

FINAL
Environmental Assessment
for
Meadowbrook Stables
Proposed Covered Riding Ring

May 2020

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

Prepared by
the National Capital Planning Commission

Overview

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

Meadowbrook Stables Mission

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

Background

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

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

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

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

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

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

Purpose and Need

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

Horse Health and Wellness and Rider Safety

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

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

Continued Operations

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

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

Study Area

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

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

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

Alternatives Considered

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

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

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

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

Alternatives Dismissed

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

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

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

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

Affected Environment and Environmental Consequences

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Air Quality. Under the 1963 Clean Air Act, the United States Environmental Protection Agency (EPA) has developed regional National Ambient Air Quality Standards (NAAQS) for certain air pollutants that are deemed harmful to public health and the environment. These pollutants include particulate matter such as dust, which must remain at or below national standards to be considered in “attainment” by the EPA. Currently, the Washington DC Metropolitan Area is in attainment for particulate matter under the 2012 Annual (PM_{2.5}) Standard.

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

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

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

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

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

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

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

APPENDIX

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

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

Section A

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

222	Concerned Neighbors	off-site views.** Significant landscaping (over 30,000 square feet) would be added, including native trees, shrubs, grasses and shrubs appropriate to the site (Figure 15). In addition to landscaping, Meadowbrook is proposing a design that is compatible with the historic barn, with a stone skirt at each of the building corners; dark green trim around the windows and doors; board-and-batten style siding; historic exterior light fixtures; and three cupolas on the roof.	*The more vegetation, the less welcoming the property becomes and the view of horses less available for the public to enjoy. While Meadowbrook purports to welcome non-equestrians, the design of the proposed structure and the moat-like swales with protective landscaping would discourage the public from approaching – as does the imposing electronic metal gate installed during its 2003 renovation. (Photo below) Meadowbrook is projecting a members-only message to park visitors, not a welcoming invitation. Views into the new pavilion from Rock Creek Trail, Meadowbrook Lane, and other surrounding vantage points would still be possible. In addition, Rings A, B, and D would remain open-air, with some views preserved into these spaces. Please see Item #1 in this spreadsheet for additional related information on potential visual impacts. This topic is also included in the final EA and staff report to the Commission.
223	Concerned Neighbors	In the case of this project, the land was purchased for Rock Creek Park with combined state and federal funding. Under the 1930 Capper-Cramton Act, and subsequent agreements with MNCPPC, NCPCC has approval authority for changes to the park's General Development Plan, which entails Commission responsibility for ensuring Section 106 compliance. The Montgomery County Department of Parks (MCDP) consulted with the Maryland Historic Trust (MHT) in 2001 regarding the comprehensive improvement plan, and they concurred with MCDP that the project (including the pavilion over Ring D) would have no adverse effect on historic or archaeological resources.*	*What is being referred to here is the 2002 proposal that put forth a different location, a smaller & shorter covered ring, and a significantly different/more historic design. A diagram of this design can be found in the archives of the Montgomery County Planning Board from December 6, 2001, attachment 3, building drawings by Bradley/Parker & Associates, P.C. Link: http://www.montgomeryplanningboard.org/meetings_archive/120601/item1_120301.pdf Here is a photo from the 2001 proposal of what was proposed: 
224	Concerned Neighbors	Ring C Pavilion (Preferred). The pavilion would be located along the southeastern edge of Meadowbrook's property, separated from the historic barn by the picnic area, several rows of trees, and Riding Ring B (Figure 26)*. Property use would continue uninterrupted, and the design of the new structure would be compatible with the architectural look of the historic barn.**	*Attempting to now locate a covered arena further from the barn is likely in order to be able to have less restrictive historical building design. Please see Item #10 in this spreadsheet for additional related information on potential historic resource impacts. This topic is also included in the final EA and staff report to the Commission.
225	Concerned Neighbors	**Not compared with the proposal of 2001/2003 referenced above in red (link to archives and photo).	Please see Item #10 in this spreadsheet for additional related information on potential historic resource impacts. This topic is also included in the final EA and staff report to the Commission.
226	Concerned Neighbors	***As has been addressed, the "park-like setting that is open and welcoming to the community" would be unaffected by the project** is FALSE. Open space, views of horses, a loss of a sense of openness would be affected by thick vegetation etc.	Please see Item #1 in this spreadsheet for additional related information on potential visual impacts. This topic is also included in the final EA and staff report to the Commission. Views into the new pavilion from Rock Creek Trail, Meadowbrook Lane, and other surrounding vantage points would still be possible. In addition, Rings A, B, and D would remain open-air, with some views preserved into these spaces.
227	Concerned Neighbors	****It has been established that materials submitted at that time were quite erroneous. Also, at that time none of the public was yet aware of the proposal and therefore unable to contribute comments to the Maryland Historic Trust.	Please see Item #10 in this spreadsheet for additional related information on potential historic resource impacts. This topic is also included in the final EA and staff report to the Commission.
228	Concerned Neighbors	Transportation and Parking. Meadowbrook Lane is a two-lane local road (maintained by the County) that borders Meadowbrook Stables property along its eastern and southern edges. Meadowbrook Lane provides vehicular access between East-West Highway (to the north), Rock Creek Forest neighborhood (to the east), a Parks Department Maintenance Facility (to the south), and a local park (Candy Cane Park) to the southwest. The speed limit is 15 miles per hour along Meadowbrook Lane, used by a variety of traffic including school buses, service-delivery vehicles, residential traffic, park traffic, and Meadowbrook riders and staff. Heavier volumes of Rock Creek Forest neighborhood-related traffic tend to occur during the weekday morning and evening rush periods, with more dispersed usage* during weekends. Regular Meadowbrook-related traffic tends to be heavier during lesson hours, Tuesday-Friday from 4:00-6:00 PM, and weekends from 9:30-2:30 PM. However, peak traffic occurs during horse shows at the facility, which occur three times per year.	*Actually on weekend days there tends to be heavier volumes of traffic along Meadowbrook Lane as a result of not only Stables lessons, but also an increased number of drivers headed to Meadowbrook Park (at the end of Meadowbrook Lane) to access the Hiker/Biker Trail, attend grass events at the Activity Building, utilize the baseball and soccer fields as well as the basketball and tennis courts, and enjoy the Candy Cane City playground. Thank you and noted.
229	Concerned Neighbors	A 22-space parking area*, designated for Meadowbrook Stables use, is located along the outside of Meadowbrook Lane, across from the historic barn. Other on-street parking is allowed on an adjacent service lane (parallel to Meadowbrook Lane) and along Washington Avenue, which intersects with Meadowbrook Lane, however, on-street parking (other than in the lot) is prohibited along Meadowbrook Lane. Overflow Meadowbrook event parking (three times per year during horse shows) is allowed in the grassy open area to the north of the barn, as well as in the Candy Cane Park parking lot. Peak occupancy periods in the Meadowbrook lot tend to occur during the lesson hours stated above**.	*Actually there are only 20 spaces. Correct. The previously noted number of spaces (22) in the draft EA, revised EA, and preliminary review staff report has been revised to reflect the current 20-space number.
230	Concerned Neighbors	**Currently the parking situation during lesson times is problematic. Please refer further to the Point by point response to excerpts from the Draft Environmental Assessment for Meadowbrook Stables Proposed Covered Riding Ring (submitted to NCPCC February 14, 2020) Sections 3.5.2.1 thru 3.5.2.3 "Traffic and Parking," as well as Concerned Neighbors of Meadowbrook Stables responses to MHT's proposal FAQ's (submitted to NCPCC March 10, 2020). Excerpt below:	As described in the final EA, the project would not change existing Meadowbrook Stables-related traffic and parking patterns since current programming would remain the same under the existing concessionaire agreement with M-NCPPC, as well as the physical capacity limitations of the facility.
231	Concerned Neighbors	This ignores the fact that there is currently already a parking and traffic problem during lesson and show times. Recently cones were put out on the trail in front of the barn entrance so that drivers dropping off students would not pull up on the trail, thus blocking the thoroughfare. Unfortunately, many drivers now just stop in the middle of Meadowbrook Lane while students enter-leave vehicles, creating a traffic and safety hazard. There is quite a bit of overflow parking that spills onto the Meadowbrook service road, Washington Ave, Blaine Drive and Ablene Drive. (Blaine and Ablene more commonly for horse shows but sometimes for lessons.) Cars now park and idle on Washington Avenue and Meadowbrook Lane Service Road waiting for riders. The current situation continues to be troublesome and has certainly gotten worse over the years as Meadowbrook's student population has grown from 300 to 400/450. In addition to the ridership increasing, which Meadowbrook said would not happen, parking issues were never resolved and have worsened.	Staff from Meadowbrook Stables set-up cones in response to a request from a nearby neighbor who expressed concern with potential drop-off/pick-up traffic blocking access along the Rock Creek Trail. The MCDP maintains and patrols Meadowbrook Lane since the roadway is located on park property. Should a future traffic/parking study be warranted, then MCDP would work with the Montgomery County Department of Transportation to undertake the study. As described in the final EA, the project would not change existing Meadowbrook Stables-related traffic and parking patterns since current programming would remain the same under the existing concessionaire agreement with M-NCPPC, as well as the physical capacity limitations of the facility.
232	Concerned Neighbors	Pedestrian and bicycle activity occur primarily along the Rock Creek Trail, though pedestrians and bicycles also utilize Washington Avenue and other neighborhood streets. The Trail is aligned along the north- and westside of Meadowbrook Lane adjacent to the Stables property, extending between Georgetown (Washington, DC) and Lake Neelwood in Rockville, Maryland. Meadowbrook visitors and patrons regularly cross Meadowbrook Lane between the parking lot and the Stables property. Crosswalks exist across Meadowbrook Lane at its intersection with Washington Avenue and across Meadowbrook Lane at the southeast corner of the property to demarcate locations where motorists can expect more regular street crossings.*	*While there is a crosswalk at the southeast corner of the property as well as a stop sign, cars frequently run that stop sign. Now pedestrians, bikes and vehicles are visible through the fence and bushes on that corner so now law-abiding citizens have an opportunity to see what is coming around the corner. With the construction of such a proposed arena at Ring C, this view would be dramatically decreased posing a safety risk along with increased vehicular traffic. Sightlines around the intersection should not be adversely impacted by the new pavilion nor additional on-site landscaping. The Montgomery County Department of Transportation has reviewed the project plans to ensure that the design would comply with all applicable traffic and pedestrian safety regulations.
233	Concerned Neighbors	In the 2012 revised lease between Meadowbrook and M-NCPPC, we are not seeing a limit on the existing programming other than the horse show limit. The neighborhood was assured that there would not be an increase in programming in original 2001, then 2003 proposals yet the number of students has risen from 150 weekly students to over 400 weekly students and up to 450 students in a year. This is a 14-28.2% increase without a plan or consideration on how to deal with the increase in vehicular traffic and lack of parking that has worsened over the last nineteen years, and would likely continue to worsen if a covered arena is built. See p. 8-9 of the 2012 Revised Lease (ATTACHMENT A) sections 4.4 and 4.5 which outline the number of horse shows allowed and parking requirements. Other than limiting the number of horse shows to three per year, other numeric limits are not noted. Section 4.4 also describes that the Lessee will hire and pay Park Police or off-duty Park Police if parking control is necessary. Even though parking for shows currently overflows onto neighborhood streets rather than the identified alternative areas, including the maintenance yard parking, neighbors have not observed any Park Police conducting parking control during horse shows. With an enclosed arena and seating stands, there would be an increase in vehicular traffic and an even greater shortage of suitable parking spaces, due to additional people coming to visit and watch riders. Indeed, that intent is cited in the answer to question 11 of Meadowbrook's FAQ's regarding the proposal: "Visitors will now be able to watch horse shows and lessons under cover of the viewing area as well."	There has been no increase in the number of lessons given at Meadowbrook since 2003. There are about 300 riders in the Stables' 32-week "School Year Group Lesson Program," and approximately 150 riders in its summer camp programs. Thus, over the course of a year there are about 450 riders at Meadowbrook. The Stables could not expand its lesson programs beyond this because there is a limit to how many times per day the horses can be ridden. Meadowbrook typically has a waiting list for its group lesson program of 35-40 people who it cannot accept due to lack of capacity.
234	Concerned Neighbors	Noise: Ring C Pavilion (Preferred). Long-term noise levels would generally remain the same as existing conditions since programming would not change. Ring C-related noise may be reduced however, with a new pavilion shielding outside (uncovered) areas from activities within the structure since the space would be partially enclosed with the retractable doors open. Overall, long-term noise impacts would likely be negligible.*	*The opening and closing of the "Garage type doors" would produce increased noise. Reverbations or amplification caused by sound bouncing within a metal structure are likely to occur. How might this carry into the neighborhood and park, or how might this noise affect people and wildlife? If two classes are held in this ring, noise would increase. Ring C is closest to multiple neighbors and often results in a significant amount of noise from instructors and from tractors. It is hard to believe there would not be more lessons and, thus, more noise. Certainly, if the intent is to have lessons in inclement weather, on days when riders may previously not have attended classes or with the intent to hold two lessons simultaneously in the one covered ring, there would definitely be more noise emanating from Ring C into nearby homes, the neighborhood, and Rock Creek Park. Currently, noise from the neighborhood includes traffic along Meadowbrook Lane (school buses, cars, delivery and maintenance trucks), as well as skateboards, trampolines, ball playing, dogs, and human voices from the neighborhood and along the hiker/biker trail. Typical noise from the Stables includes human voices, horses, and intermittent use of a small tractor to remove manure and condition the sand riding rings. The final EA describes the potential noise impacts for the project, which is expected to be negligible. Long-term noise levels would generally remain the same as existing conditions since programming would not change. Ring C-related noise may be reduced, however, as instructors' voices would be muffled by the new pavilion and would be less obvious to those outside the pavilion.
235	Concerned Neighbors	Air Quality: No Action Alternative. The new pavilion would not be constructed, thereby maintaining the status quo in terms of intermittent ambient dust escape from the Meadowbrook Stables property. Meadowbrook currently controls dust in each of its four riding rings through regular watering from four overhead sprinkler systems surrounding the rings, as well as from ground-level applications by a tractor-pulled water sprinker. While Meadowbrook makes dust control a priority, some dust will inevitably become airborne during hot, dry and/or windy weather, escaping Meadowbrook's property. This is also true of Ring C, where more advanced lessons (cantering and jumping) take place. *	* WHEN Meadowbrook waters adequately on a regular basis and uses the tractor-pulled water sprinker, dust remains at a minimum but this does not always happen. During the previous renovation the plans engineers were intended to provide adequate coverage with the newly installed sprinklers. We do not believe the intent was to require the use of the tractor pulled sprinker but obviously the engineering was flawed. It is particularly when the tractor-pulled sprinker does not supplement the automatic system that there is an issue (due to the center of Ring C remaining dry). While a cover over the ring may help limit evaporation, would prevent natural dampening that occurs with rainfall. Meadowbrook currently uses over 1,000,000 gallons of fresh water per year to control dust in its riding rings. However, much of this water evaporates quickly, particularly in the summer, leaving the rings dusty from the neighborhood and along the hiker/biker trail. Typical noise from the Stables includes human voices, horses, and intermittent use of a small tractor to remove manure and condition the sand riding rings. The final EA describes the potential noise impacts for the project, which is expected to be negligible. Long-term noise levels would generally remain the same as existing conditions since programming would not change. Ring C-related noise may be reduced, however, as instructors' voices would be muffled by the new pavilion and would be less obvious to those outside the pavilion. Beneficial to the surrounding community.

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

Section B

Modification of General Development Plan, Meadowbrook Stables Riding Ring Pavilion

Rock Creek Stream Valley Unit 1 North
Chevy Chase, Maryland

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

Montgomery County Department of Parks

Project Summary



Commission Meeting Date: May 7, 2020

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

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

Session: Open Session

NCPC Review Officer: Michael Weil

NCPC File Number: MP100

Project Summary:

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

Project Summary



Commission Meeting Date: May 7, 2020

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

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

Session: Open Session

NCPC Review Officer: Michael Weil

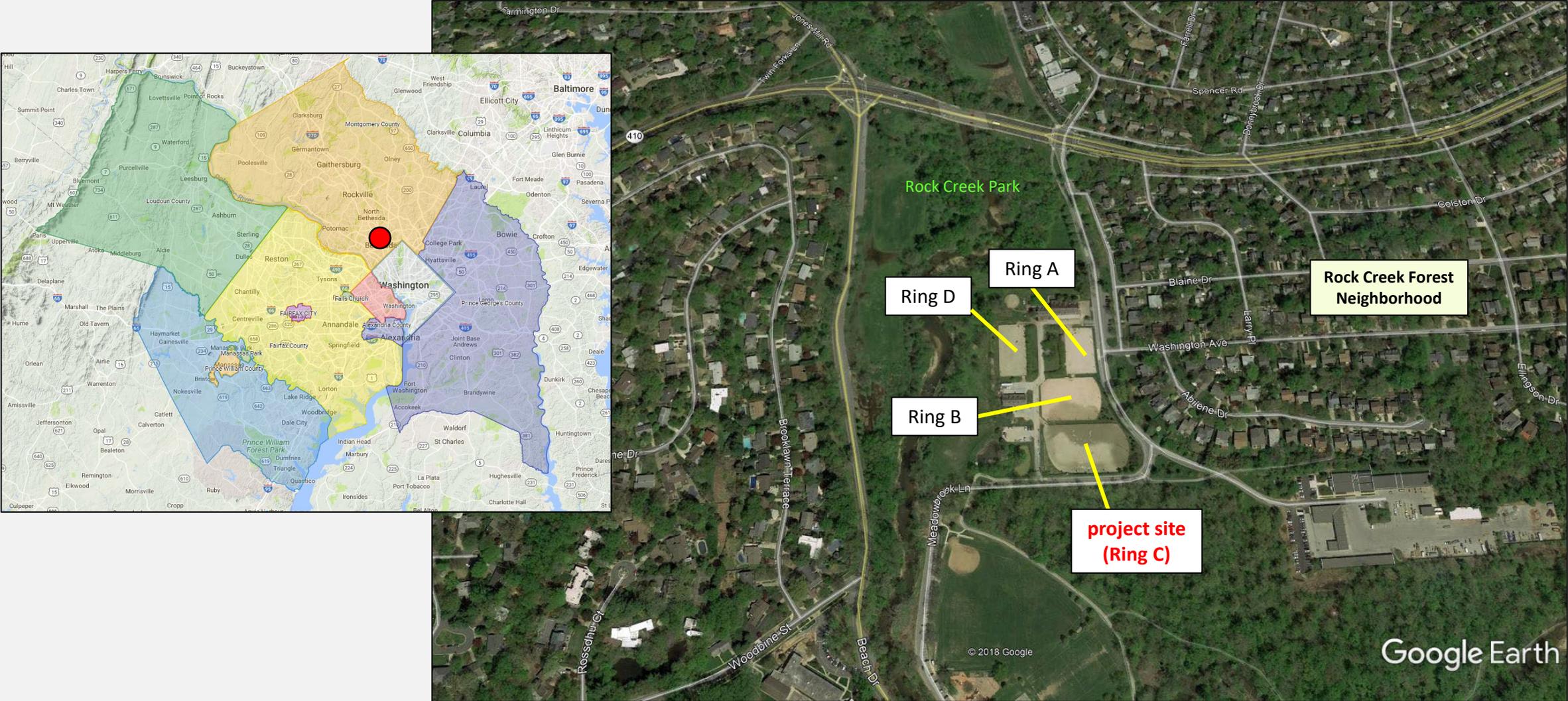
NCPC File Number: MP100

Project Summary:

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

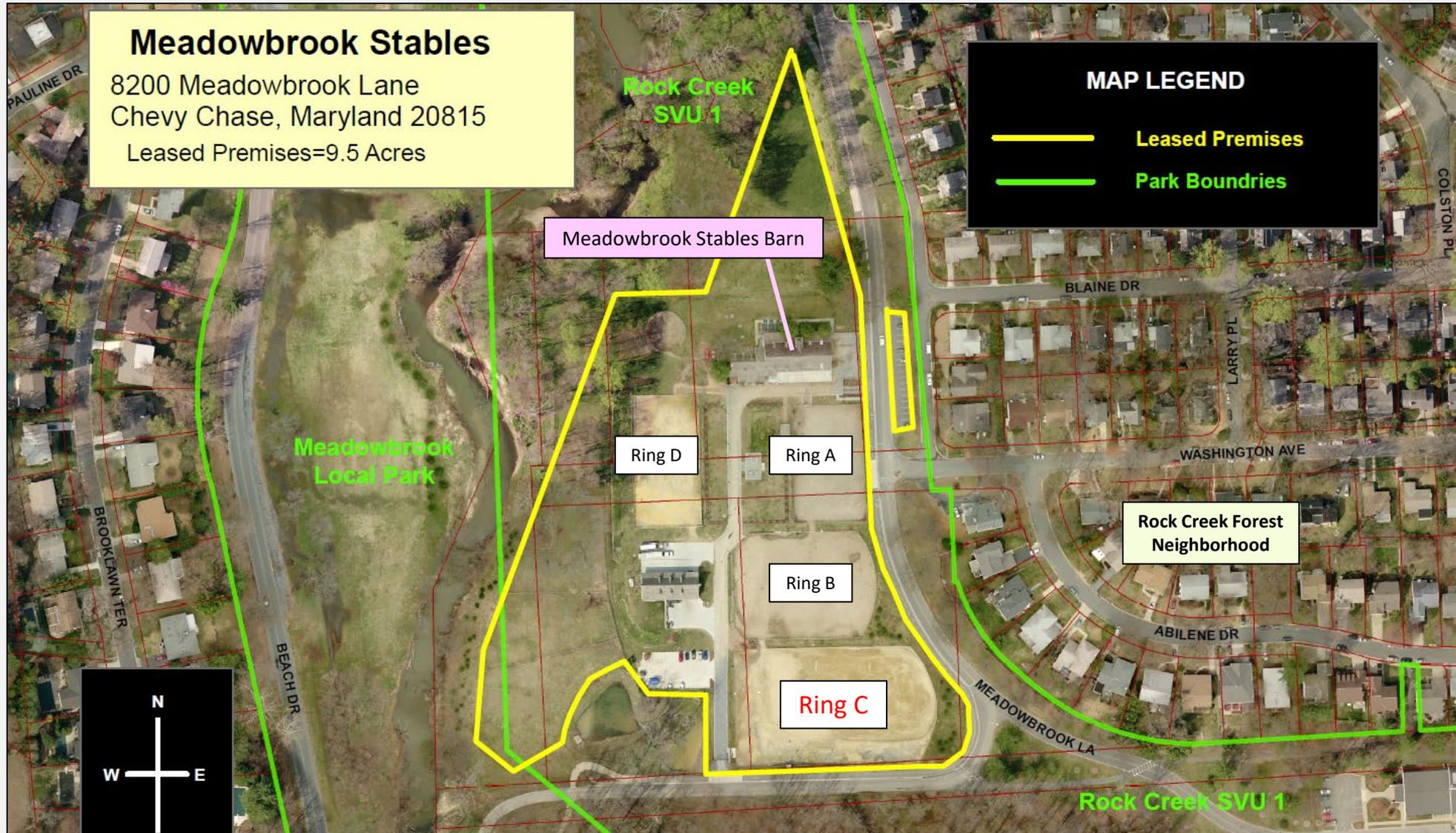
The project would remove elevated on-site floodlights (20) immediately surrounding Ring C since the pavilion would have interior lighting, thereby negating the need for the taller floodlights. The pavilion would have downward-facing lighting over doorways as required by building codes. The other existing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

Site Location



Location Map

Meadowbrook Stables Lease Area



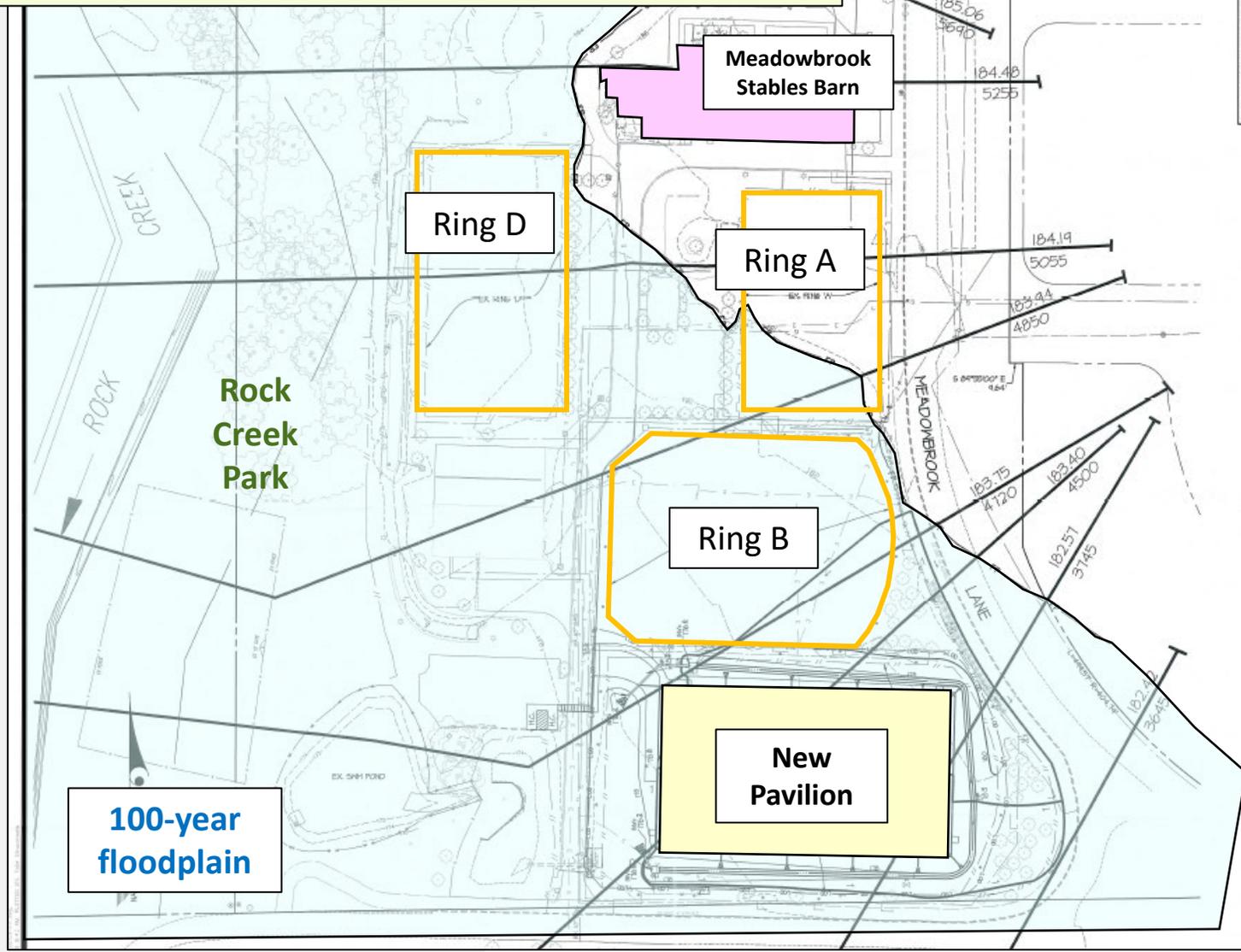
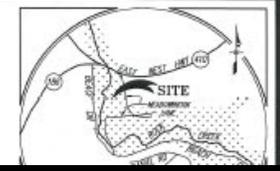
Current Ring Areas



Floodplain Delineation Plan

RESULTS OF FLOODPLAIN ANALYSIS-
100 YEAR WATER SURFACE ELEVATIONS

CROSS SECTION	ORIGINAL HEC-2 STUDY (FT)	RE-SECTION OF ORIGINAL HEC-2 STUDY IN HEC-RAS (FT)	CONDITIONS WITH NEW SECTIONS IN HEC-RAS (FT)	PROPOSED CONDITIONS WITH NEW SECTIONS IN HEC-RAS (FT)
ORIGINAL 3645	182.42	182.42	182.42	182.42
ORIGINAL 3687	182.47	182.47	182.47	182.47
ORIGINAL 3702	182.52	182.52	182.52	182.52
ORIGINAL 3745	182.56	182.57	182.57	182.57
INSERTED 4500			185.4	185.40
INSERTED 4120				
ORIGINAL 4880				
INSERTED 5055				
ORIGINAL 5299				
ORIGINAL 5840				
ORIGINAL 680				



LEGEND

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

Existing Area Photo



Existing Area Photo



Existing Area Photo



Existing Area Photo



Existing Area Photo



Existing Area Photo



Existing Area Photo



Existing Area Photo



Existing Area Photo



Existing Area Photo



Existing Area Photo



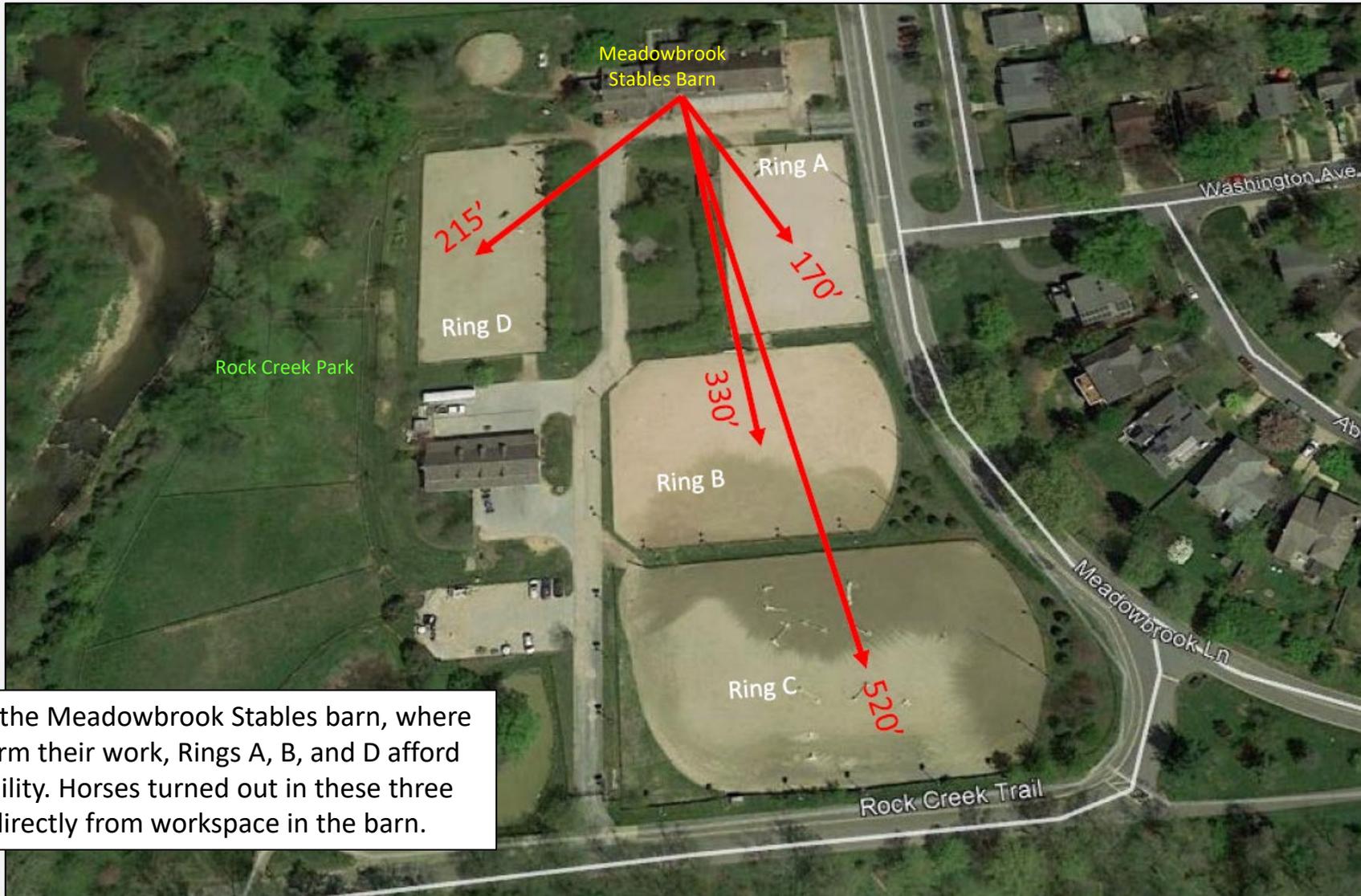
Existing Area Photo



Existing Area Photo



Average Viewing Distance Estimates

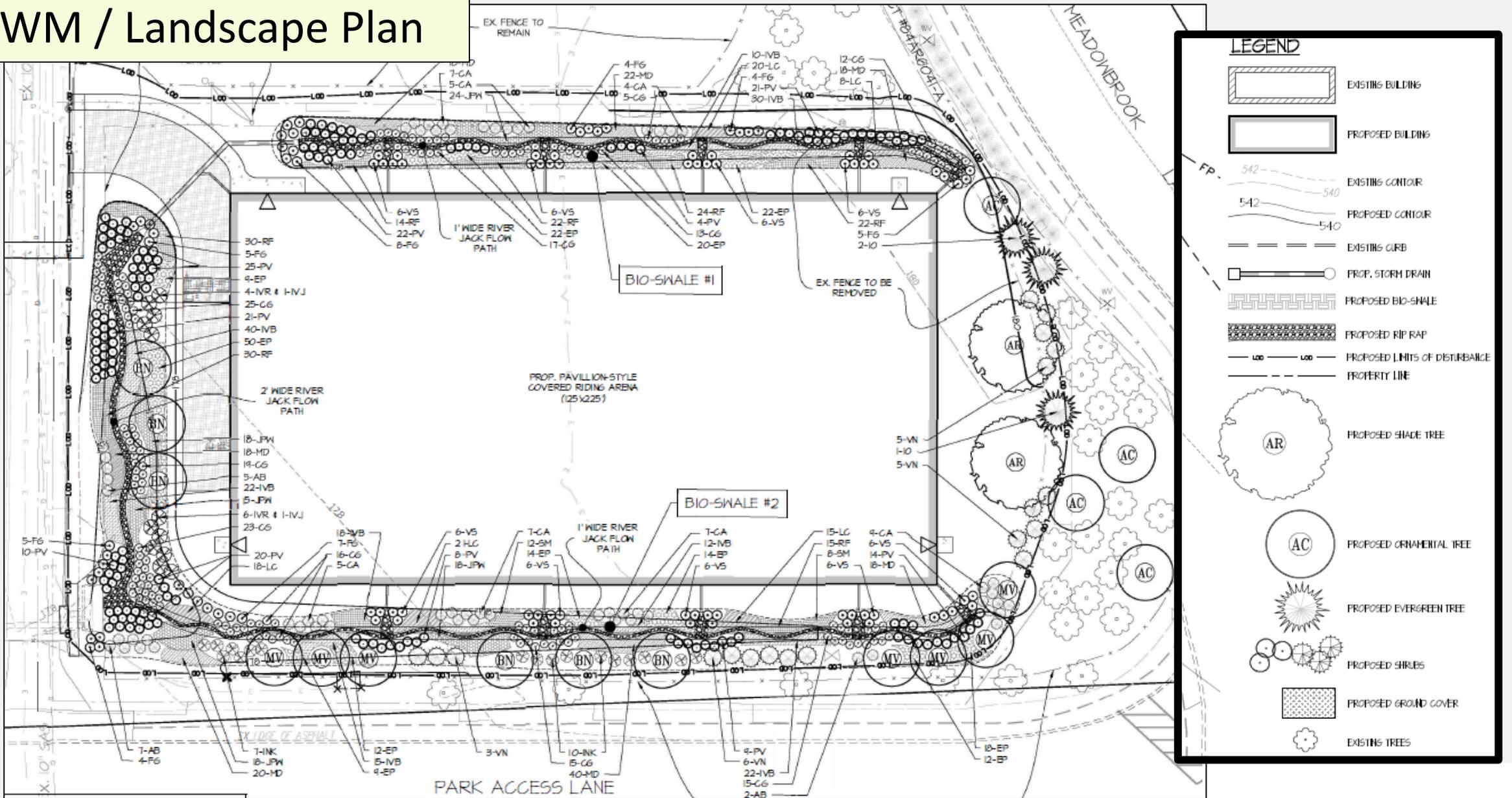


Based on proximity to the Meadowbrook Stables barn, where staff frequently perform their work, Rings A, B, and D afford the best level of visibility. Horses turned out in these three rings can be seen directly from workspace in the barn.

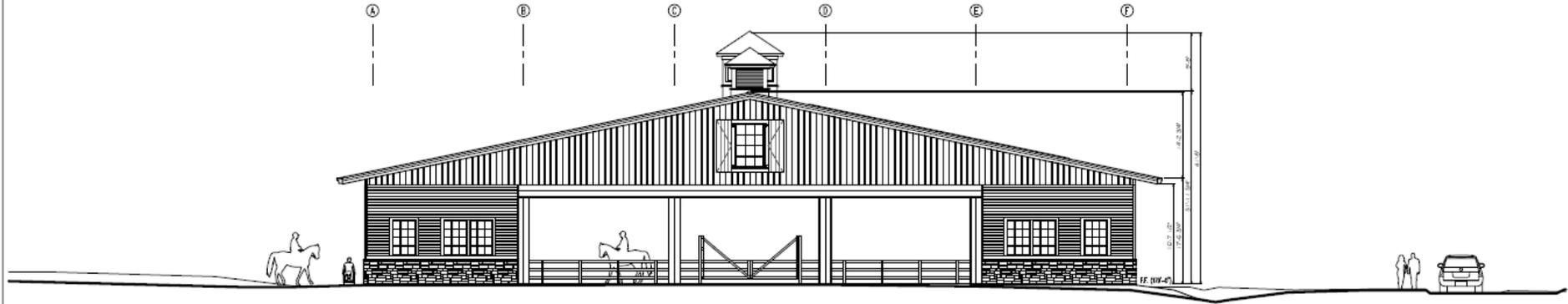
Pavilion Visibility



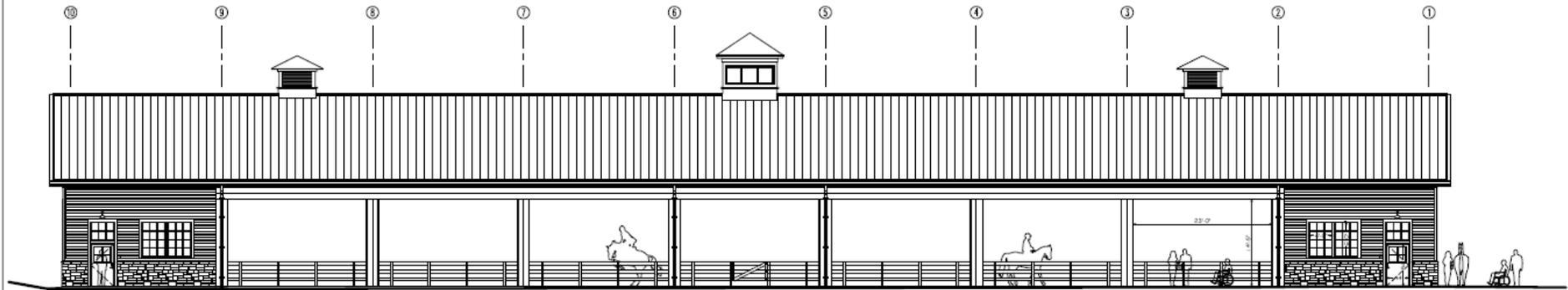
SWM / Landscape Plan



Elevations



WEST ELEVATION



NORTH ELEVATION

DOORS OPEN

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MEADOWBROOK
RIDING ARENA

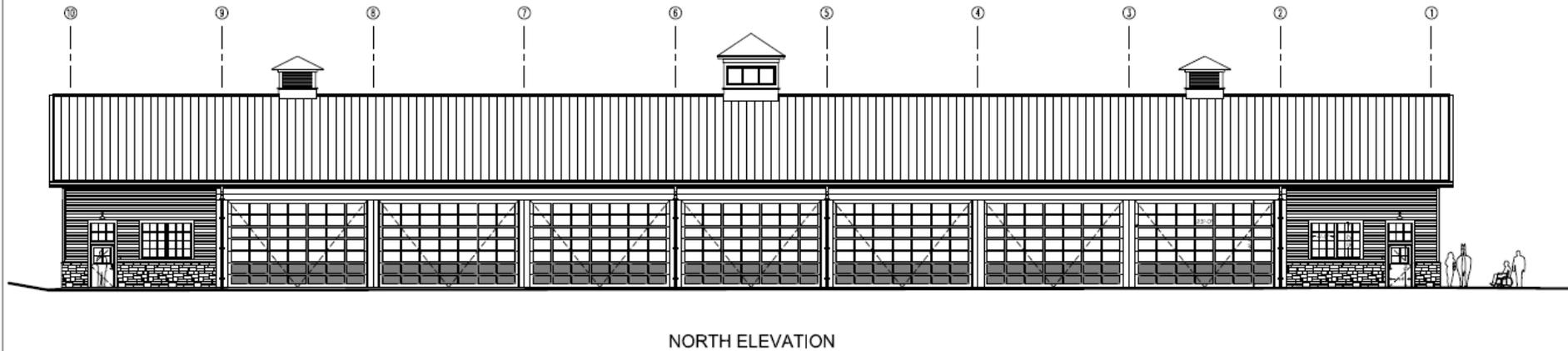
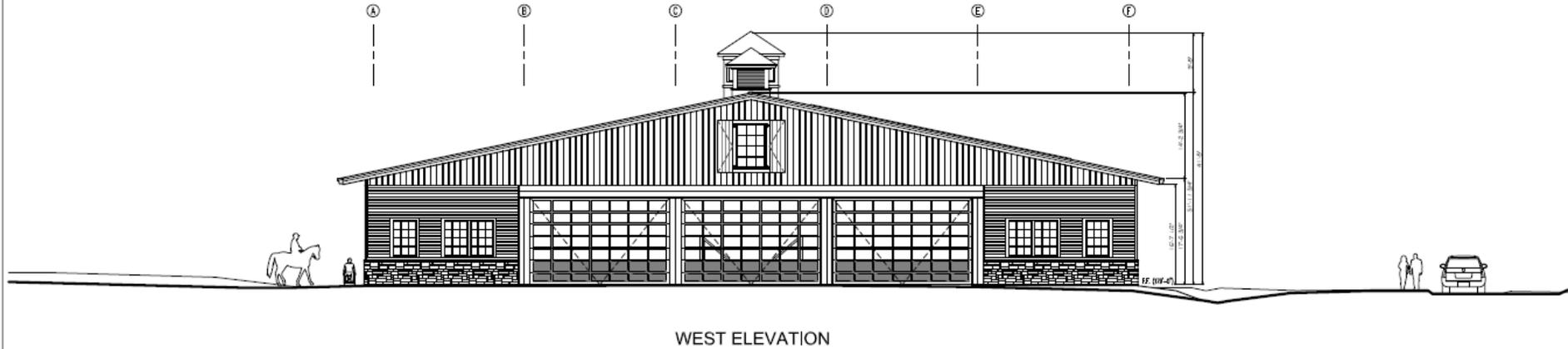
BUILDING ELEVATIONS
DESIGN DEVELOPMENT

02.27.2020

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

A210

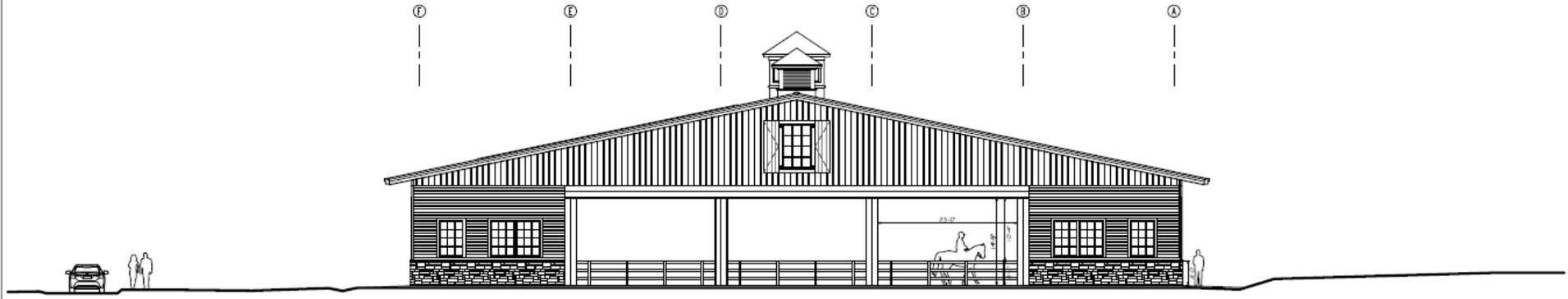
Elevations



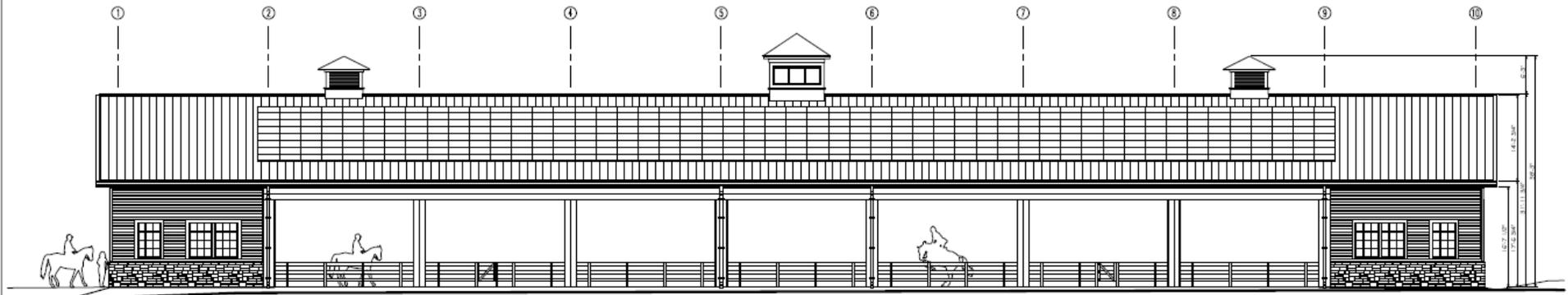
DOORS DOWN

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



EAST ELEVATION



SOUTH ELEVATION

DOORS OPEN

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MEADOWBROOK
RIDING ARENA

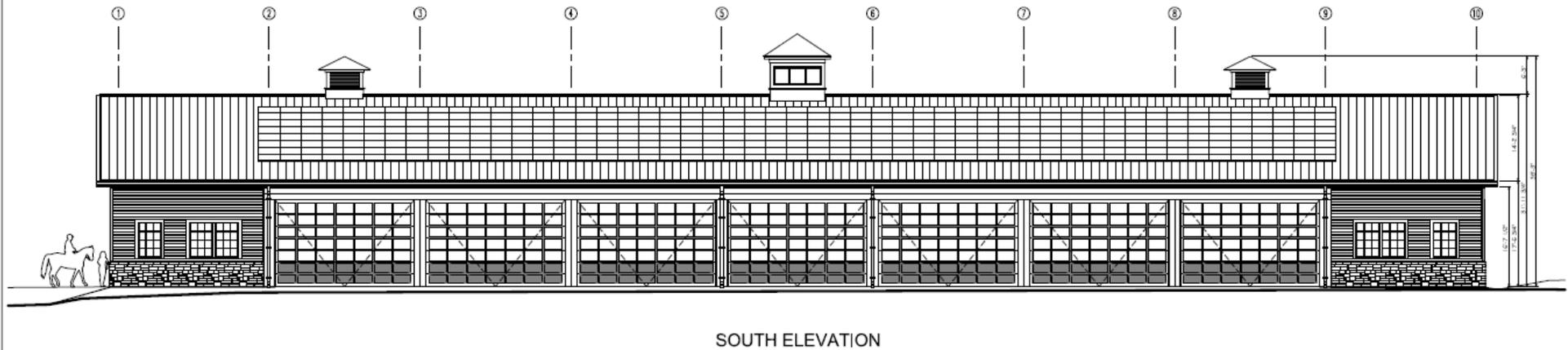
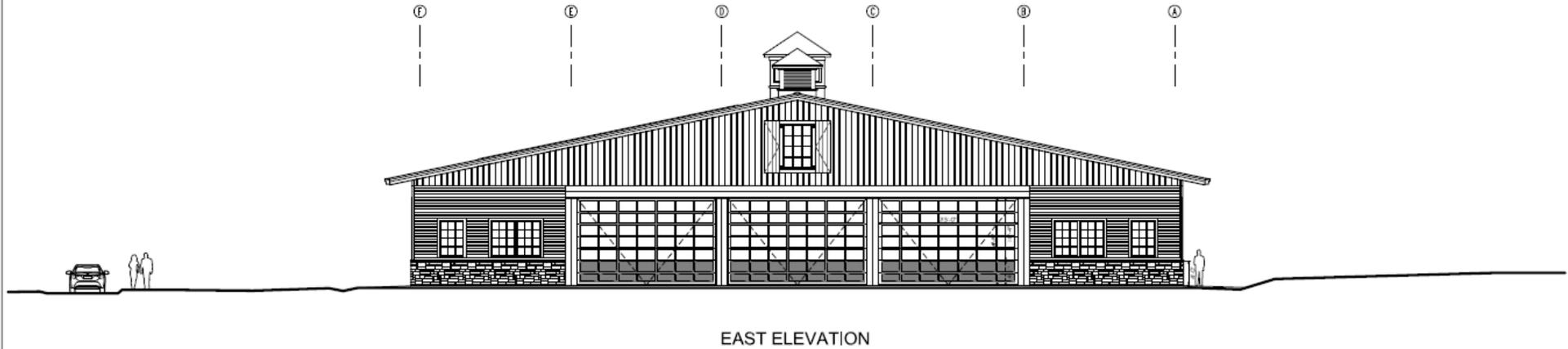
BUILDING ELEVATIONS
DESIGN DEVELOPMENT

02.27.2020

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

A220

Elevations



DOORS DOWN

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MEADOWBROOK
RIDING ARENA

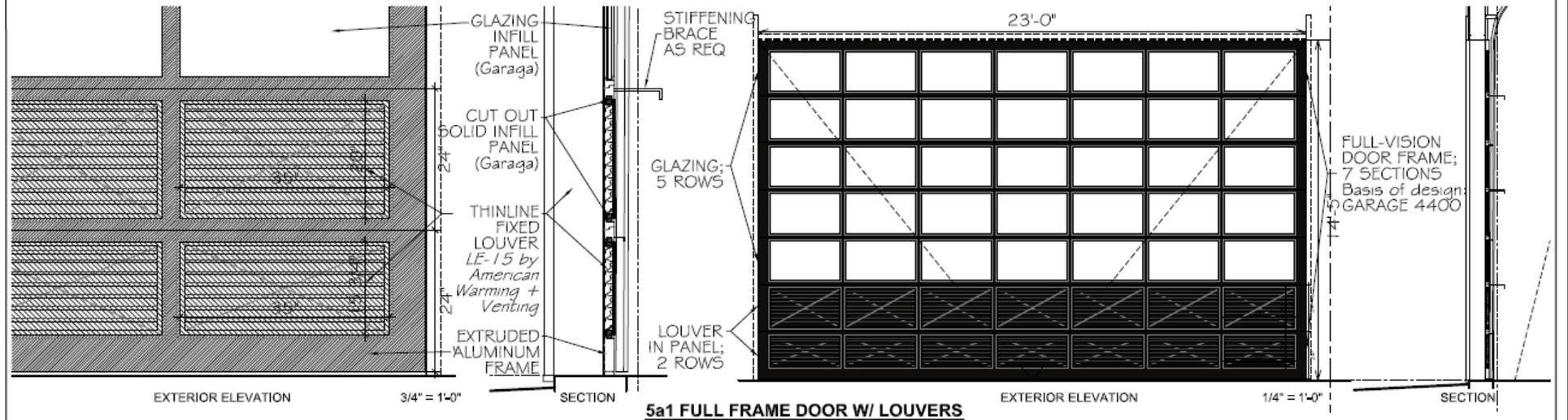
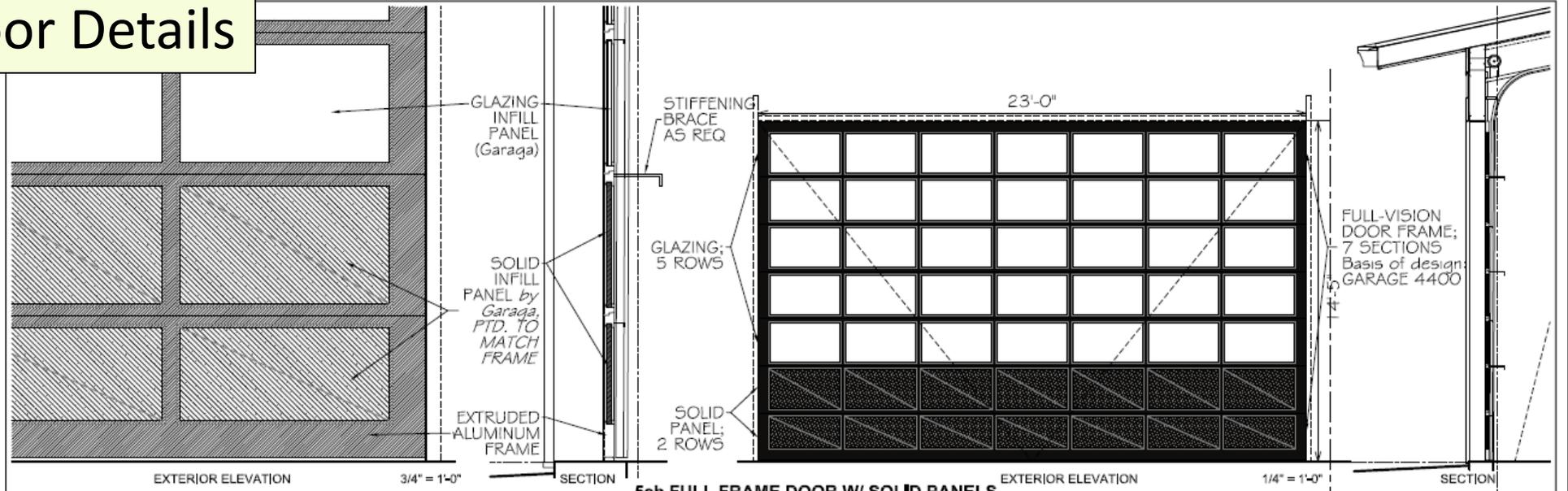
BUILDING ELEVATIONS
DESIGN DEVELOPMENT

02.27.2020

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

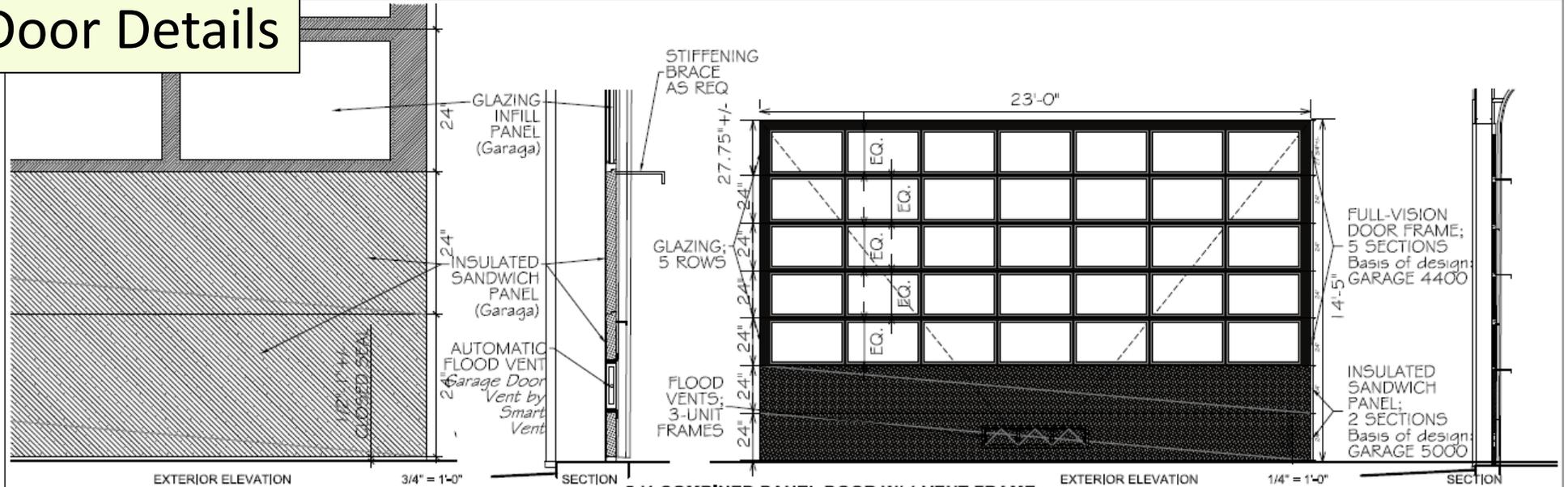
A221

Retractable Door Details

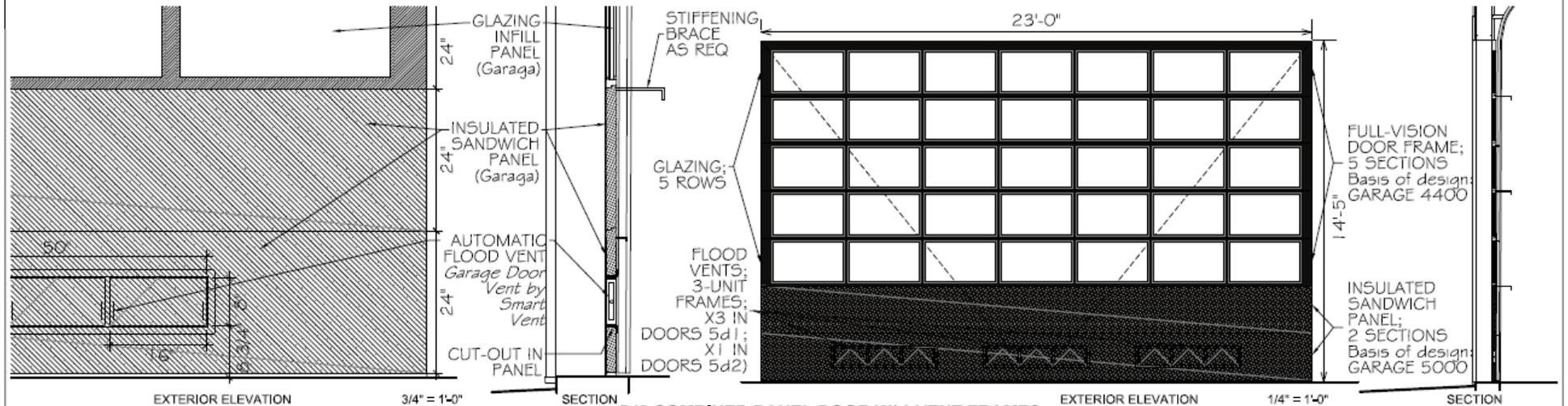


MICHE BOOZ ARCHITECT 208 Market St., Bryn Mawr, MD 20833	MEADOWBROOK STABLES 8200 MEADOWBROOK LANE, CHEVY CHASE, MD 20815 301-589-9026 OFFICE@MEADOWBROOKSTABLES.ORG	MEADOWBROOK RIDING ARENA	DOOR + VENT TYPES DESIGN DEVELOPMENT	02.28.2020	A40ab
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Retractable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



5d1 COMBINED PANEL DOOR W/ 1 VENT FRAME



5d2 COMBINED PANEL DOOR W/ 3 VENT FRAMES

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



Rendered View



Existing View



Rendered View



Existing View

(without tree foliage)



Rendered View

(with tree foliage added)

