

-----Original Message-----

From: martha.fishel@gmail.com <martha.fishel@gmail.com>

Sent: Saturday, March 21, 2020 7:27 PM

To: Tobin, David <David.Tobin@montgomeryparks.org>

Subject: Proposed Meadowbrook Indoor Arena

I am a neighbor nearby - just up Leland. All I can say is, I love the plan, and nobody in my family rides. My children grew up here, and one of our activities with my kids and grandchildren now, is to go down to Meadowbrook and look at the horses and the riding arenas. There is NOTHING ugly about your plan - it looks reasonable and appropriate for the space. I'm assuming the opposition comes from the people whose homes overlook, but so what? They bought those homes knowing there were overlooking a public riding arena. Pay no attention, your plan is good, attractive, and welcoming to young (and older) riders in lower Montgomery County. I love it.

Martha Fishel

7301 Rollingwood Drive, Chevy Chase MD

**From:** Laura Govoni-Sibarium <lgovsib@comcast.net>  
**Sent:** Sunday, March 15, 2020 11:47 AM  
**To:** Tobin, David <David.Tobin@montgomeryparks.org>  
**Cc:** MCP-Chair <mcp-chair@mncppc-mc.org>  
**Subject:** Public feedback regarding Meadowbrook's proposed covered riding arena

March 15, 2020

Dear Mr. Tobin,

I hope that you, your family, and colleagues are healthy and safe in these unprecedented and trying times.

I and the Concerned Neighbors of Meadowbrook Stables understand that today is the final day to submit comments to Montgomery Parks regarding Meadowbrook's proposed covered riding arena. Therefore, we are submitting the following items for consideration and to be added to the M-NCPPC record. (These have been submitted to NCPC and thus the titling). We realize that the Draft Environmental Assessment has been revised and we are completing a revised set of comments that apply to the *Final* Environmental Assessment. Those comments will be completed by March 18<sup>th</sup> and we will forward them to you as well.

Below I am attaching:

Point by point response to excerpts from the Draft Environmental Assessment for Meadowbrook Stables Proposed Covered Riding Ring.

Sampling of photos from homes adjacent to Meadowbrook Stables.

Photographs of the most recent flooding of Meadowbrook's Storm Water Management pond

Addendum to the Point by Point response to the Draft Environmental Assessment

Responses to MFI's proposal's Frequently Asked Questions

Thank you in advance for adding these to the record.

Sincerely,  
Laura Govoni-Sibarium on behalf of Concerned Neighbors of Meadowbrook Stables

**From:** Antonia Dentes <antoniadentes@gmail.com>  
**Sent:** Sunday, March 15, 2020 8:10 AM  
**To:** Tobin, David <David.Tobin@montgomeryparks.org>  
**Subject:** Comments on Meadowbrook Stables: Proposed Covered Riding Ring

Dear Mr. Tobin,

Attached is a February 19, 2020 letter sent to the National Capital Planning Commission (NCPC) in response to the document, "Modification of General Development Plan Meadowbrook Stables Riding Ring Canopy, Rock Creek Stream Valley Park Unit 1 North Chevy Chase, Maryland," submitted by M-NCPPC concerning NCPC File Number: MP100, NCPC Map File Number: 76.21.01 (05.00) 45038.

We request that the attached document be included as part of the M-NCPPC record of comments concerning Meadowbrook Stables: Proposed Covered Riding Ring.

Thank you,  
Antonia Dentes and Owen Powers  
2810 Abilene Drive  
Chevy Chase, MD 20815-3050

-----Original Message-----

From: Elizabeth Wagner <info@ncpc.gov>

Sent: Friday, March 6, 2020 11:27 AM

To: Weil, Michael <michael.weil@ncpc.gov>

Subject: Modification of General Development Plan, Meadowbrook Stables Riding Ring Pavilion Feedback

Name: Elizabeth Wagner

Location: North Bethesda

Email: lisawag1234@gmail.com

Comments:

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

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

**From:** Kathleen Holmay <kathleen@holmay.us>  
**Sent:** Monday, March 2, 2020 1:35 PM  
**To:** Tobin, David <David.Tobin@montgomeryparks.org>  
**Subject:** Rock Creek Park - Meadowbrook Indoor Horse Facility

I oppose the construction of an indoor riding facility at Meadowbrook Stables for these reasons:

- There is frequent flooding where the building would be located, often requiring closure of Candy Cane Park.
- This massive building would destroy the open view in a very narrow section of the park.
- The building would be huge - measuring 225 feet by 125 feet. The footprint would cover more than 1/3 of the width of this narrow section of park.
- It will be 38 feet tall at its highest point – almost as high as the existing arena light poles.
- The building would be a warehouse-like structure – constructed of metal. Meadowbrook's existing barn is in a designated historic area, but the new building would be located just outside that area deliberately, to avoid the need to build a facility that would be required to meet historic designation requirements.
- The proposed building isn't necessary. It would benefit the relative few who can afford the \$3,000 lesson fees at Meadowbrook (many of whom live outside Montgomery County). But it would create a huge negative impact to the many thousands who enjoy the hiker-biker trail through the park.
- Horseback riding – like so many county youth sports and activities such as soccer, baseball, softball, track, and tennis - is fundamentally an outdoor sport. Meadowbrook users ride rain or shine, and have for 85 years, and Meadowbrook does not refund fees if lessons are canceled for weather or any other reason. Despite Meadowbrook's claims to the contrary, Meadowbrook has never canceled a horse show for reasons that would have been avoided if the new facility had been available.
- Meadowbrook has given false information to the public and agencies responsible for the approval, including leading the National Capital Planning Commission to believe that the designated construction location is not in a flood plain.
- Meadowbrook and the Parks Department have been rushing this project along with very limited notice to the community. The original NCPC comment period expired without any notice to the community.
- We urge you to be skeptical and critical of the information provided by Meadowbrook and the Parks Department. Concerned neighbors have spent many hours correcting material factual errors in their submission to NCPC. As a result, NCPC has twice postponed putting this project on their hearing agenda.

Kathleen Holmay  
Kensington MD

**From:** smboots@verizon.net <smboots@verizon.net>

**Sent:** Friday, January 17, 2020 3:54 PM

**To:** Tobin, David <David.Tobin@montgomeryparks.org>;

Councilmember.Friedson@montgomerycountymd.gov; Marc.Elrach@montgomerycountymd.gov

**Subject:** proposed planning for indoor horse riding rink at Meadowbrook Stable

Dear Sirs,

During Christmas week 2019 a sign was posted announcing a meeting Jan 16, 2019. The notice referred to plans to build a very large (125' by 36' tall) indoor riding stable arena on the part of the property where there is currently a paddock., right across the street from a number of homes. Clearly these plans had been afoot for a long time, before the public was given notice. The building would be funded by the Meadowbrook Foundation, a private nonprofit who leases the property. The planning has been in concert with M-NCPPC.

From the discussion at the hearing, it seems clear the county, the applicant, and MNCPPC have failed to follow procedural guidelines. Requirements for public notice, environmental review and permitting for building in a flood plan were all questioned. The county representatives appeared to have no answer for most of the questions, repeatedly saying that it was still 'early in the process.' However, we learned the week of January 10 that M-NCPPC and the Stables are planning on bringing it for a vote before the Commissioners in March.

M-NCPPC is the applicant seeking approval. In February, a vote is planned before the National Capital Planning Commission (NCPC) – a federal agency. It was disturbing in January 16 meeting no one was recording the meeting or even making notes about the questions.. One of our concerns is the extremely accelerated pace before the community has a full and fair opportunity to present its views and get clear answers.

A number of years ago another bid was made to build a smaller version of the covered riding rink and was rejected. This rink were it to be built is on the edge of a residential community. The two other riding stables with covered rinks in Montgomery County are set in woods apart from residential community.

Currently, the Stables has a beautiful rustic look within the Park. Many joggers, bikers, walkers pass this setting and it is a favored place to go. No one is opposed to horses. In fact, many of us love to go visit and watch them. There appears to be no good justification for the added facility except for 450 people who take lessons who sometimes have classes cancelled because of weather. The Foundation appears to have raised over a million dollars and expresses concern it will not be a money making project (kept solvent) because of the cancelled classes. Riders may end up going to one of the other facilities. Their choice. Why can't the Foundation take the million dollars and invest it. That will make up for the loss of money from cancelled lessons. I am very appreciative of what the Foundation has done to maintain this wonderful facility and property they lease. I do not live on the periphery, just a couple blocks away, but go out of my way to pass it daily as I drive away from home and walk there when weather permits. I have been a Montgomery County resident since 1971 and a home owner near the stables. In 1981 when we bought our home it was one house away from to Rock Creek Park. We were informed before buying that within ten years there would be another development up Washington Avenue and around to Ellingson. Ten years notice!

**From:** Barbara Frampus <bbframp@hotmail.com>  
**Sent:** Thursday, January 16, 2020 5:17 PM  
**To:** Tobin, David <David.Tobin@montgomeryparks.org>  
**Cc:** ouncilmember.Friedson@montgomerycountymd.gov  
**Subject:** Meadow Brook Stables Covered Riding Ring

Greetings,

My name is Barbara Frampus, we live at 2728 Blaine Drive, Chevy Chase up the street from Meadowbrook Stables. We plan to attend the public meeting tonight at the Meadowbrook Park Activity building regarding the proposed covered riding ring.

We have been residents since 1966 and continue to be active users of the Park and trails along Rock Creek. Over the years we have noticed an increasing erosion of Rock Creek. Stream beds are much wider, trees are falling into the creek and after a heavy rain the parking lot at Candy Cane playground and the Activity building as well the playing fields are often flooded.

We feel the covered riding ring will further increase the erosion of and runoff into Rock Creek. We hope the meeting adequately addresses these issues.

After the next substantial rain fall you should visit the Meadowbrook Park Activity building and see the impact of runoff into Rock Creek. Note the park access road at the intersection of Meadowbrook Lane is often blocked because high water and of flooding.

Sincerely....Barbara Frampus and Family

P.S. Thank for your service to Montgomery County and the state of Maryland.

-----Original Message-----

From: Laura Fenves <lf528@verizon.net>

Sent: Monday, January 13, 2020 7:25 PM

To: Tobin, David <David.Tobin@montgomeryparks.org>

Cc: councilman.friedson@montgomerycountymd.gov

Subject: Meadowbrook Stables

Mr. Tobin,

I am writing in opposition to the proposed outdoor structure at Meadowbrook Stables. I walk by the stables almost daily. I have many concerns about the project including:

1. The opaqueness of the process. Why was such short public notice regarding this project? It makes me think that the Stables Foundation and M-NCPPC are trying to rush this through.
2. The depiction of the structure in the promo photo does not sync with the written description and is very deceptive.
3. The structure would have a dramatic negative effect to my neighborhood including more flooding issues, noise, traffic and ruining the lovely nature of a small local stable. The new structure is not appropriate for a suburban horse stable. It is meant to be where there is more land.

I will not be able to attend the meeting on 1/16 but wanted to voice my concerns.

Thank you,  
Laura Fenves  
2720 Blaine Dr.





To Whom it May Concern:

I'm writing this letter in support of Meadowbrook Stables' proposed covered riding ring. My name is Joanie Smeltz. I am the Director of the Ohr Kodesh Early Childhood Center. Our school is in walking distance of Meadowbrook Stables and has been bringing joy and curriculum content to our children for over 20 years.

Our children visit the stables several times a month. They interact with the workers and they know all of the horses by name. The children have picnic lunches at the stables and feel as if the space is their second home. They often ask "when can we go to the stables again?"

We feel welcome every time we visit and the employees share information with the children about the horses. They always take the time to answer the children's questions.

I imagine many of our families use this beautiful facility for their children to ride as it is close to their homes, which creates the ability for the families to not have to travel far outside of the city.

In addition to the benefits to our school community, a covered arena at Meadowbrook will improve the quality of Meadowbrook's instructional programs by giving riders the chance to train consistently and safely, regardless of the weather; and will ensure that horses get the daily exercise that they need.

The covered riding arena is a long overdue improvement to the Stables 'facilities and will have tremendous benefits for Meadowbrook's many riders and horses as well as the environment and, ultimately, the broader Montgomery County community. For these reasons, I ask for your support and approval of this project.

Sincerely,

Joanie Smeltz

Director, Ohr Kodesh Early Childhood Center

**From:** Cheryl Wood <cheryl.w.wood@gmail.com>

**Sent:** Monday, January 13, 2020 4:55 PM

**To:** Tobin, David <David.Tobin@montgomeryparks.org>

**Cc:** Councilmember.Friedson@montgomerycountymd.gov; Marc.Elrach@montgomerycountymd.gov

**Subject:** Meadowbrook Stables Proposed indoor riding arena

Dear Mr. Tobin,

It is quite curious that only just this week community members were invited to an information meeting on January 16 at Candy Cane City regarding Meadowbrook planning construction for this spring. Obviously, a project of this magnitude must have been discussed for many months prior to the announcement of the meeting without neighborhood involvement or input. It is especially disingenuous that this upcoming project was not mentioned several months ago at the September anniversary celebration. When Meadowbrook last proposed changes to the stables, there was significant neighborhood opposition, so perhaps the discussion was done "quietly" and did not involve or consider the residents surrounding the stables and the impact it has on us because you knew we would like to be engaged in changes to our neighborhood?!? It is disappointing and frustrating that County Parks Department refused to meet with neighbors, would not postpone the meeting, gave the neighbors insufficient notice, and seem to be working at an accelerated speed to get the changes approved.

The residents surrounding Meadowbrook enjoy and treasure the stable but we already do not enjoy the PA system for horse shows, the truck deliveries, tractor and daily noises that go with the business and limited parking. This new proposal feels like unnecessary over development which benefits very few who ride there. With increased events, class numbers, there is assuredly going to be increased traffic which overflows parking into our neighborhood streets. This, along with a HUGE structure being added (3 stories tall and 3/4 the size of a football field) will take away from the character and charm of the Meadowbrook as well as detract views, and also it is being built completely within the 100 year flood zone. Given the flooding already of the park, this is not environmentally responsible, and will continue to worsen with climate change.

We do not feel like M-NCPPC and the Stables have allowed enough discussion with the very residents whom this impacts the most before they bring the project to Commissioners in March to vote. Please consider making the community a part of the solution, and slow down this race for a vote-- rather than forcing a construction

**From:** Teresa Buescher <buescherteresa@yahoo.com>  
**Sent:** Sunday, January 12, 2020 6:57 PM  
**To:** Tobin, David <David.Tobin@montgomeryparks.org>  
**Subject:** covered ring at meadow brook

Mr. Tobin, I live on Larry Place, very close to Meadowbrook Stables. i have lived here for 20 years. I walk my dogs by there and run by there all the time. This part of Rock Creek is very heavily used. It has also flooded significantly at least 3x in the years i have been here. I think a covered riding ring right up against the path and the road will be somewhat monolithic. Can it not be put behind the stables so it is not so much in the face of the path users?

My initial impression is that this is a bad idea. i plan to attend the meeting on the 16th if I can. An open gazebo-like covering is one thing, a closed structure 3 stories tall is another.

Thank you  
Teresa Buescher

-----Original Message-----

**From:** Michael Silver <mhsilvermd@gmail.com>  
**Sent:** Sunday, January 12, 2020 8:03 AM  
**To:** Tobin, David <David.Tobin@montgomeryparks.org>  
**Subject:** Meadowbrook Stables

Mr. Tobin- This email is to let you know that my wife and I, residents on Abilene Dr., near to the stables, are strongly opposed to the construction of the indoor riding facility, at least as it is now being proposed. This process is way too accelerated, without sufficient time for the neighborhood to process and properly respond to the proposal. My own personal thought at this point is that the indoor riding facility ought to be in the ring that is behind the stables. Because of historical preservation it has not been allowed. Someone ought to work on either adjusting the proposal or lobbying the commission or even voting other members onto the commission in order to allow the construction to occur there. There would be no opposition from the neighborhood. There must be some way to make this happen. After all, exceptions to ruling are often made. This is not a Constitutional amendment we're talking about. In any case, this January 16 meeting is way too accelerated. The process is being pushed forward quickly in order to minimize the opportunity for true neighborhood involvement. That is not fair. My wife and I are opposed to it. Thank you for taking the time to read this.

Michael Silver  
2808 Abilene Dr.

-----Original Message-----

From: Michele Maxson <michelem3@gmail.com>  
Sent: Friday, January 10, 2020 9:21 PM  
To: Tobin, David <David.Tobin@montgomeryparks.org>  
Subject: In favor of Meadowbrook's riding arena

Hi Mr. Tobin,

My children don't ride at Meadowbrook because lessons are too expensive, but they always enjoy walking over to see the horses. The covered arena is a much needed improvement and would benefit the community. Perhaps some vouchers for discounted riding could be provided to neighbors?

Best,

Michele Maxson (Navarre Dr.)

**From:** BuddyX <buddyx@protonmail.com>  
**Sent:** Monday, January 13, 2020 11:24 AM  
**To:** Councilmember.Friedson@montgomerycountymd.gov; Tobin, David <David.Tobin@montgomeryparks.org>  
**Subject:** Meadowbrook Stables new construction

Dear Councilmember Friedson:

I suggest that you take an interest in the pending construction project in your district (and mine). There will be a public meeting about this project held at the shelter at Meadowbrook Local Park this Thursday at 6:30 to 8:00 PM (<https://www.montgomeryparks.org/events/meadowbrook-stables-public-meeting-on-proposed-covered-riding-ring/>). The Meadowbrook Stables intends to construct a enclosed riding ring **within the flood plain adjacent to Rock Creek**. This will result in the introduction of more than 28,000 square feet of impervious surface quite close to Rock Creek. The outdoor paddock at this spot already has drainage problems, with the creek overrunning and flooding the ponds that were constructed to capture excess water from the paddock perhaps 1-3 times every year. Also, it seems to me that there is insufficient parking currently available to support this new facility. I'm skeptical of the advisability of this project for many reasons, but especially because I believe it will detrimental to the biological health of Rock Creek, which already is the worst waterway in the DC region for fecal contamination. The Meadowbrook Foundation will pay for the new structure and then donate it to the M-NCPPC. The County (us) will then be responsible for it. Who will pay for the flood insurance? Will flood insurance even be available? Who will pay for repairs (or demolition) when the facility is damaged by flooding of the creek (as it inevitably will be)?

Yours.

Francis Cunningham

cc: David Tobin of M-NCPPC

January 16, 2020

**Prepared Statement of Laura Govoni at January 16, 2020 Public M-NPCCP Meeting regarding proposal by Meadowbrook Stables to build a covered riding arena.**

**Submitted to: M-NPCCP and Meadowbrook Stables at above meeting**

First, I would like to begin by saying it is an absolute joy to look out on the horses, paddocks and park from my home and I have had that privilege for 25 years. That view was the reason we purchased our home. In fact, we visited M-NPCCP before submitting a contract on our home to research the land leased by Meadowbrook Stables and the adjoining parkland. We were assured that nothing more could be built upon the rings because they are in the 100- year flood plain. It is likely that we would not have purchased our home if there were a chance of development behind us.

**I have issues with the process and substance of this proposal.**

**PROCESS**

**BROKEN ASSURANCES**

As a contiguous home owner to Meadowbrook, I was assured after the last renovation (which included the abandoned plan of a covered arena, influenced by community objection) that we would be notified *prior* to any future proposals, by Meadowbrook that involved any major changes. That assurance and, thus, our trust was betrayed when we only learned of this proposal the last days of December via a sign posted at the entrance to the Stables, a knock on the door by stables representative on January 3, and receipt of a postcard on January 10.

Furthermore, in the Executive Director of the National Capital Planning Commission's Recommendation of November 2019 (A Federal Agency from which M-NPCCP must obtain approval,) it is documented that there was a 30- day comment period between November and December 16, 2019 for the public to make comment as to environmental impact of the newly proposed arena. The public and immediate community were never notified of the overall proposal nor that this comment period was taking place.

**Not reading quote, use as reference**

Quote: p. 5, NCPC, Executive report, 11/27/2019, National Environmental Policy Act

"...the applicant (*M-NPCCP my clarification*) prepared an Environmental Assessment (EA) in coordination with NCPC. The EA reviews potential project impacts to the natural and manmade environment, with proposed mitigation measures. NCPC has currently posted the EA for public comment on its website through December 16, 2019 to satisfy its comment period requirement. Based on comments received, review of the EA, and proposed mitigation, staff will draft a finding of No Significant Impact (FONSI), to be signed by NCPC's Executive Director after approval by the Commission, or require the applicant to prepare an Environmental Impact Statement (EIS) should any potential impact be assessed as significant."

M-NCPPC and Meadowbrook should have notified the immediate community that this project was being submitted for preliminary approval. In fact, NCPC has advised us that they assumed M-NCPPC *had already given notice to the neighboring community before they submitted their request for approval.* That did not happen. Clearly, the comment period should be deemed invalid and thus, M-NCPPC should be required to prepare a real Environmental Impact Statement, which, while I am not a lawyer, I understand is supposed to be a more thorough environmental review than the document M-NCPPC submitted which was prepared by Meadowbrook Foundation and entitled a “Draft” Environmental Assessment.

## **MISLEADING PRESENTATIONS, TRUST**

I would like to share some visuals to demonstrate reasons for our lack of trust in representations made by both Meadowbrook and M-NCPPC itself, both historically and currently:

### **POSTER A**

#### BEFORE

Artist rendition in 2001 of scene of Meadowbrook Lane of the proposed early 2000’s renovations

#### AFTER

along with a photo of the actual view essentially the same area after the renovations (as you can see the light poles were left out of the proposal drawing).

### **POSTER B**

#### BEFORE

The artist rendering submitted with proposals to M-NCPPC and NCPC fall 2019

#### AFTER

New artist rendering posted just this week

**SUBSTANCE:**

*These are just a few of the many issues and concerns of the neighborhood.*

Montgomery County has not demonstrated a need for another covered riding arena. Meadowbrook has been a renowned riding location for 85 years without one. Such an arena benefits very few who can afford approximately \$3000 a year for lessons to the detriment of the parkland, nature, the environment, community and neighbors.

This arena would be too large an installation that will detract from the beauty of the parkland, interfere with native fauna, would be built on a flood plain, and be only a matter of as little as 105 feet away from a high-density neighborhood.

**PROXIMITY****POSTER C**

Proximity to neighborhood see aerial views of Meadowbrook compared to Wheaton Stables and Potomac Horse Center where there are covered arenas.



## **SIZE**

The current proposal is for a 225 ft. x 125 ft., 28,125 square feet [ref: Ring C= 300 ft. x 200 ft.] In the previous proposal, the covered arena would have been covering an area of 100 ft. x 200 ft., or 20,000 square feet (Ring D). The current proposed arena could be as much as 8,125 square ft. *larger* than the last proposal. Allow me to quote from the *previous* proposal:

### **NOT READ, REFERENCE:**

QUOTE: November 28, 2001, Memorandum from M-NCPPC to Montgomery County Planning Board, circle page 71, attachment 6, section VIII. Aesthetics of the Covered Ring:

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

So not only 8,000 square feet larger, but by necessity, even taller.

## **POSTER D**

You can see in these 2001 artist rendering and 3-D rendering the comparative size of the previously proposed covered arena which would have been significantly smaller and lower than the new proposed arena. (Actually, in the drawing the covered arena is made to look open.)

## **FLOOD PLAIN/ENVIRONMENT/STORM WATER MANAGEMENT**

### **POSTER E**

In both June 2006 and November 2019 Meadowbrook park contiguous with the Meadowbrook stable had such significant flooding that boats were needed to evacuate people from this very building and area.

Here are some photos and the Washington Post headline from the 2018 incident (the birthday party of a one-year-old)

### **POSTER F**

The last renovations were designed to improve the storm water management in all the rings.

#### **NOT READ, REFERENCE:**

Quote:

November 28, 2001, Memorandum from M-NCPPC to Montgomery County Planning Board, Attachment 3, circle p. 20, Enhancing the Functionality of the Premises. In discussing the effort for “more effective grading and drainage” .....Further,

#### **READ:**

“because the rings will be properly graded with a drainage system, all existing problems with standing water should dissipate, leaving all areas of the rings usable for lessons.”

In these photos not only can you see the proximity of the homes in the neighborhood to ring C, but also the huge patch of grass on the southwest corner of the ring. That was once ring with the same sand footing as the rest of the ring. After multiple incidents of flooding, this area of Ring C was overgrown with grass and is not utilized.

## **HORSE TURN OUT, EXERCISE, AND WELFARE**

While I am not an expert in horses, I am a registered nurse, a wildlife rehabilitation volunteer, and veterinary assistant student. I too take seriously the health and safety of the horses: For 85 years Meadowbrook has managed, with the shelter of the barn in inclement weather, and turn out into the open rings. Has Meadowbrook been negligent in its care for the wellbeing of its horses all this time?

There are significant contradictions in the latest proposal by Meadowbrook and between proposals

### **POSTER G:**

Here is a photograph from 1995, when I moved to the neighborhood, of the horses turned out in Ring C (then it was two rings). This was the nearly *daily* practice that I witnessed *until* the previous renovation in approximately 2004 when Ring C was reconfigured and, for the most part, permanently set up for jumping, resulting in horses no longer being turned out there. A definite loss to the enjoyment of many.

Meadowbrook now believes Ring C is too far from the barn to turn out , HOWEVER, a significant part of the rationale of proposing a covered arena, is to have a place to turn out the horses in inclement weather. Necessitating that the horses navigate across the entire property to get to the newly proposed covered arena in Ring C, rather walking a few feet from the barn to ring D.

### **NOT READ, REFERENCE:**

Quote: In the original November 28, 2001, Memorandum from M-NCPPC to Montgomery County Planning Board, Attachment 3, circle p. 20, Enhancing the Functionality of the Premises. Referring to the covered riding ring: (remember then it was Ring D they are referring to):

“in addition, it [ring D added for clarification] provides a place for horses to be turned out for free exercise when the footings in the outdoor rings are unsafe”

Quote: Meadowbrook’s Revised 2012 Lease, Attachment E- M-NCPPC Equestrian facility best practices, p. 40 Horse Safety and Care only reference to turn out is:

“1. Horses should not be turned out overnight.”

Furthermore,

Quote: In the Guide to Minimum Standards of Care for Equines (Published by Maryland Horse Council) where the document quotes Maryland State Law, turn out is not addressed.

NOT THIS PART, JUST REFERENCE: "Maryland State Law title 10 subtitle 604 --requires that any person having charge or custody of an animal must provide: Nutritious food in sufficient quantity, necessary veterinary care, proper drink, air, space, shelter or protection for the weather."

The law does describe shelter and within that description states:

"All equines should have access to proper/appropriate shelter from weather extremes. *Trees and natural weather barriers providing shelter may be considered adequate shelter.*"

Planting of shade trees around ring D would provide additional shelter for the horses and be better for the environment.

## **DUST AND LIGHT ABATEMENT**

To the abatement of dust and light

### **DUST**

#### **NOT READ, REFERENCE:**

QUOTE: November 28, 2001, Memorandum from M-NCPPC to Montgomery County Planning Board, Attachment 3, circle p. 20, Enhancing the Functionality of the Premises

"After the reconfiguration, the new irrigation system will be able to evenly water all areas of the rings to control dust.

The community was assured in the early 2,000's that the new irrigation system would be able to evenly water all areas of the rings. That system installed in the last renovation has fallen short. *When* there is sufficient use of the sprinklers and the portable "water buffalo," the tractor- pulled water sprinkler, dust is kept at a minimum. It is *when* Meadowbrook *does not adequately water* that dust is a problem. Certainly, modifications to the watering system to more thoroughly water, especially Ring C, would be welcomed.

## **LIGHTING**

The lighting is a problem of Meadowbrook's making. The engineering of the new lights installed with the last renovation was supposed to keep the light only in the paddocks with minimal light spill into the neighborhood. Many of you know how that turned out. Those of us living across from Meadowbrook's new lights had and some still may have, the experience of the lights shining straight into their windows. The only mitigation provided was 10 light shades. The horrendous light poles that Meadowbrook plans to remove around ring C per this new proposal, was something that the immediate neighbors could not get Meadowbrook or M-NCPPC to consider 15 years ago. To quote one neighbor "This is like Meadowbrook releasing a virus and now taking credit for the cure." Yes, the poles are unsightly but a huge structure on open space would be even more unsightly and obstruct the beauty and view of the park.

Poster H

View from Abilene Drive

Respectfully submitted,

Laura Govoni

2812 Abilene Dr.

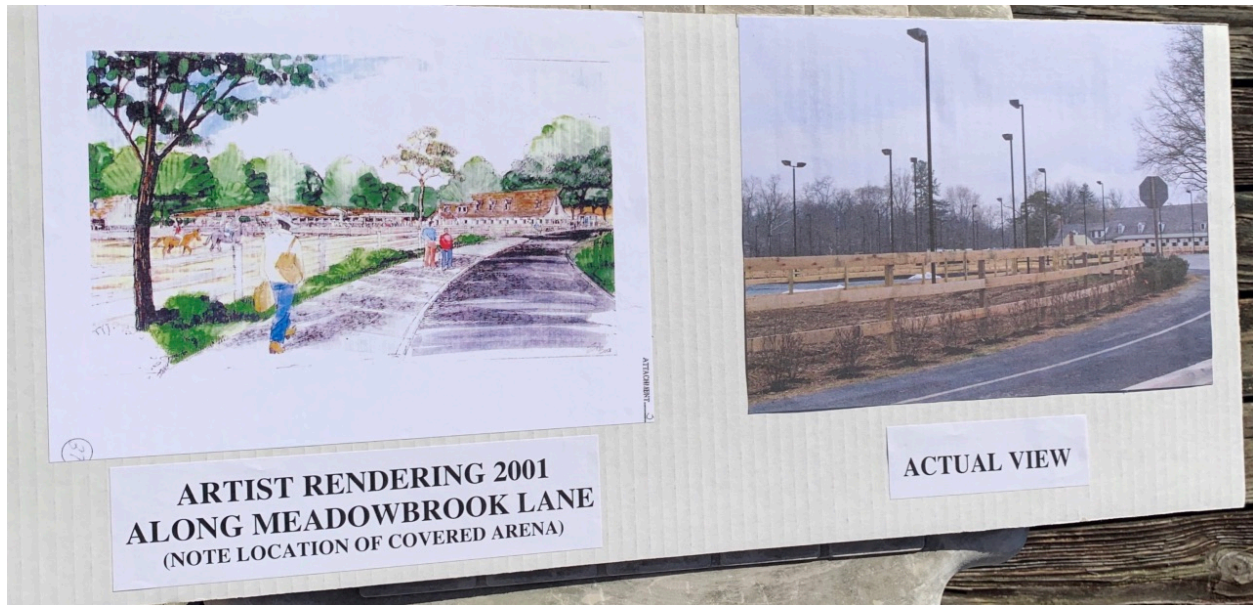
Chevy Chase, MD 20815

[lgovsib@comcast.net](mailto:lgovsib@comcast.net)

Attachments:

Posters A-G

POSTER A



**POSTER B**





POSTER C

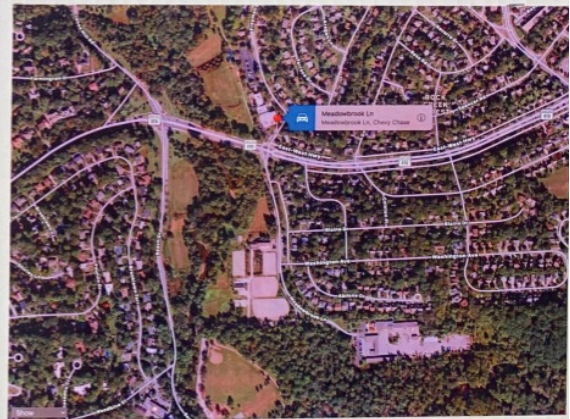


POTOMAC

COMPARATIVE PROXIMITY TO  
NEIGHBORHOODS



WHEATON

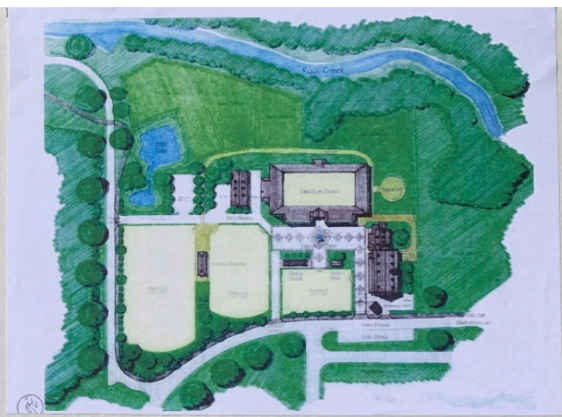


MEADOWBROOK

POSTER D



**3-D RENDERING  
2001 PROPOSED COVERED ARENA  
(RING D)**



**ARTIST RENDERING  
2001 PROPOSED COVERED ARENA  
(RING D)**

POSTER E



# The Washington Post

*Democracy Dies in Darkness*

## Rain deluges Washington; birthday party evacuated by raft



Water surrounded the activity center at Meadowbrook Local Park in Chevy Chase, where a birthday party was being held, said Pete Pringer, chief spokesman for the Montgomery County Fire and Rescue Service. (Montgomery County fire department video still)

By Martin Well and Clarence Williams

November 24, 2018 at 10:24 p.m. EST





**INEFFECTIVE STORM WATER  
MANAGEMENT - RING C**



POSTER G



**1995 TURN OUT IN RING C**

Poster H





**VIEW FROM ABILENE DRIVE**

# COMPARATIVE PROXIMITY TO NEIGHBORHOODS



POTOMAC



WHEATON



MEADOWBROOK



**MICHAEL D. ERSKINE, DVM**  
Diplomate, American Board of Veterinary Practitioners  
Certified in Equine Practice  
**SUZANNE F. WELKER, DVM**  
**KAELA M. SCHRAER, DVM**



March 12, 2020

To Whom It May Concern:

My name is Suzanne Welker, DVM, and I have been an attending veterinarian for the horses at Meadowbrook Stables for over 8 years. I am strongly supporting Meadowbrook Foundation, Inc.'s efforts toward building a covered riding ring at Meadowbrook Stables in Chevy Chase, MD.

A high quality, homogenous, and even footing material that absorbs impact but provides stability is important for the health of the equine athlete and their riders. Maintaining these materials at proper moisture and depth is ideal in a controlled environment with protection from the elements (ie. covered or indoor ring) year-round. Environmental conditions may lead to footing that becomes too deep or shallow, too wet or dry, or uneven, all of which have the potential to contribute to equine orthopedic injuries and respiratory conditions. Acute and/or chronic orthopedic injuries and respiratory conditions compromise the welfare of the horse. Furthermore, these risk factors that may affect horses' performance may also put their riders at risk for injury.

In our region, environmental conditions can cause unprotected footing to become a potential hazard for riding, and thus, lead to irregular exercise. Horses' digestive system health may also be adversely impacted by lack of or irregular exercise and can be associated with severe gastrointestinal disturbances requiring intensive medical or surgical care. Horses thrive on a routine schedule of exercise for maintenance of physical and mental well-being, which promotes a strong relationship between horses and their riders. A covered arena at Meadowbrook Stables would establish a controlled exercise environment to allow for regular exercise and mitigate risk factors for horse and rider health and safety.

Sincerely,

Suzanne F. Welker, DVM



March 6, 2020

Mr. Casey Anderson  
Chair  
Maryland National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

Re: Meadowbrook Stables' Proposed Covered Riding Ring

Dear Chairman Anderson,

I'm writing as a long-time veterinarian, equestrian, and resident of the Chevy Chase community to express my strong support for Meadowbrook Stables' proposal to build a covered riding ring. I would have preferred to have appeared in person to give testimony but regret that, due to a scheduling conflict, I am unable to do so.

One of the principal reasons that Meadowbrook is seeking to build the covered riding ring is to bring the facility up to 21<sup>st</sup> century standards, and enable it to provide current standards of exercise, training and care for its animals. Among these standards of care is the need for daily exercise and movement. Daily exercise is crucial to horses' physical and mental well-being, and to their overall quality of life. Daily exercise not only helps prevent muscle loss, bone density loss, inflammation and arthritis, but also is essential to keeping horses fit.

However, this daily exercise cannot be ensured without access to an all-weather ring. The most *critical function* of a covered ring is that it protects the riding surface – the sand footing – in which the horses are ridden from becoming overly wet, frozen, or slippery. The footing surface in a ring directly impacts equine health and safety and, by extension, rider safety. Saturated, slippery footing conditions can lead to severe soft tissue and other injuries in horses, as well as falls. So, at present, without a covered ring, Meadowbrook is faced with two suboptimal choices during inclement weather: either keep the horses indoors or ride them in poor conditions. A covered riding ring will correct this situation.

4105 Brandywine Street, NW  
Washington, DC 20016  
Phone: 202.363.7300  
Fax: 202.363.7126  
[www.friendshiphospital.com](http://www.friendshiphospital.com)





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

Mr. Casey Anderson, Chair  
Maryland National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

Re: Meadowbrook Stables' Proposed Covered Riding Ring

Dear Mr. Anderson,

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

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

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

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

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

Sincerely,



Deborah M. Hinton



February 19, 2020

Dear National Capital Planning Commission,

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

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

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

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



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

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

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

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

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

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



after Meadowbrook SWM pond overflows and Rock Creek Floods January 26 2020  
[https://www.youtube.com/watch?v=Ep\\_2JH5xLq8](https://www.youtube.com/watch?v=Ep_2JH5xLq8) )



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

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

[https://www.montgomeryplanningboard.org/meetings\\_archive/01\\_meeting\\_archive/agenda\\_120601/item11\\_120301.pdf](https://www.montgomeryplanningboard.org/meetings_archive/01_meeting_archive/agenda_120601/item11_120301.pdf)

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

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



THE GEORGE  
WASHINGTON  
UNIVERSITY  
WASHINGTON DC

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

Mr. Casey Anderson  
Chair  
Maryland National Capital Park and Planning Commission  
8787 Georgia Ave.  
Silver Spring, MD 20910-3760

Re: Meadowbrook Stables' Proposed Covered Riding Ring

Dear Mr. Anderson:

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

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

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

Please contact me at [mcclin@gwu.edu](mailto:mcclin@gwu.edu) if you should have any questions.

Sincerely,

Cynthia McClintock  
Professor of Political Science

KARIN M. J. KRCHNAK, ESQ.

February 29, 2020

Mr. Casey Anderson Chair

Maryland National Capital Park and Planning Commission 8787 Georgia Avenue

Silver Spring, MD 20910-3760

Re: Meadowbrook Stables' Proposed Covered Riding Ring

Dear Mr. Anderson,

I'm writing this letter in support of Meadowbrook Stables' proposed covered riding ring.

My 11-year old daughter started riding at Meadowbrook when she was 6 and has participated in competitions for several years. This past year, I finally decided that I would manage through my complicated work schedule that requires extensive overseas travel to start taking lessons at Meadowbrook.

As a long-time Montgomery County resident, I think it is wonderful that we have such a place in the County. It is beautiful and its historic significance as an urban oasis should be maintained and enhanced.

Our weather patterns are such that a covered riding ring is critical for the well-being of the horses and riders. Many times, our lessons are cancelled, or we undertake an indoor lesson. This is not good for the horses or the riders. We lose the chance to exercise the horses and learn how to improve our skills as riders. Even wind conditions can make it unsafe to ride in an outdoor ring and thus a covered riding ring would bring enormous advantages.

It will also bring significant environmental benefits. As someone who works globally on water issues, I can say that the water savings alone justify the covered riding ring.

For these reasons, I urge the Planning Board to support and approve this project.

Sincerely,

Karin M. Krchnak

9912 Fernwood Road, Bethesda, MD 20817 USA Mobile 301-529-0488 · Email [karin.krchnak@gmail.com](mailto:karin.krchnak@gmail.com)

Katrien Theunis 6303 Carnegie Drive MD-20817 Bethesda February 12, 2020

Mr. Casey Anderson Chair

Maryland National Capital Park and Planning Commission 8787 Georgia Avenue

Silver Spring, MD 20910-3760

Re: Meadowbrook Stables' Proposed Covered Riding Ring Dear Mr. Anderson,

I'm writing to express my strong support of Meadowbrook Stables' proposed covered riding ring. This is a long overdue improvement to the Stables' facilities and will have tremendous benefits for Meadowbrook's many riders and horses as well as the environment and, ultimately, the broader Montgomery County community.

After moving here from abroad, my family found a new home for its equestrian passion in the Meadowbrook community. My daughter rides weekly and Meadowbrook has consistently provided a safe, welcoming environment for my her to learn equestrian skills. In addition, I've seen my child and others learn important life lessons from their involvement with horses - lessons of responsibility, caring, resilience and self-confidence. However, weather conditions in both winter and summer regularly impact the lessons.

Being an urban planner myself, I have analyzed the design of the covered riding ring with a critical eye and I am very pleased with the excellent proposal Meadowbrook has on the table. The ring is respectful towards its surrounding, both architecturally and environmentally. Large openings allow for a direct contact between the surrounding nature and the riders, while the ring will be equipped with a solar installation to minimize its energetic footprint. The covered ring will be beneficial to all its users, both riders and horses, as will ensure them a safe and healthy environment to exercise in daily.

For these reasons, I was thrilled to learn of this proposed improvement to the facility, and look forward to the Planning Board's support and approval of this project.

Katrien Theunis

Mr. Casey Anderson Chair

Maryland National Capital Park and Planning Commission 8787 Georgia Avenue

Silver Spring, MD 20910-3760

Re: Meadowbrook Stables' Proposed Covered Riding Ring Dear Mr. Anderson,

I'm writing to express my strong support of Meadowbrook Stables' proposed covered riding ring. This is a long overdue improvement to the Stables' facilities and will have tremendous benefits for Meadowbrook's many riders and horses as well as the environment and, ultimately, the broader Montgomery County community.

Our family has been members of the Meadowbrook community since last year when we moved to the area. My daughters both began riding at a summer camp at Meadowbrook and have continued with year-round lessons. Meadowbrook has consistently provided a safe, welcoming environment for our girls to learn equestrian skills. In addition, I've seen my child and others learn important life lessons from their involvement with horses - lessons of responsibility, caring, resilience and self-confidence. We aren't able to have an animal of our own right now and it has been so special for my girls to have the opportunity to spend time with the horses and learn how to care for them.

A covered ring will ensure that the horses are able to get out of their stalls even when the weather is too hot, wet or cold.

A covered ring will also ensure the safety of the riders, allowing them to safely train on a year- round basis.

The new ring will also mean benefits to the local environment with the addition of trees, grass and other vegetation.

For these reasons, I was thrilled to learn of this proposed improvement to the facility, and look forward to the Planning Board's support and approval of this project.

Sincerely, Holly Morrison

Miguel Iglesias 9005 Grant Street

Bethesda, MD 20817

February 12, 2020

Mr. Casey Anderson Chair

Maryland National Capital Park and Planning Commission 8787 Georgia Avenue

Silver Spring, MD 20910-3760

Re: Meadowbrook Stables' Proposed Covered Riding Ring Dear Mr. Anderson,

I would like to express my support of Meadowbrook Stables' proposed covered riding ring. There are multiple reasons and benefits for it:

Riders and horses will be able to train consistently and safely all year round Covered rings are generally standard at horse facilities and will bring the facility to a more modern state benefiting the Montgomery County Community as a whole

Teachers, staff and members of the public will be able to attend and watch lessons in proper condition

It will provide a significant benefit to the environment with the planned solar panels and the new landscape plans

Our family has been a member of the Meadowbrook community for the last 2 years. Our daughter has been training there every week and her confidence and sense of responsibility have improved tremendously since then. We hope this will continue for many more years.

For these reasons, I was happy to learn about this project to improve the facility and look forward to the Planning Board's support and approval of this project.

Sincerely,

Miguel Iglesias



Jennifer Thomas 8930 Bradmoor Drive

Bethesda, Md 20817

February 13, 2020

Mr. Casey Anderson Chair

Maryland National Capital Park and Planning Commission 8787 Georgia Avenue

Silver Spring, MD 20910-3760

Re: Meadowbrook Stables' Proposed Covered Riding Ring Dear Sir or Madam,

I'm writing to express my strong support of Meadowbrook Stables' proposed covered riding ring. This is a long overdue improvement to the Stables' facilities and will have tremendous benefits for Meadowbrook's many riders and horses as well as the environment and, ultimately, the broader Montgomery County community.

My/our family has been a member of the Meadowbrook community for the last 6 months. Our daughter has enjoyed riding at Meadowbrook throughout the late summer and winter. It has been a blessing to be a part of this community and this barn. Meadowbrook has consistently provided a safe, welcoming environment for our girls to learn equestrian skills. In addition, I've seen my child and others learn important life lessons from their involvement with horses - lessons of responsibility, caring, resilience and self-confidence.

We believe having a covered arena will provide a safe place for the equestrians to ride as well as the horses. This arena will attract many riders to the barn. Not only will this provide protection from the sun and other elements, it will provide a beautiful addition to the property.

For these reasons, I was thrilled to learn of this proposed improvement to the facility, and look forward to the Planning Board's support and approval of this project .

Masaaki&Kazue Torii 4621 Rosedale Ave. Bethesda MD

February 14, 2020

Mr. Casey Anderson Chair

Maryland National Capital Park and Planning Commission 8787 Georgia Avenue

Silver Spring, MD 20910-3760

Re: Meadowbrook Stables' Proposed Covered Riding Ring Dear Mr. Anderson,

I'm writing this letter to strongly support Meadowbrook Stables' proposed covered riding ring. This is a long overdue improvement to the Stables' facilities and will have tremendous benefits for Meadowbrook's many riders and horses as well as the environment and, ultimately, the broader Montgomery County community.

Our daughter has been taking lessons in the Meadowbrook since 2017. Before start of her lessons in Meadowbrook, we had visited a couple of stables in Wheaton and Potomac. Both facilities have covered riding rings. However, because of long commute, we decided to join Meadowbrook stable. Meadowbrook is truly hidden gem in the community. Our daughter has been enjoying the ride with fabulous teachers and staffs. They always provide very safe environment to riders, horses and community, and committed to the provision of high quality lessons. I've seen my child and others learn important life lessons from their involvement with horses - lessons of responsibility, caring, resilience and self-confidence.

As stated above, I have seen the benefits of covered riding rings in other facilities, and there is no doubt in the need of the covered ring for improvement of the horse's health, safety for riders and their growth as mature and responsible equestrian.

For these reasons, I was thrilled to learn of this proposed improvement to the facility, and ask the Planning Board's support and approval of this project.

Should you have any questions or concerns, please feel free to contact us.

Sincerely,

Kazue&Masaaki Torii 203-278-2062

Kimberly Darter 934 Shepherd Street NW Washington, DC 20011

February 14, 2020

Mr. Casey Anderson Chair

Maryland National Capital Park and Planning Commission 8787 Georgia Avenue

Silver Spring, MD 20910-3760

Re: Meadowbrook Stables' Proposed Covered Riding Ring Dear Mr. Anderson,

As the parent of a child who rides at Meadowbrook Stables, I am writing this letter to strongly support the proposed covered riding ring. This is a long overdue improvement to the Stables' facilities and will have tremendous benefits for Meadowbrook's many riders and horses as well as the environment and, ultimately, the broader Montgomery County community.

When my daughter wanted to begin riding lessons I talked with several friends, all whom recommended Meadowbrook Stables. I have subsequently recommended it to many more because of its location, the quality of the facility, and the seasoned instructors.

Meadowbrook is also the only option within reasonable driving distance that offers lessons for very young riders. The only other option is by lottery only.

Meadowbrook is a wonderful resource and an outstanding facility. When I heard they intended to build a covered ring I thought it was a fantastic idea. I rode horses growing up and in inclement weather we always used a covered ring. The location of the ring, its proposed design, and the addition of solar panels are well-thought out. I love that the design is in keeping with the overall look of the Stables, the addition of solar is smart and responsible, and, frankly, a covered ring is a highly practical addition to any riding facility.

For these reasons, I was thrilled to learn of this proposed improvement to the facility, and ask the Planning Board's support and approval of this project.

Kimberly Darter

Michelle Melenwick 7041 Western Avenue, NW Washington, DC 20015

February, 23, 2020

Mr. Casey Anderson Chair

Maryland National Capital Park and Planning Commision 8787 Georgia Avenue

Silver Spring, MD 20910-3760

Re: Meadowbrook Stables' Proposed Covered Riding Ring Dear Mr. Anderson,

I would like to share with you my enthusiastic support of Meadowbrook Stables' proposed covered riding ring. This improvement will have significant benefits for both students and horses. The proposed improvements will also benefit the local environment and community.

My son has been fortunate to benefit from the teachers and horses of the Meadowbrook community for the last 3 years. Riding at Meadowbrook has given him an appreciation for animals, their care, and the patience and investment developing a relationship requires. It has contributed to him learning kindness and respect. Meadowbrook has always provided a safe, supportive and nurturing environment for my son and I look forward to his weekly lessons as a time to unplug.

I was so happy to learn of the planned improvements for the facility. We have taken lessons at facilities that utilize a covered riding area which allow students to take lessons despite uncooperative weather. These facilities also make conditions more comfortable year round for instructors and the horses. I was very pleased to learn of the environmental benefits, such as solar energy use, decreasing runoff and erosion that would come from the planned improvements.

I look forward to the Planning Board's support and approval of this project. Sincerely,

Michelle Melenwick

Stefanie Stark  
5409 Moorland Lane  
March 18, 2020

Mr. Casey Anderson  
Chair  
Maryland National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

Re: Meadowbrook Stables' Proposed Covered Riding Ring

Dear Mr. Anderson,

I'm writing this letter in support of Meadowbrook Stables' proposed covered riding ring.

I rode at Meadowbrook when I was a girl, and now my daughter rides there. It has been a crucial aspect of my daughter's life for the last five years, helping her grow from an anxious youngster into a confident girl who now helps other young horse-lovers (as she was once helped).

Meadowbrook is an asset to the community, allowing the public to visit and experience horses and riders in action. Often, a family with children approaches with questions and wants to pet a horse. We help them safely do that and see their joy. Meadowbrook is also an excellent school teaching an enormous amount to its students, who learn how to take care of the horses in addition to how to ride them.

A covered ring is essential for many reasons. It will allow the horses to get the exercise and air they need in inclement weather, rather than being cooped up in their stalls. It will bring Meadowbrook's facility up to par for a riding barn, making lessons possible in inclement weather (they are often cancelled now). Additionally, the covered ring will visually be in keeping with the rest of the barn, which is charming and historic. In nice weather it will be open and airy (with sliding doors for that can close in bad weather). It will improve things for the environment and for the neighbors surrounding the barn by: preserving

energy using solar power, using significantly less fresh water, creating much less ambient dust, generating much less ambient light at night (half of the current outdoor lighting poles will be removed), and virtually eliminating erosion and sediment runoff into Rock Creek. Also, the number of students and lessons will remain the same, so there will be no increase in traffic in the neighborhood.

For these reasons, I urge the Planning Board to support and approve this project.

Sincerely,

Stefanie Stark