and therefore, stormwater runoff tends to flow in sheets (sheet flow) from the impervious area and pool in the southwestern portion of the site.* Since ring C is at the lowest elevation of the

entire site, it also receives runoff from rings A and B. ** After pooling in the southwestern portion of the site, the runoff eventually makes it way under a driveway and to the sediment basin and then the stormwater management ponds.

*Sheet flow has not been witnessed in Ring C nor is that the reason the southwest portion of Ring C is in its current condition (persistently moist with swath of grasses etc.). If the surface of Ring C is compacted to the point of interfering with proper drainage, more vigorous grooming and maintenance of the footings should occur (as is done when snow becomes dangerously packed for skiing).

**Runoff from Rings A and B has not been witnessed, these rings do sit higher but there is a buffer area of swales between rings A, B, and C that do not overflow with water.

Ring C Pavilion (Preferred). The new pavilion and its site improvements would manage all stormwater for this portion of the site. * A new roof over the compacted surface of Ring C** would channel stormwater into two new bioswale areas adjacent to the structure, which would have enough capacity to capture and filter stormwater through plantings and infiltration media. Captured stormwater will eventually drain into underdrain pipes and discharge to Meadowbrook's existing stormwater pond. Ring C's stormwater flow would be largely controlled through new bioswales, thereby reducing its contribution to Rock Creek (Figures 12-14).

*There is no way to know if the proposed improvements would be able to manage the stormwater. After engineered improvements in 2003, run off is not adequately managed. If new plans fail again with the addition of such a large impervious surface, stormwater management and sediment/erosion control would become even more difficult in this Environmentally Sensitive Area.

**Is a compacted surface actually what is desired?

Short-term construction would span approximately 8-10 weeks during the summer of 2020, with construction site Best Management Practice (BMP) standards used to accommodate all potential stormwater management on-site.

Visual Resources. The topic of visual resources refers to an analysis of any changes to views or viewsheds. For this facility, nearby views/viewsheds include those from the hiker/biker trail, Meadowbrook Lane, the private residences on the eastside of Abilene Drive, and more distant views from the south, west, and north.

No Action Alternative. The new pavilion would not be constructed and therefore, existing views and evening lighting would remain the same. Ring C would remain the open-air area that is visible today, with horse jumps. The twenty, 40-foot high existing floodlights would remain immediately surrounding the arena, and all 56 elevated floodlights would continue to operate during night- time lessons and horse shows when needed. Existing light spillage would continue

off-site into the adjacent Rock Creek Forest neighborhood, estimated at an average of 0.2 light-candles (Figure 24).*

*As has been submitted and discussed, lighting around Ring C is not an issue. See discussion of lighting in Sections 3.3.1.2 and 3.3.2.1 of Point by point response to excerpts from the Draft Environmental Assessment for Meadowbrook Stables Proposed Covered Riding Ring (submitted to NCPC February 14, 2020)

Closer views across Ring C would remain relatively unimpeded from the south and east, along Meadowbrook Lane and the Rock Creek Trail. More distant vantage points from the south, west, and north, would remain obscured due to forested areas, with existing houses preventing views of Ring C from most Rock Creek Forest properties.** However, several of the closest houses along the east side of Abilene Drive, have mostly unimpeded elevated views (estimated at 10-40-feet higher) over Ring C based on topography and the multi-level nature of the homes (Figures 4-6).

**False—More distant vantage points from the south, west, and north indeed do have forested areas but these areas are primarily a deciduous forest, so the view would not be fully obscured – especially during half of the year when the leaves have fallen. The roof of the barn is visible from these areas when the leaves are off the trees. The neighborhood of Rollingwood to the west, overlooks Meadowbrook Stables and the proposed site. Existing houses do not fully obscure the views of Ring C from the Rock Creek Forest Neighborhood which also includes houses overlooking Ring C not only from Abilene Drive but also from the hill tops of Washington and Blaine Avenues.

Ring C Pavilion (Preferred). The new pavilion (32-feet at the roof peak/41-feet and 8 inches in height at the center cupola) would be visible from several residences on Abilene Drive, as well as ground-level vantage points along the Rock Creek Trail and Meadowbrook Lane. Residences with views of Ring C today would likely look at the facades and roof of the proposed pavilion in addition to trees and other vegetation that would be added around the site. Views of horse activity at Ring C would be limited to what could be seen through operable doors (which would likely be up for approximately eight months out of the year). Views from the hiker/biker trail and Meadowbrook Lane close to Ring C would also be of the pavilion facades and new vegetation. Horse activity would still be fairly visible from the ground level.*

*There would be nearly no horse visibility of Ring C with the degree of vegetation being proposed and that would be necessary to hide the proposed structure that is not appropriate or necessary for the site.

The structure would not be visible from more distant vantage points further to the north, south, and west along Meadowbrook Lane.* Views further to the west and northwest (from Beach Drive); southwest (from Meadowbrook Local Park); south (from the Parks Department Maintenance Facility); north (from the north of the barn); and east (from the interior of the Rock Creek Forest neighborhood) would remain unchanged.** Beneficial visual long-term

impacts would likely result from 20 fewer floodlights surrounding Ring C, both during daylight and evening hours.*** The new pavilion would have interior lighting, with limited downward-illuminating, exterior lighting only above doorways as required by building codes.

*Given the proposed size and height the structure would definitely be seen from more distant vantage points from the north, south, east and west.

**This is FALSE. There is no way that a structure of this size and height leaves any of the vantage points unchanged. The *current* barn roof is visible from points farther west, northwest, southwest, south, north and east, especially during the six months of the year that the trees are leafless. This has been particularly noticeable recently with the new wood shingled roof that has been replaced on the barn. Certainly, from every vantage point looking toward Ring C where there is now either a view of current surrounding forest, open space, sandy paddock, and horses prancing there would instead be a structure.

***While it would *currently* be more visually pleasant were there to be 20 fewer light poles around Ring C, replacing them with an imposing 125ft. x 225ft. x 42 ft. structure would be incontrovertibly worse and denigrate the character of the park and historic site.

Overall, the structure will be visible, especially for immediately adjacent Rock Creek Trail users and the residences to the east of Abilene Drive.* Existing vegetation (on both sides of Meadowbrook Lane) and new additional landscaping would help screen the new pavilion from off-site views.** Significant landscaping (over 30,000 square feet) would be added, including native trees, sedges, grasses and shrubs appropriate to the site (Figure 15). In addition to landscaping, Meadowbrook is proposing a design that is compatible with the historic barn, with a stone skirt at each of the building corners; dark green trim around the windows and doors; board-and-batten style siding; historic exterior light fixtures; and three cupolas on the roof.

Construction would likely impact surrounding views temporarily with the presence of additional trucks and equipment on the property. The construction would be staged from the southernmost on-site parking area, directly across the interior gravel road, to the west of Ring C. Materials and equipment would be stored in this location for the duration, anticipated to last between 8-10 weeks during the summer of 2020.

*This structure would be fully to somewhat visible from every direction.

**The more vegetation, the less welcoming the property becomes and the view of horses less available for the public to enjoy. While Meadowbrook purports to welcome non-equestrians, the design of the proposed structure and the moat-like swales with protective landscaping would discourage the public from approaching – as does the imposing electronic metal gate installed during its 2003 renovation. (Photo below) Meadowbrook is projecting a members-only message to park visitors, not a welcoming invitation.



Cultural Resources. Cultural resources - buildings, objects, locations, and structures that have scientific, historic, or cultural value - are protected under several federal laws and regulations, as well as numerous State statutes. Section 106 of the National Historic Preservation Act (NHPA), as amended, and implemented by 36 CFR Part 800, requires federal agencies to consider the effects of their actions on historic properties, with an opportunity for the State Historic Preservation Office (Maryland Historic Trust) and Advisory Council on Historic Preservation (ACHP) to comment on projects that may have an effect on historic properties. Historic properties are defined as archeological sites, standing structures, or other historic resources listed in or eligible for listing in the National Register of Historic Places (NRHP).

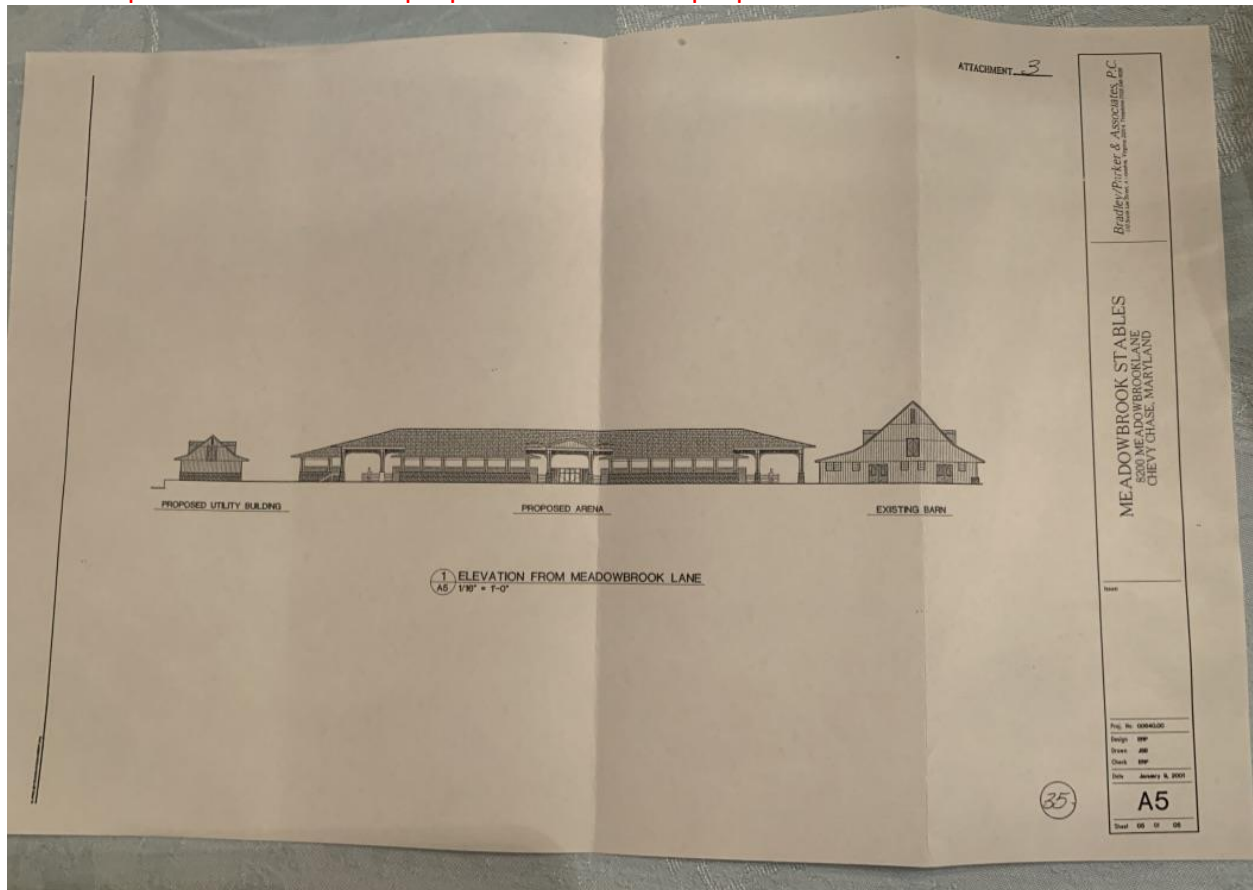
In the case of this project, the land was purchased for Rock Creek Park with combined state and federal funding. Under the 1930 Capper-Cramton Act, and subsequent agreements with MNCPPC, NCPC has approval authority for changes to the park's General Development Plan, which entails Commission responsibility for ensuring Section 106 compliance. The Montgomery County Department of Parks (MCDP) consulted with the Maryland Historic Trust (MHT) in 2001 regarding the comprehensive improvement plan, and they concurred with MCDP that the project (including the pavilion over Ring D) would have no adverse effect on historic or archaeological resources.*

*What is being referred to here is the 2002 proposal that put forth a different location, a smaller & shorter covered ring, and a significantly different/more historic design. A diagram of this design can be found in the archives of the Montgomery County Planning Board from December 6, 2001, attachment 3, building drawings by Bradley/Parker & Associates, P.C.

Link:

http://www.montgomeryplanningboard.org/meetings_archive/01_meeting_archive/agenda_120601/item11_120301.pdf

Here is a photo from the 2001 proposal of what was proposed:



Meadowbrook Stables is individually listed in the Montgomery County Master Plan for Historic Preservation (MO 36/003-00A), referred to as “Rock Creek Stables.” A full review of historical and archeological resources in the area of the Meadowbrook property was conducted in 2003, in connection with the development plan and associated Development Agreement. At that time, the Montgomery County Historic Preservation office confirmed that the Stables property is not an archeologically significant site.

Since 2003, the Rock Creek Recreation Center has been designated as an historic resource, number 36/090, on the Montgomery County Master Plan for Historic Preservation. The Center is located approximately one-half mile south of Meadowbrook Stables, along Meadowbrook

Lane. However, the Rock Creek Recreation Center is separated from the Meadowbrook property by Rock Creek and a stand of mature forest, so the Meadowbrook facility is not visible from the Recreation Center and vice versa.

No Action Alternative. The new pavilion would not be constructed and therefore, would not result in any impacts to on-site cultural resources.

Ring C Pavilion (Preferred). The pavilion would be located along the southeastern edge of Meadowbrook's property, separated from the historic barn by the picnic area, several rows of trees, and Riding Ring B (Figure 26). * Property use would continue uninterrupted, and the design of the new structure would be compatible with the architectural look of the historic barn. ** The character of Meadowbrook Stables as an equestrian facility – manifested by green space, the presence of horses, quality of upkeep, and park-like setting that is open and welcoming to the community – would be unaffected by the project. *** These findings are documented by an assessment report, which concludes that the project would not result in an “alteration to the characteristics of historic property qualifying it for inclusion in, or eligibility for, the National Register of Historic Places.” Meadowbrook Stables submitted an assessment letter to MHT for concurrence, with a “no adverse effect” determination issued on November 19, 2019**** (Figure 27). Separately, NCPD initiated Section 106 consultation with MHT to fulfill its Section 106 compliance responsibilities, with a “no adverse effect” determination. The Trust concurred in writing with NCPD determination on February 21, 2020.

*Attempting to now locate a covered arena further from the barn is likely in order to be able to have less restrictive historical building design.

**Not compared with the proposal of 2001/2003 referenced above in red (link to archives and photo).

***As has been addressed, the “park-like setting that is open and welcoming to the community-would be unaffected by the project” is FALSE. Open space, viewsheds, views of horses, a loss of a sense of openness would be affected by thick vegetation etc.

****It has been established that materials submitted at that time were quite erroneous. Also, at that time none of the public was yet aware of the proposal and therefore unable to contribute comments to the Maryland Historic Trust.

During construction, there would likely be minor to moderate temporary adverse impacts to the historic setting of the barn with the presence of construction trucks and equipment on-site. However, care will be given to ensure that Meadowbrook's historic qualities are protected during project construction. Construction activities would be staged from the southernmost parking pad on the property, directly across the interior gravel driveway from (west of) Ring C, largely blocked from view of the barn by the existing utilities and maintenance building.

Transportation and Parking. Meadowbrook Lane is a two-lane local road (maintained by the County) that borders Meadowbrook Stables property along its eastern and southern edges. Meadowbrook Lane provides vehicular access between East-West Highway (to the north); Rock Creek Forest neighborhood (to the east); a Parks Department Maintenance Facility (to the south); and a local park (Candy Cane Park) to the southwest. The speed limit is 15 miles per hour along Meadowbrook Lane, used by a variety of traffic including school buses, service/delivery vehicles, residential traffic, park traffic, and Meadowbrook riders and staff. Heavier volumes of Rock Creek Forest neighborhood-related traffic tend to occur during the weekday morning and evening rush periods, with more disbursed usage* during weekends. Regular Meadowbrook-related traffic tends to be heavier during lesson hours, Tuesday-Friday from 4:00-8:00 PM, and weekends from 9:30-2:30 PM. However, peak traffic occurs during horse shows at the facility, which occur three times per year.

*Actually on weekend days there tends to be heavier volumes of traffic along Meadowbrook Lane as a result of not only Stables lessons, but also an increased number of drivers headed to Meadowbrook Park (at the end of Meadowbrook Lane) to access the Hiker-Biker Trail, attend large events at the Activity Building, utilize the baseball and soccer fields as well as the basketball and tennis courts, and enjoy the Candy Cane City playground.

A 22-space parking area*, designated for Meadowbrook Stables use, is located along the eastside of Meadowbrook Lane, across from the historic barn. Other on-street parking is allowed on an adjacent service lane (parallel to Meadowbrook Lane) and along Washington Avenue, which intersects with Meadowbrook Lane; however, on-street parking (other than in the lot) is prohibited along Meadowbrook Lane. Overflow Meadowbrook event parking (three times per year during horse shows) is allowed in the grassy open area to the north of the barn, as well as in the Candy Cane Park parking lot. Peak occupancy periods in the Meadowbrook lot tend to occur during the lesson hours stated above**.

*Actually there are only 20 spaces.

**Currently the parking situation during lesson times is problematic. Please refer further to the Point by point response to excerpts from the Draft Environmental Assessment for Meadowbrook Stables Proposed Covered Riding Ring (submitted to NCPC February 14, 2020) Sections 3.5.2.1 thru 3.5.2.3 "Traffic and Parking," as well as Concerned Neighbors of Meadowbrook Stables responses to MFI's proposal FAQ's (submitted to NCPC March 10, 2020). Excerpt below:

This ignores the fact that there is currently already a parking and traffic problem during lesson and show times. Recently cones were put out on the trail in front of the barn entrance so that drivers dropping off students would not pull up on the trail, thus blocking the thoroughfare. Unfortunately, many drivers now just stop in the middle of Meadowbrook Lane while students enter/leave vehicles, creating a traffic and safety hazard. There is quite a bit of overflow parking that spills onto the Meadowbrook service road, Washington Ave, Blaine Drive and Abilene Drive. (Blaine and Abilene more

commonly for horse shows but sometimes for lessons.) Cars now park and idle on Washington Avenue and Meadowbrook Lane Service Road waiting for riders. The current situation continues to be troublesome and has certainly gotten worse over the years as Meadowbrook's student population has grown from 300 to 400/450. In addition to the ridership increasing, which Meadowbrook said would not happen, parking issues were never resolved and have worsened.

Pedestrian and bicycle activity occur primarily along the Rock Creek Trail, though pedestrians and bicycles also utilize Washington Avenue and other neighborhood streets. The Trail is aligned along the north- and westside of Meadowbrook Lane adjacent to the Stables property, extending between Georgetown (Washington, DC) and Lake Needwood in Rockville, Maryland. Meadowbrook visitors and patrons regularly cross Meadowbrook Lane between the parking lot and the Stables property. Crosswalks exist across Meadowbrook Lane at its intersection with Washington Avenue and across Meadowbrook Lane at the southeast corner of the property to demarcate locations where motorists can expect more regular street crossings.*

*While there is a crosswalk at the southeast corner of the property as well as a stop sign, cars frequently run that stop sign. Now pedestrians, bikes and vehicles are visible through the fence and bushes on that corner so non law-abiding citizens have an opportunity to see what is coming around the corner. With the construction of such a proposed arena at Ring C, this view would be dramatically decreased posing a safety risk along with increased vehicular traffic.

No Action Alternative. The new pavilion would not be constructed and therefore, existing traffic and parking activity would remain the same.

Ring C Pavilion (Preferred). The new pavilion would not increase existing programming at Meadowbrook Stables, which is limited by a concessionaire agreement with M-NCPPC*. As such, there will not be any project impacts to existing traffic and parking activity over the long-term (once the project is complete). During construction, there would be some increase in traffic on Meadowbrook Lane, with the presence of trucks delivering equipment and material to the site. Deliveries would enter the property through the southern gate and all construction-related traffic would park on Meadowbrook property. Construction staging would be on the southern-most parking area on the property, directly across the interior gravel driveway from Ring C. All materials and equipment would be stored in this location. Fixed weekday work hours, regular communication between Meadowbrook and the community, and the relatively short duration of project construction (8-10 weeks) would help control adverse traffic and parking impacts.

*In the 2012 revised lease between Meadowbrook and M-NCPPC, we are not seeing a limit on the existing programming other than the horse show limit. The neighborhood was assured that there would not be an increase in programming in original 2001, then 2003 proposals yet The number of students has risen from 350 weekly students to over 400 weekly students and up to 450 students in a year. This is a 14-28.5% increase without a plan or consideration on how to deal with the increase in vehicular traffic and lack of parking that has worsened over the last

nineteen years, and would likely continue to worsen if a covered arena is built. See p. 8-9 of the 2012 Revised lease (ATTACHMENT A) sections 4.4 and 4.5 which outline the number of horse shows allowed and parking requirements. Other than limiting the number of horse shows to three per year, other numeric limits are not noted. Section 4.4 also describes that the Lessee will hire and pay Park Police or off-duty Park Police if parking control is necessary. Even though parking for shows currently overflows onto neighborhood streets rather than the identified alternative areas, including the maintenance yard parking, neighbors have not observed any Park Police conducting parking control during horse shows.

With an enclosed arena and seating stands, there would be an increase in vehicular traffic and an even greater shortage of suitable parking spaces, due to additional people coming to visit and watch riders. Indeed, that intent is cited in the answer to question 11 of Meadowbrook's FAQ'S regarding the proposal: "Visitors will now be able to watch horse shows and lessons under cover of the viewing area as well."

Noise. Noise can be disruptive to normal activities for people and wildlife depending on multiple factors including distance between the noise source and the listener, duration, timing and frequency. Noise levels can impact more "sensitive receptors" and land uses to a greater extent such as schools, churches/synagogues, hiking trails, and some species of threatened or endangered wildlife, as well as horses.

No Action Alternative. The new pavilion would not be constructed and therefore, existing noise levels would remain the same. Meadowbrook is a riding facility that teaches children and adults, six days per week, on a year-round basis. As an equestrian-focused facility, typical noise from the property arises from human voices, horses, riding activities, and intermittent use of a small tractor to remove manure and condition the sand riding rings.

Ring C Pavilion (Preferred). Long-term noise levels would generally remain the same as existing conditions since programming would not change. Ring C-related noise may be reduced however, with a new pavilion shielding outside (uncovered) areas from activities within the structure since the space would be partially enclosed with the retractable doors open. Overall, long-term noise impacts would likely be negligible.*

*The opening and closing of the "Garage type doors" would produce increased noise. Reverberations or amplification caused by sound bouncing within a metal structure are likely to occur. How might this carry into the neighborhood and park, or how might this noise affect people and wildlife? If two classes are held in this ring, noise would increase. Ring C is closest to multiple neighbors and often results in a significant amount of noise from instructors and from tractors. It is hard to believe there would not be more lessons and, thus, more noise. Certainly, if the intent is to have lessons in inclement weather, on days when riders may previously not have attended classes or with the intent to hold two lessons simultaneously in the one covered ring, there would definitely be more noise emanating from Ring C into nearby homes, the neighborhood, and Rock Creek Park.

There will likely be short-term noise impacts to the community during the anticipated 8-10-week construction phase, with the presence of heavier trucks and equipment on the property. However, fixed weekday work hours, regular communication between Meadowbrook and the community, and the relatively short duration of project construction (8-10 weeks) could help to control adverse noise impacts. Construction at the Ring C location may be slightly louder than if construction were to occur at the Ring D location.

Air Quality. Under the 1963 Clean Air Act, the United States Environmental Protection Agency (EPA) has developed regional National Ambient Air Quality Standards (NAAQS) for certain air pollutants that are deemed harmful to public health and the environment. These pollutants include particulate matter such as dust, which must remain at or below national standards to be considered in “attainment” by the EPA. Currently, the Washington DC Metropolitan Area is in attainment for particulate matter under the 2012 Annual (PM2.5) Standard.

No Action Alternative. The new pavilion would not be constructed, thereby maintaining the status quo in terms of intermittent ambient dust escape from the Meadowbrook Stables property. Meadowbrook currently controls dust in each of its four riding rings through regular watering from four overhead sprinkler systems surrounding the rings, as well as from ground-level applications by a tractor-pulled water sprinkler. While Meadowbrook makes dust control a priority, some dust will inevitably become airborne during hot, dry and/or windy weather, escaping Meadowbrook’s property. This is also true of Ring C, where more advanced lessons (cantering and jumping) take place. *

* *WHEN, Meadowbrook waters adequately on a regular basis and uses the tractor-pulled water sprinkler, dust remains at a minimum but this does not always happen. During the previous renovation the plans engineered were intended to provide adequate coverage via the newly installed sprinklers. We do not believe the intent was to require the use of the tractor-pulled sprinkler but obviously the engineering was flawed. It is particularly when the tractor-pulled sprinkler does not supplement the automatic system that there is an issue (due to the center of Ring C remaining dry). While a cover over the ring may help limit evaporation, it would prevent natural dampening that occurs with rainfall.*

Ring C Pavilion (Preferred). The project would result in reduced ambient dust to the surrounding community through the more controlled interior environment of the new pavilion. The new structure would shield the riding area from sunlight and wind, thereby reducing evaporation, as well as allow easier watering of the riding ring surface with a tractor-pulled water sprinkler. As such, long-term impacts are likely to be beneficial to the surrounding community.*

**As is stated above when Meadowbrook waters adequately and regularly, dust is controlled. Is the plan to shut the sides when it is windy outside? It is noted that Meadowbrook is no longer suggesting that the proposed arena would decrease the amount of water used.*

During construction, there would likely be minor to moderate adverse impacts to local air quality due to the presence of heavier trucks and equipment on the property. However, regular site inspections, dust control measures, fixed weekday work hours, and the relatively short duration of the project construction (8-10 weeks) would likely minimize ambient dust as much as possible.

Cumulative Effect. Overall, a pavilion over Ring C and associated bioswales and 30,000 square feet of landscaping would help to improve stormwater management. Ambient dust, and light spillage would decrease. The project would also result in a “no adverse effect” on the historic barn or on archeological resources. While the pavilion would be in the floodplain, it is not a critical structure and would neither impact the floodplain nor be significantly damaged by flooding, were that ever to occur. The project would have no additional long-term impacts to transportation, traffic, parking, or noise.

The proposed pavilion (32-feet at the roof peak/41-feet and 8 inches in height at the center cupola) would be visible to walkers, bikers and drivers traveling immediately to the south and/or northeast of the property along Meadowbrook Lane or on the hiker/biker trail, and visible to several private residences on Abilene Drive. Views would change from an open sand riding ring with outdoor lighting to that of a pavilion with operable doors in the open position for a majority of the year.

While the change in view from the nearby hiker/biker trail, Meadowbrook Lane, and the residences to the east of Abilene Drive cannot be completely mitigated, Meadowbrook proposes to add a significant amount of landscaping – over 30,000 square feet including native trees, sedges, grasses and shrubs appropriate to the site as shown in Figure 15. They also propose a design that is compatible with the historic barn, with a stone skirt at each of the building corners; dark green trim around the windows and doors; board-and-batten style siding; historic exterior light fixtures; and three cupolas on the roof.

Our review and research have led us to wonder, which zoning, standards etc. is Meadowbrook held to- residential, agricultural, both? Meadowbrook’s land is zoned as residential (Hickey Offutt) but it is also referred to as an agricultural site. See photo below identifying Meadowbrook as a Certified Agricultural Conservation Steward. As well as this link from (Maryland Association of Soil Conservation Districts) categorizing Meadowbrook as a horse farm. <http://mascd.net/certified-horse-farms/>



The following link is a guide to Maryland's various county zoning related to horses. Again, these guidelines delineate between residential and agricultural. To which is Meadowbrook accountable? <https://elcr.org/wp-content/uploads/2013/04/MHC-Guide-to-County-Zoning-Horses.pdf>

As was referred to in previous points regarding lighting, standards are delineated according to residential or agricultural.

Zoning Text Amendment No: 07-0,
<https://www.montgomerycountymd.gov/council/Resources/Files/zta/2007/07-01.pdf>

Meadowbrook often refers to itself as an "Urban Equestrian Facility." Are there specific standards for an urban equestrian facility?

Because of file sizes, the figures and attachments to the March Environmental Assessment (that NCPC has on file) are not included here. However, comments and figure alternatives are included below.

Regarding Figure 4 of March EA: What is presented in the EA is not in the direction of North it is Northeast. If the photo were taken looking directly north it would be taken from next to the wooden shed-like structure in the far left of the photo and would look like this photo below. Please note that this entire view would be obstructed by the construction of the proposed covered ring and landscaping.



Regarding Figure 5 of the March EA: What is presented in the EA is not the view west from behind 2812 but rather 2814. The ground view from 2812 looks like this:



The ground view from behind 2814 looks like this:

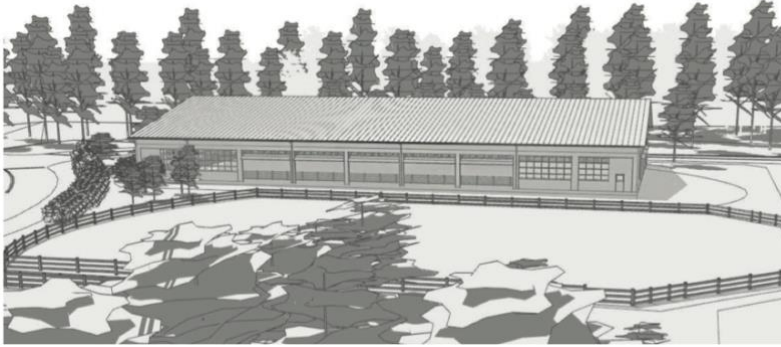


Regarding Figure 7 in the March EA: Figure 7 is taken from the Hiker-Biker Trail, not from the East-West Highway. The photo below is taken from the intersection of East-West Highway and Meadowbrook Lane and shows that Ring C, proposed site for the covered arena, would be visible (past foreground trees).



Regarding Figure 8 in the March EA: Figure 8 is a view south across rings A and B. NOTE: The view of the forest to the south (center left in photo) would be obscured by the covered arena, with a proposed roof line 4/5 the height of the light poles. See below Comparison of 3 views of Ring C, originally submitted by Laura Govoni-Sibarium and Antonia Dentes 3/10/20, Responses to MFI's proposal FAQ's.

Comparison of 3 Views of Ring C, Site of Meadowbrook Stables Proposed Covered Riding Ring



1) Bird's eye view from north above existing barn (Figure 24 Environmental Assessment For Meadowbrook Stable Proposed Covered Riding Ring February 2020)



2) Viewshed photo looking south across Rings A & B toward site from current barn. (Figure 25 Environmental Assessment For Meadowbrook Stable Proposed Covered Riding Ring February 2020)



3) Viewshed simulation looking south across Rings A & B towards proposed arena using figures from Environmental Assessment For Meadowbrook Stables Proposed Covered Riding Ring February 2020)

Regarding Figure 9 in the March 2020 EA: Figure 9 is labeled as “View looking east from the site toward Ring C,” but we were unable to duplicate that view. We photographed views standing next to the bank of Rock Creek looking directly east (compass on phone screen) towards Ring C, then turned 180 degrees and photographed the view looking directly west across Rock Creek towards Beach Drive.



Facing east from Rock Creek toward Ring C; Abilene Drive homes overlooking Ring C are visible



Facing west towards Beach Drive; 180° from above view.

Figures 17 and 18 of the March EA are representations of arena elevations from north and west, both depict a patron/visitor in a wheelchair next to a horse outside the proposed arena. Is this just for scale, to depict handicapped accessibility or the possibility of therapeutic riding? We are glad to see that the proposal includes two wheelchair accessible parking spaces and a paved sidewalk leading to the covered pavilion, which we hope was done to meet ADA compliance standards. Sadly, Meadowbrook's executive director has told neighbors directly that therapeutic riding would NOT be offered, even if the covered ring were to be built. These figures can be construed as misleading by showing (on the right) a person seated in a wheelchair, looking as though he may be preparing to mount, based on the way the horse and two people standing are positioned.

See separate email attachment for Attachment A, 2012 Revised Lease

Lgs
3/17/2020

From: [Eric E. Sterling](#)
To: [Weil, Michael](#)
Subject: Modification of General Development Plan, Meadowbrook Stables Riding Ring Pavilion Feedback
Date: Wednesday, March 18, 2020 1:57:27 PM

A new comment has been submitted online.

To approve this comment for publication, click the link below:

<https://www.ncpc.gov/comment/approve.php?cid=831>

Name: Eric E. Sterling
Location: Chevy Chase, Maryland
Email: ericsterling@gmail.com

Comments:

I live at 2805 Blaine Drive, 5 houses up the street from Meadowbrook Stable. I have long appreciated the presence of the stable in our neighborhood. I appreciate its historic character of the stable buildings.

The stable management however has made choices that are disruptive of our community. For example its choice of lighting design, and the light fixtures on the side of the stable are extraordinarily and unnecessarily bright and shine into both our homes, yards and the park.

The proposed structure at the corner would impinge on our residential community. In an earlier plan, the stable had proposed a covered structure west of the riding rings and between the historic stable building and the new maintenance/manure storage building. Located there would not disrupt the viewscape from the neighborhood. Unfortunately that is close to the creek and deeper in the flood zone.

I don't think there are design tweaks that can mitigate the unacceptable impact this proposed structure has for our neighborhood.

I OPPOSE the proposed multi-story structure.

From: [Jay Holland](#)
To: [Weil, Michael](#)
Subject: Meadowbrook Stables Project - Comments for the record.
Date: Wednesday, March 18, 2020 8:25:24 PM

Hi Michael,

I ask that my comments be considered and included in the record. I live at 2814 Abilene Drive, and my house backs directly (less than 60 feet from my fence) to Ring C, where the proposed indoor arena is planned. We have lived there for 19 years. I know you have heard from several of my neighbors, and have received the petition with over 180 signatures from community members. While I do not wish to be repetitive to those well written comments, I must note my strong opposition to this proposal. Indeed, it is inconceivable to me that upon any objective review of this project, that anyone one could think this is a wise proposal.

This building is proposed at one of the narrowest sections of the Park, and this 225' by 125' by 42' height commercial structure, to be built in an area that is in the flood plain and regularly floods, will obliterate the park-like atmosphere and view-scape permanently for the benefit of a private, high priced riding club that has the good fortune (for them) to be located on public land. This section of the Park, with Rock Creek bike trail, and the ball fields, hiking trails, the Creek, and Candy Cane City, and of course the stables, is an open-space gem as intended. It is used by thousands of park patrons regularly. They come to play, relax and escape by enjoying the open space and views – at no cost to them. In contrast, Meadowbrook Stables is used by a few select patrons who can afford the \$3000 school year tuition, to be used on the few days per year that they would rather ride inside.

The stables have been there for over 85 years, with patrons riding outside in a variety of weather. I understand that they would rather ride inside when the weather is less than ideal. But at what cost to the Park, its users, and the residential neighborhood directly abutting Meadowbrook? This neighborhood, inclusive of Meadowbrook Stables, is zoned residential. The building will be a few feet from Meadowbrook Lane, and the paved bike trail. It is a highly densely populated suburban neighborhood less than one mile from the D.C. border– not rural; and the Stables are not located in the midst of a much larger park where the structure could be well-obscured from residences and park users. The entire campus sits on 9.5 acres and has 50 horses. Contrast its location to the other County-owned indoor arenas. The indoor arena at Wheaton Park is in the midst of a 750 acre park, completely out of the view of the near-by residential neighborhoods, and apart from other park uses – and it is a significantly smaller arena than the one planned here. Likewise the indoor arena in Potomac is in a very rural and lightly populated setting.

I am an avid mountain biker. There are dozens of miles of very inviting dirt trails just outside my door in Rock Creek Park. But, I never ride those trails because the Parks Department has

wisely decided that the trails are too heavily used by walkers and hikers, in its urban/suburban location. So, I put my bike rack on my car and drive to where mountain biking is permitted. I raise this because it is abundantly clear that not every use is appropriate in every location merely because there is park land available and it would be convenient. It would be far more convenient for me not to drive to trails – but I would never argue that mountain biking should be allowed at close-in trails. Riders and their families have other choices if riding indoors is a higher priority to them than the convenience offered by Meadowbrook. Clearly, as the Stables is booked to capacity without the indoor riding option, those patrons have deliberately chosen convenience instead. They have plenty of other indoor options if that is the priority for them.

It is frankly quite clear as well, that Meadowbrook does not have any appreciation for the concerns raised by so many members of the community. Others have already detailed to you the deception and false statements made by Meadowbrook in its various filings, and I will not repeat those here. However, I must note that the community was excluded and misled. During the first phase of improvements, back in the early 2000's, Meadowbrook abandoned its plan to build a much smaller indoor arena in Ring D, after community objections were raised. Ring D was constructed at that time specifically for an indoor arena, and would have been set back from Meadowbrook Lane, and the community as to not destroy the view-scape or abut homes. At the time, stables board members – including David Bradley, and current chair Kerry Richards, met with community members – including myself. At the meeting they repeatedly assured us that we would be fully informed and involved if the Stables decided to revive its plan for an indoor arena.

As you are no doubt aware, that did not happen. Indeed, Meadowbrook submitted its proposals to NCPC and MNCPPC without even notifying those of us who directly abut their property. Apart from abundant errors in the proposal to NCPC, Meadowbrook noted that our house and those of several of our neighbors would be most affected by the new building. They had the audacity to say, in essence, that it is no big deal for us, and NCPC should just approve their proposal – without ever asking how it would truly affect us, or informing us during the public comment period. So – we respectfully appeal to the NCPC to keep in mind the big picture, and not the narrow interests of a select few. The wrong decision will devastate the Park. Accordingly, I ask that NCPC reject this ill-advised proposal.

Respectfully,

Jay Holland
2814 Abilene Drive
Chevy Chase, MD 20815
240-988-4114

Jay P. Holland, Esquire



*6404 Ivy Lane, Suite 400
Greenbelt, Maryland 20770*

tel. 240-553-1198

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From: [Pam Holland](#)
To: [Weil, Michael](#)
Subject: comments on Meadowbrook proposal
Date: Wednesday, March 18, 2020 9:09:09 PM

Hi Michael,

I would like the following comments to be added to the record regarding the Meadowbrook proposal. They are my personal comments as distinguished from the petition sent earlier.

- Open space in Montgomery County is dwindling. It is a community resource that both NCPC and Montgomery County have committed to preserve. The large proposed building would have a huge impact on the viewscape to the park visitors as well as the neighbors.
- Park space should not be co-opted through a private/public partnership for the use of a limited, privileged few. Projects at the National Zoo, for example, may have a perceived negative impact to the surrounding neighbors, but the benefit of such projects inure to the community at large *and without regard to income*.
- Meadowbrook Stables benefit an elite segment of Montgomery County, DC and Virginia residents. There is a misperception that the Meadowbrook neighborhood is a wealthy one. In fact, the Rock Creek Forest Elementary School - the district in which the Meadowbrook sits has a 24.5% FARMS rate. *One in four children is entitled to free and reduced meals*. These children will never be able to ride at Meadowbrook. When our neighborhood group met with the County Parks department we were told that it was open to all - neighborhood children could go and visit the horses - which is akin to allowing kids into a library but not letting them read the books. This problem will continue to exist even if the project does not go forward, but Meadowbrook should not be permitted to further their footprint at the expense of the broader community.
- Meadowbrook has been less than truthful from their first submission regarding the flooding and flood plain at Meadowbrook to their assertions that the indoor ring would have prevented cancellation of the April 2019 horse show. (I have previously submitted information on this that I would like to have on the record as well). I urge the NCPC to view Meadowbrook's submissions with a critical eye given their manipulation of information.
- Meadowbrook has existed for 85 years without an indoor riding ring. The building is simply not a necessity. I have previously submitted information regarding Meadowbrook's claim regarding a horse show they canceled last year with the implication that it would not have been canceled were there an indoor ring. This is just inaccurate. I also take issue with their assertions that they cancel lessons and refund money due to rain. This is not supported by the information on their website, nor my observations of the riding lessons being conducted even in spring downpours. And regardless, horseback riding like so many youth activities (e.g., soccer, swim team, and baseball) must make frequent adjustments for weather.
- The project's enormous dimensions - larger than an NHL hockey rink and a height of 42' at its peak make it a completely inappropriate addition for this section of the park. Meadowbrook's facilities sit in a very narrow section of Rock Creek Park. The structure would be nearly 1/3 of the useable width of that section of the park. This is not the agricultural preserve or Wheaton Regional Park where such structures would be in keeping with the surroundings and not within several dozen feet of residences.

- In addition to sitting in a very small section of the park, Meadowbrook Stables is nestled in a residential neighborhood. The proposed structure would be approximately 100 feet from our house and only 60 feet from our back fence with a similar impact to our neighbors. We all must make sacrifices for the common good, but I just can't see this project as being for the common good. It is not a school, playground, soccer field or other use that would be enjoyed by many.

Thank you for your consideration.

Pam Holland, President

TechMoxie, LLC.

202.642.5520

Web: Tech-Moxie.com

Twitter: [@techmoxie](https://twitter.com/techmoxie)

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Stefanie Stark
5409 Moorland Lane
Bethesda, MD 20814
3/18/20

National Capital Planning Commission
401 9th Street, NW
Suite 500
Washington, DC 20004

Re: Modification of General Development Plan, Meadowbrook Stables Riding Ring Pavilion, NCPC
File Number: MP100
Hearing on Thursday, April 2, 2020

To whom it may concern:

I'm writing this letter in support of Meadowbrook Stables' proposed covered riding ring.

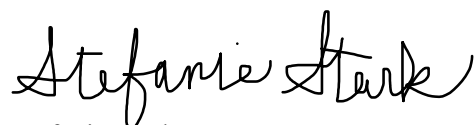
I rode at Meadowbrook when I was a girl, and now my daughter rides there. It has been a crucial aspect of my daughter's life for the last five years, helping her grow from an anxious youngster into a confident girl who now helps other young horse-lovers (as she was once helped).

Meadowbrook is an asset to the community, allowing the public to visit and experience horses and riders in action. Often, a family with children approaches with questions and wants to pet a horse. We help them safely do that and see their joy. Meadowbrook is also an excellent school teaching an enormous amount to its students, who learn how to take care of the horses in addition to how to ride them.

A covered ring is essential for many reasons. It will allow the horses to get the exercise and air they need in inclement weather, rather than being cooped up in their stalls. It will bring Meadowbrook's facility up to par for a riding barn, making lessons possible in inclement weather (they are often cancelled now). Additionally, the covered ring will visually be in keeping with the rest of the barn, which is charming and historic. In nice weather it will be open and airy (with sliding doors for that can close in bad weather). It will improve things for the environment and for the neighbors surrounding the barn by: preserving energy using solar power, using significantly less fresh water, creating much less ambient dust, generating much less ambient light at night (half of the current outdoor lighting poles will be removed), and virtually eliminating erosion and sediment runoff into Rock Creek. Also, the number of students and lessons will remain the same, so there will be no increase in traffic in the neighborhood.

For these reasons, I urge the National Capital Planning Commission to approve this project.

Sincerely,



Stefanie Stark

-----Original Message-----

From: martha.fishel@gmail.com <martha.fishel@gmail.com>

Sent: Saturday, March 21, 2020 7:27 PM

To: Tobin, David <David.Tobin@montgomeryparks.org>

Subject: Proposed Meadowbrook Indoor Arena

I am a neighbor nearby - just up Leland. All I can say is, I love the plan, and nobody in my family rides. My children grew up here, and one of our activities with my kids and grandchildren now, is to go down to Meadowbrook and look at the horses and the riding arenas. There is NOTHING ugly about your plan - it looks reasonable and appropriate for the space. I'm assuming the opposition comes from the people whose homes overlook, but so what? They bought those homes knowing there were overlooking a public riding arena. Pay no attention, your plan is good, attractive, and welcoming to young (and older) riders in lower Montgomery County. I love it.

Martha Fishel

7301 Rollingwood Drive, Chevy Chase MD



To Whom it May Concern:

I'm writing this letter in support of Meadowbrook Stables' proposed covered riding ring. My name is Joanie Smeltz. I am the Director of the Ohr Kodesh Early Childhood Center. Our school is in walking distance of Meadowbrook Stables and has been bringing joy and curriculum content to our children for over 20 years.

Our children visit the stables several times a month. They interact with the workers and they know all of the horses by name. The children have picnic lunches at the stables and feel as if the space is their second home. They often ask "when can we go to the stables again?"

We feel welcome every time we visit and the employees share information with the children about the horses. They always take the time to answer the children's questions.

I imagine many of our families use this beautiful facility for their children to ride as it is close to their homes, which creates the ability for the families to not have to travel far outside of the city.

In addition to the benefits to our school community, a covered arena at Meadowbrook will improve the quality of Meadowbrook's instructional programs by giving riders the chance to train consistently and safely, regardless of the weather; and will ensure that horses get the daily exercise that they need.

The covered riding arena is a long overdue improvement to the Stables' facilities and will have tremendous benefits for Meadowbrook's many riders and horses as well as the environment and, ultimately, the broader Montgomery County community. For these reasons, I ask for your support and approval of this project.

Sincerely,

Joanie Smeltz
Director, Ohr Kodesh Early Childhood Center

Section D

Abilene Drive Neighbors
2810, 2812 & 2814 Abilene Drive
Chevy Chase, MD 20815

January 9, 2020

VIA EMAIL

Mr. David Tobin
Manager, Public-Private Partnerships
Real Estate Management Section
Park Development Division
Montgomery Parks
Maryland-National Capital Park and Planning Commission
9500 Brunett Avenue
Silver Spring, MD 20901

Re: Request to Postpone January 16th Public Meeting and Alternative Next Steps in Review of Proposed Meadowbrook Stables Covered Arena.

Dear Mr. Tobin,

The undersigned are a working group of long-time residents of Rock Creek Forest who have serious concerns regarding the plans of Meadowbrook Foundation, the operator of Meadowbrook Stables (“Operator”), to erect a Covered Equestrian Arena behind our homes on public land leased from the Maryland National Capital Park and Planning Commission (“M-NCPPC”) in Meadowbrook Park.

Request to postpone meeting.

We write to request that M-NCPPC and the Operator postpone their jointly announced community meeting scheduled for January 16, 2020 to provide us and our neighbors with adequate time to study the proposals and to solicit additional information from M-NCPPC and the Operator that would be necessary for productive engagement. Specifically, we respectfully request:

- A. The scheduled meeting be postponed.
- B. The neighborhood be afforded a reasonable period of time to formulate information requests about the project and digest any responsive information provided; and
- C. Only then should any formal further meetings be scheduled for community engagement and, if appropriate, formal agency reviews of the proposed project.

The proposed Arena will be three-fourths the size of a football field and represent the single most dramatic change to the landscape of Meadowbrook Park in decades. While the Operator has been working on this project for months, neighbors are supposed to provide meaningful feedback barely two weeks after learning of the project from a sign posted by the barn over the holidays.

Our request that the meeting be postponed is already supported by more than 35 residents of the community who have signed a supporting petition (attached), and we expect others to join as word spreads. While we appreciate that you have assured us that you believe M-NCPPC to be only at the beginning of a process, the fact remains that M-NCPPC's own web site contemplates only two meetings – next week and then the formal Planning Committee meeting in March.¹

I am sure you can understand why this blitzkrieg timetable seems aimed at expeditiously securing project approval, rather than facilitating M-NCPPC's ability to make a fully informed, unbiased evaluation of the proposed project. Such a timetable will deny the neighborhood an opportunity to fully understand the magnitude and implications of the project, articulate well-developed concerns, and supply the M-NCPPC and other government agencies with information to assist them in making fully informed decisions regarding the proposed projects.

Therefore, we ask that M-NCPPC and the Operator consider postponing the meeting and engage with the community on developing a more reasonable timetable as described above. In parallel with this letter, we have reached out to Kerry Richard, the Chairman of the Board of Meadowbrook Foundation, to request that the January 16 meeting be postponed.

In the event that M-NCPPC and the Operator decline to postpone the meeting, we urge you to announce that no Planning Board meeting to review the project will be scheduled for *at least* 6 months, nor will be scheduled on less than 60 days direct notice to the community. As explained below, the proposed project raises many serious concerns that should be reviewed carefully by your division before making any further recommendations.

Background

As you probably know, Meadowbrook made substantial changes to the paddocks, footings, barn, manure shed, lighting, plantings, internal walkways and other features approximately 16 years ago. These improvements were approved in the shadow of the Operator's suggestion that it might abandon the facility without them; those

¹ <https://www.montgomeryparks.org/projects/directory/meadowbrook-stables/>

improvements were only made possible by a large private donation. The Operator asserted that the changes last time were necessary for the safety of the horses and the riders as well as the economic viability of the stables. From the late 1990s to early 2000s, we engaged in a series of discussions with the Operator and M-NCPPC staff about the need, scope and even the expense of various designs. Initially, the proposed changes included a covered ring – one much smaller and more hidden from Meadowbrook Lane -- than that currently proposed. After substantial and direct community engagement and in the face of substantial neighborhood concerns about the overall scope and scale of that project, the Operator abandoned its effort to build the covered ring. More importantly, Meadowbrook assured the neighborhood that it would be given early notice and would be included in future discussions of any significant proposed changes to the property. Unfortunately, that did not occur here.

Late notice

Although we are pleased to have the stables in our neighborhood, we were disappointed that the Operator sought no community input before substantively engaging with M-NCPPC staff and other government bodies to lay the groundwork for approval of the Covered Arena. Despite this, the Operator represented to the government authorities in writing that the new project will benefit the very neighbors – including several of the undersigned – with which the Operator up until a few days ago has avoided all engagement regarding the new proposal. While Meadowbrook was evidently soliciting large pledges for the new construction at its 85th anniversary gala, we understand that it remained silent about these plans when it invited neighbors to the stables to share in celebrating their anniversary.

The current timetable that contemplates a single community meeting on January 16, a Planning Board decision in March, and construction soon thereafter, is not reasonably calculated to consider community concerns but to push through the Operator's wishes. Only in the past few days has a representative of the Operator knocked on a few doors at dinner time on a workday to ask if neighbors have any questions about the proposed project, and just today – January 8th – we received a mailing inviting us to the January 16 meeting. That was not a solicitation of meaningful input.

We have had little more than a week since New Year's to review the plans and even begin to formulate questions. The information available to the neighborhood regarding the project at this point raises far more questions than it answers.

Substantive concerns

We attach to this letter a *very preliminary* list of concerns about the proposed covered Arena and examples of information missing about the project from the M-NCPPC or Operator's web sites. These concerns include generally, for example, missing details about the structure (ex., height, materials, etc.), the relationship of its location to the 100-year flood plain and other environmental concerns, the Arena's adverse impact on

Mr. David Tobin
January 9, 2019
Page 4 of 6

the vistas and character of the Meadowbrook Park and the hiker biker trail, several safety concerns regarding the covered Arena, operational aspects of the new facility (noise, cleaning, hours of operation, etc.), the absence of evidence demonstrating need for the project, and the limited proffered benefits for a small population as weighed against substantial downside risks to all park users and the wider community. These are just a sampling of concerns.

We appreciate your consideration. We are developing an effective neighborhood network for conveying changes in scheduling or other information regarding the project, and would be pleased to assist in notifying the community if the meeting is postponed and alternative next steps as set for in this letter are to be taken in the future.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Michael L. Sibarium".

Michael L Sibarium, and on behalf of:
Antonia Dentes
Laura A Govoni-Sibarium
Jay Holland
Pam Holland
Owen Powers

Enclosure

Cc: Kerry Richard, Board Chair
Meadowbrook Foundation

**PRELIMINARY CONCERNS REGARDING CONSTRUCTION OF AN
INDOOR RIDING ARENA AT MEADOWBROOK STABLES**

1. Structural details are missing. Important details about the Covered Arena are missing such as its height, construction materials, whether seating/stands will further expand its footprint, details about drainage, etc. The Operator offers no persuasive justifications for needing a larger structure than it previously proposed for a less visible location on the property.
2. Operational facilities issues. Information regarding noise, maintenance and other functions regarding the operation of the new structure, mechanical doors, has been provided in conclusory fashion or not at all.
3. Flood plain/environmental concerns. The Operator's representations in the materials posted on the M-NCPPC web site and related submissions to government reviewing agencies include a number of seemingly inconsistent and confusing statements, including those relating to the Arena's location in relation to the 100-year flood plain and other environmental considerations.
4. Vistas for park users. The new building will dramatically alter the vistas of the park for all users of Meadowbrook Park and the hiker biker trail.
5. Safety/Visibility related to traffic – vehicular, bike, pedestrian. The new building will substantially decrease visibility around the bend of Meadowbrook lane for bikers, runners, pedestrians, and vehicles, posing an increased safety hazard to thousands of park users year-round.
6. The new Arena will dramatically interfere with the use and enjoyment of the homes of tax paying families whose property benefits from park views, but will instead now look out at a sporting Arena.
7. What additional hours/days per year of horse shows, lessons, or other events/activities on the property will Meadowbrook seek to host – including those facilitated by the Arena -- and what impact will those have on the park and neighborhood? Although the Operator's web site asserts that its activities are restricted by its lease, the lease itself has not been provided for review and comparison with the Operators actual, current activities. Will lessons in the Arena be conducted later than lessons currently are conducted in the paddocks?
8. Substantial renovations were made in the recent past in the name of horse and rider safety. No evidence was provided demonstrating that horse-health has been compromised since that time without a covered Arena.

**PRELIMINARY CONCERNS REGARDING CONSTRUCTION OF AN
INDOOR RIDING ARENA AT MEADOWBROOK STABLES
(Continued)**

9. Parking. The Operator's assertion that the new Arena can have no adverse impact on already limited parking is unsupported. Since the Arena is described as permitting two classes to run which otherwise may have been cancelled during certain inclement weather, there will be more net cars in the area over time. On days where such inclement weather is occasioned by snow or ice, there are typically even fewer parking spaces available near the stables and throughout the neighborhood. See also concern No. 7 above.
10. Security. What measures will Meadowbrook take to prevent the new structure from creating an attractive nuisance (for teens or others seeking a covered shelter for gathering after dark)? Who will pay for any added security measures?
11. We lack any information on what the Operator intends to do with the electricity generated by the solar panels.
12. The Operator provides no data on the number of lessons cancelled year-by-year that would not have been cancelled had the covered Arena been built.
13. M-NCPPC should consider not only the relatively small number of individuals who take lessons at Meadowbrook, but also how many of these riders reside in the county and the wide variety of other equestrian locations available for their use.
14. With annual lessons starting at nearly \$3,000 per student, Meadowbrook stables caters to an affluent slice of county residents who have access to other indoor riding facilities in less residential areas, such as the 60 acre Potomac Horse Center and Wheaton Riding Stables located within the 536 acres of Wheaton Regional Park.
15. The application is based on a desire to build an even more prominent equestrian center that would be out of character with the residential neighborhood that has grown up around Meadowbrook over the past 85 years. As stated in the Masterplan, Meadowbrook Stables came about at a time when Montgomery County sought to project an image of a private country club. Construction of the Arena may be consistent with that objective, but it would not reflect the image of our more diverse county that most citizens now want to foster.

Petition: M-NCPPC - Meadowbrook Construction

We, the undersigned neighbors and users of Rock Creek Park/Meadowbrook are concerned about the impacted of the proposed construction of an indoor covered riding structure on public land leased to the Operator of Meadowbrook Stables (“Operators”).

We request that the Montgomery County Park and Planning Commission and Meadowbrook Stables postpone the meeting currently scheduled for January 16, 2019 to provide us with adequate time to study the proposals and solicit additional information necessary for productive engagement.

Although many of us have gladly shared our neighborhood with the horses for years, the Operators sought no community input from the neighborhood most impacted by the proposed construction prior to seeking preliminary government approvals for what would be the most dramatic change to the landscape of Meadowbrook Park in living memory, but nevertheless have represented that the project will benefit the neighborhood with which the Operator has avoided engagement.

The current timetable that contemplates a single community meeting on Jan. 16, a Planning Board decision in March, and construction soon thereafter, is not reasonably calculated to consider community concerns but to rubber stamp the Operator’s wishes.

Therefore we request: (a) the scheduled meeting be postponed; (b) the neighborhood be afforded a reasonable period of time to formulate information requests about the project and digest any responsive information provided; and (c) only then should any formal further meetings be scheduled for community engagement and the appropriate agencies’ reviews and approvals.

First Name	Last Name	Street
Pam	Holland	2814 Abilene Drive
Julie	Gligor	8211 Meadowbrook Lane
Therese	Salus	8501 Aragon Lane
Jenilee	Keefe Singer	2813 Blaine Drive
Joshua	Singer	2813 Blaine Drive
Jeffrey	Phillips	Ashboro
Agnieszka	Lech-Nunenkamp	2250 Washington Avenue
elizabeth	trimble	8412 Donnybrook Drive
Joseph	Clayton	2610 WASHINGTON AVE
LISA	ALEXANDER	2610 WASHINGTON AVE
Jason	Blum	Grubb Road
Del	Griffanti	8042 Ellingson Drive
Molly	Fink	2316 Peggy Lane
Jay	Holland	2814 Abilene Drive
Cheryl	Leanza	2603 Ross Road
Marci	Klugman	Abilene Drive
Darren	Klugman	Abilene Dr
Sharon	Gelboin-Katz	Abilene

Gail	Regina	Abilene
John	Dao	Abilene
Laura	Govoni-Sibarium	2812 Abilene Dr.
Antonia	Dentes	2810 Abilene Drive
Ely	Sibarium	Abilene
nandor	katz	ross
Marion	Koenigs	8012 Ellingson Drive
Bob	Mathis	2705 Spencer Road, Chevy Chase, MD 2
Gloria	Hege	Abilene Drive
Andrew	Satinsky	Ellingson Drive
Marla	Satinsky	8027 Ellingson Drive
Patty	Vogel	2625 east west hwy
Michael	Stempel	2638 Colston Drive
Owen	Powers	2810 Abilene Drive
Tracey	Rogers	Abilene Drive
Al	Tanenbaum	2707 Abilene Drive
Dorcas	Robinson	Meadowbrook Lane
Aaron	Sibarium	2812 Abilene Drive
Michael	Sibarium	2812 Abilene Dr.

From: [Laura Govoni-Sibarium](#)
To: [Acosta, Marcel](#); [Weil, Michael](#); [Sullivan, Diane](#); [Schuyler, Anne](#); julia.kosta@ncpc.gov
Subject: Copy of Statement from January 16, 2020 Montgomery County Parks Meeting
Date: Friday, February 14, 2020 9:59:21 AM
Attachments: [Final-Statement of Laura Govoni Public Meeting Jan.2020.pdf](#)

February 14, 2020

TO:

Marcel Acosta, Executive Director, National Capital Planning Commission

Michael Weil, Community Planner, National Capital Planning Commission

Diane Sullivan, Director Urban Design and Planning, National Capital Planning Commission

Anne Schuyler, General Counsel, National Capital Planning Commission

FROM:

Laura Govoni-Sibarium

Dear representatives of National Capital Planning Commission,

In addition, but separate from the what I and Ms. Dentes submitted on behalf of the Concerned Neighbors of Meadowbrook Stables (Point by Point responses to Executive Director's Recommendation regarding the "Modification of General Development Plan Meadowbrook Stables Riding Ring Canopy, Rock Creek Stream Valley Park Unit 1 North Chevy Chase, Maryland,") I wanted to submit to you a copy of the statement that I made at the January 16, 2020 Public Meeting regarding the proposal (attached below). This statement covers some of the same points of the previous documents submitted but also includes additional points along with copies of posters that were presented. The posters contain important visuals. A hard copy of this statement and photos of the posters were submitted to Parks Department, MNCPPC at the end of the January 16, 2020 meeting and an electronic version was submitted on January 21, 2020.

Again, your review would be greatly appreciated and I would like this submitted to the record should the Meadowbrook proposal be added again to the NCPC review/approval agenda. Thank you.

Sincerely,

Laura Govoni-Sibarium

January 16, 2020

**Prepared Statement of Laura Govoni at January 16, 2020
Public M-NPCCP Meeting regarding proposal by
Meadowbrook Stables to build a covered riding arena.**

**Submitted to: M-NCPPC and Meadowbrook Stables at above
meeting**

First, I would like to begin by saying it is an absolute joy to look out on the horses, paddocks and park from my home and I have had that privilege for 25 years. That view was the reason we purchased our home. In fact, we visited M-NCPPC before submitting a contract on our home to research the land leased by Meadowbrook Stables and the adjoining parkland. We were assured that nothing more could be built upon the rings because they are in the 100- year flood plain. It is likely that we would not have purchased our home if there were a chance of development behind us.

I have issues with the process and substance of this proposal.

PROCESS

BROKEN ASSURANCES

As a contiguous home owner to Meadowbrook, I was assured after the last renovation (which included the abandoned plan of a covered arena, influenced by community objection) that we would be notified *prior* to any future proposals, by Meadowbrook that involved any major changes. That assurance and, thus, our trust was betrayed when we only learned of this proposal the last days of December via a sign posted at the entrance to the Stables, a knock on the door by stables representative on January 3, and receipt of a postcard on January 10.

Furthermore, in the Executive Director of the National Capital Planning Commission's Recommendation of November 2019 (A Federal Agency from which M-NCPPC must obtain approval,) it is documented that there was a 30- day comment period between November and December 16, 2019 for the public to make comment as to environmental impact of the newly proposed arena. The public and immediate community were never notified of the overall proposal nor that this comment period was taking place.

[Not reading quote, use as reference](#)

Quote: p. 5, NCPC, Executive report, 11/27/2019, National Environmental Policy Act

“....the applicant (*M-NCPPC my clarification*) prepared an Environmental Assessment (EA) in coordination with NCPC. The EA reviews potential project impacts

to the natural and manmade environment, with proposed mitigation measures. NCPC has currently posted the EA for public comment on its website through December 16, 2019 to satisfy its comment period requirement. Based on comments received, review of the EA, and proposed mitigation, staff will draft a finding of No Significant Impact (FONSI), to be signed by NCPC's Executive Director after approval by the Commission, or require the applicant to prepare an Environmental Impact Statement (EIS) should any potential impact be assessed as significant."

M-NCPPC and Meadowbrook should have notified the immediate community that this project was being submitted for preliminary approval. In fact, NCPC has advised us that they assumed M-NCPPC *had already given notice to the neighboring*

community before they submitted their request for approval.

That did not happen. Clearly, the comment period should be deemed invalid and thus, M-NCPPC should be required to prepare a real Environmental Impact Statement, which, while I am not a lawyer, I understand is supposed to be a more thorough environmental review than the document M-NCPPC submitted which was prepared by Meadowbrook Foundation and entitled a “*Draft*” Environmental Assessment.

MISLEADING PRESENTATIONS, TRUST

I would like to share some visuals to demonstrate reasons for our lack of trust in representations made by both Meadowbrook and M-NCPPC itself, both historically and currently:

POSTER A

BEFORE

Artist rendition in 2001 of scene of Meadowbrook Lane of the proposed early 2000's renovations

AFTER

along with a photo of the actual view essentially the same area after the renovations (as you can see the light poles were left out of the proposal drawing).

POSTER B

BEFORE

The artist rendering submitted with proposals to M-NCPPC and
NCPC fall 2019

AFTER

New artist rendering posted just this week

SUBSTANCE:

These are just a few of the many issues and concerns of the neighborhood.

Montgomery County has not demonstrated a need for another covered riding arena. Meadowbrook has been a renowned riding location for 85 years without one. Such an arena benefits very few who can afford approximately \$3000 a year for lessons to the detriment of the parkland, nature, the environment, community and neighbors.

This arena would be too large an installation that will detract from the beauty of the parkland, interfere with native fauna, would be built on a flood plain, and be only a matter of as little as 105 feet away from a high-density neighborhood.

PROXIMITY

POSTER C

Proximity to neighborhood see aerial views of Meadowbrook compared to Wheaton Stables and Potomac Horse Center where there are covered arenas.

SIZE

The current proposal is for a 225 ft. x 125 ft., 28,125 square feet [ref: Ring C= 300 ft. x 200 ft.] In the previous proposal, the covered arena would have been covering an area of 100 ft. x 200 ft., or 20,000 square feet (Ring D). The current proposed arena could be as much as 8,125 square ft. *larger* than the last proposal. Allow me to quote from the *previous* proposal:

NOT READ, REFERENCE:

QUOTE: November 28, 2001, Memorandum from M-NCPPC to Montgomery County Planning Board, circle page 71, attachment 6, section VIII. Aesthetics of the

Covered Ring:

“...The actual ring would be 200 ft. x 100 ft, which is the minimum space necessary to allow MAI enough space to turn out the horses in bad

weather.....MAI also stated that its original ideas included a much larger covered ring- approximately 200 ft x 300ft, but after working with the engineers and architects to try to keep the roof height down, the ring-size was reduced to its current dimensions. A larger ring would require a taller roof to be structurally sound enough to support it.”

So not only 8,000 square feet larger, but by necessity, even taller.

POSTER D

You can see in these 2001 artist rendering and 3-D rendering the comparative size of the previously proposed covered arena which would have been significantly smaller and lower than the

new proposed arena. (Actually, in the drawing the covered arena is made to look open.)

FLOOD PLAIN/ENVIRONMENT/STORM WATER MANAGEMENT

POSTER E

In both June 2006 and November 2019 Meadowbrook park contiguous with the Meadowbrook stable had such significant flooding that boats were needed to evacuate people from this very building and area.

Here are some photos and [the Washington Post headline](#) from the 2018 incident (the birthday party of a one-year-old)

POSTER F

The last renovations were designed to improve the storm water management in all the rings.

NOT READ, REFERENCE:

Quote:

November 28, 2001, Memorandum from M-NCPPC to Montgomery County Planning Board, Attachment 3, circle p. 20, Enhancing the Functionality of the Premises. In discussing the effort for “more effective grading and drainage”Further,

READ:

“because the rings will be properly graded with a drainage system, all existing problems with standing water should dissipate, leaving all areas of the rings usable for lessons.”

In these photos not only can you see the proximity of the homes in the neighborhood to ring C, but also the huge patch of grass on the southwest corner of the ring. That was once ring with the same sand footing as the rest of the ring. After multiple incidents of flooding, this area of Ring C was overgrown with grass and is not utilized.

HORSE TURN OUT, EXERCISE, AND WELFARE

While I am not an expert in horses, I am a registered nurse, a wildlife rehabilitation volunteer, and veterinary assistant student. I too take seriously the health and safety of the horses: For 85 years Meadowbrook has managed, with the shelter of the barn in inclement weather, and turn out into the open rings. Has Meadowbrook been negligent in its care for the wellbeing of its horses all this time?

There are significant contradictions in the latest proposal by Meadowbrook and between proposals

POSTER G:

Here is a photograph from 1995, when I moved to the neighborhood, of the horses turned out in Ring C (then it was two rings). This was the nearly *daily* practice that I witnessed *until* the previous renovation in approximately 2004 when Ring

C was reconfigured and, for the most part, permanently set up for jumping, resulting in horses no longer being turned out there. A definite loss to the enjoyment of many.

Meadowbrook now believes Ring C is too far from the barn to turn out , HOWEVER, a significant part of the rationale of proposing a covered arena, is to have a place to turn out the horses in inclement weather. Necessitating that the horses navigate across the entire property to get to the newly proposed covered arena in Ring C, rather walking a few feet from the barn to ring D.

NOT READ, REFERENCE:

Quote: In the original November 28, 2001,

Memorandum from M-NCPPC to Montgomery County

Planning Board, Attachment 3, circle p. 20, Enhancing

the Functionality of the Premises. Referring to the

covered riding ring: (remember then it was Ring D they are referring to):

“in addition, it [ring D added for clarification] provides a place for horses to be turned out for free exercise when the footings in the outdoor rings are unsafe”

Quote: Meadowbrook’s Revised 2012 Lease, Attachment E- M-NCPPC Equestrian facility best practices, p. 40 Horse Safety and Care only reference to turn out is:

“1. Horses should not be turned out overnight.”

Furthermore,

Quote: In the *Guide to Minimum Standards of Care for Equines* (Published by Maryland Horse Council) where the document quotes Maryland State Law, turn out is not addressed.

NOT THIS PART, JUST REFERENCE: “Maryland State Law title 10 subtitle 604 --requires that any person having charge or custody of an animal must provide: Nutritious food in sufficient quantity, necessary veterinary care, proper drink, air, space, shelter or protection for the weather.”

The law does describe shelter and within that description states:

“All equines should have access to proper/appropriate shelter from weather extremes. *Trees and natural weather barriers providing shelter may be considered adequate shelter.*”

Planting of shade trees around ring D would provide additional shelter for the horses and be better for the environment.

DUST AND LIGHT ABATEMENT

To the abatement of dust and light

DUST

NOT READ, REFERENCE:

QUOTE: November 28, 2001, Memorandum from M-
NCPPC to Montgomery County Planning Board,
Attachment 3, circle p. 20, Enhancing the
Functionality of the Premises

“After the reconfiguration, the new irrigation
system will be able to evenly water all areas of
the rings to control dust.

The community was assured in the early 2,000’s that the new
irrigation system would be able to evenly water all areas of the
rings. That system installed in the last renovation has fallen
short. **When** there is sufficient use of the sprinklers and the

portable “water buffalo,” the tractor- pulled water sprinkler, dust is kept at a minimum. It is *when Meadowbrook does not adequately water* that dust is a problem. Certainly, modifications to the watering system to more thoroughly water, especially Ring C, would be welcomed.

LIGHTING

The lighting is a problem of Meadowbrook's making. The engineering of the new lights installed with the last renovation was supposed to keep the light only in the paddocks with minimal light spill into the neighborhood. Many of you know how that turned out. Those of us living across from Meadowbrook's new lights had and some still may have, the experience of the lights shining straight into their windows. The only mitigation provided was 10 light shades. The horrendous light poles that Meadowbrook plans to remove around ring C per this new proposal, was something that the immediate neighbors could not get Meadowbrook or M-NCPPC to consider 15 years ago. To quote one neighbor "This is like Meadowbrook releasing a virus and now taking credit for the cure." Yes, the poles are unsightly but a huge structure on

open space would be even more unsightly and obstruct the beauty and view of the park.

Poster H

View from Abilene Drive

Respectfully submitted,

Laura Govoni

2812 Abilene Dr.

Chevy Chase, MD 20815

lgovsib@comcast.net

Attachments:

Posters A-G

POSTER A



POSTER B



POSTER C



POTOMAC

COMPARATIVE PROXIMITY TO NEIGHBORHOODS

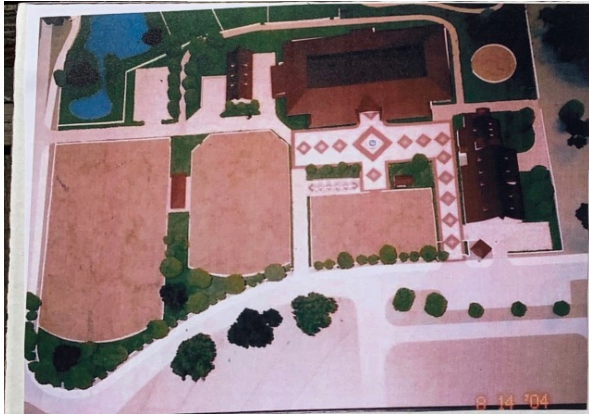


WHEATON



MEADOWBROOK

POSTER D



**3-D RENDERING
2001 PROPOSED COVERED ARENA
(RING D)**




**ARTIST RENDERING
2001 PROPOSED COVERED ARENA
(RING D)**

POSTER E

The Washington Post
Democracy Dies in Darkness

Rain deluges Washington; birthday party evacuated by raft



Water surrounded the activity center at Meadowbrook Local Park in Chevy Chase, where a birthday party was being held, said Pete Piringar, chief spokesman for the Montgomery County Fire and Rescue Service. (Montgomery County fire department video still)

By **Martin Weil** and **Clarence Williams**
November 24, 2018 at 10:24 p.m. EST



POSTER F



**INEFFECTIVE STORM WATER
MANAGEMENT - RING C**

POSTER G



1995 TURN OUT IN RING C

Poster H



VIEW FROM ABILENE DRIVE

COMPARATIVE PROXIMITY TO NEIGHBORHOODS



POTOMAC



WHEATON



MEADOWBROOK

Dear Mr. Weil,

As you probably know, a few weeks ago, Meadowbrook posted on the Montgomery Parks website "Questions and Answers" in response to questions and concerns that were raised at the January 16th Public Meeting. We are attaching the list of Meadowbrook's questions and answers along with comments from Concerned Neighbors of Meadowbrook Stables for your review. Please add these to the public comments being gathered on the Meadowbrook Proposal.

As we have written about and discussed previously, the Concerned Neighbors of Meadowbrook Stables believe that Meadowbrook is not acting in good faith by continuing to provide misleading information. To further document and demonstrate the question of access and affordability, we are attaching links that further describe Meadowbrook's pricing, scholarships, and accessibility policies.

Also, we suspect you and M-NCPPC would be interested in the Racial Equality Legislation recently adopted by Montgomery County as it relates to points Concerned Neighbors of Meadowbrook Stables have made regarding exclusivity. The exclusivity puts into question how "public" of a park use the proposed covered arena would (not) be. Below we have attached a copy of the recent legislation.

Lastly, we are including a couple of video clips (we may need to send them separately) taken from the deck of 2812 Abilene Drive of the current use of Ring C. As you will see, riders currently ride along the very edge of the ring as well as the inner and central portions. To now cover Ring C (rather than the originally proposed Ring D -should it be deemed "necessary") Meadowbrook would significantly decrease the size of the riding area that was enlarged and sought to be established during Phase 1 of the renovation. This represents a decrease of 31,875* square feet of riding /jumping space, that in 2003 was deemed as necessary. (*Difference between the actual size of Ring C and the size of the proposed covered arena).

Please note that the riders do not use the southwest corner of this ring, which is covered in grass due to standing water, meant to drain into the sediment pond. The entire 200 ft. x 300 ft. area of Ring C was intended for riding per the 2001 EA for Meadowbrook Stables, but due to poor drainage, that corner has not been used by riders for years.

We and other Concerned Neighbors of Meadowbrook Stables are reviewing the Final Environmental Assessment and will be back in touch with comments.

Many thanks,

Laura Govoni-Sibarium

Antonia Dentes

On behalf of Concerned Neighbors of Meadowbrook Stables



Revised February 20, 2020

Meadowbrook Stables Phase II

Frequently Asked Questions and Answers

1. Why are the Stables seeking to build a structure to cover one of the riding rings?

To fulfill its mission and to ensure that Meadowbrook Stables remains financially and programmatically strong and viable, the Stables has determined that a covered riding arena is crucial to its operations. A covered arena is:

- Beneficial to horse health and wellness.
- Vital to rider training, ensuring that riders can train on a year-round basis despite inclement weather and extreme temperatures.

Meadowbrook's own report and a cursory public record review of tax returns indicate that Meadowbrook is financially viable. Its programs are full and there is normally a waiting list for enrollment.

While a covered structure may be beneficial to horse health and wellness, it is not *necessary nor crucial nor vital*. Riders train on a year-round basis despite inclement weather and extreme temperatures. If the weather is so inclement that the outdoor riding rings would not be able to be used, an indoor arena would not prevent a show from being cancelled since horse shows utilize the entire Meadowbrook property including all rings, the triangular grassy area north of the barn for horse trailer parking, etc.

Further documentation of year-round riding can be found in:

Point by point response to excerpts from the Draft Environmental Assessment for Meadowbrook Stables Proposed Covered Riding Ring (submitted to NCPC February 14, 2020) section 1.2.1.2 "Safe and consistent rider training" and 1.2.1.3 "Long-term financial responsibility" as well as in an email from Pam Holland of February 20, 2020, 10:28 p.m. titled: To NCPC-follow up on Meadowbrook weather cancellations

2. How will the structure improve the operation of the stables?

It will allow the Stables to safely operate its existing programs, regardless of the season or weather, and to avoid critical lost revenue due to weather-related event cancellations.

Addressed above

3. Why is the building being built over ring C?

Rider training. In order to maximize the number of riders that can benefit from a covered riding ring in bad weather, a 125' x 225' enclosure is needed. The existing Ring C is 200' x 300', which allows the enclosure and supporting site work to be installed within the existing footprint. Although Ring D was initially proposed as a site for the arena 20 years ago, the understanding of the space needed for horses to safely canter and jump has evolved (increased) since then. Today, the US Equestrian Federation recommends a minimum ring size of 20,000 sf for hunters, and up to 30,000 sf for jumpers. This is in keeping with other covered or indoor riding rings in the region. For example, lessons currently take place in rings A, B, C, and D, with ring C being large enough to accommodate two lesson groups, one with a jump course. Currently, in the event of bad weather, all lessons are cancelled or are replaced with indoor activities without riding. In the event of poor weather conditions, the proposed ring C covered arena will be large enough to accommodate the two lessons that occur simultaneously now. If Ring D were covered it would not be large enough to accommodate as much use as Ring C. Therefore, Ring C was the best candidate for being covered.

Ring D is 20,000 sq. ft. (100 ft. x 200 ft.) and the structure proposed for Ring C would be 28,125 sq. ft. (125 ft. x 225 ft.) The US Equestrian Federation *recommends up to* 30,000 sq. ft. for jumpers. This is misleading information because this is the maximum size *suggested*, not a requirement for Meadowbrook or any equestrian facility to operate.

The US Equestrian Federation's guidelines for COMPETITION describe minimum requirements as follows: Outdoor competition ring range 20,000 sq. ft. to 28,000 sq. ft. (28,000 being the recommendation for the uppermost level rider "Premier Jumper 5/6). For an Indoor competition ring the range is 14,000 sq. ft. to 20,000 sq. ft. (20,000 being the recommendation for the uppermost level rider "Premier Jumper 5/6).

See: <https://www.usef.org/forms-pubs/PNPgMOf0ltTD8/hunterjumper-requirements-form>

Ring C does not normally accommodate two lessons since the space is used as a jump course. It's questionable how often Ring C would actually be used for two lessons in the future, since using only half of the Ring would significantly limit the jumping lessons and practice.

Meadowbrook's reasoning for locating a covered arena in Ring C to accommodate more lessons and riders is totally self-serving and disregards the rights and needs of thousands of Hiker-Biker Trail users, Rock Creek/Meadowbrook Park visitors, and the Rock Creek Forest neighbors.

Horse welfare. To maintain the health, soundness, fitness and mental well-being of its horses, Meadowbrook is committed to giving each of its 50 horses at least 2 to 3 hours daily of free, unstructured time. To this end, horses are turned out in Rings A, B and D (the rings closest to the barn) where they can be observed by staff from the barn. Since Ring C is used for training and skill-building and not used for turn-out it is the best choice for being covered.

As is mentioned in Point by point response to excerpts from the Draft Environmental Assessment for Meadowbrook Stables Proposed Covered Riding Ring (submitted to NCPC February 14, 2020) section 2.1.4 “Horse Welfare,” until the 2003 renovation horses were turned out in Ring C nearly daily. The reason they are not turned out in Ring C now is because it is nearly permanently set up for jumping. Indeed, the jumps (hurdles) spans the entire area of Ring C.

4. Will the new riding ring impact traffic or parking?

The proposed riding ring is not expected to impact traffic or parking, as there will be no increase in the number or frequency of the Stables lessons or clients. The Stables lease with M-NCPPC limits the number of horses on the property to 50, as well the days and hours that the Stables can be open and the number of horse shows it can have each year. Thus, the addition of a covered riding ring will not result in any increase in the number of horses, riders, staff, lessons, or horse shows on the property, and so it is expected that there will not be any increase in Stables-related traffic or parking.

As is mentioned in Point by point response to excerpts from the Draft Environmental Assessment for Meadowbrook Stables Proposed Covered Riding Ring (submitted to NCPC February 14, 2020) Sections 3.5.2.1 thru 3.5.2.3 “Traffic and Parking:”

This ignores the fact that there is *currently already a parking and traffic problem during lesson and show times*. Traffic cones have recently been placed on the Hiker-Biker Trail in front of the barn entrance to prevent drivers from pulling onto the trail while dropping off/picking up students. Unfortunately, many drivers now just stop in the middle of Meadowbrook Lane while students enter/leave vehicles, creating a traffic and safety hazard.

As documented on page 8 in archived minutes from the December 6, 2001 Montgomery County Planning Board Meeting where the *Meadowbrook Stables-Proposed Development Plan* was presented, “MAI has stated on numerous occasions that use of the stables will not increase with the implementation of their development plan. Nonetheless, they have considered and agreed to adopt and/or cooperate on a number of measures ... to address the community’s concerns about traffic and parking.” At that time ridership was listed as 350; Meadowbrook now claims 400-450 riders.

In addition to the ridership increasing, which Meadowbrook said would not happen, parking issues were never resolved and have worsened. A 2001 traffic and parking survey was performed as part of the Phase 1 Meadowbrook proposal and at that time alternate parking scenarios and options were explored then dismissed as not feasible. MNCPPC staff

recommended that, "... the Planning Board deal with these issues [parking and development proposal] as two separate and distinct issues and consider the proposal on its own merits." On November 4, 2001, Montgomery County Supervisor of Transportation Planning concluded, "...that parking for their typical activities can be accommodated onsite with exclusive 'permit' use of the existing 22 spaces across Meadowbrook Lane from the complex."

All past and current documents refer to the Meadowbrook Stables' parking lot as having 22 spaces, but there are only 20 spaces painted on the asphalt, likely to fit larger-sized vehicles such as vans and SUVs.

The number of students has risen from 350 to 400-450, a 14-28.5% increase and no plan or consideration has been made on how to deal with the increase in vehicular traffic and lack of parking that has worsened over the last nineteen years, and would likely continue to worsen if a covered arena is built. Even on typical days with daily activities such as lessons, Stables' parking overflows into the neighborhood onto Washington Avenue and the Meadowbrook Lane Service Road directly in front of neighbors' homes. It is common for cars to remain parked or idling in front of residential homes as drivers wait for students during their hour-long lessons. Some drivers have recently waited for students by parking/idling in the Meadowbrook Park parking lot. While this may work as a winter strategy when the Meadowbrook Park Activity Center, playground, ball fields, and tennis courts have lower usage, it would not be a reasonable option during the other three seasons of the year when the very popular park operates at full capacity.

With an enclosed arena and seating stands, there would be an increase in vehicular traffic and an even greater shortage of suitable parking spaces, due to additional people coming to visit and watch riders. Indeed, that intent is cited under question 11 below: "Visitors will now be able to watch horse shows and lessons under cover of the viewing area as well."

5. Will the new covered riding ring impact noise in the neighborhood?

The proposed riding ring is not expected to increase noise levels, as it will not result in an increase in the numbers or frequency of lessons, shows, or events. The only short-term impact on noise levels would occur during the approximately 8-10 week time period needed for construction.

The Point by point response to excerpts from the Draft Environmental Assessment for Meadowbrook Stables Proposed Covered Riding Ring (submitted to NCPC February 14, 2020) sections 1.2.2 "Meadowbrook's mission" and section 3.6 "Noise" also addresses this issue.

Is there a way to assess the degree of noise that such a large number of "Garage type doors" opening and closing would create, or how noise bouncing within a metal structure would reverberate or be amplified, or how those sounds would carry into the neighborhood and park, or how this noise would affect people and wildlife? By virtue of having such doors, noise would increase. If two classes are held in this ring, noise would increase. Ring C is closest to multiple

neighbors and often results in a significant amount of noise from instructors and from tractors. It is hard to believe there would not be more lessons and, thus, more noise. Certainly, if the intent is to have lessons in inclement weather, on days when riders may previously not have attended classes or with the intent to hold two lessons simultaneously in the one covered ring, there would definitely be more noise emanating from Ring C into nearby homes, the neighborhood, and Rock Creek Park.

6. What will be the impact of the structure on the environment?

It is expected that the covered arena will be an improvement environmentally over the status quo in terms of ambient dust, light spill, sediment/nutrient runoff, and renewable energy production.

- The proposed project will result in reduced ambient dust to the surrounding community because dust from existing exposed Ring C – where the jumping lessons take place – will be reduced. The covered arena will both reduce the operational area and allow better moisture control to keep dust down.

From Point by point response to excerpts from the Draft Environmental Assessment for Meadowbrook Stables Proposed Covered Riding Ring (submitted to NCPC February 14, 2020) Section 3.7.2. “Air Quality:”

WHEN, Meadowbrook waters adequately on a regular basis and uses the tractor-pulled water sprinkler, dust remains at a minimum but this does not always happen. During the previous renovation the plans engineered were intended to provide adequate coverage via the newly installed sprinklers. We do not believe the intent was to require the use of the tractor pulled sprinkler but obviously the engineering was flawed. It is particularly when the tractor- pulled sprinkler does not supplement the automatic system that there is an issue (due to the center of Ring C remaining dry). While a cover over the ring may help limit evaporation, it would prevent natural dampening that occurs with rainfall.

Meadowbrook is no longer claiming that a covered arena would keep water use down as was asserted in the Draft EA of November 2019.

- The project proposes to remove 20 existing light poles around Ring C, and interior lighting be better directed to the riding area. The riding ring cover will dramatically reduce light spill to the surrounding area. According to the photometrics study, the project will reduce light levels extending beyond Meadowbrook Lane by 38%, from 0.2 to 0.0 foot-candles.

From Point by point response to excerpts from the Draft Environmental Assessment for Meadowbrook Stables Proposed Covered Riding Ring (submitted to NCPC February 14, 2020) Section 3.3.2. through 3.3.2.3. “Visual Resources:”

Neighbors have acclimated to the light spill (that was, again engineered to not exist but failed during the previous renovation). The neighbors would have preferred the light poles be taken down or lowered, but the shades have eliminated the direct shine into the most affected homes. For the past fifteen years, the neighbors have not voiced complaints about light spill to Meadowbrook. Now Meadowbrook is attempting to give the appearance that they are addressing neighbors' concerns and environmental concerns. After all this time, Meadowbrook is now concerned with light spill! The community is more concerned about the negative impact on the environment, open space, and park vistas. This is not a reasonable or acceptable trade off. The removal of light poles and potential light spill reduction is not equitable to the construction of a 125 ft. by 225 ft. building on a flood plain.

- The proposed solar installation on the south side of the roof will generate over 150,000 kWh of power per year. This is the equivalent of planting over 70,000 trees or taking over 500 cars off the road. The proposed solar installation will help Montgomery County meet its Energy and Climate goal of reducing greenhouse gas emissions by 80% by 2027.

While it is unrealistic that Meadowbrook could plant 70,000 trees, here are just a few ecological measures that could be taken:

- Avoid construction of a building with impervious square footage equivalent to approximately 15-20 suburban dwellings
- Increase the tree cover canopy and plant more native vegetation
- Install solar panels on the existing light poles to generate power
- Remove the brush on the north and west sides of the property that blocks the natural movement of wildlife (and people) along the Rock Creek Stream Valley
- Remove the electrified wire above the top rail of the grassy paddock to protect people and wildlife
- Prohibit cars from idling and producing exhaust while waiting for riders

7. How can construction of the covered arena be allowed in the floodplain?

Construction within the floodplain in Montgomery County is regulated at the Local, State, and Federal levels. Montgomery County Department of Permitting Services must issue a Floodplain District Permit and Maryland Department of the Environment must issue a Letter of Authorization before construction can occur. Both agencies require hydraulic modeling to show there will be negligible impact to the floodplain elevations as part of their review and approval process. Additionally, they will look at what alternatives were considered, how impacts are being minimized, and floodproofing measures. While these agencies and Montgomery Parks look to minimize building construction in the floodplain, they do recognize the practical limitations of the existing stables facility, which was constructed prior to any floodplain regulations. Several floodplain impact reduction measures have been incorporated into the project design including lowering the finished floor elevation of the covered arena, making the

building flow-through to prevent blocking floodwaters, and lowering exterior grades around the covered arena to provide additional floodplain storage. Additionally, by siting the proposed covered arena within Ring C, it will be located as far back from Rock Creek as is possible within the site. While the hydraulic modeling has not been finalized, initial reviews indicate the project will not increase the floodplain elevations.

The following excerpts from NCPC's and M-NCPPC'S own mandates and websites charge the agencies with protection of such sensitive areas. The structure that is being proposed and the location in which it is being proposed are in total contradiction to NCPC and M-NCPPC goals. This is not a necessary structure for the function of Meadowbrook Stables as its 85 -year successful history attests.

1. From NCPC's publication, <https://www.ncpc.gov/review/resource/>

"In addition to authorizing funding for acquisition, the act granted the National Capital Park and Planning Commission, now the National Capital Planning Commission (NCPC), review authority to approve any Capper-Cramton park development or management plan **in order to ensure the protection and preservation of the region's valuable watersheds and parklands**, comprehensive park, parkway, and playground system in the National Capital."

NCPC Parks and Open Space Element:

Section A Protect the Historic Features of Parks and Open Space,

Key Considerations to Assess Designed Landscapes,

#4 Design Context:

Evaluate how the surrounding context of a landscape—including adjacent land-use, demographics, physical and visual characteristics –can influence the perception, and use of a specific site. Use this context to inform how the landscape responds to, and fits within, its surroundings...

#6 Historical and Cultural Significance:

Consider the historic and cultural significance of a landscape when evaluating proposed improvements and modifications. This includes the site's character-defining elements, views, or viewsheds,.....

Section B Encourage Stewardship of Natural Resources

As a major landholder and manager of parks and open space across the region, the federal government has an important role in protecting and managing these natural resources for future generations . The federal government's stewardship role also includes protecting landscapes for their scenic and aesthetic values . Past and current plans take advantage of the region's topography and natural settings, with many parks and open spaces encompassing unique terrain features and a variety of natural areas such as wetlands, stream valley areas, floodplains, and forests . The natural resources within parks and open space face development-related challenges that need protection from overuse; changing

environmental conditions; fragmentation of habitat corridors; stormwater run-off; and invasive plant species .

B.1.2 Greenways

..... , greenways along streams and canals, improve water quality, reduce impacts of flooding in floodplain areas, provide wildlife habitat, and support migration corridors .

B.1.4 Stream Valley Parks

These parks also function as greenways, as their vegetated buffers along streams and canals, provide wildlife habitat and support migration corridors Due to early planning efforts, federal funds allocated from the Capper-Cramton Act (CCA), help acquire and protect several stream-valley parks in the region . NPS administers and manages the vast majority of the federally owned shoreline in Washington, DC . Furthermore, the legislation helped extend the Anacostia Park system further up the Anacostia River valley and set a mandate for NPS to preserve the flow of water and prevent pollution in Rock Creek and the Potomac and Anacostia Rivers . It called to preserve forests and natural areas along streams and rivers in the region .

Capper-Crampton Act

In addition to funding for acquisition, CCA authorized the National Capital Park and Planning Commission (now NCPC), to approve any development projects in parks acquired under CCA to **ensure protection and preservation of the region's valuable watersheds and parklands in perpetuity .**

B.3 Sustainable Practices in Parks and Open Spaces

3.2 Non-Porous Surfaces To protect surface water quality and groundwater resources, non-porous surfaces should be discouraged along rivers, streams, and waterfront areas . In other areas of the parks, minimize the use of non-porous surfaces where necessary and consider permeable surfaces to replace asphalt and concrete pavements .

The proposed covered building is not only unnecessary, but it is being built in an Environmentally Sensitive Area, designated as a Priority Natural Resource Area by M-NCPPC. According to the M-NCPPC PROS doc: "The overall standards for management, protection and interpretation of these Priority Natural Resource Areas include:

- **Prioritize the protection of Priority Natural Resource Areas to the greatest extent possible through conservation and preservation efforts**
- Maintain Priority Natural Resource Areas in various stages of natural succession and free of Non- Native Invasive (NNI) plant species, thereby maximizing biodiversity and well as providing sites for high-quality natural resource-based recreation.
- **With the exception of trails, trailheads and associated parking prohibit development of new park facilities within Priority Natural Resource Areas.**

- Remove existing park facilities from Environmentally Sensitive Areas during redevelopment projects whenever feasible and appropriate; **when removal or relocation is not feasible, minimize impacts to environmental resources to the maximum extent practicable.**
- Interpret the ecological significance of these areas for the public’s benefit and enjoyment and to ensure ongoing public advocacy for natural resource stewardship efforts (p 131) “

<https://www.montgomeryparks.org/uploads/2018/06/508-2017.PROS-COMplete.pdf>

Again, describing the location of Ring C as far from Rock Creek is misleading since that area (adjacent to Ring C and including the sediment and storm water management pond) is the area most prone to flooding. Ring D was the originally proposed site for a smaller covered structure. Although Ring D is technically closer to the Creek, it is on significantly higher ground that does not regularly flood.

The Stormwater Management map in the March 2020 Environmental Assessment, as well as FEMA flood maps, show that the elevation of Ring D is higher than the elevation of Ring C, even though Ring C is farther from the Rock Creek.

8. Who is paying for construction? Are tax dollars being used?

No public funds are being used for this project. The construction is being entirely financed through a \$1.5 million capital fundraising campaign by the Meadowbrook Stables Foundation. Donors to the campaign include current and past riders and their families, as well as several private or family foundations with an interest in horses and equestrian sport.

It is unlikely this project would be considered if it were not for the private funding. The 2030 Vision Survey of Montgomery County residents, ranked equestrian facilities at, or next to, the bottom in terms of importance to households and families. Hard surface and natural trails were overwhelmingly at the top of the preferred list. (pp 59-62)

In the March 2020 EA of the Proposed Meadowbrook Covered Riding Ring, the map showing property leased by Meadowbrook does not include the stormwater management pond that has historically malfunctioned and overflowed, nor the sediment pond. This implies that Montgomery County will be responsible for the design, building, and maintenance of the stormwater management and sediment ponds, not Meadowbrook Inc. This would also include the street and trail cleaning measures that happen whenever the creek floods and/or stormwater ponds overflow and deposit large amounts of sediment on Meadowbrook Lane and the Hiker-Biker Trail; a recent occurrence of flooding and necessary cleaning of paved surfaces by the county occurred during the last week of January 2020.

There must certainly be some outlay of tax dollars from Montgomery County via the public-private partnership that are allocated to maintain Meadowbrook Stables. If built, an additional structure would accrue additional costs for the county.

9. Will the viewing area be open to the public?

Yes, like the rest of the Stables grounds and facilities, the viewing area will be open to the public seven days per week

Discussion of viewing areas and those specific plans are lacking in the documents submitted thus far. With a covered viewing area, there would certainly be more traffic. Some of that may be foot traffic but certainly some would be automobiles. How would the viewing area be accessed? Entering the Meadowbrook Stables can be very intimidating to visitors unfamiliar with the property.

What is the viewing area, how many people would it hold, and what is seating composed of? How and when would the viewing area be erected, would it be under the arena roof, would it be permanent, retractable, or dis/assembled, and wouldn't this create even more noise when moved or trod upon?

10. How will the historic character of the property be affected?

The building will be located within Ring C, which is outside the designated Historic Environmental Setting which includes the main barn, the farrier shed, and about half of Ring D. Nevertheless, the proposed design concept for the new arena has been reviewed by the Maryland Historical Trust, which found that the building will not have an adverse effect on the character of the historic site. That said, the Stables is working with Parks, the architect, and the builder to design the proposed building to be contextually appropriate within the existing campus and reduce impacts on the viewshed.

It appears likely that one reason Meadowbrook is proposing Ring C rather than the originally proposed Ring D (closer to the barn) is that since Ring C is further from the barn, Meadowbrook can circumvent regulations as to historic character. The 2001/2003 plans conceived of a covered riding Pavilion that looks significantly more historic than the current plan.

Again, NCPC Parks & Open Space Element—"Many historic parks and designed landscapes are important cultural resources of landscape and architectural significance. Several of these natural and constructed elements also feature scenic viewsheds that contribute to the region's aesthetic quality and enhance the visitor experience. Protecting these parks and their significant features, while considering modifications for contemporary uses, requires balancing multiple interests with user needs and understanding a park's local and regional context."

Meadowbrook provides a bird's eye view artistic rendering of the proposed covered arena, looking south from the barn towards Ring C (previous EA). If an accurate rendering was done at

eye level, it would show that the massive structure would block the view of the forested area of the park, south of Meadowbrook. Please refer to attachment A-Comparison of 3 views of Ring C, site of Meadowbrook Stables Proposed Covered Riding Ring, as well as the letter dated February 19, 2020 submitted (via email) by Owen Powers and Antonia Dentes.

It appears that currently that bird's eye view as well as many other renderings previously available are no longer on the Montgomery County website. In addition to a site plan and two artistic rendering, the only drawings currently available on the website are: Sectional Drawing, Sediment & Erosion Control and Stormwater Management Plan, North and West Elevations Drawing, South and East Elevations Drawing.

11. What will be the public benefit of adding this structure?

Meadowbrook Stables is a community-based, community-focused organization. This structure will help Meadowbrook improve the quality of its programs, take better care of its horses, and help ensure the long-term viability of the Stables facility.

Meadowbrook Stables is one of the oldest and last remaining urban riding facilities in the United States. Since 1934, Meadowbrook has played an important role in the Maryland and National Capital region, and in the local community. Thousands of children and adults have ridden at Meadowbrook, attracted by its positive culture, commitment to horse welfare, and tradition of excellence in riding and horsemanship. Most importantly, Meadowbrook's riders and staff reflect the qualities of kindness, responsibility, sportsmanship, teamwork, and compassionate care for animals that are central to our mission.

Meadowbrook is also a place where members of the public, including schools, families, seniors and others, can come to watch and interact with the horses, and learn about them. Unlike virtually any other equestrian facility in the country, Meadowbrook welcomes the public to visit seven days per week, on a year-round basis. Visitors will now be able to watch horse shows and lessons under cover of the viewing area as well.

And Meadowbrook supports the community. The Stables employs 13 full time staff and up to 25 part time staff, including many local youths in summer camp programs. The Stables also provides scholarships to committed students who couldn't otherwise afford to ride.

There were once many urban equestrian facilities like Meadowbrook Stables in cities across the country – New York, Chicago, Philadelphia, and San Francisco, among others. But due to increasing pressures of urbanization, most of these places have closed. Meadowbrook Stables is a place where children and adults, both riders and non-riders alike, can keep alive the bond with horses that Americans have long enjoyed and celebrated.

Financial viability discussed under #1

Meadowbrook describes itself as community based and focused organization and that is true to the extent that the property is open to the public daily for visits. However, the primary purpose

and focus of Meadowbrook Stables is to train horse riders. By virtue of Meadowbrook's size and the cost of lessons, only a few are able to benefit from those lessons. Certainly, even fewer would benefit from a covered arena since not all lessons would be held in the arena. The answer to this question extolls many of the virtues of Meadowbrook Stables but does not really address how the proposed 125 ft. x 225ft. x 42+ ft. high, impervious structure, that would be used by no more than 450 students, would actually benefit the community. We know of no outreach efforts made by Meadowbrook Foundation to the neighborhood elementary school 0.5 miles (walking distance) away; a school where 25% of students receive Free and Reduced Meals 16% receive ESOL services, and 10% receive Special Education services.

Visitors to the stables, those who seek access and learning about horses do not require this massive structure. In fact, the increased planting in an effort to hide the arena would only make the horses riding and jumping less visible to the public while eliminating a huge amount of open space and interrupt the park vistas for thousands of Rock Creek Park users.

12. What impact will the proposed riding ring have on flooding in the Candy Cane Park area and along Meadowbrook Lane?

Candy Cane City, Meadowbrook Lane, and the stables are all located within the floodplain of Rock Creek. The Rock Creek watershed above East-West Highway is very large and receives stormwater runoff from the middle third of Montgomery County. This accounts for much of the flooding of Candy Cane Park and Meadowbrook Lane. (Is this a fact? If so, where is it documented?) While the covered arena is proposed to be built within the floodplain the riding ring elevation is being set to minimize impacts to the floodplain. As noted in #7 above, the building is being designed to allow floodwaters to pass through the structure, so it will not obstruct or alter the elevation of the floodplain. Meadowbrook's engineers are conducting hydraulic modeling to inform the design and ensure no increase to the floodplain elevations. As noted, this design and analysis will be reviewed and approved by both the County and State prior to permit issuance. Stormwater runoff impacts to Candy Cane Park or Meadowbrook Lane are addressed in Question 13.

There is really no way to know for sure if or how Candy Cane Park and Meadowbrook Lane would be affected by such a structure. What is known is: 1) Over the years there has been more and more flooding with boat rescues from the Meadowbrook Activity Building being required at least in 2006 and 2018. 2) The last set of renovations did not improve the stormwater management. 3) All governmental mandates urge the avoidance of building in a flood plain.

13. How will stormwater from the roof of the new building be managed?

With approval from MCDPS, stormwater runoff from the roof will be captured in bio-swailes that are designed to recharge groundwater in smaller storms, treat runoff from moderate storms, and convey water around the building in larger storms. In addition, the project calls for converting over 30,000 sf of area that is currently a sand riding surface with microtopography and native planting, including trees, shrubs, and grasses to capture and further filter runoff. The

bio-swailes and the riparian enhancements will work together to capture and filter sediment and nutrients before runoff enters the permanent sediment trap and then into the stormwater pond prior to draining into Rock Creek.

How and where would storm water be conveyed around the building in larger storms? On the Storm Water Management plans, it appears to be running along Meadowbrook Lane. Ring C has inconsistent elevations, with the southwest corner significantly lower and an area where water collects and does not drain properly. Meadowbrook recently stated to neighbors that this poorly draining area was intentionally left covered in grass to help as a runoff filter, yet it is written in the 2001 proposal that the entire area of Ring C was intended to be used for riding. This assertion about the southwest corner of Ring C is just not true, this was never discussed or proposed in the 2002/2003 proposals. The grass grows in this corner because it does not drain properly; the pipe leading to the sediment pond remains partially submerged. Is this area, conveniently, part of the 30,000 sq. ft. planning to be “converted” to vegetation?

14. What was or is the public outreach strategy for the proposed covered arena?

Meadowbrook Stables submitted a concept proposal to Montgomery Parks in the fall of 2019 that began the staff review process. Starting in December, Parks worked with the Stables to develop a public outreach process to further discussions about the concept design. The outreach plan included a project page on the Parks website and scheduling a public meeting for after the holidays. Parks sent out mailings and posted a sign on-site inviting the public to attend a mid-January meeting. The public meeting was well attended and produced significant public input, especially from residents in the adjacent community. Parks also established an on-line “Open Town Hall” that will remain available for comment until the project goes before the Planning Board.

As the review process continues, Meadowbrook Stables and/or Montgomery Parks have also submitted applications to various regulatory review agencies such as the National Capital Planning Commission and the Maryland Department of the Environment. Opportunities to comment on regulatory review by other agencies will be posted on Parks Department’s Projects page. Note that construction will not be permitted until all Federal, State, and Local regulatory agencies have issued their final approvals and the Planning Board has approved the concept. The Stables has requested a Planning Board hearing for mid- April 2020, which will provide another opportunity for public testimony comments on the concept plan.

In fall of 2019 Meadowbrook Stables was working with M-NCPPC to submit a proposal/Draft EA to NCPC. The proposal/Draft EA was quite erroneous. In September 2019 Meadowbrook hosted an open house for the community in celebration of its 85 years. At that time Meadowbrook was about to launch a capital campaign to raise money for a covered arena (kicked off at its 85th anniversary gala November 9, 2019). There was no mention of any plans at the September community open-house. The general community was notified of the project only days before the January Public Meeting. The “sign on site” referred to by Meadowbrook was first seen on December 28, 2019 and mailings did not arrive until January 10, 2020, six days before a Public Meeting designed for the public to provide input.

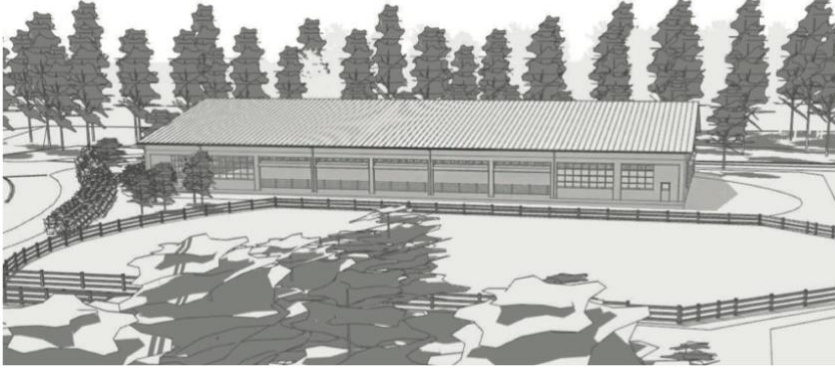
At the January 16, 2020 public meeting, MNCPPC was asked why the immediate community was not notified of the NEPA comment period. MNCPPC stated that this was a NCPC responsibility, to which many in the audience disagreed. MNCPPC did not accept responsibility for its actions, nor offer any other explanation for why this public engagement protocol was not followed.

More information regarding the initial lack of outreach can be found in Point by point response to excerpts from the Draft Environmental Assessment for Meadowbrook Stables Proposed Covered Riding Ring (submitted to NCPC February 14, 2020). While there are now opportunities to comment, Meadowbrook continues to be less than forthcoming (and to some degree M-NCPPC as well). These comments regarding the answers to the above questions are an example.

Attachment A—next page

Attachment A

Comparison of Views of Ring C, Site of Meadowbrook Stables Proposed Covered Riding Ring



1) Bird's eye view from north above existing barn (Figure 24 Environmental Assessment For Meadowbrook Stable Proposed Covered Riding Ring February 2020)



2) Viewshed photo looking south across Rings A & B toward site from current barn. (Figure 25 Environmental Assessment For Meadowbrook Stable Proposed Covered Riding Ring February 2020)



3) Viewshed simulation looking south across Rings A & B towards proposed arena using figures from Environmental Assessment for Meadowbrook Stables Proposed Covered Riding Ring February 2020

Comment Location	Issue of concern/dispute	Response
FAQ Par. 1 A	A covered arena is beneficial to horse health and wellness.	<p>“Daily exercise is crucial to horses’ physical and mental well-being, and to their overall quality of life. Daily exercise not only helps prevent muscle loss, bone density loss, inflammation and arthritis, but also is essential to keeping horses fit.</p> <p>“However, this daily exercise cannot be ensured without access to an all-weather ring. The most <i>critical function</i> of a covered ring is that it protects the riding surface – the sand footing – in which the horses are ridden from becoming overly wet, frozen, or slippery. The footing surface in a ring directly impacts equine health and safety and, by extension, rider safety. Saturated, slippery footing conditions can lead to severe soft tissue and other injuries in horses, as well as falls.” -- Letter from Dr. Peter Glassman, DVM; testimony from Dr. Susanne Welker, DVM.</p>
FAQ Par.1 B	A covered arena is vital to rider training.	<p>“The footing surface in a ring directly impacts horse safety and, by extension, rider safety. At present, for many days of the year – and especially during the winter months – the rings are too saturated for us to safely teach lessons. This results in many cancellations of team practices and private lessons. It also compromises the group lesson program by forcing group lessons to move indoors for weeks in a row. Although Meadowbrook is proud of its structured, indoor horsemanship curriculum, it is still not ideal to have to teach indoor lessons week after week in the winter, in lieu of mounted ring time. A covered ring will correct this situation, giving us a place to teach consistently and safely, on a year-round basis, regardless of the weather. “ – Letter from Diane Rogers, Meadowbrook’s Head Trainer and Program Director</p>
FAQ Par.1 C	Horse shows have been cancelled due to inclement and /or extremely hot weather.	Meadowbrook has cancelled its horse shows in April 2019 and several times during the summers of 2015-2017 due to inclement

	With the addition of a covered ring, horse shows would not need to be cancelled.	<p>weather. An indoor ring would allow these shows to go forward regardless of the weather.</p> <p>Since June 2019, Meadowbrook has run its shows in two rings (Rings B and C). If necessary due to bad weather, the show could be consolidated in one ring.</p>
FAQ 2	A covered ring will help Meadowbrook avoid critical lost revenue due to weather-related cancellations.	<p>In the six months from September 2019 through February 2020 alone, Meadowbrook had to cancel XX IEA team practices and XX private lessons, resulting in over \$36,000 of lost revenue.</p> <p>Cancelling the April 2019 horse show resulted in a loss of approximately \$20,000.</p>
FAQ 3A	The covered ring is proposed to be built in ring C because ring C has the largest flat, rideable surface area, allowing the greatest number of riders to benefit from the covered ring.	<p>Ring C will allow for a 115 x 225 riding ring, enabling two group lessons to be consolidated during inclement weather.</p> <p>At present, two group lessons, a group lesson and an IEA team practice, or a group and a private, are routinely taught together in Ring C.</p>
FAQ 3B	Ring C is not suitable to turn out the horses because they cannot be monitored from the barn by staff, and so are at higher risk of getting hurt.	Horses are turned out in Rings A, B and D because these rings are visible from the barn. Ring C has not been used for turnout for over 20 years.
FAQ 4A	The proposed covered ring will not increase the number or frequency of Meadowbrook's lessons or riders, and therefore no increase in traffic or parking. The Stables' lease with MNCPPC limits the number of horses on the property to 50, as well as the days and hours that the stables can be open.	<p>Meadowbrook's ridership has remained constant at 300 riders per year or less in the School Year Lesson Program, which runs from September – June, since about 2005. In 2017, there were 277 riders; in 2018, 292 riders; and in 2019, 293 riders.</p> <p>About 100-150 additional riders (ie, riders who are not enrolled in the School Year Program) take part in summer camp programs, for a total of 400-450 riders per year. This number has not increased since 2005, nor is it expected to increase.</p>

FAQ 4B, 9	Visitors will be able to watch horse shows and lesson under cover of the viewing area.	The viewing area is a 12' wide covered space along the northern edge of the arena. There are no viewing stands or seating.
FAQ 5	The covered ring will have no impact on noise in the neighborhood.	Human voices, as well as the sounds of horses and the occasional tractor sounds, will be contained within the structure, just as human voices are currently contained within the barn and not audible from the street. The new structure will also be insulated, so sounds will be muffled. The garage doors are high quality and virtually silent to operate.
FAQ 6	The covered arena will dramatically reduce the amount of freshwater required to control dust in Ring C.	Meadowbrook currently uses approximately 1,000,000 gallons of fresh water per year to control dust in its rings. About 30% of this is used in Ring C. Because evaporation will be minimized within the covered arena, and through the use of a reduced dust sand-blend footing, this freshwater usage will be dramatically reduced.
	"The newly proposed covered ring would be much larger than the previously proposed ring."	<p>In fact, the total area of the proposed covered ring is <i>smaller</i> than the ring that was previously proposed in 2003. The roof area of the new ring would be just over 30,000 sf. The roof area of the ring that was permitted and approved in 2003 would have been slightly larger – just over 32,000 sf. This is because the previously proposed ring would have covered not only the riding area, but also a buffer zone, a judge's box, and two additional large viewing stands.</p> <p>As stated above, the new project prioritizes rideable area, so that a larger riding space can be achieved with a covered surface area.</p>
	"Meadowbrook has functioned for 85 years without a covered ring. Why do the horses need it now? Have the horses not had safe exercise or been well cared for during the last 85 years?"	As with human medicine, veterinary medicine has improved enormously in the last 85 years – indeed, even in the last 20 years. With these advances in research and understanding, there have been related improvements in horse care and management, including nutrition and wellness care, training, and exercise regimens. These improvements have in turn resulted in

		<p>increased longevity and quality of life for the horses, while reducing career-ending and life-threatening injuries.</p> <p>Meadowbrook holds itself to the highest standards of horse care. We do not question our predecessors' commitment to horse welfare. However, like any successful organization, we strive for continual improvement of our methods based on the latest research and best practices. That includes providing daily exercise for the horses to prevent muscle loss, bone density loss, inflammation and arthritis, as well as for their mental health.</p>
	<p>"Meadowbrook teaches lessons year-round, rain or shine, and only cancels lessons when Montgomery County Public Schools are closed. So why does it need a covered ring when it's not cancelling lessons anyway?"</p>	<p>That is partially true: we do not cancel our <i>group lessons</i> except when Montgomery Schools are cancelled. On the many days, especially between early November and late March, that students in our group lessons cannot ride due to inclement weather, Meadowbrook teaches students a structured, indoor horsemanship lesson.</p> <p>However, Meadowbrook runs several programs each day in addition to these group lessons - including high school and middle school equestrian team practices, and private and small group "focus" lessons. These programs are always cancelled in bad weather. Not only do these riders lose their lesson time but also, because these programs aren't prepaid, we lose this revenue. This can affect 18-25 riders in a given day - in addition to the 40 or more who have an indoor lesson when they'd certainly rather be riding.</p>
	<p>"Meadowbrook is elitist, not fulfilling its mission of making riding and interacting with horses accessible to those who could not otherwise afford to ride."</p>	<p>Over the years, Meadowbrook has had a number of programs to help make riding and interacting with horses accessible for young people through partnerships with schools and various non-profits. Meadowbrook also supports young people's desire to ride and work with horses through extensive summer youth</p>

		<p>employment programs, through paid working student opportunities, and through need-based scholarships personally funded by its Board of Directors.</p> <p>Most recently, from 2017-2019, Meadowbrook partnered with the KIPP-DC Charter School to provide summer camp, group lesson, and summer job opportunities for up to four students. This program included transportation to and from Meadowbrook and a meal. We're thrilled that one of these students, now a high school senior, was just accepted into two college equine business programs with a full scholarship!</p> <p>Meadowbrook has also worked with other youth organizations at various times, including Ohr Kadish Day Care Center, multiple Girl Scout Troops, Jubilee House, and many others.</p>
	<p>"This project would benefit very few people, while impacting 'thousands' of people who use hiker/biker trail in this area."</p>	<p>First, we are not aware of any data that "thousands" of people use the hiker/biker trail for the half-mile that surrounds Meadowbrook property. This stretch of sidewalk is used primarily by a few regular neighborhood walkers (who often cut through Meadowbrook to see the horses), runners (who often stop in Meadowbrook to use the toilets and refill water bottles), and occasional cyclists. On any given weekend, there are at least as many people riding as there are on the sidewalk hiker/biker trail.</p> <p>Second, over the lifespan of the proposed building, it is likely that at least 30,000 people will benefit from this structure.</p>

Section E

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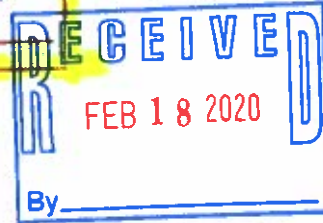
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401 9th Street, N.W. Washington, D.C. 20004 Tel: 202 482 7200 Fax: 202 482 7272 www.ncpc.gov

The Maryland Historical Trust has determined that this undertaking will have no adverse effect on historic properties.

Beth Cole 2/18/2020
Date



IN REPLY REFER TO:
NCPC FILE No. MP100

February 18, 2020

Ms. Beth Cole
Maryland Historical Trust
100 Community Place, 3rd Floor
Crownsville, Maryland 21032-2023

Re: Meadowbrook Stable Project, Section 106 Initiation Letter and Determination of No Adverse Effect

MOC

Dear Ms. Cole:

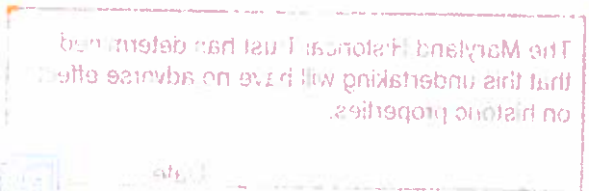
The Meadowbrook Foundation, Inc (Meadowbrook Stables), in partnership with Montgomery County Department of Parks and The Maryland-National Capital Park and Planning Commission (M-NCPPC), has submitted final site development plans to the National Capital Planning Commission (NCPC) for review and approval. The project is located on property acquired under the Capper-Cramton Act and owned by the M-NCPPC within Rock Creek Stream Valley Park Unit 1 in Chevy Chase, Montgomery County, Maryland. Under the Capper-Cramton Act (Capper Cramton Act Review per 46 Stat. 482), NCPC has approval authority over this project. As such, NCPC's approval of the proposed project requires NCPC to comply with Section 106 of the National Historic Preservation Act (NHPA). This letter serves as NCPC's initiation and determination of effects letter to your office. While we understand from the applicant that MHT has previously concurred with a Finding of No Adverse Effect (see attached form), based on the consultation and determination of effect by the Meadowbrook Foundation, Inc., NCPC is sending this letter and supporting documentation to fulfill our independent Section 106 compliance responsibilities based on our approval authority in the Capper-Cramton Act. The project is tentatively scheduled for our March 5, 2020 Commission meeting.

Project Description

The project modification is related to the development of a covered riding ring on land acquired under the Capper-Cramton Act in coordination with the federal government. In 2003, NCPC reviewed, and approved, comprehensive renovations and improvements to the Meadowbrook Stables facility in connection with a Development Agreement between the M-NCPPC and Meadowbrook Foundation, Inc. At that time, the Maryland Historical Trust (MHT), in consultation with the M-NCPPC, reviewed the development plan and found no effect on historic or archaeological resources (see Exhibit B). As such, NCPC staff determined that the proposed project was not subject to further review under Section 106 of the National Historic Preservation Act (NHPA). The currently proposed covered riding ring was identified in the approved development plan to be included as part of a second phase of work. The plan located the proposed covered riding plan southwest of the historic barn and directly west of the historic farrier shed. The

#2NA BL 2/18/2020

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current proposal calls for the relocation of the covered riding ring to the southeast corner of the property along Meadowbrook Lane in place of an existing outdoor riding ring.

Background

The Meadowbrook Stables property is located within the central portion of the Rock Creek Stream Valley Park, Unit No. 1, on the eastern shoreline of Rock Creek, in Montgomery County, Maryland. The property is located on land which was acquired by the National Capital Planning Commission under the Capper-Cramton Act and now under the jurisdiction and title of M-NCPPC. The Meadowbrook Stables facility is comprised of 15.8 acres owned by the M-NCPPC and operated by Meadowbrook Foundation, Inc. pursuant to a lease with the Montgomery County Parks Department.

The Meadowbrook Foundation is a non-profit 501(c)(3) organization governed by a volunteer Board of Directors. The facility is used for horse riding lessons, summer camps, and related programs, teaching over 450 students each year, housing 50 horses, and employing over 25 full- and part-time staff. Various efforts to make necessary improvements to the Meadowbrook Stables property have been ongoing with M-NCPPC and the local community since 1998.

The Meadowbrook Foundation was established in the late 1990s and early 2000s to effectuate improvements to the facility, including the construction of a covered riding ring, initiated by a donation of \$3 million by philanthropist David Bradley. The improvements were ratified in a formal, comprehensive Development Agreement between M-NCPPC and the Foundation in 2003. That year, the NCPC approved the General Development Plan pursuant to Section 1(b) of the Capper-Cramton Act. The Development Agreement spelled out two distinct phases of improvements. As part of Phase 1, which was executed between 2003-2005, Meadowbrook completed the following improvements: installation of new perimeter fencing, grading, and improvements to four existing sand rings; improvements to public picnic and walking areas; installation of fencing around grass pastures as grazing areas for the horses; planting of numerous trees and other landscape elements to improve the appearance, screen the buildings from view, and add shade; restoration of the historic farrier shed; and construction a utilitarian storage building to house manure dumpsters and equipment.

The Covered Riding Ring Project, which is now proposed, was sole focus of the Development Agreement's Phase 2, approved by the Montgomery County Historic Preservation Commission, M-NCPPC, and NCPC. In the approved Development Plan, a covered riding ring was proposed to be situated directly southwest of the historic barn and directly west of the historic farrier shed. At that time the design of the covered ring had not been finalized. The current proposal relocates the covered ring to an existing 200-foot by 300-foot outdoor sand arena known as "Ring C," located at the southeastern-most corner of the property. Ring C is situated south of the historic barn and southeast of the historic farrier shed along Meadowbrook Lane where it transitions from a road that travels in a north-south direction to an east-west direction before terminating at the

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Meadowbrook Recreation Center to the south. The proposed covered riding ring, which is detailed in concept plans included as Exhibit G, would include the construction of a 125-foot by 225-foot, pavilion-like structure within the existing footprint of Ring (or Paddock) C. The proposed structure is shed-like in character: largely open and covered by a Dutch gable roof. Wood or steel columns set (to be determined) at approximately 25-foot intervals support the roof. Transparent, seasonal enclosures (*e.g.*, garage-door type retractable sides) would temporarily enclose the covered ring as needed to protect riders and horses from excessive cold and inclement weather.

The project would also include addition of a horse/pedestrian path to access the ring from an existing driveway to the west, removal of existing fencing surrounding the outdoor ring, additional landscaping, and the addition of stormwater management including rain barrels and bio-retention facilities surrounding the covered ring. The existing perimeter fencing and landscape screening along Meadowbrook Lane would be retained to reduce the visibility of the proposed building from the public street.

Project Area

The project area is located outside of but is visually connected to the historic Meadowbrook Riding Stable, which is listed in the Maryland Inventory of Historic Sites and the Montgomery County Master Plan for Historic Preservation. The historic stable, also known as Rock Creek Stables and (part of the) Old Callahan Estate, consists of a two-story Colonial Revival Style barn and a small one-story farrier shed. The barn is of frame construction with a field stone base and board-and-batten cladding. It features a front facing gabled roof with gabled dormers along the side elevations and a hayloft bay within the gable at the north façade. A tack room, office, and apartments were added to the rear west elevation of the building. The stable was built in 1934 as a private saddle club on the old Callahan Estate surrounded by undeveloped land that is now occupied by homes and recreational facilities. The property has not been evaluated for eligibility for listing in the National Register of Historic Places; however, the property was included in the Maryland Inventory of Historic Sites [MHI Inventory No. 36-03] in 1975. In 1989, the property was included in the Montgomery County Master Plan for Historic Preservation. The Montgomery County environmental setting encompasses the area around the barn and historic frame farrier shed.

Area of Potential Effect

According to the Section 106 Regulations (36 CFR 800), an Area of Potential Effects (APE) is defined as "the geographic area of areas within which an undertaking may directly or indirectly cause alterations in the character or use of historic properties, if any such properties exist. The area of potential effects is influenced by the scale and nature of an undertaking and may be different for different kinds of effects caused by the undertaking." The determination of an APE is an initial step in the Section 106 Process that facilitates the identification of historic properties and an assessment of the potential impacts of the proposed undertaking on those properties. NCPC understands that EHT Traceries, Inc., Meadowbrook Stables historic preservation consultant, has

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conducted background research and field surveys to delineate the proposed APE and to identify historic properties within the APE.

The proposed APE for this project is delineated to encompass the Meadowbrook Stables property, adjacent properties on Meadowbrook Lane, as well as any surrounding views and viewsheds. Identification of resources within the APE was conducted through GIS mapping with data provided by Montgomery County Planning, and a review of existing documentation including the National Register of Historic Places (NRHP), Maryland Inventory of Historic Properties (MIHP), and the Master Plan for Historic Preservation in Montgomery County (Individual Sites and Districts). The proposed APE is appropriate to the proposed undertaking because of the narrow scale of the project, which is restricted to the existing sand-covered Ring C, and the limited visibility of the project to and from the surrounding area. A map outlining the proposed APE is enclosed in Exhibit C. The only historic resource within the proposed APE is the Meadowbrook Stables (also known as Rock Creek Stables, and part of the Callahan Estate). Although the project area is located nearby the historic Meadowbrook Recreation Center, views of the project area to and from the recreation center to the south are largely obscured by dense vegetation. A full review of historical and archeological resources in the area of the Meadowbrook property was conducted in 2003, in connection with the Environmental Assessment submitted at that time. The Maryland Historic Trust confirmed the finding of the Montgomery County Historic Preservation Office that Meadowbrook Stables is not an archeologically significant site.

Determination of Effect

NCPC has determined that the project will have "No Adverse Effect" on historic properties pursuant to 36 CFR 800.5 based on the following: In reviewing the General Development Plan for the property in 2003, the Maryland Historical Trust (MHT), in consultation with the M-NCPPC, found no effect on historic or archaeological resources. As such, NCPC staff determined that the proposed project was not subject to further review under Section 106 of the National Historic Preservation Act (NHIPA). The current proposal relocates a covered riding ring that was previously proposed. At that time, the proposed covered riding ring, which was to be a part of the second phase of work as part of the development plan, was located directly southwest of the historic barn. The current proposal includes relocation of the covered riding ring to the southeast corner of the property along Meadowbrook Lane in place of an existing outdoor riding ring labeled as "Ring C". Although the site location of the covered riding ring has been changed, this relocation of the site does not result in a meaningful change in visibility from the historic resource. In fact, the proposed location would be located further from the historic barn, reducing views of it from the barn. Therefore, to reiterate, NCPC has determined that the Meadowbrook Stable project will have "no adverse effect" on historic properties.

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We look forward to receiving your comments and concluding the Section 106 consultation. If you have any questions regarding NCP's action related to the proposed project, please contact me at

(202) 482-7240 or lee.webb@npsc.gov, or Mike Weil at (202)482-7243, or michael.weil@npsc.gov.

Sincerely,



Lee Webb
Federal Preservation Officer, Urban Design and Plan Review Division

Enclosure: Coordinating Committee Presentation for File No. MP100

**MODIFICATION OF GENERAL DEVELOPMENT PLAN,
MEADOWBROOK STABLES RIDING RING C PAVILION**

Rock Creek Stream Valley Park Unit 1 North
Chevy Chase, Maryland

May 7, 2020

Finding of No Significant Impact

Pursuant to Section 102(2)(C) of the National Environmental Policy Act, the Council on Environmental Quality Regulations (40 CFR, Parts 1500-1508) and National Capital Planning Commission Environmental Policies and Procedures, I have evaluated the new Meadowbrook Stables (Meadowbrook) Riding Ring Pavilion in the Rock Creek Stream Valley Park Unit 1 North in Chevy Chase, Maryland, as shown on NCPC Map File No. 76.21.01(05.00)45058. The Montgomery County Department of Parks (MCDP) and Meadowbrook Foundation, Inc. (MFI) prepared a draft Environmental Assessment (EA) as part of the project's preliminary review submission to NCPC. The Commission posted the draft EA on the Agency website for a 30-day public comment period from November 18 – December 18, 2019, with preliminary approval granted by the Commission on December 5, 2019. NCPC revised the EA and posted the document on its Agency website for an additional 2-week public comment period on March 4-18, 2020, in advance of its May 7, 2020 meeting.

The Commission received multiple public comments in response to its draft EA (November 2019), revised EA (March 2020), and preliminary review Executive Director's Recommendation (December 5, 2019). A comment table is included in the final EA and final review Executive Director's Recommendation (EDR) with NCPC staff responses to each comment. In addition, all materials submitted to NCPC for the record (including the March 4-18, 2020 public comments) are included in their original format in the final review EDR (May 7, 2020) Appendix.

PURPOSE AND NEED

The purpose and need of a covered riding area at Ring C is to enable Meadowbrook to meet current recommended standards of horse care and maintain classes and training during unfavorable outdoor conditions. Prolonged rain events result in unsafe conditions for horses to exercise and classes to take place, which are described in more detail below. Last year, Meadowbrook had to cancel many lessons/training sessions and one of its horse shows, resulting in less practice time for riders and reduced income for the facility. Meadowbrook would not increase the number of lessons/training sessions with the proposed pavilion, which are limited by a lease agreement with MCDP. A new Ring C pavilion would address the need for safe lesson/training space when inclement weather conditions and unsafe horse footing conditions exist and allow many of the outdoor programming to continue.

Horse Health and Wellness and Rider Safety

Standards in horse health and wellness have evolved significantly since the 2001 Montgomery County Planning Board approval of the comprehensive Meadowbrook development plan. Current knowledge related to horse health care is provided by the U.S. Equestrian Federation and from multiple scholarly articles over the years regarding medical discoveries and treating health-related problems. This entails having unstructured “turn out” time each day where horses can exist outside of their stalls in addition to more structured exercise time. While there is no problem for horses to be out in drizzle, rain, and moderate wind during turn out periods, if the sand rings become too saturated with water from prolonged periods of rain, horse footing conditions can degrade to the point where horse safety is jeopardized. When this happens at Meadowbrook today, with four open rings, horses are denied the opportunity to train and exercise.

Continued Operations

The problem of prolonged rains degrading horse footing conditions in the open sand rings is also having an impact on Meadowbrook’s operations. Saturated rings following prolonged rains minimize the amount of riding time for lessons and shows, and ultimately have an adverse financial impact on facility operations as budgeted income is diminished. Private lessons and horse shows are canceled altogether, and group lessons are moved indoors, into a classroom setting, which is not as beneficial and enjoyable as actual riding time.

Last April, Meadowbrook had to cancel one of its three annual horse shows due to prolonged rains before the event, which degraded ring conditions, resulting in an estimated loss of \$20,000 in income. In addition, lesson cancellations can result in an income loss of approximately \$50,000 per year, which makes it more difficult for Meadowbrook to continue its wide variety of programming. Meadowbrook reports that 179 private lessons and 219 team practice sessions were cancelled from September 2019 to February 2020 due to inclement outdoor conditions, resulting in \$36,000 of lost income for the facility. Meadowbrook’s Board of Directors considers a covered riding ring to be critical to facility operations that must continue to evolve to maintain contemporary business, training, education, and horse safety standards. Similar nearby equestrian facilities all have indoor arena space including Wheaton Park Stables, Rock Creek Park Horse Center, and the Potomac Horse Center.

PROPOSED ACTION / PREFERRED ALTERNATIVE

New Ring C Pavilion (Preferred). MCDP, in coordination with Meadowbrook, proposes to construct a new pavilion over riding Ring C, measuring 225-feet in length, 125-feet in width (covering an area of 28,125 square feet), with a sloped rooftop ranging in height between 16- and 32-feet (along the ridgeline). The center cupola on the roof will reach 41-feet 8 inches. Plans show the new structure with a metal standing-seam roof with solar panels, rooftop cupolas, and sides constructed with a stone skirt at each of the building corners; trim around the windows and doors; board-and-batten style siding, with historic exterior light fixtures. The pavilion would have retractable sliding doors (with windows), to allow for an open-air environment, with the ability to shelter interior activities from inclement weather (cold, wind and thunderstorms) conditions. The

pavilion would not have any mechanical infrastructure (i.e. heating and cooling) and no sound system but would have electricity to allow for interior lighting.

Other ancillary site development would include additional landscaping, two new bioswales (north and south/west), a new walkway, and a new horse/pedestrian path between the internal access road and Ring C. The existing fencing surrounding the current Ring C would be removed, with new fencing installed inside the pavilion. The outer Meadowbrook perimeter fence would remain in place, and space for a public viewing area would be along the northside of the all-weather arena. The landscape-stormwater management plan is designed to manage all stormwater from the roof through vegetation and bioswales. New evergreen trees, ornamental trees, shade trees, and shrubs are proposed to help obscure the new pavilion from off-site views.

The project would remove 20 existing adjacent elevated floodlights immediately surrounding the Ring C site, since the new pavilion would have interior lighting, thereby negating the need for the taller outdoor floodlights. The pavilion would have downward-facing lighting over doorways as required by building codes. The other 36 floodlights on the Meadowbrook Stables property would remain to continue night-time illumination of the other riding rings (A, B, D) during operating hours.

OTHER ALTERNATIVES EVALUATED

No-Build Alternative. This alternative assumes that Meadowbrook Stables would continue to operate under its current condition, with four separate unprotected riding rings. No new construction is planned under this alternative, and operation of all four rings would continue with full weather exposure (snow, rain, wind), thereby interfering with training/show schedules, animal health/wellness, user experience, and the overall financial condition of the facility. This alternative does not fulfill the project Purpose & Need but serves as a useful baseline comparison for the preferred “action” alternative (construction of a new Ring C pavilion), which is required under NEPA regulations.

ACTION ALTERNATIVES DISMISSED

Ring D Pavilion. MCDP and Meadowbrook Stables previously identified a new 29,400 square foot pavilion (with 20,000 square feet of riding area) over Ring D in 2003 as the preferred location; however, upon more recent review of the site options, MCDP concluded that Ring C is preferable due to its increased distance from Rock Creek and minimal site grading to accommodate the new structure. Meadowbrook has concurred with this finding as Ring C could accommodate a 28,125 square foot pavilion (with a 25,875 square feet of riding area), maximizing safe rider training, horse exercise and welfare due to its size as discussed in detail in the following section. While the previous Ring D pavilion design was nearly the same size as the pavilion currently proposed for Ring C, the maximum area for riding that could have been achieved at Ring D was 20,000 square feet. A larger rideable area would have required fill within the floodplain. At the time, the Ring D pavilion included sheltered space for viewing stands and a judging booth within the pavilion, which did not require any fill. The current proposal allocates much of the area under the pavilion at Ring C to riding area. A public viewing area for standing spectators would be located under the pavilion along the northside arena fence-line. Specific reasons include:

- 1) *Greater All-Weather Capacity:* The current size and grading at Ring C allow for 30% more all-weather potential arena space than Ring D (25,875 SF compared to a 20,000 SF Ring D arena). Creating the same amount of rideable space at Ring D would require sizeable fill within the floodplain. The larger area at Ring C would enable twice as many users during unfavorable ground conditions than a pavilion in Ring D, equating to capacity for 180 additional riders (360 total) per week. The larger all-weather space would accommodate two user groups simultaneously, whereas the Ring D arena space would only allow one user group at a time. Thus, during inclement weather, Meadowbrook Stables could consolidate two of its four lesson groups into a covered Ring C, thereby enabling 50% of its scheduled programming to continue. The larger interior pavilion height would also allow a course of jumps which is frequently taught in upper level classes, whereas this could not be accommodated in a smaller Ring D pavilion. While Ring B is also further away from Rock Creek than Ring D and could accommodate the new pavilion, there would have been less space immediately adjacent to the pavilion for landscaping and stormwater management.
- 2) *Continued Horse Turn Out Space in Rings A,B, and D During Good Weather:* Standards of care have evolved during the last 20 years (when the County planning board approved the original development plan), with at least two to three hours of recommended free, unstructured (“turn-out”) time each day for each horse, with direct staff supervision to ensure their safety. If left unwatched, the horses can injure themselves, either because of their inquisitive nature or if their play becomes overly aggressive. At least three rings at Meadowbrook Stables are required to enable the amount of unstructured exercise time necessary to accommodate all 50 horses. Based on proximity to the Meadowbrook Stables barn, where staff frequently perform their work, Rings A, B, and D afford the best level of visibility based on proximity. Horses turned out in these three rings can be seen directly from workspace in the barn. If any of these rings were to be covered, it would make direct staff oversight from the barn more difficult. Ring C is the furthest away from the barn and for this reason, Ring C has not been used for turnout for over 20 years.

Ring A and B Pavilions. Rings A and B are much smaller than Ring C, and would not accommodate as much rideable area, stormwater management, and landscaping. Thus, for the same reasons stated for Ring D above, Rings A and B do not meet the project Purpose and Need and were dismissed.

STANDARD FOR EVALUATION

Under NEPA, the Council on Environmental Quality (CEQ) regulations, and NCPC Environmental Policies and Procedures, an Environmental Assessment is deemed sufficient (and an Environmental Impact Statement (EIS) is determined to be unnecessary) if the study supports the finding that the mitigated federal action would not significantly affect the human or natural environment. The EA for this project were prepared in accordance with this standard.

POTENTIAL PROJECT IMPACTS

The Environmental Assessment uses the following “impact” topic areas to assess the preferred Ring C Action Alternative: Floodplains, Stormwater Management/Water Quality, Visual Resources, Cultural Resources, Transportation and Parking, Noise, and Air Quality. The following sections briefly describe the associated beneficial and adverse impacts for the project, in

conjunction with planned mitigation to reduce potential project effects. NCPC uses the EA to determine whether each potential impact is sufficiently assessed and mitigated through the study, or whether a more detailed Environmental Impact Statement (EIS) is warranted.

Floodplains. As described in the final EA, the project is within the 100-year floodplain because there are no practicable alternative sites outside of the floodplain. However, the structure's use and design minimize potential harm to the floodplain. The non-habitable pavilion has no "critical" functions housed within, such as facility medical/care uses or power production, and the site will remain a passive flood tolerant use with no heating or cooling systems. Specific design measures that mitigate potential impacts include lowering the finished floor elevation, designing the structure to allow flow-through flooding, lowering exterior grades around the new arena to provide additional floodplain storage, and passive louvers in all retractable doors to enable floodwater flow between the interior space and outside with minimal impedance. There would be nothing under the pavilion other than a ring fence and sandy riding ring surface, neither of which is sensitive to water damage and could not be readily replaced. An assessment report ("Alteration of the Floodplain Computations and Report") was prepared for review by the Maryland Department of the Environment (MDE), which concluded no floodplain impact by the project, and MDE issued a subsequent authorization to proceed (with construction) on January 28, 2020.

Short-term floodplain-related impacts could result from the presence of increased activity on-site.

Mitigation: Potential short-term construction-related impacts would be mitigated through Maryland Department of the Environment Best Management practices for floodplain construction, including:

- No excess fill, construction material, or debris shall be stockpiled or stored in nontidal wetlands, nontidal wetland buffers, waterways, or the 100-year floodplain.
- Materials shall be placed in a location and manner which does not adversely impact surface or subsurface water flow into or out of nontidal wetlands, nontidal wetland buffers, waterways, or the 100-year floodplain.
- Heavy equipment shall be placed on mats or equipment shall be suitably operated to prevent damage to nontidal wetlands, nontidal wetland buffers, waterways, or the 100-year floodplain.
- Any serviceable structure or fill shall be repaired and maintained so there is no permanent loss of nontidal wetlands, nontidal wetland buffers, or waterways, or permanent modification of the 100-year floodplain in excess of that lost under the originally authorized structure or fill.
- Any nontidal wetlands, wetland buffers, waterways, or 100-year floodplain temporarily impacted shall be rectified by any construction.
- After installation has been completed, post-construction grades and elevations shall be the same as the original grades and elevations in temporarily impacted areas.
- Stormwater runoff from impervious surfaces shall be controlled to prevent the washing of debris into the waterway.
- Culverts shall be constructed, and any riprap placed so as not to obstruct the movement of aquatic species, unless the purpose of the activity is to impound water.

Stormwater Management / Water Quality. The landscape-stormwater management design will manage stormwater on-site through vegetation and bioswales. A new roof over 28,125 square feet of Ring C will channel stormwater into two new bioswale areas adjacent to the pavilion, with enough capacity to capture and filter stormwater through plantings and infiltration media. Conversion of over 30,000 square feet (approximately 53% of the project site) into more permeable area, with new native vegetation, micro-topography, and bio-swales, will recharge groundwater in smaller storms, treat runoff from moderate storms, and convey water around the site in larger storms into the bioswales, sediment trap and stormwater management ponds. The site design will comply with all mandatory State requirements from the Maryland Department of the Environment (National Pollutant Discharge Elimination System) and Montgomery County regulations, resulting in improved Rock Creek water quality with more controlled stormwater runoff on-site.

Short-term stormwater management-related impacts could result from the presence of increased activity on-site.

- **Mitigation:** Potential short-term construction-related impacts will be mitigated by adherence to Maryland Department of the Environment Best Management practices, and rules/regulations as defined through the County's mandatory permitting process.

Visual Resources. There will be long-term impacts to some visual resources. The new pavilion (32-feet at the roof peak/41-feet and 8 inches in height at the center cupola) would be largely visible from six residences along Abilene Drive, as well as ground-level vantage points along Rock Creek Trail (for approximately 1,600 feet / 0.3 miles) and Meadowbrook Lane. The closest residences to Ring C would likely look at the pavilion facades and rooftop in addition to new trees and other vegetation added to the site. Views of horse activity in Ring C would be more limited to ground level along Meadowbrook Lane and the Rock Creek Trail through operable doors (consistently raised for approximately 8 months of the year). Renderings depict the new pavilion from several different nearby vantage points.

The pavilion will not be as visible from more distant vantage points further to the north, south, and west along Meadowbrook Lane. Views further to the west and northwest (from Beach Drive); southwest (from Meadowbrook Local Park); south (from the Parks Department Maintenance Facility); north (from the north of the barn); and east (from the interior of the Rock Creek Forest neighborhood) would remain relatively unchanged. Beneficial visual long-term impacts would likely result from 20 fewer floodlights surrounding Ring C, both during daylight and evening hours. The new pavilion would have interior lighting, with limited downward-illuminating, exterior lighting only above doorways as required by building codes.

- **Mitigation:** Overall, the structure would be visible, especially for nearby Rock Creek Trail users and the closest six residences to the east along Abilene Drive. Existing vegetation (on both sides of Meadowbrook Lane) and new additional landscaping would help screen the new pavilion from off-site views. Significant landscaping (over 30,000 square feet) would be added to half of the site, with native trees, sedges, grasses, and shrubs. In addition to landscaping, the pavilion design is intended to be compatible with the historic barn, with a stone skirt at each of the building corners; trim around the windows and doors; board-and-batten style siding; historic exterior light fixtures; and three rooftop cupolas. These measures

will help the new structure fit within the existing Meadowbrook Stables setting as an equestrian facility.

Short-term visual impacts from construction would be limited to the planned 8-10-week duration (summer 2020) of the phase, with views of the property temporarily affected by the presence of additional trucks and equipment on the property.

- **Mitigation:** Construction would be staged from the southern on-site parking area, directly across from Ring C, away from the Rock Creek Forest neighborhood to the east of the project site. Construction impacts would be mitigated through active site management and adherence to rules and regulations as defined through the County's mandatory permitting process.

Cultural Resources. As described in the final EA, the pavilion would be located in the southeastern area of Meadowbrook's property, separated from the historic Meadowbrook Barn by the picnic area, several rows of trees, and Rings A and B. The current use of Ring C would continue once project construction is complete, and the new pavilion design would be compatible with the architectural look of the historic barn. The existing character of Meadowbrook Stables as an equestrian facility – manifested by green space, the presence of horses, quality of upkeep, and park-like setting that is open and welcoming to the community – would remain the same.

MCPD and Meadowbrook Foundation, Inc. developed an assessment report that concludes that the project would not result in an "alteration to the characteristics of historic property qualifying it for inclusion in, or eligibility for, the National Register of Historic Places." The Maryland Historic Trust (MHT) reviewed the report and issued a "no adverse effect" concurrence with the finding on November 19, 2019. Separately, NCPC initiated Section 106 consultation with MHT to fulfill its Section 106 compliance responsibilities, with a "no adverse effect" determination. The MHT concurred in writing with the NCPC determination on February 21, 2020 (Final EA Appendix).

Short-term construction-related impacts would result from increased traffic including trucks delivering equipment and material to the site, and material storage on the southern on-site parking area, away from the historic Meadowbrook Barn.

- **Mitigation:** Any potential short-term construction related impacts would be mitigated through active site management and adherence to rules and regulations as defined through the County's mandatory permitting process.

Transportation and Parking. As described in the final EA, the project would not change existing Meadowbrook-related traffic and parking patterns since current programming would remain the same under the existing concessionaire agreement with M-NCPPC, as well as the physical capacity limitations of the facility. Long-term impacts would be negligible based on the continuation of the existing programming at Meadowbrook Stables.

Short-term construction-related impacts would result from increased traffic including trucks delivering equipment and material to the site. Deliveries would enter the property through the southern gate and all construction-related traffic would park on Meadowbrook property.

- **Mitigation:** Any short-term construction-related impacts would be mitigated through active site management and adherence to rules and regulations as defined through the County's mandatory permitting process.

Noise. As described in the final EA, the project would not change existing Meadowbrook-related activities since current programming would remain the same under the existing concessionaire agreement with M-NCPPC, as well as the physical capacity limitations of the facility. Long-term impacts such as loud noise would be negligible since noise levels would remain generally the same based on the continuation of the existing programming at Meadowbrook Stables. However, noise levels related specifically to Ring C may be marginally reduced when the retractable doors are periodically closed during operating hours when outdoor conditions warrant.

Short-term noise-related impacts would result from the presence of increased activity on-site.

- **Mitigation:** Any short-term noise related impacts would be mitigated through active site management and adherence to rules and regulations as defined through the County's mandatory permitting process.

Air Quality. As described in the final EA, the project would not change existing Meadowbrook-related activities since current programming would remain the same under the existing concessionaire agreement with M-NCPPC, as well as the physical capacity limitations of the facility. Long-term impacts such as degradation of air quality would be negligible since existing activities would remain generally the same based on the continuation of the current level of programming at Meadowbrook. The new enclosure would likely reduce fugitive dust from Ring C through the pavilion's overhead sprinkler system and protection from direct sunlight and wind, which contribute to drier soil conditions that can lead to escape of dust.

Short-term construction-related impacts would result from the presence of increased activity on-site.

- **Mitigation:** Short-term air quality impacts would be mitigated through active site management and adherence to rules and regulations as defined through the County's mandatory permitting process. In addition, construction would cease on days with poorer air quality (Code Red or Orange) is identified by the Metropolitan Washington Council of Governments so as not to adversely impact local/regional air quality.

DETERMINATION AND FINDING

Under the National Environmental Policy Act (NEPA), Council on Environmental Quality (CEQ) regulations, and NCPC Environmental Policies and Procedures, an Environmental Assessment (EA) is sufficient if the study supports the finding that the mitigated federal action would not significantly affect the human or natural environment. Based on the project submission, revised and final EA documents, and NCPC staff analysis, I have determined that the proposed new Ring C pavilion would not have a significant impact on the human or natural environment based on the proposed mitigation measures. Therefore, this EA study is sufficient to satisfy NCPC's environmental review responsibility for the project under its NEPA implementing policies, and an EIS is not warranted.

A handwritten signature in black ink, appearing to read 'Marcel C. Acosta', written over a solid horizontal line.

Marcel C. Acosta
Executive Director, NCPC