



# Meadowbrook Stables Proposed Covered Riding Ring

April 9, 2020, 11:56 AM

## Contents

i.	Summary of responses	2
ii.	Survey questions	3
iii.	Individual responses	4

## Meadowbrook Stables Proposed Covered Riding Ring

What do you think about a proposed new amenity at Meadowbrook Stables?

### Summary Of Responses

As of April 9, 2020, 11:56 AM, this forum had:

Attendees: 325  
Responses: 186  
Hours of Public Comment: 9.3

Topic Start

January 2, 2020, 11:12 AM

#### QUESTION 1

How will the proposed project impact you or your family?



#### QUESTION 2

What do you consider the pros and cons of this project? Please explain.

To horses?

To people?

To the community?

To the environment?

Other?

Answered 173

Skipped 13

## Meadowbrook Stables Proposed Covered Riding Ring

What do you think about a proposed new amenity at Meadowbrook Stables?

# Survey Questions

### QUESTION 1

**How will the proposed project impact you or your family?**

- It will have no impact.
- It will have a moderate impact.
- It will have a significant impact.
- Other

### QUESTION 2

**What do you consider the pros and cons of this project? Please explain.**

**To horses?**

**To people?**

**To the community?**

**To the environment?**

**Other?**

## Meadowbrook Stables Proposed Covered Riding Ring

What do you think about a proposed new amenity at Meadowbrook Stables?

### Individual Responses

#### All participants with ages <20

---

**Name not shown**

outside Planning Areas

January 26, 2020, 10:20 AM

**Question 1**

- It will have a significant impact.

**Question 2**

- I see virtually no cons to the indoor riding arena. It will benefit the horses because they will be able to go out everyday for exercise, regardless of weather, which is essential to their health. It will also benefit the riders because they will be able to have consistent practice even if the weather is bad for a few weeks at a time.
- This project is also beneficial to the environment because it will lead to less dust production from the barn, the solar panels on the building will have low visual impact but will generate lots of energy, ambient light production from the barn will be decrease, the barn will use less water because ring C will have to be watered less, and the ring will lead to less runoff into rock creek.
- The covered ring will not negatively impact the community because it will help keep the barn alive for years to come allowing the neighbors to continue to visit the horses with their children and families. The addition of this ring will also help keep the barn available to generations of riders who live in the city but still want to peruse their passion for riding.
- Another pro of this project is that it has a historic design to fit with the character of the park and the rest of the barn.
- Finally, the ring will have a low visual impact on the neighbors who live near the barn and their view of the park since it will be built in the far riding arena and will be open-air and historic.

#### All participants with ages 20-29

---

**Name not shown**

inside Bethesda/Chevy Chase

January 8, 2020, 6:05 PM

**Question 1**

- It will have a significant impact.

**Question 2**

- Incredible opportunity to increase the impact of Meadowbrook - many times lessons are cancelled due to rain or snow and the covered area allows more lessons to be hosted
- Horse impact is immense, allows consistent exercise and fitness for the animals which makes them the healthiest they need to be to support the 300+ riders at Meadowbrook each year
- Incredibly thoughtful plan for environmental impact provided by Meadowbrook leadership
- I see no cons!

---

**Meredith Powers**

inside Silver Spring

January 17, 2020, 2:53 PM

**Question 1**

- It will have a significant impact.

**Question 2**

- CON: As a 26-year-old resident and future inheritor of property directly in sight of the proposed building, I have significant concerns regarding the irresponsible and environmentally reckless construction on a 100-year flood plan. The vast increase of impervious surface runoff that will result from this construction is unacceptable. I hope to live on this land, well into the 2080s, while raising my future children and grandchildren at 2810 Abilene Drive. As a future-minded, concerned citizen, who is also pediatric mental health care provider, I intend to raise my children in a healthy, environmentally-sustaining neighborhood and will continue to champion these efforts on behalf of future generations.

## Meadowbrook Stables Proposed Covered Riding Ring

What do you think about a proposed new amenity at Meadowbrook Stables?

- CON: The construction of a large 3-story covered riding rink further isolates the community and diminishes the nature of this public-private partnership. As a lifetime resident of Rock Creek Forest, the stables have remained financially unattainable for the majority of residents. The present incident and lack of communication with neighbors is further evidence of their complete disregard for public partnership and trust-building. As a public-private organization, Meadowbrook Stables fails to represent the diverse backgrounds and multiple perspectives that make the Rock Creek Forest community unique. Closing off the riding rinks, further signals to community members that the stables are an elite, private institution. This "amenity" serves only the few hundred affluent people who can afford to participate in horse-riding recreational activities. The lack of affordable riding options and stark position against therapeutic riding opportunities for valued neighbors with varying physical abilities further demonstrates the willingness of Meadowbrook-affiliated individuals to ignore the greater needs and well-being of the community.
- CON: As a resident, I have strong concerns regarding the lack of transparency by Meadowbrook's planning committee. The neighbors voicing their concerns, myself included, are capable of respectfully disagreeing with one another and understand the importance of providing evidence to support their views. Those behind the M-NCPPC/Meadowbrook proposal do not hold these same community-oriented values. Their multiple false and misleading statements, in addition to their blatant efforts to hide the impacts of their proposal, are unacceptable and perpetuate a longstanding history of mistrust.
- CON: The potential harm that the increased water runoff will add to the Rock Creek ecosystem will impact animals far beyond the Meadowbrook horses. For examples, our community's pets (e.g., dogs), as well as the forest wildlife (e.g., deer, fox, rabbits) will be negatively affected by the additional run-off when exposed to the creek and surrounding areas. The water running off of the proposed rooftops will drain directly into the nearby creeks and streams, likely to carry chemical contaminants and fertilizer into Rock Creek.
- CON: The location of Meadowbrook Stables, being in an urban-suburban area, is not conducive to having an expansive horseback riding facility. Instead, serious patrons who would like to allow their horses exercise in the face of increased rainfall should store their horses in another, more appropriate facility that has the land and space to care for horses in a healthy, humane manner. I agree with supporters of the stables that it is not humane to provide horses with limited exercise; however, our community is changing and becoming increasingly urbanized (e.g., the development of the Purple Metro Line) and it is not realistic to build facility that only serves a small portion of the community, given that the majority of riders are not residents of the Rock Creek community. By erecting this structure, the community is losing its sanctuary and vista, for the mere purpose of trying to fit in an over-sized building where it does not belong. Furthermore, the proponents of this plan are encouraging socioeconomic gentrification by attempting to build their own covered riding facility, rather than partnering with the nearby Wheaton Riding Stables to encourage economic growth in Wheaton, Maryland. These socioeconomically privileged riders are fearfully attempting to stay inside the bounds of Chevy Chase, all the while knowingly harming land vulnerable to environmental damage.

---

**Name not shown**

inside North Bethesda

January 17, 2020, 4:53 PM

### Question 1

- It will have a moderate impact.

### Question 2

- Having a covered arena will allow customers to continue to train during the winter months.
- Having a covered arena will be more comfortable for the horses, in the cold winter as well as in the hot summer.
- Having a covered arena will improve Meadowbrook's impact on the environment, as it will keep the dust from the rings out of the air and neighborhood.

## All participants with ages 30-39

---

**Name not shown**

inside Silver Spring

January 9, 2020, 2:28 PM

### Question 1

## Meadowbrook Stables Proposed Covered Riding Ring

What do you think about a proposed new amenity at Meadowbrook Stables?

- It will have a significant impact.

### Question 2

- Provides a space for horses where they are protected from wind, rain, snow, and extreme heat while riding.
- Protects staff from wind, rain, snow, and extreme heat while teaching lessons.
- Provides protection for the public while visiting/watching lessons during days with poor weather conditions.
- Allows horses to maintain a more consistent, healthy condition if they can be exercised during periods of inclement weather.

---

### Mathias C. Jackson

inside Kemp Mill/4 Corners  
January 12, 2020, 1:20 PM

### Question 1

- It will have a moderate impact.

### Question 2

No response

---

### McKenzie Cato

outside Planning Areas  
January 17, 2020, 3:47 PM

### Question 1

- It will have a significant impact.

### Question 2

- The indoor ring will allow for lessons year-round despite inclement weather, which will benefit the riders at Meadowbrook and the horses.
- The indoor ring will cut down on light, dust, and noise from lessons.
- The indoor ring has a very attractive design that integrates well with the historic property.

---

### Name not shown

outside Planning Areas  
February 7, 2020, 2:39 PM

### Question 1

- It will have a moderate impact.

### Question 2

- This addition to Meadowbrook Stables will be nothing but beneficial to the community, environment, and riders. With the addition of the covered space, it will enable the horses and riders to continue training in inclement weather. This will lead to the longevity of the stables for the community to enjoy and for generations of future riders to learn and finesse their skills. The space not covered by the ring, which is currently sand, will be replanted with grasses and trees to not only enhance to view but make more green space in an urban area! The community will have positive impacts, as the ring will produce practically zero dust, the lighting will no longer be outdoors and the amount of water used in the ring will be minimal.

---

### Alex Curatolo

outside Planning Areas  
February 8, 2020, 5:58 PM

### Question 1

- It will have a significant impact.

### Question 2

- This project will benefit the Meadowbrook community. It will allow horses to be exercised even in inclement weather and allow riders to practice year round.
- The design takes the historic nature of Meadowbrook into account, and will blend in seamlessly.
- In addition, the project is designed to minimize any environmental risks, and will result in the generation of solar power and reduction in water use.
- Meadowbrook is an asset to the community, and this project will allow it to grow and thrive.

---

### Name not shown

inside Silver Spring  
March 3, 2020, 6:31 PM

### Question 1

- It will have a significant impact.

### Question 2

## Meadowbrook Stables Proposed Covered Riding Ring

What do you think about a proposed new amenity at Meadowbrook Stables?

- This project is primarily only positively impacting those already extremely well off in the community that own and ride horses. This is a very small amount of people in the area who likely have the means to do this at a number of other locations.
- There are significant risks of flooding in the area. It already floods and the roads and homes have a very difficult time getting the water to disperse.
- It will be impossible for residents to park with increased traffic. Driveways are small and residents need to park in their own street. This will bring more visitors to crowd the streets.
- This will block the view of the park from residents and bring down the property values.
- This will add more traffic (with trailers) on a park street with lots of children around. This will likely cause traffic jams, traffic, and accidents.

### All participants with ages 40-49

---

#### Name not shown

inside Bethesda/Chevy Chase

January 3, 2020, 5:01 PM

#### Question 1

- It will have a significant impact.

#### Question 2

- For the horses, the opportunity for exercise and turnout regardless of weather conditions will greatly improve overall welfare
- For riders, the ability to to train regardless of weather improves comfort, increases opportunity to ride, more time for skill development, and for competitive riders like mine, would keep them from falling behind riders at competitive barns.
- For the environment, the reduced dust, light pollution and water usage are all a plus. So are the solar panels and increased greenspace
- For the neighborhood there will be reduced dust, reduced light, a discrete building and beautiful landscaping, with no increase in traffic, parking or usage.
- I see zero cons. The building will be discrete, suited to the site, and architecturally lovely

#### Name not shown

outside Planning Areas

January 9, 2020, 9:09 AM

#### Question 1

- It will have a significant impact.

#### Question 2

- This project offers significant benefits to Meadowbrook, its horses and riders, the neighborhood, Rock Creek Park, and the environment.
- By reducing ambient light, runoff, and dust, it will benefit the neighbors, the Rock Creek watershed, and wildlife.
- By enabling year-round use in all weather (both protection from harsh winter conditions as well as coverage during excessively hot or rainy days), it will benefit Meadowbrook's horses, riders, and staff by allowing more consistent lessons and activities, by providing protection against harsh weather conditions and without facing weather-related cancellations. This is especially important to me as the parent of a child who rides at Meadowbrook an average of 4 days per week.
- Having a covered ring will also support Meadowbrook's mission as a historic, working stable by bringing it up to industry standards and giving it comparable facilities when compared to almost all of its peer stables in the area. This should also help Meadowbrook remain operationally viable, thus protecting the green space it manages and allowing it to sustainably preserve its historic buildings and heritage.
- In addition, a covered ring will benefit the residents of Montgomery County by supporting Meadowbrook and thereby continuing to make riding opportunities available conveniently near many residents' homes, offering them greater opportunities to ride and interact with horses, which has proven mental and physical health benefits.

#### Name not shown

outside Planning Areas

January 9, 2020, 2:10 PM

#### Question 1

- It will have no impact.

#### Question 2

- This covered arena will be an enormous benefit for the horses who live at Meadowbrook. They will be able to get exercise in a safe space with consistent footing, essential for the health of their legs.
- The arena will improve the safety of winter and inclement weather riding dramatically for the riders, the large majority of whom are children.
- I see no cons.

#### Name not shown

## Meadowbrook Stables Proposed Covered Riding Ring

What do you think about a proposed new amenity at Meadowbrook Stables?

inside Bethesda/Chevy Chase  
January 9, 2020, 2:59 PM

### Question 1

- It will have a moderate impact.

### Question 2

- It will strengthen the offerings of Meadowbrook Stables, an important part of our community. It will attract more and better riders,
- supporting local amateur athletes in their chosen sport. It will be safer for horse and rider.

---

## Charis Zuchowski

inside Bethesda/Chevy Chase  
January 10, 2020, 9:47 AM

### Question 1

- It will have a moderate impact.

### Question 2

- This will be a wonderful addition to a historic barn. It will allow the riders to actually ride in the winter months, exercise the horses, as well as prepare for the shows in the spring (held elsewhere). There will be no impact to the surrounding community, other than temporary construction, as they are covering an existing ring.

---

## Kira Swencki

outside Planning Areas  
January 11, 2020, 10:44 PM

### Question 1

- It will have a moderate impact.

### Question 2

- The biggest "Con" that I can come up with is the temporary dust & traffic that the construction may cause. However, after learning more about the project, I learned that the overall dust will actually be REDUCED, which makes this family very happy! By removing one of the three sand rings along Meadowbrook Lane, the amount of dust that can potentially impact the surrounding neighborhood will be greatly reduced. Additionally, there will not be any increase in traffic, parking congestion or noise as a result of this project. Meadowbrook can't have more than 50 horses on the property, because the barn only has 50 stalls. There are limits on the number of times per day that the horses can be ridden, which limits the number of lessons that can be scheduled. For this reason, the stables is at maximum capacity for the number of lessons it can teach, and has been for many years. The stables teaches lessons six days/week, 4-5 hours per day, in 4 rings. That's not going to change. Because there won't be any increase in the size or number of lessons, there won't be any increase in traffic or parking congestion.
- Meadowbrook is taking some amazing steps to improve the environment through this project. For example: A solar power installation on the southern roofline will generate significant power and help Montgomery County meet its clean energy goals. Meadowbrook is proposing a 118 kW solar power installation on the southern roofline of the arena. This solar installation, which will be invisible from the historic barn and virtually invisible to passers-by, is equivalent to planting 70,000 trees or removing over 500 vehicles from the road.
- For those who live close, something like this can only increase property values. This project will ensure Meadowbrook's longevity as a historic but still vibrant urban riding facility. Meadowbrook is the oldest and one of the last remaining urban riding schools in the US. And it's a unique and special institution in Montgomery County, with a long and rich history. Today, it's also a significant employer, with 13 full time staff and 10 part time staff. It provides summer jobs and internships for local students, and is a healthy place for kids to be outdoors and stay active. As with any historic institution, Meadowbrook requires on-going investment and planning to retain its essential character, while keeping up with the times. The covered riding ring will allow Meadowbrook to improve the quality of all of its programs, in keeping with its non-profit mission, while remaining true to the park-like nature of the facility and setting.



## Meadowbrook Stables Proposed Covered Riding Ring

What do you think about a proposed new amenity at Meadowbrook Stables?

- How can you argue with giving the horses and ponies more room to trot, cantor and jump while being protected from the elements? The covered ring will help keep Meadowbrook's horses healthy and sound. A covered ring will allow the horses to get regular, daily exercise even in heavy rain, snow, extremely cold, icy, or windy conditions – all of which currently prevent the horses from getting out on many days during the year. This regular exercise will contribute to their health and well being. Horses are no different than humans in needing regular daily exercise and movement. Imagine if you had to sit at your desk for several days straight, with no exercise. Your joints would get stiff, you lose muscle tone, you're at higher risk for an injury. Horses are designed to move for many hours per day, not to stand in a stall. Ideally they should be out and moving around for 3 hours per day or more. Having this new covered structure will only help to keep the horses happy and healthy.
- The project is being privately financed by over 100 donors. No public funds are being used, and Meadowbrook won't increase its lesson or boarding fees in order to pay for this project. Not only will the horses and ponies better served, the riders & trainers and patrons of Meadowbrook will all benefit from this project. Our family fully supports this campaign for the betterment of Meadowbrook Stables and the surrounding area.

---

### Name not shown

inside Silver Spring

January 13, 2020, 4:30 PM

#### Question 1

- Other - It will have a significant NEGATIVE impact.

#### Question 2

- CONS •It will be a gigantic building that will significantly degrade property values in the neighborhood. Houses nearby will be severely affected in their value and so will the rest of the neighbors.
- CONS •The building will benefit a few (just current users of the premises) who do not live in the area. There will be no compensation for loss of property value for those affected by this monstrosity.
- CONS •It will worsen flooding problems in the area. It will be built within the 100 year floodplain. The stormwater management system often backflows when rock creek waters rise resulting in further flooding of Ball Fields and Candy Cane City
- CONS •Will constrict wildlife space resulting in more deer, fox and racoons in the neighborhood.
- CONS •It will destroy the country look of present facility. Benefit the few who can afford equestrian sport.

---

### Kristin Shepard

outside Planning Areas

January 17, 2020, 3:27 PM

#### Question 1

- Other - Great addition to the park! Will allow riders and horses to use the facility even in inclement weather.

#### Question 2

- I see the project as a plus for the park and for the community. Visitors love to see the horses being ridden, and the indoor ring will allow riding to continue throughout the winter.

---

### Name not shown

inside Bethesda/Chevy Chase

January 20, 2020, 8:58 PM

#### Question 1

- It will have a significant impact.

#### Question 2

- It will be a great improvement for horses and their community of caretakers - right now, rain, cold or extremely hot weather limit or prevent that horses be brought outside.
- In addition, the barn currently uses significant amounts of water to try and reduce the dust in hot dry weather. A covered arena will significantly reduce the water consumption.

---

### Name not shown

inside Bethesda/Chevy Chase

February 7, 2020, 8:04 PM

#### Question 1

- It will have a significant impact.

#### Question 2

- This project will undoubtedly benefit all of animals, as well as the riders and staff who use the facility by protecting them from inclement weather.
- The project seems to have taken into account environmental and neighborhood concerns as well.
- Given the importance of Meadowbrook in the area, this seems like a tremendous step in its evolution.

## Meadowbrook Stables Proposed Covered Riding Ring

What do you think about a proposed new amenity at Meadowbrook Stables?

### Jennifer Bragg

inside Bethesda/Chevy Chase

February 7, 2020, 11:14 PM

#### Question 1

- It will have a significant impact.

#### Question 2

- It will allow our daughter to ride year round, regardless of weather.

---

### Name not shown

inside Takoma Park

February 8, 2020, 9:19 AM

#### Question 1

- It will have a significant impact.

#### Question 2

- Less cancellation of lessons during inclement weather
- More exercises for the horses during inclement weather
- Protected environment during cold/wet lessons
- Less cancellations of horse shows during inclement weather
- protection from the heat/sun during intense summer weather

---

### Catherine Greene

inside Silver Spring

February 12, 2020, 9:32 AM

#### Question 1

- It will have a significant impact.

#### Question 2

- Meadowbrook Stables is the closest riding facility to our home in Silver Spring, and my daughter attends classes there year-round and camp in the summer. The covered ring will be a great addition for her and other riders, teachers and horses for inclement weather and very hot days.

---

### Name not shown

inside Bethesda/Chevy Chase

March 8, 2020, 2:13 PM

#### Question 1

- It will have a significant impact.

#### Question 2

- Pro: attractive solution to dirt and unsightly dust clouds
- Pro: increased property values for neighborhood as a solar-powered structure containing state of the art drainage solutions is installed near an already existing successful and peaceful business on historic land
- Pro: less overall traffic because lessons and use the facility will be more regulated throughout the year rather than stacking up missed lessons
- Pro: along with construction of the roof, the engineers have a chance to reconstruct drainage and rainfall to properly assist with the overflow and potentially help with flooding in the area (which exists with or without the barn but now has an opportunity to improve)
- Pro: Montgomery County remains pro-business without harming an upscale lower County neighborhood

---

## All participants with ages 50-59

---

### Allison Fultz

inside Bethesda/Chevy Chase

January 2, 2020, 6:39 PM

#### Question 1

- Other - This project will have a significant beneficial impact on my family.

#### Question 2

- This project will allow a significant historic Montgomery County resource to continue and enhance its original use as a riding stable, without increasing the intensity of uses at the site. The covered arena will enhance a facility that the public visits 7 days a week.
- The covered arena will improve horse welfare by allowing riders and horses to continue their training throughout the year, thereby promoting consistent conditioning and preventing injury.

---

### Susan Lyle

inside Silver Spring

January 4, 2020, 7:50 PM

#### Question 1

## Meadowbrook Stables Proposed Covered Riding Ring

What do you think about a proposed new amenity at Meadowbrook Stables?

- It will have no impact.

### Question 2

- We have had two riders at Meadowbrook and it's an amazing big place. Because of the
- Rings have special footing it stops anything going into creek and reduces flooding.

---

### Name not shown

outside Planning Areas

January 8, 2020, 5:52 PM

### Question 1

- It will have a significant impact.

### Question 2

- Meadowbrook is very convenient to Washington, DC, but riding there in the winter is very difficult due to the snow and ice.
- A covered ring would allow us riders to train year round and would provided a covered area for the horses at turnout when they exercise and socialize.
- A covered ring at Meadowbrook would also help preserve the mission of the stables by helping to retain existing and attract new riders. A mark of a good riding barn is a covered ring.
- I believe the covered ring will have no impact or change to the existing environment of the area.
- I am very supportive the covered ring at Meadowbrook.

---

### Sarah Alexander

outside Planning Areas

January 8, 2020, 7:25 PM

### Question 1

- It will have a significant impact.

### Question 2

- The covered ring will be hugely beneficial to the horses, which now do not get enough exercise because of inclement weather. These wonderful animals need to be cared for and need exercise!

- The cover will also be enormously beneficial to the 400 plus riders of every level and age who use Meadowbrook stables annually. It's the only horseback riding facility in the area and is enjoyed not just by riders, but families and children of all ages who come to see the horses and learn about these incredible animals
- I think it will be very positive for the community, reducing light glare at night, environmentally sensitive, beautifully designed including new landscaping. It will make the who stable area look more beautiful
- This will be a positive for the environment, given the design, less use of fresh water than now, leveraging solar to reduce energy use, and beyond
- The covered ring will also greatly benefit a non-profit organization with an 85-year history of community engagement and introduction of equine to the public. Meadowbrook now is at a huge disadvantage by not having a covered ring, and therefore having to cancel lessons (losing money each time this happens). It's a non-profit and needs to be able to earn enough to cover costs.

---

### A Singdahlsen

inside Bethesda/Chevy Chase

January 8, 2020, 9:56 PM

### Question 1

- It will have a significant impact.

### Question 2

- The horses will greatly benefit from this project as it will allow them to get daily exercise regardless of the weather conditions. This is critical to maintaining the well being of the horses.
- The riders and staff will also benefit as they will be able to ride/teach in lessons that otherwise are cancelled due to inclement weather.
- The community will benefit from the project as the covered ring will reduce the amount of dust thrown off from the rings during lessons and night lighting of the ring will be under cover and thus not flowing into nearby houses.
- The environment will benefit from the project as a result of the thoughtful planning around construction of the indoor ring, including the surrounding grounds, water waste and runoff, etc.
- There are no cons to the project other than the short term impact of construction which will be handled with as much care as possible to have the least impact on the community. The benefits to the horses, riders, staff, community, and environment greatly outweigh any short term impact from the construction of the indoor ring.

---

### Lisa Jaycox

inside Bethesda/Chevy Chase

## Meadowbrook Stables Proposed Covered Riding Ring

What do you think about a proposed new amenity at Meadowbrook Stables?

January 9, 2020, 10:24 AM

### Question 1

- Other - It will have little impact on us currently but would have been excellent when my kids were younger and riding regularly at Meadowbrook.

### Question 2

- Pro: horses will be healthier and more fit if they the footing is protected from the weather and they don't lose time due to flooding or freezing water
- Pro: students will benefit from regular riding throughout the year
- Pro: trainers and summer camp counselors will benefit by being out of the beating sun or precipitation for part of their time
- Pro: new facility will protect better from neighborhood dust and light concerns

---

### Karin Flynn

inside Bethesda/Chevy Chase

January 9, 2020, 2:50 PM

### Question 1

- It will have a significant impact.

### Question 2

- The pros are that horses will have a continuity of exercise and riders continuity of practice, which currently is not possible at all. The quality of the service provided by the barn will be much, much enhanced.
- Meadowbrook Stables is a real asset to the Montgomery County community. It's fiscal soundness depends on a level of service that can match that provided by barns much further from the the current community. The indoor arena will help Meadowbrook continue to be financially sound and thus ensure continued operations.
- It will also reduce light pollution at night because light will be kept inside the covered arena.

---

### Name not shown

inside Bethesda/Chevy Chase

January 9, 2020, 5:10 PM

### Question 1

- It will have a significant impact.

### Question 2

- A covered riding ring is important to ensure horses get the daily exercise they need. It also will ensure that Meadowbrook's hundreds of riders, including our kids, can safely train on a year-round basis despite inclement weather and extreme temperatures, and that our beloved local stable can match the standards of other equestrian facilities. It will protect Meadowbrook staff, who are largely stationary while teaching, from exposure. I also believe it will benefit the environment and the neighborhood, by adding vegetation, reducing stormwater and nutrient runoff and water usage, increasing use of solar power and lessening light spill at night and reduce dust.

---

### Name not shown

inside Bethesda/Chevy Chase

January 9, 2020, 9:17 PM

### Question 1

- It will have no impact.

### Question 2

- My family is excited about Meadowbrook having a covered stables, which will improve the riding conditions for the riders and horses.

---

### Name not shown

inside Bethesda/Chevy Chase

January 9, 2020, 9:22 PM

### Question 1

- It will have a moderate impact.

### Question 2

- I believe the pros are more than the cons. Pros include 1) consistent use and engagement of riders throughout the riding season.
- Pro 2) increased exercise for the horses improving their health and well-being; 3) safety of riders and horses
- Cons include 1) loss of use of the ring during construction; 2) construction disturbances for neighbors and, drivers, walkers 3)increased maintenance of a building structure on property.

---

### Name not shown

outside Planning Areas

January 10, 2020, 8:58 AM

## Meadowbrook Stables Proposed Covered Riding Ring

What do you think about a proposed new amenity at Meadowbrook Stables?

### Question 1

- It will have a significant impact.

### Question 2

- Meadowbrook Stables is one of the few stables in the area to offer an Interscholastic Equestrian Association team. In short, the team offers children an opportunity to ride competitively regardless of whether they own a horse or can afford to own a horse. The shows (competitions) are substantially less expensive and make it possible for parents without the financial means to provide their children with a riding experience. (See more about IEA here: <https://www.rideiea.org/about/iea-mission.html>). Unfortunately, upon coming to Meadowbrook, I kept track of the number of times that my daughter's lessons or team training was canceled or modified due to weather. She rides 2x/week, and it was up to 40-50% of the time! Even though the instructors are willing to take the horses in the rain, there are times that the grounds are not stable enough (or unfrozen) to do anything more than walk or trot the horses, if that's even possible without the risk of injury to the horse. The covered arena would help Meadowbrook to be able to consistently offer the training to both the horses and the children/adults that attend there.
- To that end, the horses are unable to consistently exercise during the winter months, which means that when they are able to ride, they need to go slower or adapt to the fact that they aren't conditioned as well. The exercise is critical to the horses well being! Being stuck in their stall in the stable is no different than having a human be on bedrest for months of EVERY year, and then asking them to jump up and compete in an athletic event after being unable to move. The horses need this as much as the riders.
- So why do we stay at Meadowbrook, given that they do not have a covered ring? Because... the quality of the staff and the instruction, and the quality of the horses (in terms of being trained well and safe to ride) is phenomenal. When you go to a stable for lessons, you need to consider the whole picture - location, instruction quality, horse quality, covered facilities, fees, other riders/team members, etc. The only thing missing from Meadowbrook is the covered ring - but they excel in the other areas.
- From the neighborhood perspective, this would be a beautiful addition, and imho, potentially limit whatever low level of noise that comes from the area to begin with. We truly appreciate the support of the neighbors and the amazing location of the stables.

---

### Name not shown

outside Planning Areas

January 11, 2020, 12:11 PM

### Question 1

- It will have a significant impact.

### Question 2

- The covered arena would be a great benefit by enhancing the equestrian experience for the hundreds of riders who use Meadowbrook.
- In particular, Meadowbrook and the world of equestrian sports teach young people about discipline and responsibility, about striving to be the best you can be and about learning to care for other living beings.
- Any activity such as riding that can provide young people with the opportunity to get away from computer screens and smart phones should be encouraged by the community.

---

### Name not shown

outside Planning Areas

January 11, 2020, 5:28 PM

### Question 1

- It will have no impact.

### Question 2

- This project will be most beneficial for the horses by providing a covered space for them to exercise more safely through the winter and under wet conditions.
- The project will also be very beneficial for the riders by providing them with a safe place to go, exercise, and care for the horses throughout the year.
- The new facility will be attractive.

---

### Kate Carey

inside Bethesda/Chevy Chase

January 12, 2020, 8:58 AM

### Question 1

- It will have a significant impact.

### Question 2

- My daughters and I have been long-time riders at Meadowbrook stables. In addition to riding, one of my daughters had the opportunity to work at Meadowbrook stables part time from the age of 14 - 21. So we are well informed about the very positive impact the project will have for the community, riders and horses.

## Meadowbrook Stables Proposed Covered Riding Ring

What do you think about a proposed new amenity at Meadowbrook Stables?

- Without a covered arena, it is very difficult and sometimes impossible to get the horses the exercise they need each day which is so very important to their health. Similarly, a covered arena will afford riders, the opportunity to ride in a safer situation during inclement weather.
- Importantly, the covered arena will bring positive benefits to the community. As my daughter worked at Meadowbrook for so many years, I am well aware of all the processes the barn takes to limit dust traveling to the neighbors as well as limiting light during night hours. This indoor ring will have a very positive impact on reducing dust and light that may currently impact some neighbors.
- Regarding the environment, I understand there will be a net benefit to the environment. Again, by limiting dust but in addition, the design will offer the opportunity to capture and use rain water. In addition, since Meadowbrook will be able to lighten the need for using water to aide with dust reduction - that is a significant positive impact on the environment.

---

### Name not shown

outside Planning Areas

January 13, 2020, 8:22 AM

#### Question 1

- It will have a significant impact.

#### Question 2

- The quality of the facility would dramatically improve the use and value of Meadowbrook if the indoor arena was constructed.
- The arena is well placed away from the residential housing
- The arena design is quiet and elegant

---

### BARRY OHLSON

outside Planning Areas

January 13, 2020, 4:18 PM

#### Question 1

- It will have a significant impact.

#### Question 2

- This project will bring a significant number of positive benefits to Meadowbrook (its horses, trainers, and riders), visitors to the facility, and the immediate community at large. More specifically, a covered ring will improve horse well-being; will significantly increase lesson quality for students and trainers during inclement weather; and will further raise the profile of Montgomery County given Meadowbrook's historic presence in the County. Equally as important, the facility will deal with a number of important environmental issues:
- Water - Stormwater runoff from the roof will be captured in bioretention swales and newly planted areas around the ring. This planting will also help capture and filter sediment and nutrients before they can enter either the existing bio-retention ponds or Rock Creek, which already is at a low level. Freshwater usage will also be significantly reduced. Currently, Meadowbrook controls dust in Ring C by using overhead sprinklers, resulting in a great deal of evaporation before the water is able to soak into the sand ring. Evaporation will be minimal in the covered ring.
- Lighting - The covered ring will dramatically reduce the amount of light to the surrounding community. All of the 20-foot light poles surrounding what is now Ring C will be removed. The new covered ring will be lit from the inside, so there will be less light at night. This will nearly eliminate light spill to those houses on Abilene Drive, and will result in a reduction in ambient light spill of nearly 40 percent overall.
- Dust - By capturing dust within the structure, the covered ring will help reduce dust to the surrounding community.
- Finally, the project will not impact traffic, parking or noise levels, as there will be no increase in the number or frequency of Meadowbrook's lessons or riders.

---

### Stefanie Stark

inside Bethesda/Chevy Chase

January 15, 2020, 7:27 PM

#### Question 1

- It will have a significant impact.

#### Question 2

## Meadowbrook Stables Proposed Covered Riding Ring

What do you think about a proposed new amenity at Meadowbrook Stables?

- This project is needed and long overdue! It is unusual for a riding school/barn not to have a covered arena, and it is a huge disadvantage for both riders and horses. I was a regular rider at Meadowbrook as a girl in the 1980s for several years. Now my daughter rides at Meadowbrook up to five times a week! If the weather brings heavy rain, the rings get too muddy to make riding safe. Sometimes the students and horses can still go out and only walk and trot - no cantering or jumping because it is too slippery. In colder winter weather, the ground becomes too frozen and icy for safe riding much of the time. An indoor arena is needed so students can continue learning in their classes and so the horses can get the exercise they need when the weather is bad. A covered arena would allow this barn to flourish and meet the needs of both students and horses for years to come. Meadowbrook is such a wonderful historic property; we "regulars" always see visitors with and without children come to see the horses and riders in action. It is always nice to greet these visitors, help them pet a pony if they'd like to, and answer any questions they might have! For so long, Meadowbrook has been a beacon in the community, allowing riders like my daughter to grow, gain confidence and live her passion. The new arena will ensure that Meadowbrook flourishes and continues to help so many (riders AND horses) in the future.

---

### Karin Krchnak

inside North Bethesda

January 18, 2020, 5:06 PM

#### Question 1

- It will have no impact.

#### Question 2

- In my opinion, the proposed covered riding ring will have a positive impact but I did not check above as it was not given as an option. My daughter and I both ride at Meadowbrook. I always see people who do not ride at Meadowbrook coming to enjoy the area and see the horses. It is an amazing asset we have in our community. I am not even sure why this is being questioned, considering downtown Bethesda is being made to look like Crystal City (and I don't mean that as a positive). The design is beautiful and it will only enhance the experience for those who ride at Meadowbrook, help all of the wonderful horses and ponies at the stables to be healthier and happier, and the community to ensure that this asset remains in good condition..

---

### Amy Rice

inside Bethesda/Chevy Chase

February 8, 2020, 4:07 PM

#### Question 1

- It will have a moderate impact.

#### Question 2

- Pros: Protect the horses, trainers, staff and riders from extreme weather
- Pros: Lessen cancellation of riding lessons due to weather
- Pros: Improve quality of riding instruction
- Cons: Add visual clutter to the natural setting that makes the stable area so peaceful and calming

---

### Darian Drescher

inside Bethesda/Chevy Chase

February 10, 2020, 1:10 PM

#### Question 1

- It will have no impact.

#### Question 2

- It will allow both horses and people to ride during inclement weather and increase safety during these times
- It will save water used to control dust in the present open ring and reduce dust to existing neighbors

---

### Name not shown

outside Planning Areas

February 13, 2020, 1:26 PM

#### Question 1

- It will have a significant impact.

#### Question 2

- A covered ring will allow the horses to keep their daily exercise routine regardless of the weather, so it'll be beneficial to the horses' health
- A covered ring will allow lessons and camps to be carried out even under unfavorable weather conditions
- A covered ring will help reduce dust in the neighborhood

---

### Shelly Trimble

outside Planning Areas

February 25, 2020, 5:28 PM

## Meadowbrook Stables Proposed Covered Riding Ring

What do you think about a proposed new amenity at Meadowbrook Stables?

### Question 1

- It will have no impact.

### Question 2

- Horses can go out on a regular basis-not good for them to be stuck in stalls on bad weather days
- Riders and horses can train consistently despite the weather
- Will not affect the environment.
- Cooler environment for the horses in the summer who are training outside in warm conditions
- Decreased glare from the light lights for the surrounding homes

---

### Heather Steele

inside Bethesda/Chevy Chase

March 3, 2020, 9:54 PM

### Question 1

- It will have no impact.

### Question 2

- Fully support indoor riding facility. It will make the stables a year round facility affording more people the opportunity to ride and interact with horses. I rode at meadowbrook as a teen and now live a few blocks away. Horses do nothing but enhance the lives of people involved. Meadowbrook and Rockcreek stables offer the only opportunity to close in DC Suburbs to ride and interact with horses.

---

### Name not shown

inside Bethesda/Chevy Chase

March 4, 2020, 7:20 AM

### Question 1

- It will have no impact.

### Question 2

- I think its a nice upgrade for Meadowbrook Stables and will make a more comfortable area for the horses and the riders. The design looks to be very attractive and in scale with the rest of the property. I like the additional landscaping to help blend it in to the surrounding park.

---

## All participants with ages 60-69

### jane root

inside Bethesda/Chevy Chase

January 3, 2020, 10:41 AM

### Question 1

- It will have a significant impact.

### Question 2

- We are a local family who have been riding with and supporting Meadowbrook for a number of years. Winter is hard - on the horses and riders (and parents) and a covered ring would be a huge asset.
- We see no cons, except for the temporary disruption while the building is going on.
- And the design looks beautiful

---

### Name not shown

inside Martinsburg

January 3, 2020, 11:20 AM

### Question 1

- It will have a moderate impact.

### Question 2

- Enable a strong Park partner to remain strong and viable
- Provide better services for Montgomery County riders
- Encourage and strengthen an important county revenue source - the horse industry
- Provide a better environment for the horses and riders in inclement weather
- I cannot think of any cons given the attractiveness of the proposed arena

---

### Name not shown

outside Planning Areas

January 11, 2020, 11:44 AM

### Question 1

- It will have a significant impact.

### Question 2

- Pro - Will reduce dust and light pollution in the neighborhood



## Meadowbrook Stables Proposed Covered Riding Ring

What do you think about a proposed new amenity at Meadowbrook Stables?

- Pro - Will improve the local park environment by better controlling storm water run off
- Pro - Will reduce the stable's electrical consumption and carbon footprint with the installation of a solar electric system
- Pro - Will increase the property value while maintaining the historic character of the stable grounds
- Pro - Will provide protection from extreme weather for riders, staff, horses and the many local residents who come to watch

---

### Name not shown

inside Silver Spring

January 12, 2020, 3:02 PM

#### Question 1

- It will have a moderate impact.

#### Question 2

- I am very concerned that this project has been in the works without neighborhood input.
- Please put together a neighborhood email list to provide project progress, and stable events.
- I appreciate the investment made in improving the stables.
- Project information should be on Meadowbrook Stables web page.

---

### Antonia Dentes

inside Silver Spring

January 12, 2020, 5:40 PM

#### Question 1

- It will have a significant impact.

#### Question 2

- Con: Lack of community engagement. Adjacent neighbors and the thousands of park users that pass by Meadowbrook were not informed of the project until a sign was posted in front of the barn in late December or early January.

- Con: Environmental impact. The National Environmental Policy Act's (NEPA) responsibility for soliciting public comment was not followed. NCPC posted the Environmental Assessment for public comment on their website for the month prior to December 16, but neither they nor Meadowbrook notified the immediate community about the proposal and opportunity for comment. As a result, NCPC determined a Finding of No Significance Impact (FONSI). To view, search online for NCPC MAP FILE NUMBER 76.21.01(05.00)45038 and find "Modification of General Development Plan, Meadowbrook Stables Riding Ring Canopy." Also in this document, page 3, paragraph 4, line 6 it states that the location of the proposed covered ring site, Ring C, "...is outside of the 100-year flood zone..." which is untrue. All of Meadowbrook, with the exception of the barn, is located inside the 100-year floodplain.
- Con: Environmental impact. Given the frequent flooding and the ineffective storm water management (SWM) system currently in place at Meadowbrook, it is very questionable whether any system can handle the additional runoff that will be created by a 28,000+ square foot roof of a covered arena ON a 100-year floodplain! As neighborhood residents know, the road most likely to flood during heavy rain events is adjacent to the proposed site of Ring C; a gate was installed to prevent vehicular traffic during these times.
- Con: Environmental impact. Construction of a building 36 ft. tall (the current light poles are 40 ft.) that will be about three times the footprint of the current barn, will have a detrimental visual impact on the Open Space concept for all park users, as well as the adjacent neighbors.
- Con: Degradation of public trust. M-NCPPC is not following its own guidelines to preserve 100-year floodplains = Environmentally Sensitive Areas = Priority Natural Areas. In its own published document [https://dnr.maryland.gov/land/Documents/Stewardship/Montgomery\\_2017-LPPRP.pdf](https://dnr.maryland.gov/land/Documents/Stewardship/Montgomery_2017-LPPRP.pdf) M-NCPPC claims Natural Resource Stewardship, and 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 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. M-NCPPC writes that not only should the development of new facilities be prohibited, but that existing facilities should be removed if possible. So why have they approved this project? What is more important to the community at large and the environment – a covered riding ring for the convenience of a few hundred people, or the care and preservation of a Priority Natural Resource Area for us all?

## Meadowbrook Stables Proposed Covered Riding Ring

What do you think about a proposed new amenity at Meadowbrook Stables?

### ARTHUR SALZBERG

inside Silver Spring  
January 13, 2020, 11:03 AM

#### Question 1

- It will have a significant impact.

#### Question 2

- Few pros, mostly cons, this project as proposed is not well thought out as it eliminates far too much open space in an already crowded urban area.
- Worse, the community was excluded from early commenting.
- Such a large roof will have a negative impact on the flood plain.
- The project is way too large and should be significantly reduced in size and provide written guarantees, should it go forward, that it will strictly abide by the historic nature of the site.
- Also, if it is to go forward despite community opposition, it should be moved to different part of the property so as not to overwhelm and dominate the area.

---

### Anne Nelson

inside Aspen Hill  
January 13, 2020, 3:10 PM

#### Question 1

- It will have a moderate impact.

#### Question 2

- This will improve the care of the horses by providing a weatherproof area for exercise. It can be challenging to keep city horses healthy, as they are not meant to be sedentary. The proposed area will afford the managers another tool in the horsecare box.
- For students, they will be able to continue their lesson programs in inclement weather. Also, the new location should provide a barrier to city things that spook the horses, such as cyclists with flags on their bikes.
- This stable, along with Rock Creek, are unique recreational facilities, allowing "city folk" to enjoy the health benefits of riding.
- For the environment, horseback riding gets folks away from their phones and immerses them in the outdoors. My time on horseback taught me to understand brewing storms, where runoff water goes, growing cycles of grass, the importance of a clean creek to wildlife and people's activities, and much more.

### Kathleen Catliota

inside Kensington/Wheaton  
January 15, 2020, 2:39 PM

#### Question 1

- It will have a significant impact.

#### Question 2

- The covered arena will enable to horses to have a more consistent exercise program over the course of the year both in the hot summer months and the cold winter months.
- The riders as well will benefit from a consistent lesson program that will enable them to develop and maintain a strong physical fitness foundation.
- The community will benefit from the beautiful design aspect of the arena that will in turn reflect favorably on property values.
- The environment will benefit from this project through improved, state of the art landscape design and implementation which will include storm runoff, appropriate plant vegetation and solar efficiency.

---

### Sara Todd

inside Silver Spring  
January 17, 2020, 1:13 PM

#### Question 1

- It will have a moderate impact.

#### Question 2

- CON: At last night's public meeting, most of the comments in favor of the proposal really had nothing to do with the new building. They came from people who support the stables, generally. But this isn't about whether the stables should be allowed to remain. The stables are an unusual neighbor for a residential area, but they are decent neighbors as long as they are not hosting so many people that enormous horse trailers, trucks, and cars impede neighborhood access and interfere with parking. These problems occur occasionally, but most of the time the stables co-exist peacefully with the neighborhood. The proposed new building would change that relationship, and it is impossible to imagine any way that change would be positive for anyone but the stables and their customers. This neighborhood maintains its value partly because of the adjacent parkland amenities that are within easy walking distance. This proposal would change parkland to a commercial use and therefore would change the fundamental nature of the neighborhood.

## Meadowbrook Stables Proposed Covered Riding Ring

What do you think about a proposed new amenity at Meadowbrook Stables?

- CON: Many of the comments last night focused on storm run-off and flooding. Flooding is a serious concern. Recent installation of permanent gates to control park access during periods of extreme flooding is tangible acknowledgement by the park service that flooding is an issue already. Flooding already interferes with neighborhood ingress and egress on a regular basis. It is astonishing and disturbing that the County and the park would even consider a proposal that could exacerbate existing problems. This proposal should have been DOA. Now that plans and elevations have been developed, the proponents should be sent back to the literal drawing board to develop a design that does NOT have an impermeable roof. In an era when environmental concerns have led to development of LEED-friendly solutions such as green roofs, it is unconscionable that anyone who claims to care about the environment would not attempt to address flood issues by including a green roof as part of the design.
- CON: The sole justification for adding a covered arena seems to be protecting horses and riders from the elements. Although I am not particularly sympathetic to this argument (horses and riders have been braving rain and snow for millennia, so I don't understand why now, all of a sudden, an indoor riding arena is so important), but assuming for the purposes of argument that an indoor arena is worth all of the inconvenience and adverse environmental impact it will cause, no one has explained why it needs to be as tall as the current design requires. A low profile building with a green roof should be sufficient to address the stated purpose (protection from rain and snow) without creating a massive building that will change the fundamental appearance of the park. I understand that the stables are a non-profit enterprise, but if they can't afford to construct a building that will harmonize with the scale of the surrounding park and neighborhood, then they simply cannot afford to construct this arena.
- CON: I am fortunate to live within half a mile of the stables, so I received the postcard notifying us of last night's meeting. That postcard was my first inkling that these changes were proposed. The efforts of the County and the park to solicit public comment have been unconscionably inadequate, and their refusal to acknowledge or apologize for their failure last night shows that they don't really care about the residents of this neighborhood, any more than they care about any of the other residents of neighborhoods that have been impacted adversely by recent commercial development. The references last night to the non-existent "homeowners association" were very telling. The County thinks that informing homeowners associations constitutes adequate notice and outreach, so those of us who live in areas that are not organized are effectively excluded from the County planning process. We should not be forced to organize just to have an opportunity to communicate with the public officials who purport to represent us. For some of us, not having an HOA is one of the benefits of living in this neighborhood. But apparently, the County is not interested in dealing with residents who are not organized, so perhaps we will be forced to form an association. Be careful what you wish for.
- CON: My neighbors may have forgotten about the positions taken by the County and M-NPCC in response to the proposed widening of I-495, but I have not. Everyone should re-read the Bethesda Magazine article (November/ December 2019) about traffic congestion to find interesting quotes from County and M-NPCC officials with respect to their concern about "the impact of the Beltway widening on public preserves, such as Rock Creek Park", including: "When the land for those parks was acquired during the Depression era... there was a concern about urbanization and a lot of residential construction without environmental controls in place, and the feds wanted to protect the Potomac and Anacostia watersheds," says Carol Rubin, the [M-NPCC] official coordinating the county's response to the widening project. 'Now, the urbanization has occurred and those parks serve both as conservation areas and recreational facilities for the urban areas. That's why they are such critical resources.'" The article also points out that "Concerned about the impact, the M-NCCP, owner and guardian of the park acreage in question, voted 9-1 in June against the ... proposal as currently designed." Where was that concern when proposed development could impact OUR local section of the park? Other interesting quotes from that article include "But the primary source of anger among elected county officials was the lack of discussion with them before the announcement. 'There was no consultation-zero,' Berliner says." And "Most of the impact is being borne by the locals," [Rubin, of M-NCPCC] says. 'Shouldn't the locals also get some benefit from it?' " The apparent hypocrisy demonstrated by the County and by M-NPCC yesterday evening is mind-boggling.

---

### Ray Hill

inside Bethesda/Chevy Chase

January 17, 2020, 10:20 PM

#### Question 1

- It will have a moderate impact.

#### Question 2

- Safe environment for horse/rider
- Changes landscape
- Open up riding to a wider community
- Environmental/ flood concerns

---

### Name not shown

outside Planning Areas

February 12, 2020, 11:54 AM

#### Question 1

## Meadowbrook Stables Proposed Covered Riding Ring

What do you think about a proposed new amenity at Meadowbrook Stables?

- It will have no impact.

### Question 2

- Pro: Scheduled lessons can continue despite inclement weather. The horses will stay dry during lessons instead of working in the rain, as well as the students.
- Pro- Students and horses will be more comfortable riding under a roof as opposed to working in direct sunlight during summer months.
- There should be no impact to environment as impacts have been mitigated through design of proposed building.
- There will be no impact to community as current lesson program/numbers of students will not change.

---

### Name not shown

inside Silver Spring

March 23, 2020, 3:21 PM

### Question 1

- It will have a moderate impact.

### Question 2

- Meadowbrook Stables operates pursuant to a lease under which M-NCPPC is its landlord. The lease states expressly that "Lessee may not make any changes, alterations, installations, additions or improvements to the Premises without [M-NCPPC's] consent. Lessee shall not ... place fill within the 100-year floodplain ... excavate or build any improvement on the Premises without express prior written consent from [M-NCPPC]." (Lease § 6.8) And the lease provides further that "Whenever a permit or license is required for a new use of the Premises, Lessee shall obtain M-NCPPC's review and express written approval of the use prior to applying for the license or permit." (Lease § 6.3). Rather than enforcing the lease as written, M-NCPPC has acceded to its lessee's request without conducting the due diligence – including obtaining neighborhood and park users' input – that a responsible public body should conduct. Meadowbrook Stables doesn't even propose to pay additional rent to compensate the county for the permanent loss of the view scape of a major area of the park. Meadowbrook Stables proposes to continue operating under its existing lease as though no concession had occurred. Yet construction and operation of the proposed facility – ostensibly to allow Meadowbrook to compete with commercial equestrian facilities - would NEVER be permitted under a commercial lease. Occupancy of the park and operation of an exclusive facility there is a PRIVILEGE. The stables are abusing that privilege by attempting to expand their operations beyond the scope of the rights granted under their lease. They are trying to abuse their trusted relationship with the neighbors and the public who enjoy the park, by persuading the county to elevate their needs above those of everyone else. Yet they have known since they assumed occupancy in 2003 that the improvements and configuration of the facility where they operate are limited. They agreed to operate the facility using certain approved improvements. The stables have no right to expect that additional public resources will be sacrificed to expand their leasehold and shift the balance between their occupancy rights and the rights of the others who use the park, without compensating anyone for their expansion of their privilege to the detriment of others. The stables consistently attempt to obfuscate the facts by implying that the new building is a "necessity", when any examination of their operations and equestrian requirements demonstrates unequivocally that it is not. M-NCPPC should NOT approve this request and should not recommend approval by any other agency.

## All participants with ages 70-79

---

### Robert Laycock

outside Planning Areas

January 3, 2020, 11:24 AM

### Question 1

## Meadowbrook Stables Proposed Covered Riding Ring

What do you think about a proposed new amenity at Meadowbrook Stables?

- It will have a significant impact.

### Question 2

- For the horses it will provide turnout in bad weather.
- For people it will provide space for riding in bad weather.
- For the community it will provide for activities in bad weather.

---

### Cynthia McClintock

outside Planning Areas

January 9, 2020, 9:53 PM

### Question 1

- It will have a significant impact.

### Question 2

- With the arena, the horses will be able to have regular exercise in the winter. Without the arena, when there is snow or ice or other bad weather, the horses are confined to their stalls. This hurts their health.
- With the arena, the riders will be able to ride regularly. Currently, lessons are often cancelled due to cold, heat, rain, snow, etc.
- Meadowbrook has worked carefully to be sure the arena is only positive for the neighborhood and for the environment.

---

### Name not shown

inside Silver Spring

January 13, 2020, 11:51 AM

### Question 1

- It will have a moderate impact.

### Question 2

- Con: Destroy the country look of present facility. Benefit the few who can afford equestrian sport.
- Devalue properties across from the facility. Bring more traffic into neighborhood.
- Parking will be a problem. Flooding in area will pollute the creek with manure runoff.
- If the horses could talk they would probably say, "Get off my back."

---

### James Andesom

outside Planning Areas

January 17, 2020, 4:00 PM

### Question 1

- It will have a moderate impact.

### Question 2

- The project will allow horses to get out of stalls and exercise in inclement weather. This is both physically and mentally beneficial to the horses
- It will provide safe environment for riders to take better advantage of Meadowbrook facilities in all weather conditions.
- The project will enhance the profile of the project and make it more attractive to the community.
- The project will reduce water runoff, will reduce nighttime ambient lighting and power usage and will use solar power to reduce usage of electricity
- I live close to the project. My children and I rode at MB for years. MB provided great physical and mental relaxation for me. In addition to great joy, MB provided great education and character building opportunities for my children. This project will enhance the ability of MB to provide the same benefits to others.

---

### Alexandra Hayward

inside Silver Spring

February 7, 2020, 6:43 PM

### Question 1

- It will have a significant impact.

### Question 2

- I have a 10 year old autistic child who has loved horses since she was 5.
- My child has thrived at Meadowbrook and the riding program has given her a place to gain confidence and independency
- We also live in the neighborhood. When the weather permits, families can be seen leaning over the coral fence with a child in their arms pointing to the horses in the coral, obviously talking to their children about the horses
- Meadowbrook Stables also has several programs throughout the year that are open to the public. They are always packed with families from the area enjoying the events
- There is absolutely nothing that would be negative about this project! In fact, the covered coral can only benefit the community by increasing the types of opportunities Meadowbrook could provide to the neighborhood.

## Meadowbrook Stables Proposed Covered Riding Ring

What do you think about a proposed new amenity at Meadowbrook Stables?

### Name not shown

inside Bethesda/Chevy Chase

March 3, 2020, 8:03 PM

#### Question 1

- It will have a moderate impact.

#### Question 2

No response

---

### Cassandra Elder

inside Bethesda/Chevy Chase

March 4, 2020, 9:35 AM

#### Question 1

- It will have no impact.

#### Question 2

- I think it is a great idea! No matter what the weather, Horses and people can still get exercise. I think it would be a wonderful addition to Meadowbrook.

## All participants who haven't shared their age

---

### Name not available

December 18, 2019, 11:07 AM

#### Question 1

- It will have a moderate impact.

#### Question 2

- NA

---

### Name not shown

inside Kemp Mill/4 Corners

December 18, 2019, 11:07 AM

#### Question 1

No response

#### Question 2

No response

---

### Name not available

January 3, 2020, 10:43 AM

#### Question 1

- It will have a significant impact.

#### Question 2

- This wonderful historic barn needs this covered arena so riders may have a place to ride in challenging weather and so the horses can get exercise during such periods. I've heard others at nearby stables say, "I don't know how you get by without an indoor ring." Well, it's not easy! Riders have to miss lessons often in winter months and when there is a lot of rain, making the ground to slippery to ride safely, and horses get cooped up in their stalls unable to move around adequately. This is a wonderful organization where I ride as a girl, and now my child rides there. I also know many neighborhood families and others, often with young kids, who come visit to see the horses. It's the nicest stable in our area in my opinion, and is deficient to other barn only in that there is no covered riding arena.

---

### Name not available

January 3, 2020, 3:23 PM

#### Question 1

- It will have a significant impact.

#### Question 2

- Horses will extremely benefit from this project, specially when it comes to weather conditions and comfort.
- The community will also benefit not only visually but also from a convenience point of view.
- The positive impact on the environment will also be tangible as there will a larger green areas as well as a reduction in water consumption.

---

### Kirsten Howard

inside Bethesda/Chevy Chase

January 3, 2020, 7:26 PM

## Meadowbrook Stables Proposed Covered Riding Ring

What do you think about a proposed new amenity at Meadowbrook Stables?

### Question 1

- It will have a significant impact.

### Question 2

- Pros are a more attractive setting for the park- trees are being added, landscaping will improve. This will also prevent light pollution because the top will cover the ring.
- Another pro to riders is a safer and better contained ring that is more accessible year round.

---

### Marta Goldsmith

inside Kensington/Wheaton

January 4, 2020, 5:48 PM

### Question 1

- It will have a moderate impact.

### Question 2

- The covered arena will be beneficial to the Meadowbrook community -- the horses and riders, the neighborhood and the environment.
- The riders will benefit from having a covered riding area in inclement weather, the horses will also be protected from ice, rain and heat. The riding school will remain competitive with other schools in the area that already have covered arenas.
- Meadowbrook has already undertaken significant mitigation efforts for wastewater, light pollution, and dust. The Meadowbrook Foundation intends to continue this environmental stewardship when they construct this new facility.
- Many of the people who live in the neighborhood enjoy visiting the horses and watching the classes. The new arena will be a place where they can continue to do this, even when the weather is bad.

---

### Name not shown

outside Planning Areas

January 5, 2020, 3:05 PM

### Question 1

- It will have a significant impact.

### Question 2

- It is an enclosed building 3/4 the size of a football field. This is an enormous building to add to the middle of a park that will benefit very few.

---

### Name not available

January 6, 2020, 4:11 PM

### Question 1

- It will have a moderate impact.

### Question 2

- It means that riders will be able to ride more often.
- It will be easy on the horses when it's cold or raining out

---

### Name not available

January 7, 2020, 4:07 PM

### Question 1

- It will have no impact.

### Question 2

- This is one of the last urban riding schools and a neighborhood gem. To survive it seems like it needs the basics in horse and rider care
- I love taking my children by the stable to visit with the horses and sometimes picnic.

---

### Jay Holland

inside Silver Spring

January 7, 2020, 8:49 PM

### Question 1

- It will have a significant impact.

### Question 2

- This enormous building will be an atrocious addition and will abut several homes. It will detract from the park and negatively impact the residential community.
- The stables promised it would include the community in any major changes.
- It failed to do so. This was hiding the ball, and was a huge change from the prior proposal in 2003.

## Meadowbrook Stables Proposed Covered Riding Ring

What do you think about a proposed new amenity at Meadowbrook Stables?

- I am strongly opposed.

---

### Laura Govoni-Sibarium

inside Silver Spring

January 8, 2020, 12:19 PM

#### Question 1

- It will have a significant impact.

#### Question 2

- Cons: significant impact to park land and vistas for all users, benefits few while impacting many.

---

### Name not shown

inside Bethesda/Chevy Chase

January 8, 2020, 5:51 PM

#### Question 1

- It will have a significant impact.

#### Question 2

- This project will benefit the the horses, students who ride at Meadowbrook, and the community. Horses need exercise everyday. Without a covered ring the horses sometimes cannot exercise because of the weather or ring conditions. Similarly, with a covered ring there will be fewer cancellations for weather, which saves riders and their families money. It will also let riders have more time to socialize the horses. It will also benefit the community because many people like to visit the barn and watch the riders. It will be easier to do with with a covered ring. I'm not aware of any downsides to permitting a covered ring.

---

### Name not shown

inside North Bethesda

January 8, 2020, 6:08 PM

#### Question 1

- It will have a significant impact.

#### Question 2

- Reduce light population in the community

- Reduce noise levels in the community
- Provide safe year-round riding space for riders and horses
- Provide riders and horses with more consistent footing which is safer for the rider and health of the horses

---

### Name not shown

inside Bethesda/Chevy Chase

January 8, 2020, 6:18 PM

#### Question 1

- It will have a significant impact.

#### Question 2

- When extreme weather surges in our community, the horses have no way of exercising and the arena will make this possible
- As someone who owns a horse and keeps it at Meadowbrook, it is frustrating when my horse and i become out of shape because we have no place to ride when the rings are in poor condition
- I ride every day, no matter the temperature. When it is the dead of winter, the cold is fierce when i am riding. The indoor will make winter night lessons warmer and better for the horses and riders
- The covered arena has a strong positive impact on the community. With newly planted trees, solar panels and reduced dust pollution, the community and environment will praise the new arena

---

### Name not shown

outside Planning Areas

January 8, 2020, 6:36 PM

#### Question 1

- It will have a significant impact.

#### Question 2

- It's good for the stable, the riders, and the horses - particularly as weather gets more extreme.
- I think it will be a nice addition and can't foresee any downside for the community.

---

### Name not available

January 8, 2020, 10:15 PM

#### Question 1



## Meadowbrook Stables Proposed Covered Riding Ring

What do you think about a proposed new amenity at Meadowbrook Stables?

- It will have a significant impact.

### Question 2

- This riding amenity will allow for further equine education despite weather conditions

---

### Name not shown

inside Bethesda/Chevy Chase

January 9, 2020, 11:24 AM

### Question 1

- It will have a moderate impact.

### Question 2

- The project as I understand it will offer an enhanced resource to the community and will help make Meadowbrook a more vibrant place which is ultimately in the community interest. Various members of our family have ridden horses at Meadowbrook in the past. Although we don't ride there now, having an all-weather facility will make it more likely we can ride there in the future.
- In addition to allowing people to ride horses when the weather isn't great, a covered ring will also allow the horses to exercise when the weather isn't great.
- Meadowbrook is a unique asset for Montgomery County and particularly for those of us who live in the more urban parts of the County. We'd like to see it thrive and having a covered ring -- which is a basic facility for a riding center -- will help with that.

---

### Owen Powers

inside Silver Spring

January 9, 2020, 11:39 AM

### Question 1

- It will have a significant impact.

### Question 2

- The project has not released construction details
- It will be built within the 100 year floodplain. The stormwater management system often backflows when rock creek waters rise resulting in further flooding of Ball Fields and Candy Cane City
- Another building will further constrict the wildlife corridor in Rock Creek Park resulting in deer, fox and racoons in the neighborhood.

- I understand why the stables want it built but environmental concerns do not justify it.

---

### Name not available

January 9, 2020, 1:38 PM

### Question 1

- It will have no impact.

### Question 2

- The proposed project will be an incredible addition to the meadowbrook facility. It will greatly increase the value of the stables and the experience of riding there.
- I do not see any cons for the community.

---

### Name not available

January 9, 2020, 2:26 PM

### Question 1

- It will have a significant impact.

### Question 2

- All pros! Horses and children not exposed to inclement weather, neighbors not expose to dust.
- No cons!

---

### Name not available

January 9, 2020, 2:30 PM

### Question 1

- It will have a significant impact.

### Question 2

- Long term this project will enhance the community by providing access to a robust riding program in an urban area.
- Short term down side are the construction inconveniences.

---

### Name not shown

outside Planning Areas

January 9, 2020, 3:01 PM

## Meadowbrook Stables Proposed Covered Riding Ring

What do you think about a proposed new amenity at Meadowbrook Stables?

### Question 1

- It will have a significant impact.

### Question 2

- I believe the covered ring will benefit horses, people, the greater community and the environment in numerous ways.
- The horses will benefit from greater year-round ability to have consistent exercise through turn-out and riding regardless of adverse weather conditions.
- Riders and teaching staff will also be able to continue lessons in a safe environment regardless of weather conditions which will increase Meadowbrook's long-term viability and chances of being available as a resource for future generations.
- Community concerns about dust and environmental impacts of the riding program that have been consistently raised in the past will be mitigated by the covered ring and related landscaping proposals.

---

### Name not available

January 9, 2020, 3:18 PM

### Question 1

- It will have a significant impact.

### Question 2

- Very positive impact for the stable

---

### Name not available

January 9, 2020, 3:24 PM

### Question 1

- It will have a significant impact.

### Question 2

No response

---

### Name not available

January 9, 2020, 5:41 PM

### Question 1

- It will have a significant impact.

### Question 2

- This will make a very big difference to children taking lessons at the barn. It will allow them to ride in the winter.
- It will not take away from the aesthetics of the area.
- I see no downsides to this project.

---

### Name not shown

outside Planning Areas

January 9, 2020, 10:16 PM

### Question 1

- It will have a moderate impact.

### Question 2

- Meadowbrook Stables has maintained lovely grounds and provided the opportunity for riding close to the city.
- The horses are well cared for and give the community a little clam, country environment in our busy city.
- The covered space will allow the horses an opportunity to exercise year long.

---

### Wendy White

inside Bethesda/Chevy Chase

January 10, 2020, 10:38 AM

### Question 1

- It will have a significant impact.

### Question 2

- For the horses, the covered ring will enable them to get out every day, no matter the weather, to receive critical daily exercise. For the riders, too, the covered ring will enable them to ride whether the weather is hot and sunny, or rainy, or cold and snowy or icy. Meadowbrook is a community riding facility serving a broad and diverse segment of the Montgomery County, and broader, community. Many life lessons are learned by riders there, including working hard to achieve goals, learning to overcome fears, interacting with others outside of school and work, and contributing to community.
- The covered ring will also benefit nonriders in the community by providing a covered area to observe riders and horses, as well as providing many environmental benefits, including planned additional trees and green areas and reducing sediment runoff and use of freshwater

## Meadowbrook Stables Proposed Covered Riding Ring

What do you think about a proposed new amenity at Meadowbrook Stables?

- Additional environmental benefits include a planned solar power installation on the southern roofline of the arena. This solar installation, which will be invisible from the historic barn and virtually invisible to passers-by on Meadowbrook Lane, is equivalent to planting 70,000 trees or taking over 500 vehicles off the road. The installation will help Montgomery County meet its clean energy goals.
- The covered arena has been thoughtfully designed with riders, nonriders, the community and the environment all taken into account. For me personally, I look forward to my once-a-week riding being able to take place even when the weather is unbearably hot or cold. Meadowbrook is an amazing community facility, quite extraordinary in its location so close into town, its historic aesthetic, and the education and enjoyment it provides to such a broad and diverse segment of the community, both riders and nonriders - not to mention the excellent care it provides to the horses.

---

### Name not available

January 10, 2020, 1:49 PM

#### Question 1

- It will have no impact.

#### Question 2

- The project will enhance the competitive position of Meadowbrook, enabling it to attract riders and remain a self-sustaining entity
- For horses and people, the project offers greatly improved riding conditions in all weather
- My understanding is the project will improve environmental impact by reducing lighting, benefiting neighbors as well as wildlife (birds) and increasing use of solar power.
- Improve overall community through planting around project.

---

### Name not available

January 10, 2020, 8:51 PM

#### Question 1

- It will have a significant impact.

#### Question 2

- Pro: will greatly enhance the capability of Meadowbrook to remain a sustainable operating entity for the park and community
- Pro: will reduce environmental impact by eliminating lights (benefit to immediate community and wildlife such as birds), generate its own power and reduce water usage by capturing rain water

- Pro: increases safety for horses and riders
- Pro: enhances local community through increased planting of native plants

---

### Michele Maxson

inside Silver Spring

January 10, 2020, 9:16 PM

#### Question 1

- Other - Positive impact- would be great for the community

#### Question 2

- Pros: extended riding opportunities regardless of weather
- To consider: vouchers for residents nearby to have discounted riding
- Pro: always open for little kids to visit horses
- Pro: much needed improvement

---

### Name not shown

inside Bethesda/Chevy Chase

January 11, 2020, 2:15 PM

#### Question 1

- It will have a significant impact.

#### Question 2

- The planned improvements create more green space for the environment and the solar panels will help reduce energy consumption.
- A covered facility allows riders and horses to train during inclement and extreme weather, better controls dust and reduces ambient light in the evening
- The horses stables will benefit from more consistent training and exercise that is essential for their well-being.
- An improved Meadowbrook ensures it will remain a viable facility which benefits all neighboring homeowners and their children who have developed a passion for horses, from those casual visitors to competitive riders.

---

### sarah spooner

outside Planning Areas

January 11, 2020, 5:18 PM

## Meadowbrook Stables Proposed Covered Riding Ring

What do you think about a proposed new amenity at Meadowbrook Stables?

### Question 1

- It will have a significant impact.

### Question 2

- A covered riding ring is critical to horse health and wellness, ensuring that stall-bound horses get the daily exercise they need to remain physically and mentally sound. Meadowbrook is committed to providing its 50 horses with high quality care. Daily exercise is essential, and cannot be ensured without access to an all-weather ring that enables consistent, daily exercise regardless of the weather.
- Meadowbrook serves over 450 riders per year from the Montgomery County region in its lesson, camp, competitive and other programs. Meadowbrook's goal is to provide them with consistent, safe and quality training, whether they ride for pleasure, recreation, or competition. A covered ring will ensure that these riders can safely train on a year-round basis despite inclement weather and extreme temperatures. Such covered rings are the standard at every equestrian facility in a comparable climate, and have been for many years. Currently, without an all-weather ring, Meadowbrook often has to cancel lessons, or limit the level of activities, due to slippery or wet footing, snow, ice, thunderstorms, or extreme heat or cold. The covered ring will also mean that Meadowbrook's staff do not need to be exposed to extreme weather conditions for 4-5 hours per day while teaching, and members of the public will be able to watch lessons and shows from under cover.
- The covered ring will have significant environmental benefits:
  - The new ring will cover approximately two-thirds of the current Ring C (the southernmost riding ring). The balance of the area – about 60,000 square feet, which is currently sand - will be replanted with trees, grasses and other vegetation. Stormwater runoff from the roof will be captured in bioretention swales and these newly planted areas around the ring. This planting will also help capture and filter sediment and nutrients before they can enter either the existing bio-retention ponds or Rock Creek. In this way, erosion and sediment runoff – which are already low on this site – will be further reduced, and the possibility of nutrient runoff virtually eliminated.
  - Freshwater usage will also be significantly reduced. Currently, Meadowbrook controls dust in Ring C by using overhead sprinklers, resulting in a great deal of evaporation before the water is able to soak into the sand ring. Evaporation will be minimal in the covered ring.
  - Meadowbrook is proposing a 118 kW solar power installation on the southern roofline of the arena. This solar installation, which will be invisible from the historic barn and virtually invisible to passers-by on Meadowbrook Lane, is equivalent to planting 70,000 trees or taking over 500 vehicles off the road. The installation will help Montgomery County meet its clean energy goals.

- Meadowbrook is committed to being a good neighbor to the surrounding community. Over the years, neighbors have primarily expressed concerns about two issues: light and dust control. The covered ring will help address both of these concerns. First, the covered ring will dramatically reduce the amount of light to the surrounding community. All of the 20-foot light poles surrounding what is now Ring C will be removed. The new covered ring will be lit from the inside, so there will be less light at night. This will nearly eliminate light spill to those houses on Abilene Drive, and will result in a reduction in ambient light spill of nearly 40 percent overall. Second, by capturing dust within the structure, the covered ring will help reduce dust to the surrounding community. Further, the new ring will not impact traffic, parking or noise levels, as there will be no increase in the number or frequency of Meadowbrook's lessons or riders. In addition, the ring's design will be sensitive to the design of the historic barn and other facilities.

---

**mary kennedy**

outside Planning Areas

January 11, 2020, 7:41 PM

### Question 1

- It will have a significant impact.

### Question 2

- The covered arena will allow Meadowbrook to keep the horses and ponies fit all year long, even when there is bad weather.
- The covered arena will protect the staff from inclement weather while they are teaching on bitter winter days.
- The covered arena will cut down on dust in the neighborhood.
- The covered arena will cut down on ambient light.
- The covered arena will reduce the water bill because the footing will not have to be watered.

---

**Name not shown**

inside Bethesda/Chevy Chase

January 12, 2020, 11:29 AM

### Question 1

- It will have a significant impact.

### Question 2

- To the community
- To my daughter who rides at Meadowbrook

## Meadowbrook Stables Proposed Covered Riding Ring

What do you think about a proposed new amenity at Meadowbrook Stables?

- To the horses that will benefit from a covered arena
- To all of the students who ride at Meadowbrook

---

### Name not available

January 12, 2020, 11:40 AM

#### Question 1

- It will have a significant impact.

#### Question 2

- The proposed project stands to benefit a limited number of participants in an equestrian sport primarily accessible only to a relatively affluent user base, and those benefits will inure only during those days when outdoor classes would be cancelled but indoor classes could be held. On the other hand, the project -- construction of a sporting arena 3/4 the size of a football field and larger than a hockey rink - will dramatically interfere with park vistas in open spaces enjoyed by no doubt thousands of users of all background each week, raises safety concerns of diminished traffic visibility for bikers, hikers, and pedestrians, would be built on a flood plain raising complex environmental concerns, and will inevitably lead to further exacerbating traffic and parking problems that were acknowledged but never addressed before M-NCPPC approved the last round of changes at Meadowbrook. Fundamentally, insufficient details about noise from garage doors, environmental, security, maintenance and even basic facts about the construction have not been disclosed at the concept state to warrant moving forward seeking agency approvals. Preliminary reports about the project -- including agency reviews -- include clear factual misstatements. It is ironic that a reduction in lighting is being used to justify the arena, when the very size and nature of the light poles were never disclosed to the community at meetings such as the one scheduled on Jan. 16 for the new arena before Meadowbrook sought and the Parks Department recommended Planning Board approval. Based on past experience, both have underestimated the disruption, noise, and duration of planned construction. The last round of improvements was promoted to ensure the safety of riders and horses, and the viability of the Foundation. Similar arguments today ring shallow as no doubt the loving owners of the fifty horses at the stable would have moved them long ago if they were not well treated. This project has progressed much further than the parks department should have supported it without early community engagement, and it is time to put on the brakes and seriously consider how it is that the Parks Department encouraged Meadowbrook to move this far to date.

---

### Name not available

January 12, 2020, 1:03 PM

#### Question 1

- It will have a significant impact.

#### Question 2

- MNCPPC -- Please attribute the comment posted at 11:40 a.m. on Jan. 12 to Michael Sibarium, Abilene Drive, Chevy Chase. For some reason, my registration did not go through so my contact info was inadvertently omitted. Thank you.

---

### Name not shown

outside Planning Areas

January 12, 2020, 4:57 PM

#### Question 1

- It will have a significant impact.

#### Question 2

- The horses will have access to exercise regardless of the weather.
- Riders will be able to ride in inclement weather. It should not have a significant impact on others, since it will not expand the use of the facility.
- The project should reduce ambient light and dust from the ring.

---

### Lisa Blackwood

inside Bennett

January 12, 2020, 7:54 PM

#### Question 1

- It will have no impact.

#### Question 2

- Stop wasting money by proposing things and actually build Ovid Haden Wells Park and bring the carousel where it is LEGALLY supposed to be! MCNPPC should be ashamed of themselves and be sued!

---

### Name not available

January 12, 2020, 9:51 PM

#### Question 1

- It will have a significant impact.

## Meadowbrook Stables Proposed Covered Riding Ring

What do you think about a proposed new amenity at Meadowbrook Stables?

### Question 2

- This project will have a significant impact on the horses at Meadowbrook - it is very important to horse health and wellness, allowing the horses to exercise regardless of weather.
- In addition, the ring will have environmental benefits, including water conservation and solar power generation.

---

### Tom Ripp

inside Goshen

January 13, 2020, 11:41 AM

### Question 1

- It will have no impact.

### Question 2

- Since the project uses no public money it will have no direct impact on me. I do support the fact that the project includes installation of solar panels.

---

### Name not shown

inside Silver Spring

January 13, 2020, 7:12 PM

### Question 1

- It will have a significant impact.

### Question 2

- I see all negatives--ugly structure, so many footing issues in that area, increased noise and traffic to a very peaceful area,

---

### Name not available

January 14, 2020, 10:58 AM

### Question 1

- It will have a significant impact.

### Question 2

- better exercise for the horses and riders; nice for the community to see the horses in action

### Name not shown

outside Planning Areas

January 14, 2020, 2:24 PM

### Question 1

- Other - the project will have a positive impact on me as a rider at the stables. It will allow us to minimize the number of weather-related cancellations, and will provide a shaded area for summer camp activities.

### Question 2

- The project will benefit the horses by allowing more consistent exercise and training. It allows riders to have more consistent riding as well. And it will reduce the amount of sand area, and thus the dust associated with it. It will also reduce the need to water the dust -- and thus save on water resources. It will also eliminate a large number of bright lights and save on electricity. Finally, it will have solar panels that provide sustainable energy.
- The proposed retractable enclosures will allow for the covered arena to have open air flow, and to close out the rain/snow when needed.
- Given the limited number of stalls (which won't change), and the fixed number of lessons (which won't change), it is difficult for a stables in our region to sustain itself without a covered arena.

---

### Name not available

January 15, 2020, 3:33 PM

### Question 1

- It will have a significant impact.

### Question 2

- Cons: No input from neighbors and rushed decision to vote

---

### Name not available

January 15, 2020, 3:36 PM

### Question 1

- It will have a significant impact.

### Question 2

## Meadowbrook Stables Proposed Covered Riding Ring

What do you think about a proposed new amenity at Meadowbrook Stables?

- Cons: No input from neighbors and rushed decision to vote, louder PA system and more frequent, truck deliveries, tractor and daily noise, more cars and traffic, limited parking so the cars will park in neighborhood, HUGE building in flood zone, blocks view

---

### Name not shown

inside Silver Spring

January 16, 2020, 10:52 AM

#### Question 1

- Other - significant negative impact

#### Question 2

- I don't see any pros to the neighborhood of which I have been a resident for over 29 years.
- This structure will negatively impact the flooding in our area and will reduce the green space and reduce property values of the houses that border the rings.

---

### Name not available

January 17, 2020, 2:20 PM

#### Question 1

- It will have a significant impact.

#### Question 2

No response

---

### Name not shown

outside Planning Areas

January 17, 2020, 3:22 PM

#### Question 1

- It will have a significant impact.

#### Question 2

- I think its great. It will give the community the ability to better work all year round and be a place where the horses can be turned out and have better movement access even in icy conditions

### Name not available

January 17, 2020, 3:43 PM

#### Question 1

- It will have no impact.

#### Question 2

- Go for it. Keep people active

---

### Name not available

January 17, 2020, 4:28 PM

#### Question 1

- It will have a significant impact.

#### Question 2

- Children riding in the cold and Elemis can be dangerous at times. It's a safer way for lessons to be given all year long.

---

### Name not available

January 17, 2020, 7:39 PM

#### Question 1

- It will have a significant impact.

#### Question 2

- Super helpful to barn and riders. Low and sleek—no negative visuals

---

### Name not shown

inside Silver Spring

January 31, 2020, 7:31 PM

#### Question 1

- It will have a significant impact.

#### Question 2

- The proposed project is bad for the environment. It is folly and irresponsible to build a structure on the flood plain.

## Meadowbrook Stables Proposed Covered Riding Ring

What do you think about a proposed new amenity at Meadowbrook Stables?

- The new structure will benefit the rich people who can afford to ride at Meadowbrook Stables. It will be detrimental to the thousands of bikers, hikers, walkers, and others who use the trail to appreciate the park and enjoy the unencumbered view
- It will undoubtedly cause more congestion and noise and only adds to the overdevelopment going on everywhere in Montgomery County that is eroding our community green space more and more.

---

### Name not available

February 7, 2020, 5:52 PM

#### Question 1

- It will have a moderate impact.

#### Question 2

- I'm happy this stable will be getting a new addition. Excited for this new chapter for Meadowbrook and increasing the ability for the students to ride more frequently.

---

### Name not available

February 7, 2020, 6:32 PM

#### Question 1

- It will have a significant impact.

#### Question 2

- Significant benefit to the equestrian community - a beautiful new covering for an existing ring that helps maintain the ring year round more students can ride and take lessons and MEadowbrook can maintain their expected income from those days that are now missed

---

### Name not available

February 7, 2020, 6:34 PM

#### Question 1

- It will have no impact.

#### Question 2

- It's visually an asset. Also an environmental asset. Allows Meadowbrook to be sustained.

### Name not available

February 7, 2020, 6:35 PM

#### Question 1

- It will have a significant impact.

#### Question 2

- It will be a great space to keep riders not getting wet and make their job easier when it's raining
- It will attract more people for the barn

---

### Name not available

February 7, 2020, 6:37 PM

#### Question 1

- It will have a moderate impact.

#### Question 2

No response

---

### Michael Montgomery

inside Bethesda/Chevy Chase

February 7, 2020, 7:01 PM

#### Question 1

- It will have a significant impact.

#### Question 2

- As an avid rider all my life, I favor the building of an indoor ring because it will enable the horses to get proper exercise during inclement weather or frozen ground.

---

### Name not available

February 7, 2020, 7:16 PM

#### Question 1

- It will have a moderate impact.

#### Question 2



## Meadowbrook Stables Proposed Covered Riding Ring

What do you think about a proposed new amenity at Meadowbrook Stables?

- Great for community
- Great for horses
- Great for property values
- Environmentally responsible

---

### Name not shown

inside Kensington/Wheaton

February 7, 2020, 7:17 PM

#### Question 1

- It will have a significant impact.

#### Question 2

- It will be more humane for the horses. It will be beneficial to the students. It will not significantly impact the environment.

---

### Name not available

February 7, 2020, 7:21 PM

#### Question 1

- It will have a significant impact.

#### Question 2

No response

---

### Name not available

February 7, 2020, 7:58 PM

#### Question 1

- It will have a moderate impact.

#### Question 2

- Good for riding in inclement weather

---

### Name not available

February 7, 2020, 8:03 PM

#### Question 1

- It will have a moderate impact.

#### Question 2

- I think Meadowbrook has been very careful in the design and it will be a plus

---

### Name not available

February 7, 2020, 8:21 PM

#### Question 1

- It will have a significant impact.

#### Question 2

- I take weekly lessons at Meadowbrook and wholeheartedly support this project.

---

### Name not available

February 7, 2020, 8:51 PM

#### Question 1

- It will have a significant impact.

#### Question 2

- Great for both hot weather and cold weather
- Horses won't get spooked by loud engines / lawn mowers — fewer accidents

---

### Name not available

February 7, 2020, 8:54 PM

#### Question 1

- It will have a significant impact.

#### Question 2

No response

---

### Name not available

February 7, 2020, 10:00 PM

#### Question 1

- It will have a significant impact.

## Meadowbrook Stables Proposed Covered Riding Ring

What do you think about a proposed new amenity at Meadowbrook Stables?

### Question 2

- It will be a great addition to the Meadowbrook Stables community and the entire community

---

### Name not available

February 7, 2020, 10:39 PM

### Question 1

- It will have no impact.

### Question 2

- Covered riding during inclement weather.

---

### Name not shown

outside Planning Areas

February 8, 2020, 6:17 AM

### Question 1

- It will have a moderate impact.

### Question 2

- The horses will be able to exercise in all types of weather
- Riders will be able to train and improve their skill
- Just a different view line for the community. It is already beautiful, and this new arena will keep the beautiful aesthetic.
- I foresee no negative impact to the environment

---

### Name not shown

outside Planning Areas

February 8, 2020, 12:05 PM

### Question 1

- It will have a significant impact.

### Question 2

- I think having a covered arena will be wonderful for the community and the horses. Horses need regular exercise, which they cannot get when the weather is bad.
- There is no impact on the environment after the facility it is built, and there should not be a significant impact from the building itself.

- The ability to ride horses brings people together and helps build community. Both children and adults benefit immeasurably from riding itself. Children not only learn physical and mental skills from riding itself, but also riding teaches them responsibility and the importance of caring for others.
- For hardworking professionals in the DC/MD area, like myself, riding is a welcome respite from professional life. This helps increase productivity overall for those who ride.

---

### Name not available

February 8, 2020, 1:30 PM

### Question 1

- It will have a significant impact.

### Question 2

- it will reduce noise

---

### Name not available

February 8, 2020, 2:11 PM

### Question 1

- It will have no impact.

### Question 2

- This is a great improvement for the community, for the horses, for the Meadowbrook staff and riders.
- Since my daughter and many other people we know go to camp and lessons at Meadowbrook, this is
- an exciting development for us. It will also be better for the neighborhood and environment since it
- will decrease light and dust.

---

### Name not available

February 8, 2020, 4:09 PM

### Question 1

- It will have a significant impact.

### Question 2

- Definitely pro. Will allow horses and riders to work safely.

## Meadowbrook Stables Proposed Covered Riding Ring

What do you think about a proposed new amenity at Meadowbrook Stables?

### Name not shown

outside Planning Areas

February 8, 2020, 9:47 PM

#### Question 1

- It will have a significant impact.

#### Question 2

- Daily exercise is essential to the health of the 50 horses at Meadowbrook Stables, and cannot be ensured without access to an all-weather ring that enables consistent, daily exercise regardless of the weather. 2
- Meadowbrook serves over 450 riders per year from the Montgomery County region in its lesson, camp, competitive and other programs. Meadowbrook's goal is to provide them with consistent, safe and quality training, whether they ride for pleasure, recreation, or competition. A covered ring will ensure that these riders can safely train on a year-round basis despite inclement weather and extreme temperatures. Such covered rings are the standard at every equestrian facility in a comparable climate, and have been for many years. Currently, without an all-weather ring, Meadowbrook often has to cancel lessons, or limit the level of activities, due to slippery or wet footing, snow, ice, thunderstorms, or extreme heat or cold. The covered ring will also mean that Meadowbrook's staff do not need to be exposed to extreme weather conditions for 4-5 hours per day while teaching, and members of the public will be able to watch lessons and shows from under cover. 3
- The covered ring will have significant environmental benefits:  The new ring will cover approximately two-thirds of the current Ring C (the southernmost riding ring). The balance of the area – over 30,000 square feet, which is currently sand - will be replanted with trees, grasses and other vegetation. Stormwater runoff from the roof will be captured in bioretention swales and these newly planted areas around the ring. This planting will also help capture and filter sediment and nutrients before they can enter either the existing bio-retention ponds or Rock Creek. In this way, erosion and sediment runoff – which are already low on this site – will be further reduced, and the possibility of nutrient runoff virtually eliminated.  Freshwater usage will also be significantly reduced. Currently, Meadowbrook controls dust in Ring C by using overhead sprinklers, resulting in a great deal of evaporation before the water is able to soak into the sand ring. Evaporation will be minimal in the covered ring.  Meadowbrook is proposing a 118 kW solar power installation on the southern roofline of the arena. This solar installation, which will be invisible from the historic barn and virtually invisible to passers-by on Meadowbrook Lane, is equivalent to planting 70,000 trees or taking over 500 vehicles off the road. The installation will help Montgomery County meet its clean energy goals.

- Meadowbrook is committed to being a good neighbor to the surrounding community. Over the years, neighbors have primarily expressed concerns about two issues: light and dust control. The covered ring will help address both of these concerns
- The project will not result in any additional lesson or events (ie, horse shows). The covered riding ring will improve the quality of Meadowbrook's program, but will not increase the quantity of programs or patrons served. As a result, there will be no impact on traffic or parking.

---

### Name not available

February 9, 2020, 9:19 AM

#### Question 1

- It will have a significant impact.

#### Question 2

- I ride at meadowbrook and this will definitely POSITIBELY

---

### Name not available

February 9, 2020, 11:44 AM

#### Question 1

- It will have a moderate impact.

#### Question 2

- Bad weather - rain, high temperature, etc - results in cancellations of riding.

---

### Name not shown

outside Planning Areas

February 9, 2020, 12:39 PM

#### Question 1

- It will have a significant impact.

#### Question 2

- Pro: permits year-round riding which is healthier and safer for the horses and the riders
- Pro: helps maintain and grow a unique MoCo resource and business
- Pro: lower environmental impact to maintain that an open ring

## Meadowbrook Stables Proposed Covered Riding Ring

What do you think about a proposed new amenity at Meadowbrook Stables?

### Name not available

February 9, 2020, 10:21 PM

#### Question 1

- It will have a significant impact.

#### Question 2

- Pros for horses: They will get exercise year round, on decent footing.
- Pros for people: Good for riders, who can ride safely year round no matter the weather.
- Pros for community: Good for the neighbors, because it will cut down on light and noise in the neighborhood. Also good because the structure will be donated to Montgomery Parks. Structure will be an attractive addition to the stable grounds.
- Pros for environment: Good for environment, as covered ring will cut down on dust and water usage. The planned plantings and installation of solar power will all be beneficial to the environment.
- Cons: No negative aspects of this project.

### Name not available

February 10, 2020, 8:20 AM

#### Question 1

- It will have a significant impact.

#### Question 2

- My daughter rides at Meadowbrook. Her lesson is frequently cancelled due to inclement weather (too windy, too wet, too cold, etc.). An enclosed arena would allow her to ride safely throughout the year.
- An enclosed arena will also allow the horses to be exercised throughout the year. Horses need daily exercise. An enclosed arena will make this possible.
- I don't believe that this structure has any cons. It will benefit riders, horses, AND the community. It will reduce the dust and light that are produced as well as create solar energy.

### Name not available

February 10, 2020, 12:19 PM

#### Question 1

- It will have a moderate impact.

#### Question 2

- As a rider at Meadowbrook, this project will greatly enhance my riding experience. It will
- make for a more pleasant riding experience for both the horses and riders. I don't anticipate any
- disruption to our access to the trail or Rock Creek Park.

### Name not shown

outside Planning Areas

February 12, 2020, 4:20 PM

#### Question 1

- It will have a significant impact.

#### Question 2

- The pros to this project is that it will allow the horses to get much more ex because when in rains, lessons are normally canceled and it doesn't allow the horses to get the exercise they need. The footing in the arena will also become much safer for the horses because the weather won't effect it as much.

### Name not shown

inside Bethesda/Chevy Chase

February 14, 2020, 8:43 AM

#### Question 1

- It will have a significant impact.

#### Question 2

- A covered ring would allow the horses and staff to remain in shape year-round. Growing up, coming to Meadowbrook was the best part of my day, and the ability to ride regardless of the weather would be a huge benefit to the riders, families, and horses alike.
- Daily exercise is essential for the 50 horses that Meadowbrook cares for. They work hard to support the community with the lessons they provide, and a day not riding due to weather prevents them from staying in the best shape.
- Since the sprinklers are used to control dust in Ring C, water usage will decline as the cover will maintain the footing.

### Name not shown

inside Bethesda/Chevy Chase

February 19, 2020, 6:22 PM

## Meadowbrook Stables Proposed Covered Riding Ring

What do you think about a proposed new amenity at Meadowbrook Stables?

### Question 1

- Other - All Positive Impact

### Question 2

- I see all positives --elegant, low profile structure, improves the impact to the environment, no impact to the neighbors and no public money used,

---

### Name not available

February 26, 2020, 1:16 PM

### Question 1

No response

### Question 2

No response

---

### Name not available

February 27, 2020, 5:07 PM

### Question 1

- It will have a significant impact.

### Question 2

- I've mentioned previously that the benefits of regular winter exercise to the horses and riders is huge. Just want to mention here that I think the new design is terrific.

---

### Name not available

February 28, 2020, 9:54 AM

### Question 1

- It will have a moderate impact.

### Question 2

- It will significantly improve horse health and well-being. Year-round exercise is critical to maintaining horse health and physical fitness.
- It will benefit the thousands of families who do and will ride at Meadowbrook now and in the future. Cancelled lessons and inability to seriously train year round hampers Meadowbrook's success.

- It will reduce light pollution.
- It will enable community members to watch horses in all weather.
- I honestly don't see any downsides, particularly since the cost is being borne 100% through private donations.

---

### Name not available

February 28, 2020, 4:07 PM

### Question 1

- It will have a significant impact.

### Question 2

- As a lifetime horseman, and a 30-year resident of the Rock Creek Forest neighborhood, I will welcome the covered arena with great excitement. I have been part of the Meadowbrook family since 1972. When I first moved to Bethesda, I quickly found Meadowbrook and soon began taking lessons, and bought a horse. Meadowbrook has been a wonderful source of joy to me having ridden since the age of seven. When I lived in the Rock Creek Forest neighborhood I stopped by daily to see my horse and visit with whoever was there. I showed my horse in both Maryland and Virginia and had great fun with other Meadowbrook riders, young and old. I even qualified for the Washington International horse show, and actively participated in the Washington Bridle Trails horse shows held at Meadowbrook attracting many competitors and spectators from the District, Maryland and Virginia. A covered arena will allow us to do this rain or shine, hot or cold. I especially enjoy watching the lessons from beginners to advanced riders, and for college students (Georgetown U.) and for those requiring special assistance. Meadowbrook is truly a special place which will be enhanced with the addition of the covered arena.

---

### Name not shown

outside Planning Areas

February 28, 2020, 8:03 PM

### Question 1

- It will have a significant impact.

### Question 2

- The neighborhood will enjoy less lights at night as the indoor arena will not need lights outside!
- The horses will LOVE being able to get regular exercise, regardless of weather

## Meadowbrook Stables Proposed Covered Riding Ring

What do you think about a proposed new amenity at Meadowbrook Stables?

- The riders will also love getting to ride regardless of weather! No longer does "weather permitting" need to stand in their way!
- The new design is beautiful and will enhance the landscape
- The design of the ring will HELP storm water drainage

---

### Name not available

February 29, 2020, 9:18 PM

#### Question 1

- It will have a significant impact.

#### Question 2

- Only cons. Meadowbrook gets away with calling itself a 501(c)(3) and avoiding all taxes. Truth is it charges a fortune to families that can pay up. No charity.

---

### Name not available

March 3, 2020, 9:57 AM

#### Question 1

- It will have a moderate impact.

#### Question 2

- better riding facilities, continued economic viability for the stables, which is a nice feature of the community
- safety for the riders and horses.

---

### Name not available

March 3, 2020, 4:11 PM

#### Question 1

- It will have a moderate impact.

#### Question 2

- Excellent idea. Will be an asset to the community.

---

### Name not available

March 3, 2020, 7:56 PM

#### Question 1

- Other - I think it's a positive

#### Question 2

- I think it's a positive for the community.

---

### Name not available

March 4, 2020, 9:28 AM

#### Question 1

- It will have no impact.

#### Question 2

- I have for some time been concerned that, during poor weather, the horses aren't able to have exercise. This will help that a lot.
- I like the solar panels being installed and the diminished outside lighting. We need to do more of this everywhere
- The landscaping improvements are good, as is the lowered amount of dust during hot windy days
- I enjoy walking/running in the park and at times seeing the horses, riders and stable. I'm glad it is there

---

### Name not available

March 4, 2020, 11:10 AM

#### Question 1

- It will have a moderate impact.

#### Question 2

- This looks like a very tasteful and low impact project. I think that it is wonderful that Meadowbrook Stables is expanding as opposed to going out of business.
- I think that it will be a wonderful addition to our community and perhaps there will be events there that the entire community can benefit from.

---

### Name not available

March 4, 2020, 9:16 PM

#### Question 1

- It will have a significant impact.

## Meadowbrook Stables Proposed Covered Riding Ring

What do you think about a proposed new amenity at Meadowbrook Stables?

### Question 2

- Money saved by few riders cannot precede the importance of a floodplain.
- The health of our community and our wildlife resides in our parks and open spaces.
- A detailed environmental impact assessment should be done prior to any human-centric decision is taken.
- Horses are strong animals and in the wild have adapted to much harsher conditions.
- There is too much loss of natural habitat in our neighborhood due to the new metro line and constant real estate development.

---

### Name not available

March 4, 2020, 9:30 PM

### Question 1

- It will have a significant impact.

### Question 2

- Money saved by few riders should not precede the quality of a floodplain.
- The health of the communities and wildlife living around the park lies in its open spaces and natural setting. Adding such huge structure will only impact it.
- Our communities are already losing a lot of habitats and green connectors due to the construction of the new metro line and continuous real estate development. All parks need to be taken care of, not to build up.
- Horses have lived in much harsher conditions and the park should find more natural ways of keeping them fit.
- Meadowbrook Stables are an icon in our neighborhood providing multiple services to residents and wildlife and should not be subject to change for the benefit of few riders only.

---

### Name not shown

inside Bethesda/Chevy Chase

March 5, 2020, 8:38 AM

### Question 1

- It will have a moderate impact.

### Question 2

- As a horse lover and neighbor, I believe that the pros for this project very much outweigh the cons.
- Pro: the new arena will grant the horses a place to freely move and exercise when inclement weather would otherwise require the horses to remain confined to their stalls.
- Pro: the new arena will lead to fewer canceled lessons or rides due to inclement weather, which would primarily benefit the horses. Horses, just like humans, require regular exercise to remain healthy and strong. When ridden, they are guided through exercises by the rider or instructor that ensure that the horse remains more balanced which lowers the chances of injuries for the horse or rider.
- Pro: If the new arena is built consistent with the style of the stables, it will ultimately beautify the area. Based on the plans that have been submitted, it appears that the proposed arena will be quite lovely.
- Con: Neighborhood traffic at times when there is inclement weather. But, given that this traffic will be no worse than that when the weather is nice, the health and well-being of the horses and riders alike outweigh this con.

---

### Name not available

March 5, 2020, 3:59 PM

### Question 1

- It will have a significant impact.

### Question 2

- We are a local family who have been riding with and supporting Meadowbrook for a number of years. Winter is hard - on the horses and riders (and parents) and a covered ring would be a huge asset.
- We see no cons, except for the temporary disruption while the building is going on.

---

### Name not available

March 6, 2020, 8:55 AM

### Question 1

- It will have a moderate impact.

### Question 2

- Probably a good thing for the horses, minimal impact to people. The site is large and directly abuts few residences. Seems like a good location for this structure

## Meadowbrook Stables Proposed Covered Riding Ring

What do you think about a proposed new amenity at Meadowbrook Stables?

**Name not available**

March 6, 2020, 12:12 PM

**Question 1**

No response

**Question 2**

No response

---

**Name not available**

March 6, 2020, 12:14 PM

**Question 1**

- It will have a significant impact.

**Question 2**

- The project will increase Meadowbrook's ability to keep their animals healthy and sound while at the same time reducing dust and light pollution. The design includes features to capture rainwater and will include a solar panel installation.

---

**Name not available**

March 6, 2020, 2:01 PM

**Question 1**

- It will have a moderate impact.

**Question 2**

- 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.

---

**Name not available**

March 6, 2020, 2:49 PM

**Question 1**

- It will have no impact.

**Question 2**



## Meadowbrook Stables Proposed Covered Riding Ring

What do you think about a proposed new amenity at Meadowbrook Stables?

• 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 rood 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.

**Name not available**

March 6, 2020, 4:12 PM

### Question 1

- It will have a moderate impact.

### Question 2

- do not want people cutting through neighborhood. i am very happy to see this project happening otherwise. i think it's an asset to the community and to children and adults alike. i wish it was available when my children were younger as we had to trek out to potomac off travilah road and it became apparent that horseback riding would not be able to be part of my childs activities due to the distance from home during the work week. congrats i hope it all goes well!!!! the current barn looks run down good luck with evey part of this fighting the neighbors, and making it happen. exciting!!!
- the only impacct i might see is during construction. again make sure anyone using stables knows to stay on main roads not cutting through neighborhoods. thank you

**Name not available**

March 6, 2020, 5:18 PM

### Question 1

- Other - It will have a positive impact on my family

### Question 2

- It will help with storm run off.

- It will let riders and horses have cover in inclement weather
- It still allows the community to see the horses and the riders.

**Name not available**

March 6, 2020, 7:18 PM

### Question 1

- It will have no impact.

### Question 2

No response

**Name not available**

March 6, 2020, 7:34 PM

### Question 1

- It will have a moderate impact.

### Question 2

- I have been involved with Meadowbrook Stables since 1992 as a student, a teacher, a boarder, and a Board member. I am currently Board Chair. This project completes the renovation Meadowbrook started in the 1990's and will finally assure that Meadowbrook can meet the needs of its horses in all seasons. It is no simple feat to maintain 50 horses and ponies on less than 10 acres in an urban environment, and this facility will make a difference.
- As Board Chair, we are committed to remaining good neighbors, serving the community and allowing future generations to know and experience horses. We are equally committed to conserving th

**Name not available**

March 7, 2020, 7:08 AM

### Question 1

- It will have a significant impact.

### Question 2

No response

**Name not shown**

outside Planning Areas

## Meadowbrook Stables Proposed Covered Riding Ring

What do you think about a proposed new amenity at Meadowbrook Stables?

March 7, 2020, 9:31 AM

### Question 1

- It will have a significant impact.

### Question 2

- 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.

---

### Name not available

March 7, 2020, 10:30 AM

### Question 1

- It will have a significant impact.

### Question 2

- Montgomery County prides itself (as it should) on its policies for open space and land use (such as the ag reserve), as well as its long history and love of horses and equine-related activities. Horses need fields and ample space in order to be happy and healthy. Using the extremely limited space at the stable for a large indoor ring does not align with the County's thinking on use of land or ensuring horses have at least basic needs met.

---

### Name not available

March 9, 2020, 9:34 PM

### Question 1

- It will have a significant impact.

### Question 2

- A positive addition to the community.

---

### Name not available

March 10, 2020, 10:08 AM

### Question 1

- It will have a significant impact.

### Question 2

- This would be a significant improvement on the Meadowbrook horseback riding experience, in particular in the winter.

---

### Name not available

March 15, 2020, 2:26 PM

### Question 1

- It will have a moderate impact.

### Question 2

- Unnecessary, obscures view of turn for pedestrians adds no value
- It looks like a military barracks
- Purveyors states they want to be like other facilities in county but other facilities are not located in a residential subdivision this one is
- It's a poor decision and badly designed facility for a residential area

---

### Name not available

March 15, 2020, 5:21 PM

### Question 1

- It will have no impact.

### Question 2

No response

---

### Name not shown

inside Bethesda/Chevy Chase

March 15, 2020, 5:25 PM

### Question 1

- It will have no impact.

### Question 2

- I have for some time been concerned that, during poor weather, the horses aren't able to have exercise. This will help that a lot.

## Meadowbrook Stables Proposed Covered Riding Ring

What do you think about a proposed new amenity at Meadowbrook Stables?

- I like the idea of providing solar panels for lighting and eliminating the current outdoor lights. This is taking advantage of green energy options and helping to reduce our carbon emissions.
- The building design appears nice and mixes well with the others near that site.
- It should not have much impact on stormwater runoff. The landscaping will be attractive and help retain rainwater.

---

### Name not shown

outside Planning Areas

March 16, 2020, 8:38 PM

#### Question 1

- It will have a significant impact.

#### Question 2

- It will provide a warmer/cooler place for the riders and the horses in the
- When the weather is too hot or cold it is not good for the horses or the riders.
- It would also be an asset to the community to have an indoor riding environment.

---

### Name not available

March 16, 2020, 9:07 PM

#### Question 1

- It will have a significant impact.

#### Question 2

- Daily exercise is essential to the health of the 50 horses at Meadowbrook Stables, and cannot be ensured without access to an all-weather ring that enables consistent, daily exercise regardless of the weather. 2

---

### Name not shown

inside Bethesda/Chevy Chase

March 25, 2020, 10:15 PM

#### Question 1

- It will have a moderate impact.

#### Question 2

- It will increase the flexibility of meadowbrook to provide riding opportunities to the public and its riders
- it will also be easier on the horses during the hot summer months
- It appears that it will fit in with the neighborhood looking like a large brn. I disagree it looks like a warehouse with some have described

---

### Bobbi Fridt

inside Potomac

March 28, 2020, 10:56 AM

#### Question 1

- It will have no impact.

#### Question 2

- This will help provide a space for those who ride horses to continue riding inclement weather. Horseback riding and all outdoor activities should be encouraged for our population. These activities provide exercise, community building, and horse time is healing time- just ask vets, 1st responders, and those who participate in therapeutic riding programs.