



MCPB 07/31/08  
Item # 7

**MEMORANDUM**

DATE: July 23, 2008

TO: Montgomery County Planning Board

VIA: Michael F. Riley, Deputy Director of Administration *MFR*  
Douglas Alexander, Acting Chief, Park Development Division *DA*  
Michael Ma, Acting Supervisor, Project Management Section *MM*

FROM: Linda Komes, Project Manager, Park Development Division *LK*

SUBJECT: Status of ongoing development of Woodstock Equestrian Park

**PROGRAM BRIEFING**

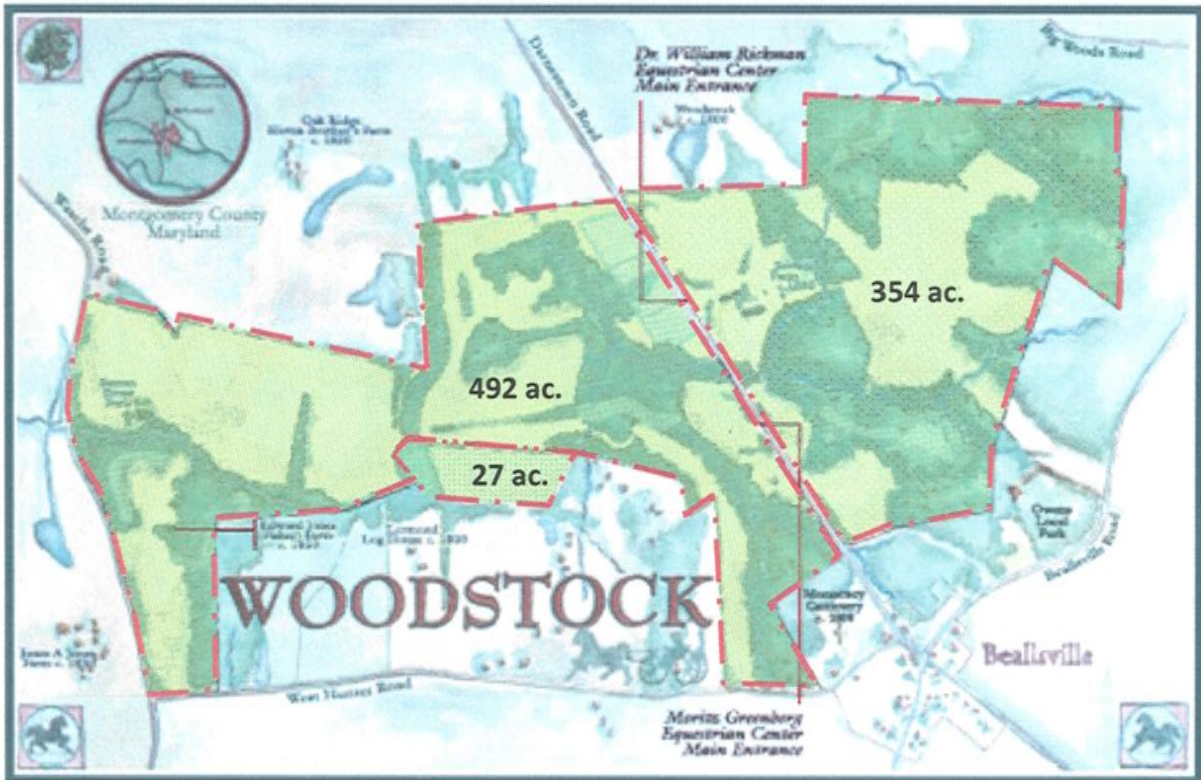
The purpose of this report is to brief the Planning Board on ongoing park development efforts and the implementation strategy for the next phase of development at Woodstock Equestrian Park.

**PROJECT DESCRIPTION**

Background

Woodstock Equestrian Park is located on MD Route 28, north of the historic town of Beallsville, in the northwest corner of Montgomery County. The 872-acre site straddles MD Rt. 28 and consists of rolling agricultural fields, forests and streams. Approximately 350 acres of the property is currently leased to local farmers and is under cultivation.

The 519-acre parcel located on the west side of MD Rt. 28 consists of approximately 375 acres that were donated to M-NCPPC by Mr. Hermen Greenberg, specifically to accommodate equestrian activities. An additional 117 acres were later purchased from Mr. Greenberg by M-NCPPC. In March of 2008, the Commission purchased 27 acres from William Lermond, an adjacent property owner and farmer. The west side of the park is named the Moritz Greenberg Equestrian Center in honor of Mr. Greenberg's father. The 354-acre Brewer Farm, located on the east side of MD 28, was purchased from Mr. William Rickman Sr. by M-NCPPC with State Grant assistance in 2000. This portion of the park was part of a land grant owned by George Washington in the 1790's and was used for fox chasing and farming. The east side of the park is dedicated to the memory of Dr. William Rickman, a surgeon and physician for the English during the French and Indian War.



Vicinity Map

Woodstock Equestrian Park and the surrounding area include a number of significant historic resources. The Brewer Farm, a complex of small, Seneca sandstone and frame farm buildings located on a ridge a short distance back from MD 28 (on the Rickman side of the park), was part of the Woodstock tract, a portion of which was owned by George Washington during his presidency.

Dr. William G. Brewer purchased the farm in 1834 (with John J. Wilkinson Jones from Oak Ridge/Eleven Brothers). The buildings remaining on the property date from 1861 when Dr. Brewer's grandson, George Brewer, built a large house and numerous outbuildings, and from 1908 when George's son, William G., inherited the farm, modified the house and added more outbuildings. The Brewer's, who moved from Anne Arundel County in the early 19<sup>th</sup> century, were notable physicians, attorneys, and leaders in agricultural and political activities in Montgomery County.

The entire east side of the park was designated in the Montgomery County Master Plan for Historic Preservation in 1984. Permission was given in 1986 by the Historic Preservation Commission to demolish the main house and dairy barn. The Seneca sandstone foundation of the main house was excavated and used to build the stone entrance walls at the Rickman entrance to the park. The remaining structures on the property appear to be from two eras, the two stone buildings appear to date from the time of the first house construction by George Brewer around 1860, and the frame outbuildings from 1908 or later. The date of the cistern has not been determined.



The west side of the park (Greenberg side) contains two identified historic sites. Both are accessible by means of a farm lane leading in from Wasche Road. On the south side of the farm lane is a group of outbuildings known as the Mary Fisher Farm, but which is correctly identified as the Jones Farm, grouped around the foundations of a large house constructed circa 1896 to 1900 by Edward Wilkerson Jones.

Further up the farm lane on the north side of the lane is the Seneca Stone Barn, a rare example of a stone English barn most likely constructed at the end of the eighteenth or early nineteenth century. The barn, which is in serious need of stabilization, is the most historically important building in the park, and is one of the few remaining stone barns in all of Montgomery County. The house that was most likely associated with the barn was located nearby at the top of the hill and was demolished in the first half of the 20<sup>th</sup> century. Stabilization of the historic stone barn has been initiated and is expected to be completed in 2009.

Confederate Major General J.E.B. Stuart may have passed through the park during his famous escape from Union troops on October 12, 1862. Although the exact route is unclear, a map of Stuart's route produced by Civil War Historian Colonel Wilbur S. Nye may indicate that Stuart and his troops passed directly past the cluster of buildings which comprised the recently settled Brewer Farm. Stuart then proceeded north along MD 28 before heading west towards the Potomac River. A portion of this route is included as a park trail.

A Phase I archaeological study was conducted at four locations within the park. The study also involved extensive historical background research. The study was completed in conformance with the *Standards and Guidelines for Archaeological Investigations in Maryland*. The four locations within the park where test pits were dug include the two parking lot locations, around the tenant house located on the Brewer Farm, and around the Seneca Stone Barn and house location. Neither parking lot contained archaeological artifacts. Artifacts were recovered at the remaining two sites. A report was submitted to the Maryland Historic Trust and was accepted in November 2003. The recovered artifacts will remain with the M-NCPPC.

### The Woodstock Equestrian Park Plan Approvals

On January 31, 2002, the Planning Board approved a Master Plan for Woodstock Equestrian Park. The Master Plan envisions the park as a "first-class equestrian center" whose goal is to preserve the site's rich cultural resources and traditional agricultural setting while "strengthening the future vitality of the growing horse industry in Montgomery County". The Woodstock Equestrian Park Master Plan also clearly identifies that "developing a park the size of Woodstock and the program of equestrian activities it envisions will take many years to accomplish", and that "Public private partnerships will be critical to realizing the plan vision". Both Mr. Greenberg and Mr. Rickman recognized that a large amount of acreage was necessary for the equestrian park to become a reality.

In March of 2004, the Woodstock Master Plan was amended facilitating the purchase of additional acreage, allowing flexibility in the siting of future facilities within the park, and permitting vehicles without trailers to access the park from Wasche Road. On March 18, 2004, the Planning Board approved a Facility Plan for the Phase I improvements to Woodstock. These improvements included a boundary and topographic survey of the entire park; a wetland delineation and forest conservation plan; the design and construction of four-rail, equestrian-style fencing along the MD 28 property frontage and in several areas along common property lines within the park; monumental park entrances on both sides of MD 28, including landscape

planting, stone entrance walls, and gravel parking lots; over 16 miles of natural surface trails with four bridges; way-finding and interpretive signage; an at-grade crossing of MD 28; and archeological survey and historic preservation work.

### The Park Today

The Phase I facilities as envisioned by the Master Plan and as described above have been completed and the park is open for use including approximately 16 miles of trails with four equestrian bridges, monumental entrances, parking lots, stormwater management facilities, landscape planting, fencing, and signage.



Typical Trail through Woods



Trail Signage



Greenberg Parking Lot



Typical Field Edge Trail

## Project Funding

On November 17, 2000, the Maryland General Assembly authorized a \$600,000 Capital Projects Grant for Woodstock. The grant funds were designated to be used for the design and construction of Phase I facilities including the completed facilities listed above and topographic and boundary surveys, archaeological work, historical inventories and structural evaluation of the historic resources, and the initial design of equestrian facilities.

In addition to this public funding, Mr. William Rickman, Sr. contributed an additional \$100,000 for the construction of the entrance and parking lot on the east side of the park. Mr. Hermen Greenberg also contributed approximately \$120,000 for improvements and engineering services including the construction of the stone entrance walls on the west side of the park, the purchase of one of four equestrian bridges, and large-scale trees at the park entrance.

In March of 2007, the Maryland General Assembly authorized a \$250,000 Capital Projects Grant for Woodstock, and a \$250,000 grant from the Community Parks and Playground program was awarded to the Montgomery Parks Foundation for further development of the park. In addition, Mr. Greenberg and Mr. Rickman each contributed \$250,000 to the Montgomery Parks Foundation for Woodstock. The money donated by Mr. Rickman has been transferred to the Commission and will be used to develop the proposed facilities on the Rickman side of the park. At this time there is a total of \$750,000 available to develop the next phase of facilities at Woodstock. The money donated by Mr. Greenberg is still held by the Parks Foundation. It is hoped that this money will also be transferred to the Commission so that it can be used in the construction of the crosscountry/eventing course on the Greenberg side of the park. Each of these generous donors have stated that they would be willing to donate additional funds provided development of the park proceeds expeditiously and if their contributions are matched with additional public funds. County Council appropriation approval of the State and donor funds will be sought following Planning Board approval of the Phase II Facility Plan.

Prior discussions between the Executive, and County Council and M-NCPPC staff on the funding strategy for this project concluded that tax supported capital bond funding for this project should be regarded as unlikely and that the project should be predominantly developed through private funds. While the master plan allows for an indoor arena facility at Woodstock, preliminary studies indicate that such arena facilities are unlikely to cover operating expenses. The arena project should only move forward if a significant private endowment for operations is made available.

Significant additional funding will be necessary in order to complete the Master Plan vision for the park. The cost of the next phase of facilities will be better defined during the upcoming Facility Planning process after preliminary design and engineering work is completed. At this time, it is anticipated that without additional private financial support, approximately \$500,000 will be available for construction of the next phase of facilities. At the time of Facility Planning, a construction phasing plan will be developed which will describe the facilities to be constructed and their associated projects costs as well as those facilities that cannot be constructed with the current funds. This construction estimate and phasing plan will be a useful tool for subsequent fund raising efforts.

## Community Outreach

Throughout development of the first phase facilities and during the preliminary planning for the next phase of facilities, staff met with the local Community and equestrian groups. The last meeting was held on January 28, 2008 at nearby Owen's Local Park. Approximately 35 people



attended the meeting and provided input on the development of the park. Many concerns were raised during the meeting including a concern on the impact of the equestrian facilities on nearby property owners and the frustration that development of the park was not proceeding quickly enough.

### Current Operation

Woodstock Equestrian Park is currently open to the public from dawn to dusk, consistent with other parks in the system. Kiosks on both sides provide maps and inform users of managed hunting. Trails include bridges. There is no water available and only portable toilets on the west or Greenberg side of the park. Trails and landscape is maintained by parks staff with seasonal help from the Potomac Hunt. Existing buildings on the east side are not used by the park, but the farming tenant uses a barn to store equipment.

### Current Park Development Projects

Two other projects are currently underway at Woodstock. These include the stabilization of the historic Seneca Stone Barn and replacement of the failing one-lane bridge on the north end of the Greenberg side of the park.

- The Seneca Stone Barn-

As previously mentioned the Seneca Stone Barn is an important historic resource and is one of the few remaining stone barns in Montgomery County. Stabilization of the barn has begun and will be completed in Spring 2009. Funding for this project comes from the Renovation of Historic Structures PDF and is estimated to cost \$350,000, using a design-build contract.



- J.E.B. Stuart Trail Bridge Replacement-

A one-lane wide bridge exists along the existing farm lane off of MD Route 28 on the northern edge of the Greenberg side of the property. The original bridge was built without guardrails by the adjoining farmer who uses the lane to access his fields and property. The bridge consists of corrugated steel culvert pipes topped by a poured concrete deck.



The culverts have rusted causing the concrete deck to crack and settle unevenly and are hazardous. The bridge will be replaced with a new bottomless culvert bridge. The new 21 foot-wide bridge, which is part of the equestrian trail system, will include two, eight-foot-wide lanes and shoulders with guardrails, and include a stone veneer. Design is expected to be completed in Fall 2008 and construction completed in Summer of 2009. The cost of the design and construction is estimated at \$300,000 and is funded from the Plan Life Asset Replacement (PLAR) fund.

## **PHASE II FACILITIES**

### Facility Planning

A RFP was issued in March of 2008 for Facility Planning, Final Design, Construction documents, and Permitting and Construction Phase Services for the next phase of facilities at Woodstock. These facilities consist of outdoor riding rings and rehabilitation of several historic buildings on the Rickman side of the property, a cross-country/eventing course on the Greenberg side of the property, parking areas, storm water management facilities and supporting infrastructure. Funding for the Facility Planning is from the Facility Planning PDF and is anticipated to cost \$125,000.

The RFP was structured so that if more funding becomes available, additional facilities envisioned by the Master Plan, such as an indoor riding arena and the necessary supporting maintenance facility, could also be facility planned, designed and constructed, under the same contract, using the same design team and saving time. Alternatively, the RFP is flexible enough to also allow donors to develop these Master Plan facilities under a park permit in an effort to expedite the implementation of the Master Plan vision.

As part of this process, additional meetings with equestrian user groups and the local community will be held.

### Development Schedule

A consultant has been selected to complete the Facility Plan for the next phase of facilities. It is anticipated that the contract will be signed within the next few weeks enabling the Consultant to begin mid August. It is anticipated that design, permitting and construction will proceed immediately following Planning Board approval of the Facility Plan. The anticipate schedule for the next phase of facilities is as follows:

#### STEPS

1	Contract Approval	July 2008
2	Notice to Proceed Issued	August 2008
3	Community Meeting	September 2008
4	Historic Preservation Commission Hearing	December 2008
5	Planning Board Approval of Facility Plan and Appropriation Request	January 2009
6	Council Approval of Appropriation for Final Design and Construction	March 2009
7	Final Design and Construction Documents	June 2009
8	Permitting	May-July 2009
9	Bidding	July-October 2009
10	Construction Begins	Fall 2009
11	Construction Complete	Spring 2010

## Future Operation

The future phase of development which is subject to securing adequate funding for construction, as previously stated, includes: Open riding arenas/rings on the east side, renovated buildings for occasional office use and equipment storage, restroom facilities, water for horses, temporary-use stalls, cross country course (including jumps) on the west side.

The operation of these facilities will be further evaluated and defined through the Facility Planning process, however at this time staff anticipates that these facilities will continue as no-fee passive use. The park will be open to public use from dawn to dusk with permitting for trainer or group event use. Anticipated park maintenance includes: Dragging and watering of rings on an as-needed basis, mowing, fence maintenance, bathroom maintenance, monitoring/supervision of permitted uses; clean-out, waster removal, and general maintenance of stalls after event use.

## **CONCLUSION**

To fully achieve the Master Plan vision for Woodstock Equestrian Park will require a significant public and private investment in the construction of facilities and in the operation and maintenance of those facilities. Staff intends to move forward expeditiously in the design and construction of the next phase of facilities at Woodstock Equestrian Park using the funds currently available and will continue to look for ways to continue to implement the park design as envisioned by the community and the Planning Board.





# WOODSTOCK EQUESTRIAN PARK

## MASTER SITE PLAN

DATE: 11.2012



### LEGEND

- 1 EVENT OFFICE, REAR ORIENTED CURVE
- 2 SERVICE BUILDING, REAR ORIENTED CURVE
- 3 SAND STORAGE RING, 400' X 200'
- 4 TEMPORARY GRASSY TRAILER PARKING, 30'
- 5 TEMPORARY STABLES
- 6 EXISTING GRASSY UNIFORM PARKING
- 7 NEW GRASSY UNIFORM PARKING, 30'
- 8 SAND STORAGE RING, 250' X 200'
- 9 GRASSY APFELLED, 400' X 200'
- 10 NEW HORSE TRAIL BRIDGE

### KEY

- TRAIL BIKE HORSE
- TRAIL BIKE HORSE
- EXISTING FENCE
- NEW FENCE
- NEW FENCE
- PROPERTY LINE
- WATER
- FUTURE PARKINGS

- 11 RAMP TO KUMBIAN PARKING
- 12 TEMPORARY TENTATIVE SPONSORS
- 13 PORTABLE WATER TANK STORAGE
- 14 PORTABLE PUBLIC TOILET AREA
- 15 INDOOR ARENA, 122' X 222'
- 16 PORTABLE WATER TANK STORAGE
- 17 PORTABLE PUBLIC TOILET AREA
- 18 GRASSY PARKING, 400' X 200'
- 19 TEMPORARY STABLES
- 20 GRASSY APFELLED, 400' X 200'
- 21 NEW HORSE TRAIL BRIDGE
- 22 TEMPORARY STABLES, 15' X 15' X 15'
- 23 SAND STORAGE RING, 400' X 200'
- 24 TEMPORARY GRASSY TRAILER PARKING, 30'
- 25 TEMPORARY STABLES
- 26 EXISTING GRASSY UNIFORM PARKING
- 27 NEW GRASSY UNIFORM PARKING, 30'
- 28 SAND STORAGE RING, 250' X 200'
- 29 GRASSY APFELLED, 400' X 200'
- 30 NEW HORSE TRAIL BRIDGE
- 31 UNIFORM PARKING, 15' X 15' X 15'