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1. Introduction

The purpose of this project is to prepare a facility plan for the renovation of Kemp Mill Urban Park. Kemp Mill Urban Park was developed in the 1960s and was acknowledged at that time to represent an innovative and modern design for a growing area of the County. The park is 2.2 acres in size, located at 1200 Arcola Avenue, west of the intersection of Arcola Avenue and Lamberton Drive immediately adjacent to the Kemp Mill Shopping Center. The park is surrounded by nearby single and multi-family housing, the Yeshiva of Greater Washington religious day school, and the Young Israel Shomrai Emunah Synagogue and provides a key central open space for the Kemp Mill community. Much of the infrastructure of the park has deteriorated over the past fifty years, and there were numerous requests from the community, as well as park operations staff, to expedite the renovation of the park to address deteriorating conditions. The facility plan was funded with $344,965 in the FY 2009-2010 Capital Improvements Program in the Facility Planning: Local Parks PDF.

Facility planning represents thirty percent complete construction documents, including a proposed design, cost estimate, and determination of regulatory feasibility. The facility plan will be evaluated by the Montgomery County Planning Board to determine whether additional funding will be provided for detailed design and construction of the project. If approved, the project would be proposed for design and construction in the Fiscal Year 2013-2018 Capital Improvements Program.

2. Facility Plan Process

In early 2009, the Department of Parks hired LSG Landscape Architecture to develop the facility plan. The planning process was divided into three phases: Project Initiation, Design, and Approval. Within Project Initiation, a site survey was prepared, geotechnical analysis was undertaken, and a Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) Summary Map was prepared. One public meeting was held during this phase on May 20, 2009. The public provided input on what they liked and disliked about the existing park and what they hoped to add. With this input, the design team developed a Program of Requirements.

During the Design Phase, staff and consultants developed three alternative park designs and presented them to the community on October 7, 2009. The design team consolidated community and staff input into a final recommended scheme. On January 12, 2011, staff and consultants presented this plan to the local community. This recommended plan and its maintenance and operations elements were again reviewed in a series of internal staff team meetings. Also during this phase, the NRI/FSD and a storm water management concept plan were approved. In the spring of 2011, the design team prepared the facility plan documents for final approvals. A preliminary forest conservation plan was submitted and outstanding issues were coordinated with adjacent property owners and government agencies. The plan and cost estimate were finalized.

Also during the Design Phase, Montgomery County Parks submitted Kemp Mill Park as a national pilot project for the Sustainable Sites Initiative. The park was selected for the pilot program, although the Department chose to participate with another project instead (Evans Parkway Neighborhood Park.) The effort did contribute to developing a framework for looking comprehensively at the park's resources, design approach, prospective construction methods and long term maintenance and operation practices.

During the Approval Phase, the final facility plan, cost estimate, operating budget impact and supporting documentation were prepared and are scheduled to be heard before the Montgomery County Planning Board on September 15, 2011.

3. Planning Document Recommendations

<u>Approved and Adopted Kemp Mill Master Plan, December 2001</u>

Kemp Mill Urban Park is located within Planning Area 2. The governing master plan document is the *Approved and Adopted Kemp Mill Master Plan*. The Kemp Mill area is an established and stable community, which is entirely built-out under current zoning, with redevelopment of older commercial or residential sites the only option to provide increased density. Several large parks surround the master plan area and provide a wide variety of recreational and leisure activities and experiences. Relevant information from the master plan is cited below.

The following information is included in the plan vision on page 17:

> *The Kemp Mill Master Plan acknowledges the established and stable nature of the neighborhoods that make up Kemp Mill. The Plan contains recommendations that reinforce the unique character of these neighborhoods. The Plan recognizes that a neighborhood commercial center should serve as a focal point or center for the surrounding residential neighborhoods. The goals and recommenda-*

tions of this Plan reflect the concept of "Community and Center." The Plan reinforces the ordering of residential, commercial, instructional and public uses in ways that continue to create neighborhoods in which people can live, play and shop.

The plan concept is described as including four components: Neighborhoods, Center, Open Spaces and Linkages. The Kemp Mill Town Center is described on page 24 as follows:

The commercial activities of the Kemp Mill Shopping Center, the public amenities of the Kemp Mill Urban Park, and the adjacent medium and high-density residential development of townhouses and apartments collectively function as a town center. The commercial development and the urban park were built in the 1960s and eventually will be refurbished or rebuilt at some time in the future. The adjacent residential developments have sidewalks that lead to the shopping center; the paved trail from Sligo Creek Park terminates in the same location. Upon reaching the shopping center, however, there are no paved sidewalks or paths that the pedestrian can safely walk on to reach the stores. When the shopping center redevelops or refurbishes through the development process, paved and safe access to the shopping center from the sidewalk for the apartments and elderly housing development and the paved trail in Sligo Creek should be provided.

One of the plan recommendations on page 24 continues as follows:

When redevelopment for the Kemp Mill Shopping Center occurs, it should include non-vehicular access through the parking lot from the sidewalk on Arcola Avenue to the trail in Sligo Creek Park. This access should be landscaped and separated from free flowing interior vehicular movements. Pedestrian access to the stores within the shopping center should be improved as well.

On page 56, recommended public facilities improvements in Table 5 include "Revitalization of Kemp Mill Urban Park".

2005 Land Preservation, Parks, and Recreation Plan

The 2005 Land Preservation, Parks, and Recreation Plan (*LPPRP*) includes a park classification system and provides quantitative estimates of future recreational facility needs to the year 2020. The plan is intended to help prioritize land acquisition and development of new parks and facilities. Urban parks are classified under the category of Community Use Parks, which provide everyday recreation needs for residents close to home. Urban parks are defined on page III-12 as follows:

Urban Parks serve central business districts or other highly urban areas, providing, green space in an often otherwise concrete environment. These parks serve as a buffer between adjacent residential, office and commercial districts, and contain landscaped sitting areas, walkways, and in several cases, play equipment, handball and paddle-ball courts. Urban parks serve an important role as gathering places for the community and accommodate activities such as concerts and performances, celebrations, fairs, and outdoor spaces for area employees to have lunch.

Figure 4.3 on page III-14 describes typical facilities included in urban parks as "Landscaping, sitting/picnic areas, play equipment, courts, and shelters." On page III-23, the Kemp Mill/Four Corners planning area shows no additional future need for basketball, tennis courts or playgrounds. On page III-26, the Silver Spring/Takoma Park planning area (which includes this park) shows a need for 9 adult softball fields, 4 baseball fields, and 11 adult multi-purpose rectangular fields by the year 2020. Additional facilities that are needed countywide are identified on page III-28 and include skate parks, dog exercise areas, regional trails, picnic areas and natural areas within parks. The Kemp Mill planning area does not have any specific outstanding needs identified that could be met in Kemp Mill Urban Park.

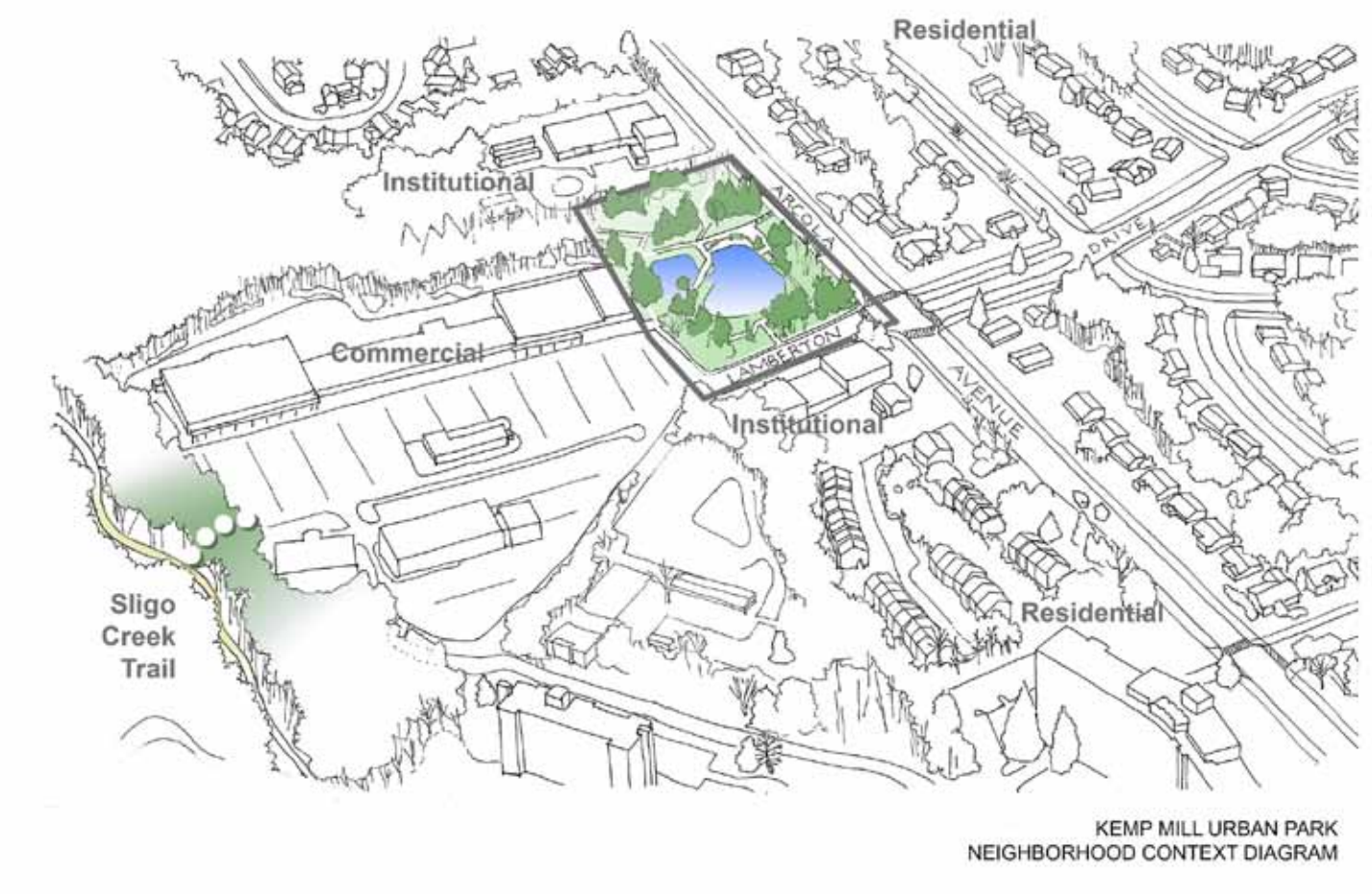
The Department of Parks is currently in the process of developing urban park guidelines, with the intent to update the definition and categories of urban parks to reflect the unique open space needs of urban communities, including places for gathering, environmental health, human health, and economic vitality.

4. Demographics and Area Facilities

The Kemp Mill Master Plan identifies notable demographic characteristics of the Kemp Mill area. There is a high percentage of retirees, approximately 26 percent of the population. The population is less diverse than typically countywide and is approximately 90 percent white. More children, approximately 56 percent, attend private school than is typical countywide. The apartment dwellers remain almost twice as long as is typical countywide, about seven years, compared to four years.

The population growth has remained relatively static, because of the lack of vacant land for new development. The housing stock on average is affordable and there are many housing types available to accommodate a variety of life-styles. Kemp Mill offers an ideal mix of housing so that residents can remain in the community from the time they first form a household through their retirement years, and the age profile of the area indicates that many residents take advantage of these opportunities to stay in Kemp Mill as their housing needs and life styles change. There are starter homes and rental apartments, moderately-priced condominiums, medium and larger sized homes for growing families, and subsidized age-restricted housing for older residents. During community meetings, residents noted the range of housing types, and in particular, that apartment and condominium residents rely on nearby public recreational facilities.

Most of the homes in the Kemp Mill area are within walking distance to parkland. Three large parks surround the master plan area and provide a wide variety of activities and experiences: Wheaton Regional Park, Sligo Creek Stream Valley Park, and Northwest Branch Stream Valley Park. Wheaton Regional Park provides a wide range of programmed activities including tennis, ice skating, picnicking, ballfields, an adventure playground, carousel, miniature train, dog park, trail system, equestrian center, and Brookside Gardens and Brookside Nature Center. Sligo Creek and Northwest Branch Parks have extensive hard and natural surface trail systems, as well as small playgrounds and picnic areas. Kemp Mill Estates Local



Aerial view of site and adjacent area

Kemp Mill Four Corners			
Range	2005 Population	2020 Population	% change
0 – 4	2,344	2,244	-4.27%
5 – 9	2,071	2,186	5.55%
10 – 14	1,941	2,076	6.96%
15 – 19	2,274	2,129	-6.38%
20 – 24	1,751	1,643	-6.17%
25 – 34	3,895	4,539	16.53%
35 – 44	5,908	4,553	-22.94%
45 – 64	9,680	9,403	-2.86%
65+	5,117	6,115	19.50%
Total	34,981	34,888	-0.27%

Area demographics

Park is a nearby 12-acre park that includes a small recreation building, playground, softball field, basketball court, and two tennis courts. Kemp Mill Urban Park includes a water feature, gazebo, trellis, walkways, a playground and a basketball court.

Facilities immediately adjacent to Kemp Mill Urban Park include the Yeshiva Day School to the north, the Young Israel Shomrai Emunah Synagogue to the south, and Kemp Mill Shopping Center to the west. The Kemp Mill Shopping Center includes a grocery store and Kosher market, pharmacy, a bank, restaurants, a private gym, hair and nail styling services, and professional offices. Other facilities within one-half mile of Kemp Mill Urban Park include the Silver Spring Hebrew Day School, St. Andrews Catholic Church and school, Arcola Health and Rehabilitation Center, Parkland Swim Club, Northwood High School and Northwood Presbyterian Church.

The 2005 LPPRP provided projections of population change in all planning areas. The Kemp Mill/Four Corners area was expected to remain relatively static, due to the limited amount of new development that the area can support. Projected demographic change is largely between cohorts, with greatest growth expected in the 65+ population as residents age in place. There is also projected growth in both the 5 - 9 and 10 – 14 age groups. These changes may be important to Kemp Mill Urban Park as its features are currently designed to serve both of those groups – the elderly and the very young. Input from public meetings indicated strongest interest in continuing to provide facilities to serve those populations. When asked at a public workshop what they liked about the existing park the, participants cited “the park accommodates multi-aged groups” and requested both additional play activities and space but also passive places to sit and improved accessibility.

Projected Population for the Kemp Mill/Four Corners planning area is illustrated in the following table taken from Page A XVI-3 of the 2005 LPPRP:

5. Program of Requirements

The project team developed the following Program of Requirements following early public input and a review of applicable master plans and park standards. The development of the program of requirements focused on two key areas, the determination of an appropriate sized playground area for the park, and the existence, size and function of the water feature. The final program of requirements increases the overall play area over its current size and provides additional equipment. It also reduces the size of the existing water feature and recommends changing the functional design from a relatively large concrete lined pool to a series of stepped natural bottom pools surrounded by a more natural-appearing landscape.

Potential Program Element	Criteria for Inclusion	
	Published Standards & Area Needs	**Public Meeting Input (based on May 2009 community meeting)**
Circulation and Access		
Improve existing accessibility by providing an accessible entrance from the shopping center and bus stop	Americans with Disabilities Act, Kemp Mill Master Plan recommends improved pedestrian connections at the shopping center	Groups requested "better surfaces," "wider walkways" and "reduce or eliminate steps."
Provide access for maintenance vehicles from Lamberton Avenue, 10 feet wide minimum	Park operational requirement	
Provide a continuous accessible internal loop walk, possibly including bridges and boardwalks to span the water feature.	Americans with Disabilities Act, provides walking opportunities for all ages	See above
Recreation/Fitness		
Multi-age Playground, increased in size or quality from existing and separated from road and other active park uses	Size of current area is consistent with other urban and local parks; however this playground is heavily used. Area demographic data supports the need for activities for children.	Three of four groups in public meeting ranked playgrounds first in what new elements they would add to the park, calling for" more equipment," "more variety" and "different areas for different aged kids." Many of the meeting attendees were parents of young children and ranked this element as their highest priority.
Basketball Half-Court, designed to accommodate multiple sports	Area demographic data supports the need for activities for children and teens. The existing court is heavily used, especially after school hours.	
Fitness Stations located along pedestrian walkway or trail	Provides fitness opportunities for all ages. Area demographic data shows an increase in the aging population.	
Passive Recreation Uses		
Provide an improved open water feature, reduce maintenance requirements and allow on-site operation of equipment and water source, design to reduce quantity of geese	Area demographic data shows the largest increase in the aging population, making passive park features important.	Three out of four groups ranked the water feature second or third of things they liked in the park. One group ranked the overall layout and uniqueness of the park first. There were many comments to improve the function of the water feature and address the problems associated with it. Many of the older meeting attendees ranked the pond as a high priority.
Shade Structure for seating and relaxation	Support facility for all ages	Seating, shade, and the existing arbor/gazebo area were included in three of four groups as elements they liked about the existing park
Provide a lawn area for casual recreation	Consistent with definition of "urban park" in 2005 LPPRP	Existing open lawn ranked in top four in one group.
Provide upgraded site furnishings throughout the site, including seating, bicycle racks, trash receptacles and a drinking fountain	Support facilities for all ages. Consistent with definition of "urban park" under LPPRP/2005.	Existing seating ranked highly in one group; "Add more benches of better quality" ranked highly in another.

Potential Program Element	Criteria for Inclusion	
	Published Standards & Area Needs	**Public Meeting Input (based on May 2009 community meeting)**
Landscape		
Protect all existing trees wherever possible	M-NCPPC Environmental Guidelines, Forest Conservation Law	Trees and the shade they provide were included in features that one group liked about the existing park.
Provide naturalized, attractive, low maintenance plantings		Flowers and trees were included as existing features that two groups liked in the park. Plants and landscaping were included in three of four groups as elements they would like to be added to the park.
Provide features to permanently reduce nuisance water fowl on site, such as change in elevation at pond edge, boulders and plantings to deter geese from being able to walk from pools to turf areas		Two groups ranked wildlife, ducks and geese second among things they liked about the park, although "address the goose problem" ranked highly in two groups for problems with the existing park.
Provide artistic elements	Inclusion of artwork is consistent with the Approved and Adopted Kemp Mill Master Plan and is an appropriate element to be included in urban parks. This park is highly visible and heavily used.	
Services		
Replace deteriorated site furnishings and paved surfaces	Renovation of Kemp Mill Urban Park is supported by the Approved and Adopted Kemp Mill Master Plan and LPPRP/2005	"Add more benches of better quality" ranked highly among one of the May 2009 groups.
Provide a wayfinding and interpretive signage system		Green and sustainable park features were requested. This element also supports environmental education to reduce feeding of the waterfowl by park users. This was included as a problem that needed to be addressed in two groups.
Maximize use of sustainable design materials and construction practices		
Incorporation of Crime Prevention through Environmental Design (CPTED) principles	Standard park practice	
Provide attractive light fixtures for security along the primary circulation route	Although parks are closed at dark, lighting is often provided in Urban Parks to allow safe passage through the park at night.	
Stormwater Management		
Stormwater Management, Environmental Site Design (ESD) based solutions, including swales, bioretention, etc.	Regulatory requirement	
Improvements to existing drainage piping and structures including replacement of substandard pipe in shopping center to ensure adequate function of water feature in future	Needed to address existing operational problems with pipe clogging and water backing up into existing pond and overflowing	This will improve the water feature, and there were many comments to improve the function of the water feature and address the problems associated with it.

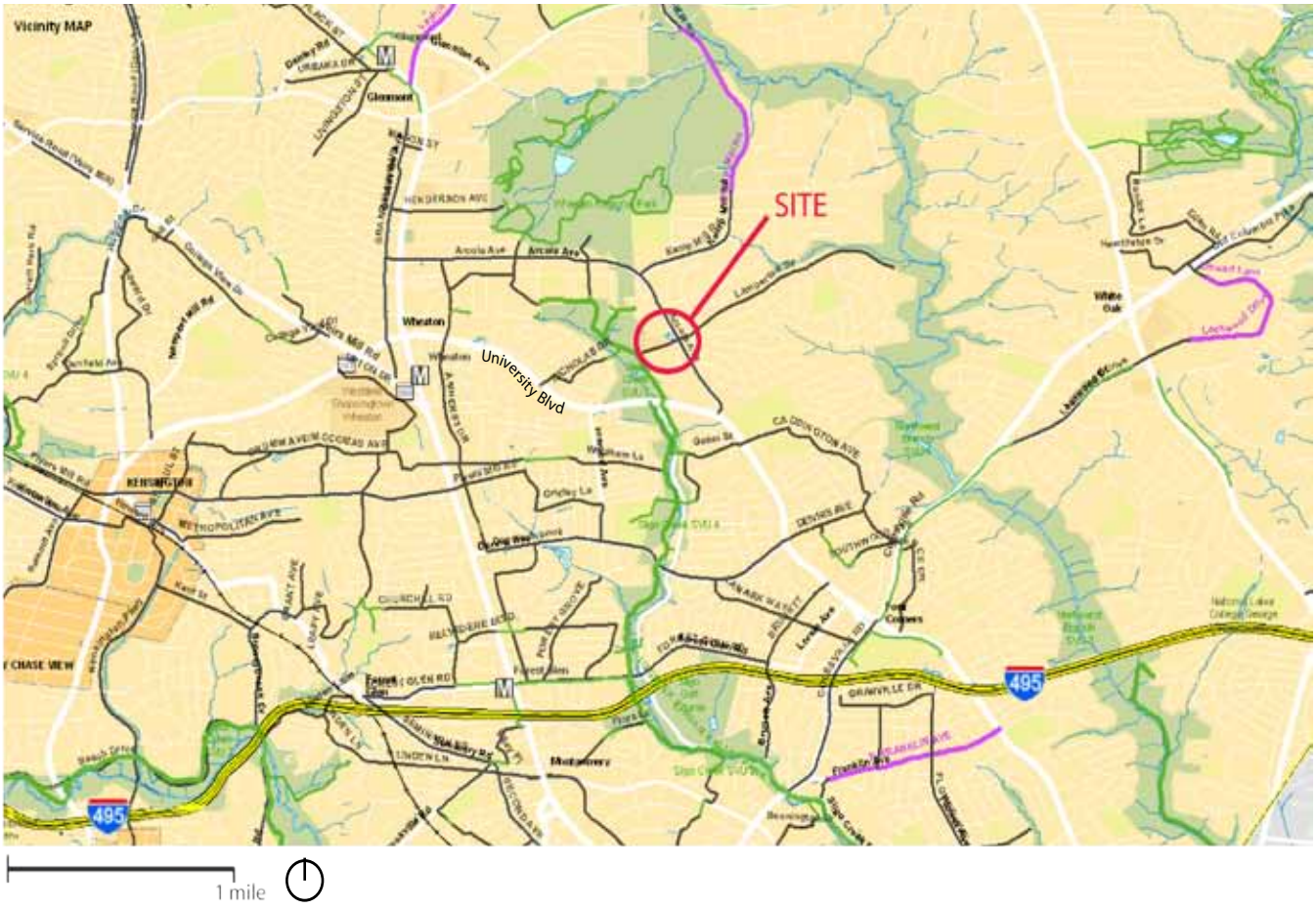
6. Existing Conditions

Site Location

Kemp Mill Urban Park is located in southeast Montgomery County approximately two miles north of the I-495 Capital Beltway at 1200 Arcola Avenue. The site lies in the neighborhood of Kemp Mill, approximately 2.4 square miles of unincorporated area between Wheaton and Silver Spring. The 2.7 acre park is situated at the northwest corner of the intersection of Arcola Avenue and Lamberton Drive. The Kemp Mill neighborhood is well established. Trees and other vegetation are mature and large canopies provide ample shade across the entire area. True to the park's urban moniker, the surrounding neighborhood exhibits fairly high density mixed land use. The majority of surrounding building stock was constructed in the mid to late-twentieth century. The east side of Arcola Avenue consists predominately of single family residential housing on one-fifth acre lots. The west side of Arcola Avenue is largely commercial or institutional uses. Lamberton Drive extends across the Park's south frontage as a commercial driveway providing access to the Kemp Mill Center commercial development. Across Lamberton to the south is the Young Israel Shomrai Emunah Synagogue, while to the north is the Yeshiva School of Greater Washington.

Topography and Natural Features

Within the park, fifteen vertical feet of fall occurs at an average slope of 6 percent. The low side, at the west edge towards the shopping center, sits at an elevation of 385 and rises to the east boundary along Arcola Avenue at elevation 400. The long axis across the site is much flatter at an average slope of 1.5% sloping north to south. The park site contains many mature, large evergreen and deciduous trees concentrated along the utility easement separating the original and expanded parcels and at the



Vicinity Map - from Montgomery County website

NATURAL SYSTEMS DIAGRAM

southern boundary along Lamberton Drive. The largest of these trees is a 30 inch diameter pin oak and several cedars nearing 100 feet in height. A 20 foot building sits near the western edge of the park. Together these elements provide considerable shade through all areas of the site except near the water feature and lawn area. At the northwest corner of the site, a one-tenth acre of an adjacent forest stand crosses into the park.

Geology

The Kemp Mill Urban Park site lies within the Piedmont Physiographic Province of Maryland. The Piedmont is bordered to the east by the Coastal Plain Physiographic Province and to the west by the Blue Ridge Physiographic Province and contains several fault bordered basins. Bedrock in the Piedmont typically consists of highly weathered metamorphic and igneous bedrock. Surface topography in the Piedmont is the result of millions of years of erosion. The existing fill soils of Stratum A, the first 6" of soil on the site, are a combination of sandy silt and sandy clay soils and believed to be related to previous site grading. The underlying natural soils are residual materials derived from the physical and chemical weathering of the underlying bedrock. Stratum B1 materials consist of the

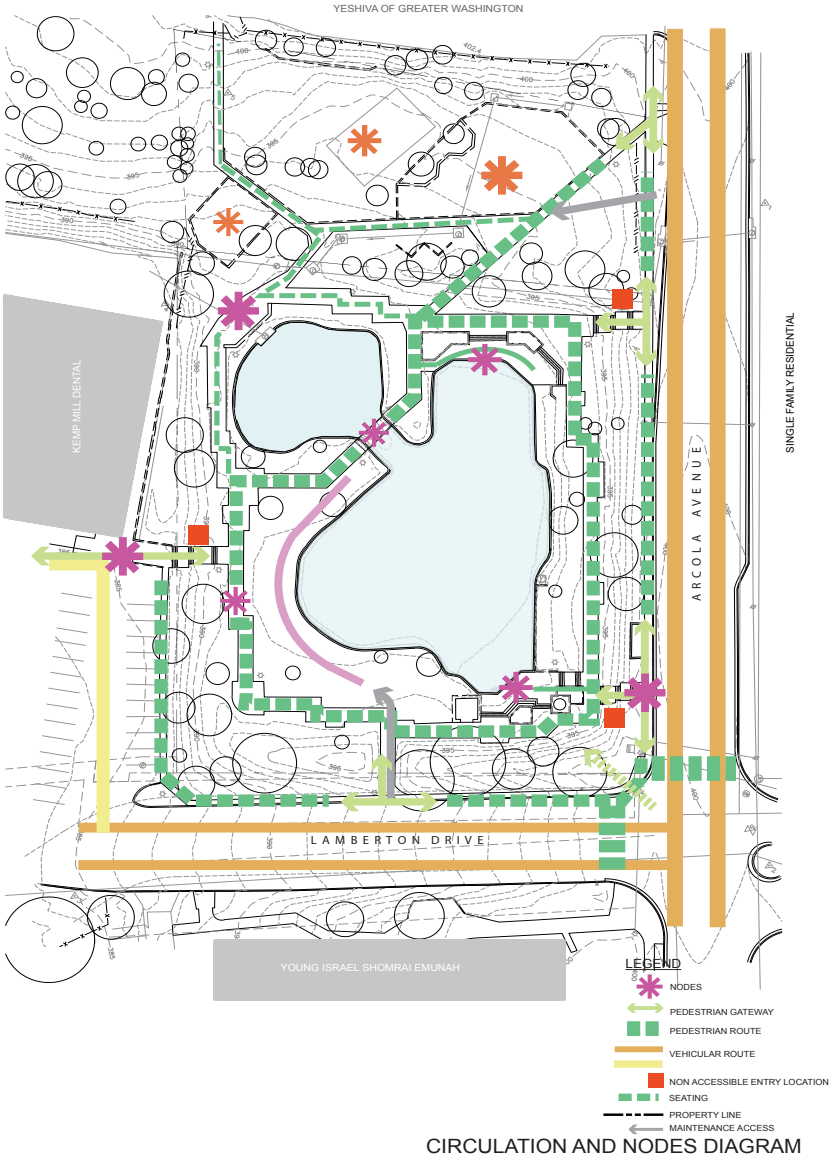
silt and sand soils, and Stratum B2 consists of disintegrated rock. The bedrock beneath the Kemp Mill Urban Park site consists of a schist rock belonging to the Northwest Branch Formation from the Cambrian Geologic Period.

Neighborhood Connections (Parking, Transit Facilities, Access, Roads)

A large percentage of park users access the park by foot from surrounding sidewalks. On-street parking is available along Arcola Avenue at the adjacent properties but is not available at the park frontage due to turning lanes and a bus stop. Lamberton Drive is comprised of four lanes for shopping ingress and egress with no space available for parking. A small number of parking spaces along the park's western boundary, within the shopping center, are used by park visitors, though they are not dedicated for this purpose.

The existing Kemp Mill Park has five primary access points. Three of these provide for the primary public circulation through the site and are located at the northeast corner on Arcola, the southeast corner on Arcola, and at a central point on the western edge to the shopping center. An additional public access point is midway on the south edge and largely used by synagogue and community center users. The fifth access point is lightly used and directly connects to the Yeshiva school at the northwest corner of the park. Three of the five access points meet ADA accessibility standards and one of these, at the northeast corner on Arcola, is a primary entrance. Due to the topographical changes described above, the western and southeastern main access points both include stairways which have been shown to act as barriers to some park users. The Lamberton Drive sidewalk on the south side of the park is narrow, at roughly three feet wide, and presents another challenge to pedestrians.

The park is served directly by a Montgomery County Transit Ride On shelter and bus stop along Arcola Avenue. The termination of Sligo Creek Stream Valley Trail, a ten-mile recreational park, lies 300 yards west of Kemp Mill Park



CIRCULATION AND NODES DIAGRAM

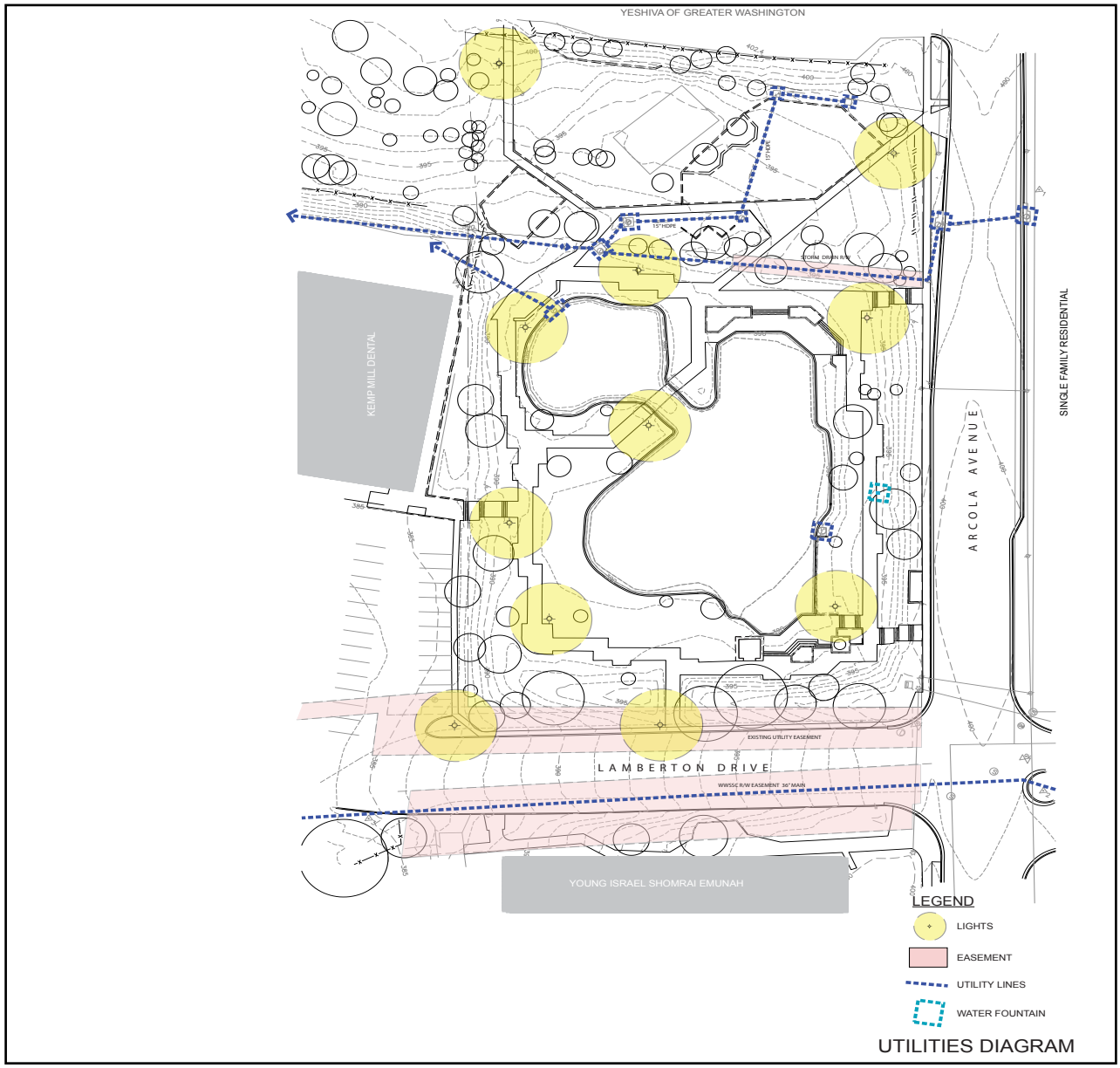
west of the Kemp Mill Center. A trail connection is not provided from the trail through the parking lot to Kemp Mill Park or the shopping center, although there is significant pedestrian use of the trail to reach the center.

Utilities and Easements

Currently, the park is served by public water provided by the Washington Suburban Sanitary Commission (WSSC) from a water main and hydrant on the opposite side of Arcola Avenue. The existing water supply is of unknown size and condition, and the water feature needs to be filled from a hose that runs across the road. There is adequate capacity within the existing public system to provide service to the park. Water supply demands will need to be formally evaluated during final design but it is assumed that the new water connection will require a maximum of a two inch meter and thus not require a meter vault, but rather a small meter crock set at the right-of-way line.

Existing electric service for the park is provided by PEPCO from Arcola Ave. There is sufficient capacity of power lines adjacent to the park to provide additional electric service. Telecommunications service, if required, will also be provided from Arcola Avenue.

There is an existing storm drain pipe within a utility right-of-way that bisects the park from east to west and conveys stormwater collected from inlets on Arcola Avenue through the park, continuing through the Kemp Mill Shopping Center and ultimately to Sligo Creek. The existing water feature at the park outfalls to this storm drain pipe. The pipe continues downstream of the park through the shopping center parking lot and collects water from the shopping center, before it outfalls in the wooded area west of the shopping center. The current drainage lines through the parking lot are sized inadequately, and the pipe runs are shallow both in grade and depth. The drain occasionally clogs from trash in



UTILITIES DIAGRAM

Arcola Avenue and causes water to back up the pipe and into the water feature. Because the water feature cannot drain, the water overflows the water feature over a retaining wall and onto the shopping center property, and has caused water damage to professional offices. There is no County maintenance easement over this collector pipe, so the maintenance responsibility is technically the responsibility of the shopping center. The storm drain needs to be reconstructed through the shopping center property in order to increase the grade and capacity of the pipe to prevent future problems. Since the pipe is conveying water from Arcola Avenue, the County should have a maintenance easement for this line from the park to the outfall point, in order to ensure future conveyance of water.

Original Park Creation and Expansion

The character of Kemp Mill Park has been described as a blending of Western and East-Asian Garden design. Historically it was an award winning focal point in the Kemp Mill community. Today, with its visibility near the geographic center of a spiritual and tightly knit community, it continues to be a well established and important social space.

Its central feature is a 21,000 square foot concrete-lined water feature designed by M-NCPPC's Department of Parks in 1970. The water feature is extant today along with many original amenities, including large areas of open lawn, a bridge, a small gazebo and trellis, and seat walls and site furnishings. All remain largely in their original state, although concrete walks have been repaired over time. The original 1.6 acre parcel of land surrounding the water feature was later expanded by 0.6 acre to today's extent. This northern space includes play equipment on a mulch surface and a small asphalt basketball court. The playground is very popular for the large number of families with young children in the neighborhood.

Paths adjacent to pond

View to adjacent shopping center

Existing bridge over pond

Example of perennial vegetation

The typical materials found throughout the park generally reflect a simple, Modernist influence with stylized Asian details. They are comprised of board-formed concrete walls and shade structures, timber retaining walls, and site furnishings of wood with some galvanized steel. No curves are to be found on site apart from the water feature; walkways are made of straight line segments, occasionally making orthogonal shifts to the right or left along the circulation paths that extend near the park edge on all sides, as well as directly through it from the southwest to northeast.

Canada Geese

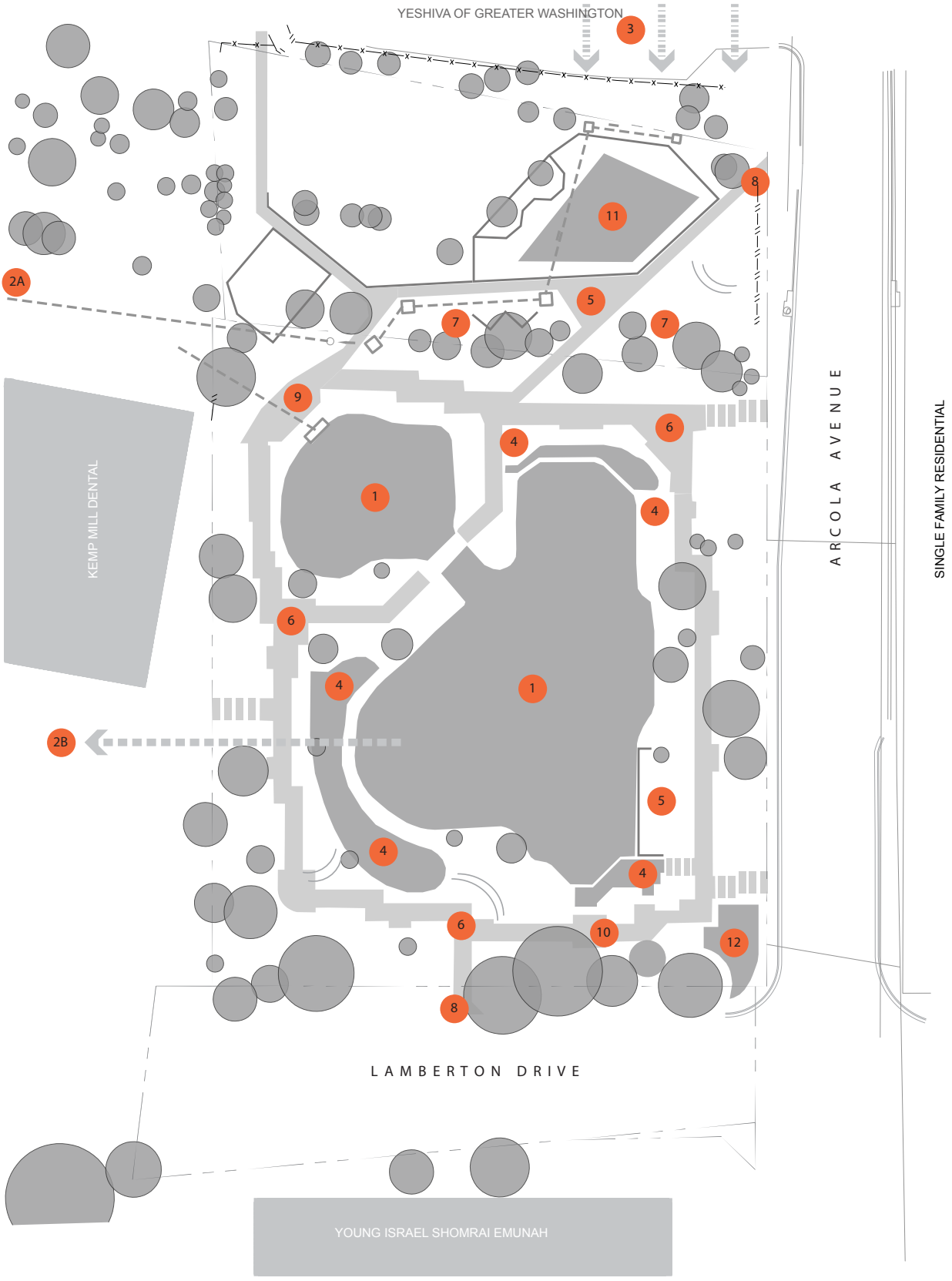
Accumulation of debris in pond

Geese at playground

While still functional, the maintenance activities necessary to keep the park operating at an acceptable level have become increasingly burdensome and have resulted in long periods of downtime in recent years. Routine feedback from park users has helped to document ongoing issues and demonstrates that many favor permanent improvements. The predominant issues today relate to inadequate infrastructure and maintenance of the storm drainage outfall pipe, a cycle of low biological function within the water feature due to the very shallow depth, inadequate aeration, and exacerbated by the presence of large numbers of geese. Accounts by long-time park users who visited during the 1970s and 1980s recall a diverse ecological setting with layers of vegetation that supported songbirds, insects, and other non-nuisance small animals. Today, in lieu of that diversity, the Canada Geese frequently overwhelm the site much of the year, thriving in the open lawn and large body of water devoid of elements and design features that might otherwise provide deterrents. As a result, large amounts of goose excrement can be found across the entire site. This creates an unappealing and unhealthy setting for visitors and accelerates sedimentation and saturation of nutrients to the water. Without addressing the goose problem and greatly improving water feature infrastructure and function, this cycle will continue.

Paths worn into grass

Kemp Mill Urban Park



D: Limited ability to refill; Garbage accumulation, Algal blooms/ shallow depth
M WATER ISSUES:
ipe over flow
ond water over flow into the shopping center
rosion, Yeshiva
SE: nesting and feeding sites, feathers, droppings
ER WALLS: Wood upkeep, wall failure (slide, aesthetic appeal?)
CRETE WALK: Extensive cracking

7. TREES: Mature / overgrown, regular prunning neede; reduces sun/ wind/ sightlines
8. MAINTENANCE VEHICLES: Cuts from driving into park and lawn areas
9. PERGOLA: Vines overgrown, regular prunnning needed; aged materials, aesthetic appeal?
10. COVERED STRUCTURE: Wood upkeep, nesting birds, insects; outdated design?
11. PLAY STRUCTURE: Routine replenishment and washout corrections needed
12. TREE ROOTS: Extensive roots on surface at large pin tree and pedestrian access on slope

MAINTENANCE DIAGRAM

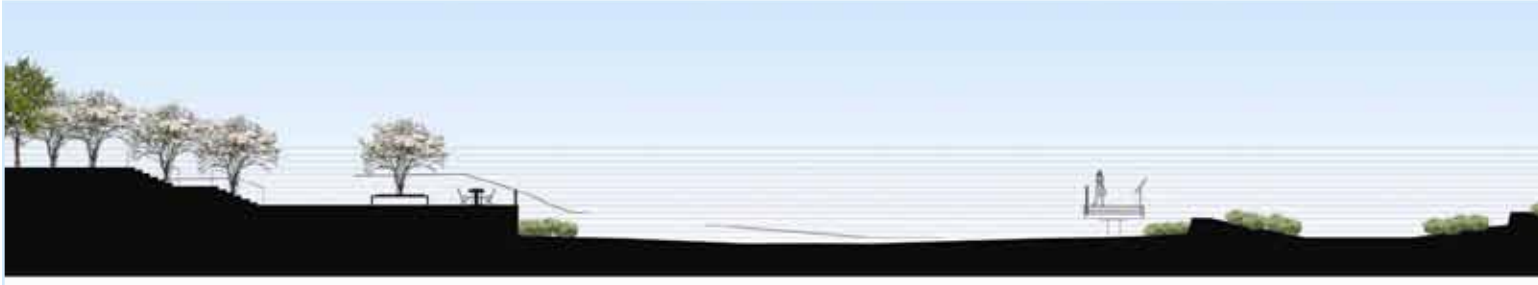
7. Alternative Plans Considered

Three initial concepts were developed based on the feedback from the first public meeting and staff input. Each scheme proposed a significantly different water feature with respect to form and size. Each option also varied by providing different increases in play area. The other supporting elements and general site layout also vary between the options considered. On January 10, 2010 the three options were presented at the second public meeting. The input voiced from residents has been a key guide to subsequent development of the preferred plan.

Option One

This scheme is most similar to the existing park layout, with critical functional improvements. The water feature retains the open feel but introduces a weir at the existing narrowing to create a two level system with increased separation for the smaller northwestern area. Creating the vertical separation serves to aerate the water to contribute to improved water quality, as well as providing background sound and physical separation to enhance the character of the space. The play area of option one provides a slight increase in area of approximately 20 percent, the smallest increase of the three alternative plans. Based on feedback, several components included with Option One were later incorporated into the preferred option.

In Option One the water feature is roughly the same size and extent as the existing. It retains most of the concrete bottom while building up the adjacent grade and constructing new walls to improve depth and water quality. Emergent planting pockets in the water feature further contribute to improved water quality. Pedestrian circulation through the site is similar but access into the site is significantly improved; stairs connecting from Kemp Mill Center were moved further to the interior, allowing for two accessible (less than 5 percent slope) walkways from the parking lot. The walk to the north leads past the lower water feature and to the playground, greatly improving convenience for strollers or visitors with mobility impairments. Visitors could also take the southeastern path, leading them toward Lamberton Drive and around the upper water feature. The bridge in option one has been replaced by a more substantial boardwalk style composite structure, allowing for higher capacities and affording greater views of the water feature.



Section through Option 1

Rendering of Option 1

Similarly to the water feature, Option One preserves existing distinct play elements, including one area for swings, the asphalt court, and one for the remaining playground structures. New areas for 2 to 5 year olds and a separate medium sized skate plaza targeting teenagers were added to provide safe, controlled, and expanded play opportunities for neighborhood children and their families. Physical separation and arrangement of each age group were considered to provide for safety, security, and to maximize parental supervision.

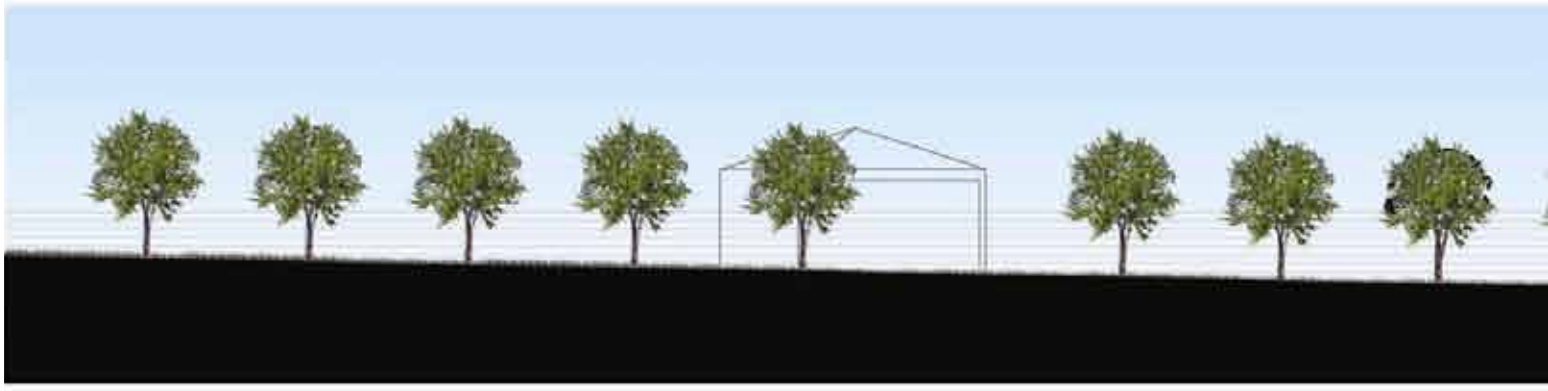
The Option One pergola is a replacement very close to the existing location featuring an improved structure of more durable materials. The gazebo roof is shown as to be replaced on the existing concrete walls and would house interpretive signage as an important destination within the site. Both the pergola and gazebo, together with the renovated water feature and its original lines would preserve much of the Modern architectural forms of the 1960s park. Option One is a renovation in the truest sense. Options Two and Three represent increasing departures from the park's 1960s form.

Option Two

In contrast to the first concept, Option Two is significantly different in many ways. The water feature and playground elements have an organic appearance utilizing curves and circular shapes. A sinuous, natural bottomed 'urban stream' connects an upper and lower pool replacing the larger shallow concrete water feature. The play area is wholly redesigned within the northern side of the site and represents the most play opportunities of the three alternatives. This scheme includes a smaller lawn area east of the water feature for mostly passive, unprogrammed activities.

The concept shows play equipment, interspersed between existing trees, on brightly colored geometric patterns representing resilient, durable surfacing. Existing equipment is improved with an increased number of swings, central play structures for both the 2 to 5 year and 5 to 12 year olds, and supporting smaller structures like see-saws and spring rockers. Overall, the playground represents approximately a 50 percent increase in size. Due to this, it expands further into the center of the park, reducing the water feature to be roughly 15 percent smaller than the existing.

The urban stream concept highlights the water feature as part naturalistic focal point, part stormwater management facility. Runoff would be pre-treated through two or three small forebays. The main system is made up of water recirculating from an upper pool adjacent to the gazebo, across a weir into an oxbow shaped stream comprised of pools and riffles, and across a second weir into a lower pool at the center of the park. Water would then be filtered and pumped back up towards the south edge. A boardwalk extends across the feature and provides additional opportunities to place interpretive signage and for views over the water.



Section through Option 2

Rendering of Option 2

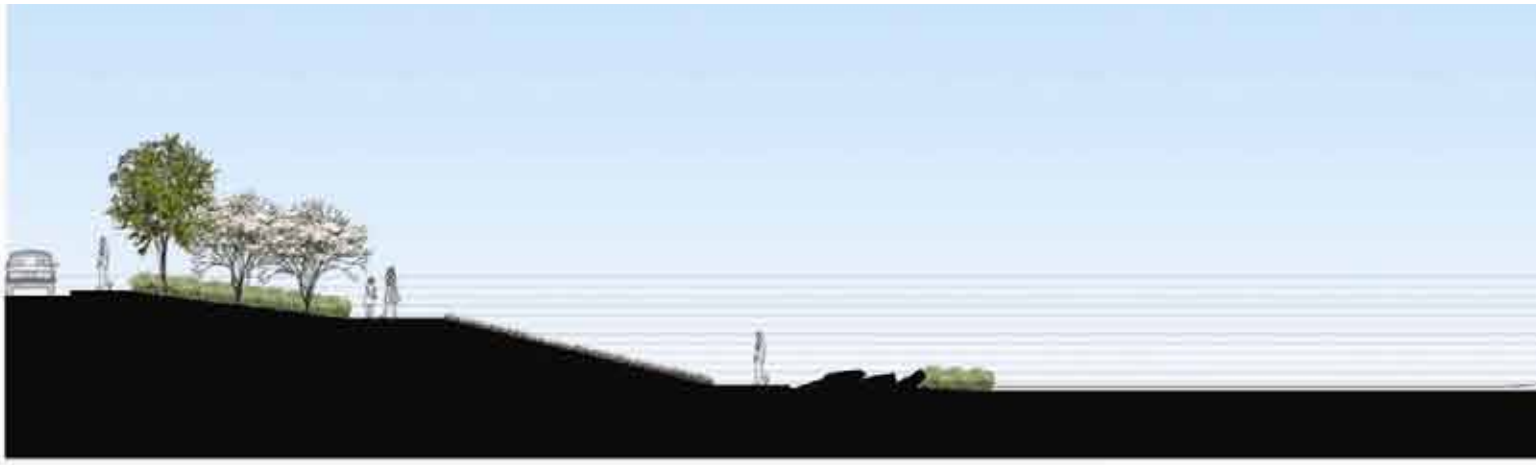
Circulation through this option is diagrammatically a figure-eight shape, with curved loops surrounding the play area to the north and the water feature to the south. At their intersection, a redesigned pergola and seating terrace delineates the two primary areas and provides views throughout the park. The existing terrace area adjacent to the gazebo has been expanded and raised to the new upper water feature elevation. With the seat wall to the east it can accommodate slightly larger groups of visitors at once. A new ramp (less than 8 percent slope) connects the shopping parking area to the playground area, while steps are moved further to the park interior as a more southerly connection to the main loop walk. The central access point (a stairway) on the eastern side along Arcola Avenue was also removed in Option Two.

Option Three

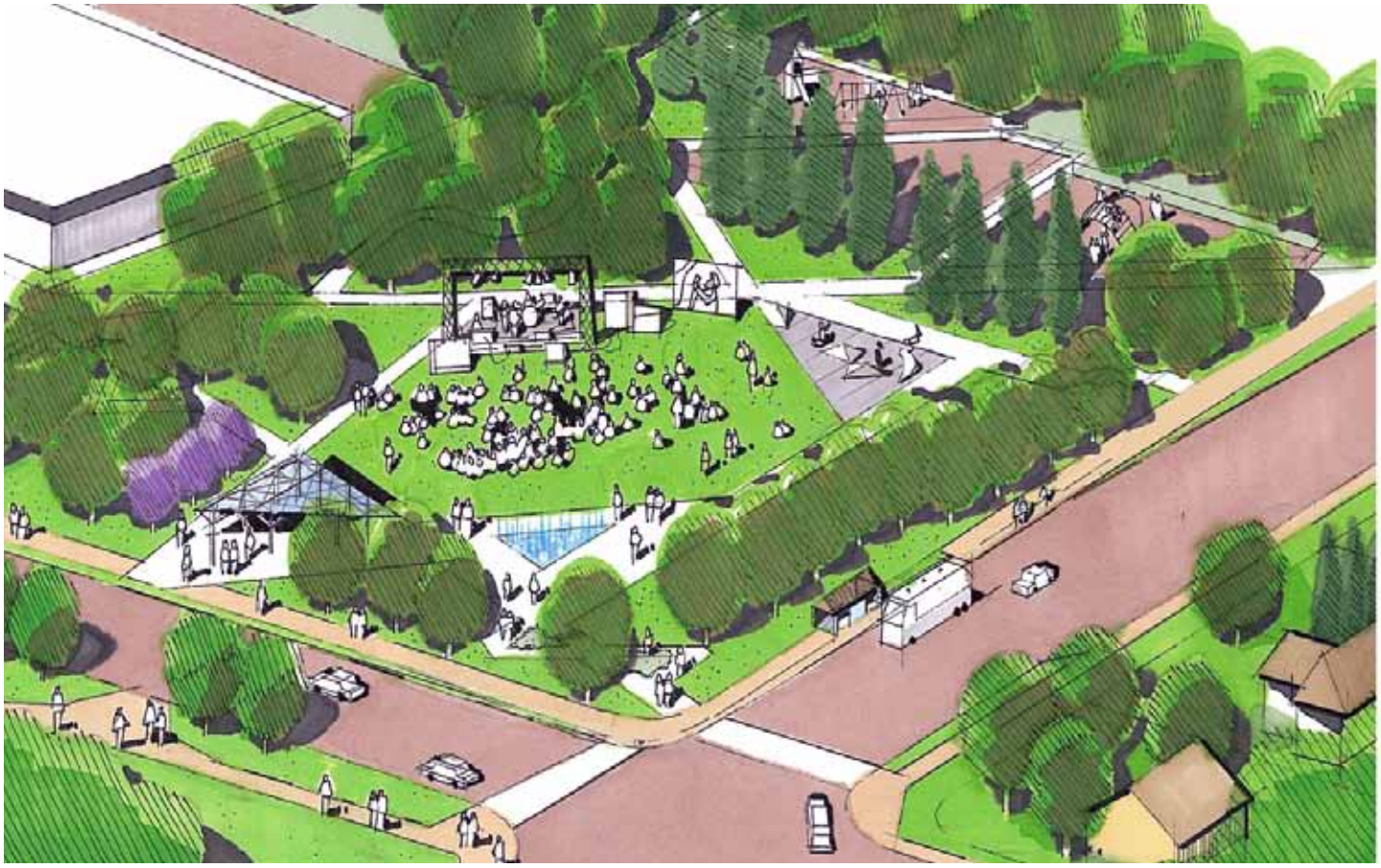
Where Option Two includes a moderately reduced and naturalistic water feature, the third alternative provides a dramatically different approach. Option Three features a large irregularly shaped lawn for informal and small formal activities with a small interactive fountain and a slightly expanded playground.

The concept shows a six sided open lawn in the area of the existing water feature. This feature is a half-acre in size, roughly 50% of New York City's Bryant Park's lawn. This flexible space could serve a variety of uses from Frisbee throwing and other types of informal recreation, picnicking and other passive uses, and small planned community gatherings such as a farmers market. On the east side of the lawn this concept includes a scaled down water feature. This interactive fountain is 500 square feet, or two percent of the existing feature's size, and incorporates spray jets in both paving and water timed to display their patterns based on visitors' movement nearby. The fountain would include water efficient technologies to alter water use during windy and other adverse conditions, and would include a filtration system to clean environmental impurities for aesthetic benefit and ease of maintenance.

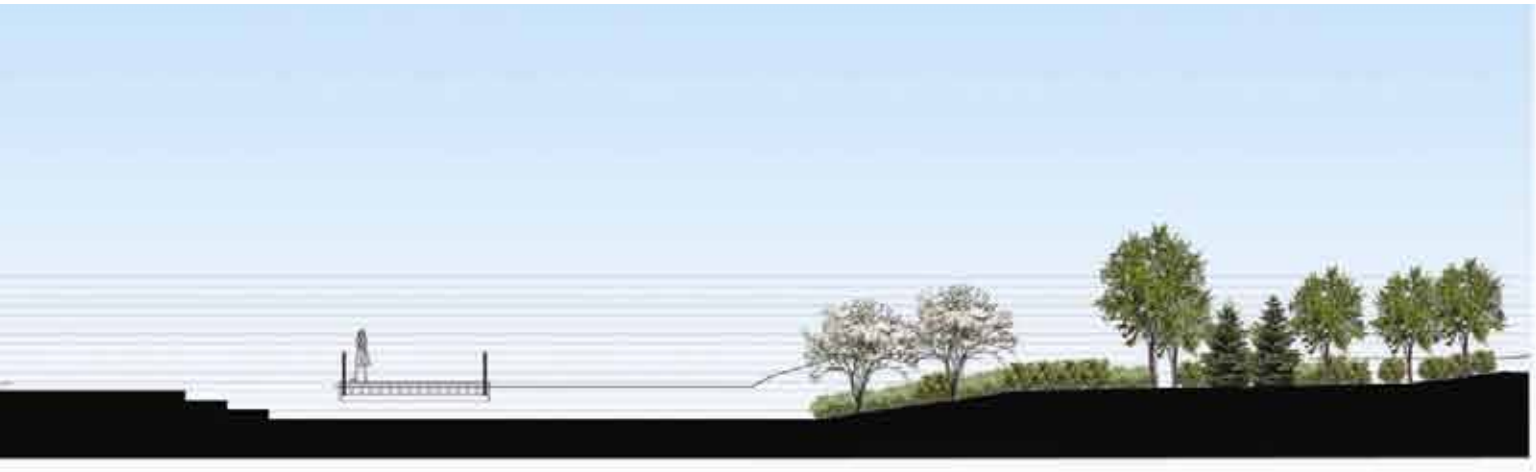
An 800 square foot trellis structure is also provided at the southern end of the lawn to provide an architectural site feature as well as an opportunity to support vines and provide a shady seating area for visitors where they can play table games, read, relax, and socialize in a more intimate setting. A 1,000 square foot skate spot anchors the north end of the lawn. This artful space includes five to six shapely low concrete structures that can be used by teenagers for skateboarding and more passive uses as well at other times. The other active feature in concept three is a new playground layout featuring new equipment that increases the existing opportunities by approximately 30 percent. Adjacent spaces support 2-5 and 5-12 year olds respectively, and allows for parental surveillance. This concept provides the greatest opportunity for passive use and includes a picnic seating area on the eastern side among expanded forested areas to screen the shopping center building that faces the park.



Section through Option 3



Rendering of Option 3



LEGEND

- Play Area
- Gathering Space
- Lawn
- Planting Beds
- Existing Tree
- Proposed Ornamental Tree
- Proposed Tree

OPTION 3

KEMP MILL URBAN PARK

8. Community Outreach

Public input has been an important component throughout the development of programming and design alternatives for the Kemp Mill Park facility plan. Feedback was sought in a structured manner during each of the three community meetings, and updated information and public comments were posted to the project website. The information received assisted the project team to shape the park program of requirements, and to create the preliminary options and recommended scheme. A final opportunity for public input will be provided when the facility plan is heard before the Planning Board in September 2011. Refer to Appendix ? for minutes of each public meeting.

Community meeting 1 May 12, 2009

Public Meeting One

The project's first public meeting was scheduled for May 20, 2009 at the beginning of the project. This first step was intended to better understand how park users see the existing park and what they want to be incorporated in a renovation design. At the meeting, held at held at Kemp Mill Elementary School, the design team presented existing features and conditions through photographs and analysis diagrams. Attendees were then randomly divided into four small groups and asked questions for which responses were recorded on paper tablets. After the brainstorming exercise, citizens 'voted' for responses that best reflected their view of park aspects to retain, change, and introduce by placing colored stickers on the tablet pages. Before adjourning, members from each group summarized their responses to the combined audience.

A complete summary of each question is shown in the following images taken from the published meeting minutes. In response to question one, "what do you like about the existing park?," voters emphasized the park's layout and uniqueness, the playground area, the water feature and beneficial wildlife that have been attracted since its early days. Question two posed, "what would you like to change about the park?" and the most popular responses included addressing the issues associated with nuisance geese, expanding the opportunities for children using the playground, and improving water feature drainage and water quality.

In response to question three, "what new element should be added to the park?" voters selected new play opportunities, more sustainable elements for their beauty, safety, and enhanced function, and to fix issues with many of the existing site features. Many responders stated that they liked the existing site in many ways and simply wanted it to be fixed and see some improvements. The feedback did not state or suggest that the Kemp Mill community wanted a renovated park to appear drastically different. Based on the information gained from public meeting one, the design team developed a program of requirements and the three design alternatives presented at the next public input session.

Kemp Mill Urban Park Community Workshop 1
Maryland - National Capital Park Planning Commission

VOTING SUMMARY
Question 1: What do you like about the existing park?

Group 1:

VOTES	ITEM NO.	ANSWER
15	1	Overall layout and uniqueness of the park
11	2	The arbor area/gazebo area
8	3	The park accomodates multi-age groups

Group 2:

VOTES	ITEM NO.	ANSWER
16	1	The playground area
9	2	Wildlife (ducks)

Group 3:

VOTES	ITEM NO.	ANSWER
6	1	Playground
5	2	Ducks & Geese (Wildife) and water feature
5	2	Sense of relaxation
5	2	Trees and the shade they provide

Group 4:

VOTES	ITEM NO.	ANSWER
13	1	The Playground
9	2	Seating
7	3	Water Feature
5	4	Flowers
5	4	Open Lawn

Summary Question 1

Community meeting 1 May 12, 2009

Community meeting 1 May 12, 2009

Kemp Mill Urban Park Community Workshop 1
Maryland - National Capital Park Planning Commission

VOTING SUMMARY
Question 2: What would you like to change about the park?

Group 1:

VOTES	ITEM NO.	ANSWER
14	1	Address the goose problem
9	2	Provide better play surfaces- rubber resilient play surfacing
6	3	Add more benches of better quality
6	3	Fix the drainage system
6	3	Repair existing and add more drinking fountains

Group 2:

VOTES	ITEM NO.	ANSWER
19	1	Replace water feature with a field
12	2	Expand playground area and change surface to recycled rubber
3	3	Provide more infant swings

Group 3:

VOTES	ITEM NO.	ANSWER
14	1	Clean the water feature/ Make more sustainable / Reduce pond size
8	2	Improve pollution/degradation of Sligo Creek
5	3	Address goose droppings

Group 4:

VOTES	ITEM NO.	ANSWER
18	1	Convert pond to a fountain (opportunity for interactive fountain)
8	2	Provide more play opportunities for younger children
7	3	Reduce or eliminate steps to improve accessibility

Summary Question 2

Kemp Mill Urban Park Community Workshop 1
Maryland - National Capital Park Planning Commission

VOTING SUMMARY
Question 3: What element should be added to the park?

Group 1:

VOTES	ITEM NO.	ANSWER
13	1	More playgound equipment (climbing types)
10	2	Equipment to maintain and enhance water quality
9	3	Landscaping

Group 2:

VOTES	ITEM NO.	ANSWER
16	1	More variety of playground equipment (climbing wall)

Group 3:

VOTES	ITEM NO.	ANSWER
7	1	More sustainable pond with plants
5	2	Larger playground
4	3	Playground equipment, located closer to parking

Group 4:

VOTES	ITEM NO.	ANSWER
12	1	Play areas for different aged kids, accessible play, more swings
7	2	Fence around the playground area
6	3	Green Park (Environmentally Sound)
6	3	Better surfaces (turf, paving, paths) so kids and others don't damage it playing

Summary Question 3

Public Meeting Two

On Oct 7, 2009 Public Meeting Two was held again at Kemp Mill Elementary School. After summarizing the previous citizen session, design team members presented plans and supporting illustrative images to show three design concepts described above, developed in response to staff team direction and earlier public feedback. Feedback is summarized in the attached published meeting minutes. The alternatives shown combined ideas voiced during the first public meeting in degrees of similarity to the existing park; one was very similar. Two included variations of similar elements utilizing different forms and locations. Three's program and forms were the largest departure from the existing site. Generally, there was very little support for concept three, which represented the greatest departure from the existing park design and removed the central water feature. Several specifically voiced strong opposition to inclusion of a 'skate spot' and indicated that a large lawn area might end up being used as a dog park.

There was wide positive response for Options One and Two. Some citizens, including many with younger children, supported Option Two because it showed the largest playground of the alternatives and expressed this component as their primary interest. A comparably large contingent voiced support for Option One because it preserved many mature trees and provided a relatively large water feature water feature that would have reflective qualities. These respondents stressed the naturalistic and unique features as their primary interest. At least two individuals commented that, based on the sometimes spirited discussion that occurred, it was important that the renovated park reflect the main interests of the neighborhood users over one particular point of view. Additional comments were provided in support of other design elements shown in Options One and Two, such as the continuous loop path. Other input requested details not necessarily discussed in the presentation, such as fencing around the playground and other features aimed at increasing parents' ability to survey their children using the larger play space.

Community meeting 2 October 12, 2009

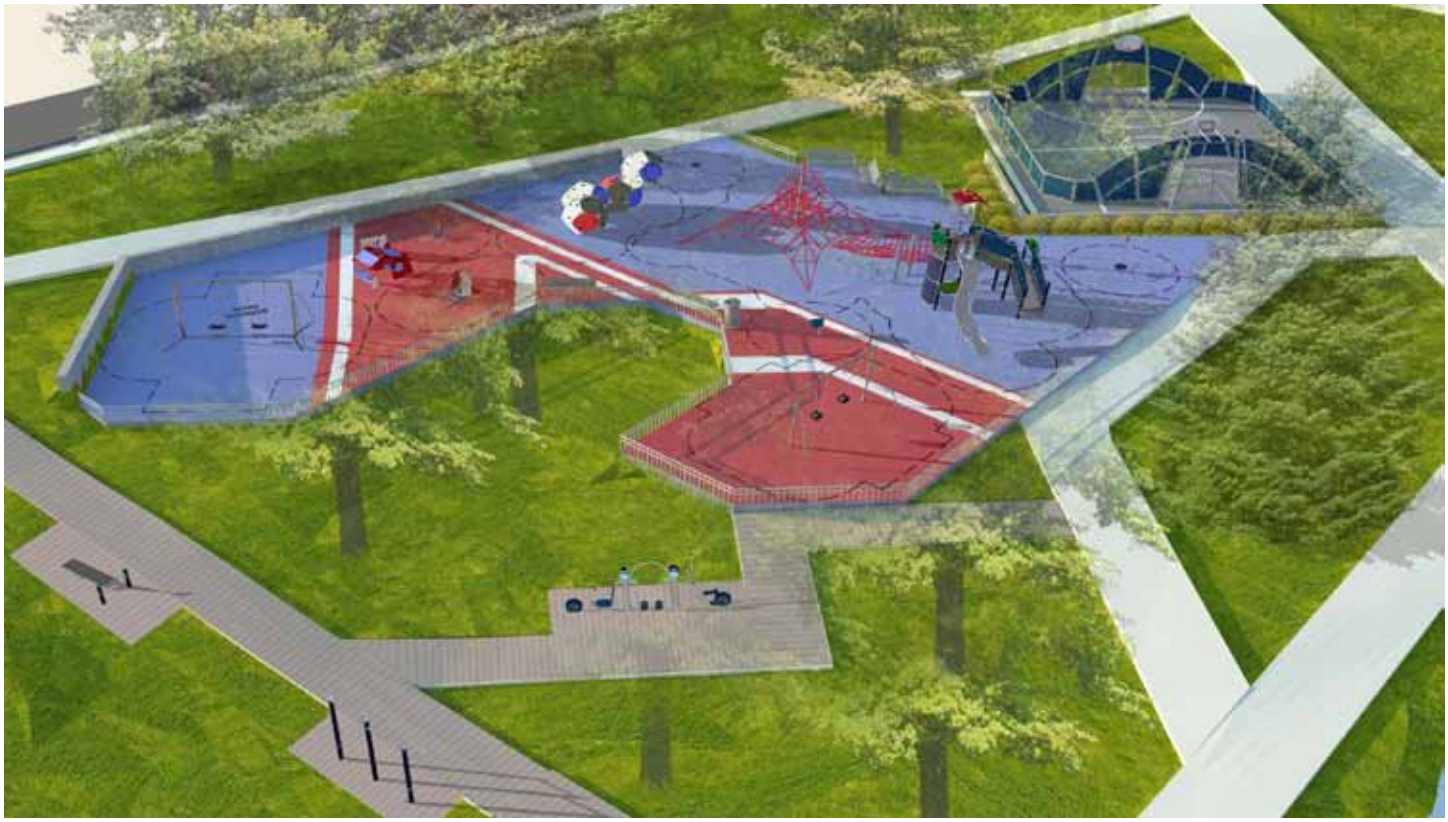
Option 4 Plan

Public Meeting Three

The final formal public outreach prior to the Planning Board meeting occurred at a meeting on January 12, 2011 at Kemp Mill Elementary School. This session was added to the schedule in order to present a draft of the preferred design. The design team's presentation included an overview of the entire project history, conceptual plan and a series of illustrative and detailed diagrams to thoroughly explain the concept. The major project elements were documented, showing how they originated from public feedback to the revised program of requirements, and then included as alternatives to the preferred plan.

Feedback was generally positive. Several individuals voiced appreciation for their belief that the community as a whole had been heard during the process and that the concept reflected a good balance of the most widely expressed perspectives. Comments were published on Montgomery County Parks' website, and are included in this report. Detailed comments supported features presented while others requested additional adjustments to the preferred plan, mainly with respect to expanding the playground further and adjusting the types of play equipment shown. Subsequent to this input the design team further revised the plan to show a more expanded playground with the removal of a small number of additional evergreen trees. Play equipment was revised to include a net increase in the quantities of the most popular elements currently in use, such as swings and monkey bars.

Even though the composition of the audience at each meeting varied, the overall themes of the comments were consistent throughout the process, reinforcing the idea that the community wants an improved version of the existing park with emphasis on a naturalized water feature and expanded playground. The citizens' input and support has been a valuable contribution to this facility plan process. There was also interest expressed by several individuals in volunteering to help keep the park clean and questions regarding how the park would continue to be maintained until it is redeveloped.



Option 4 playground perspective

Option 4 site perspective

9. Interest Group and Agency Input

Few facility plans receive as thorough and detailed staff team vetting as did Kemp Mill Urban Park. Team meetings were held before and after each public session, and separate meetings were held to review specific park elements, including the Sustainable Sites Initiative application, the size and operation of the water feature, and a review of goose reduction strategies. Summaries of meetings and copies of correspondence are included in the appendices.

Few county parks include a manmade water feature requiring a recirculation system and more frequent maintenance inputs. Throughout the process, maintenance and operations staff was consulted so that the final system represents the simplest approach to providing the type of feature desired by the public. Similarly, goose exclusion measures were reviewed by outside experts GeesePeace and The Humane Society of the United States before being included in the final facility plan.

Division of Highway Services, Montgomery County Department of Transportation

Park staff met on site with Field Operations staff from the Montgomery County Department of Transportation (DOT) and a maintenance contractor on September 23, 2010 to address the clogged stormwater sewer line at Kemp Mill Shopping Center that conveys drainage from Arcola Avenue and the park through the shopping center. Short term maintenance was performed to clear the line. In a follow-up meeting held on February 23, 2011, and in subsequent written correspondence with the Chief of Field Operations, DOT agreed to take maintenance responsibility of the storm drain system from the inlets on Arcola Avenue through the park and shopping center to the point of outfall, provided the park project rebuilds the storm drainage line from the park through the shopping center and upgrades it to county standards and the Kemp Mill Shopping Center grants a maintenance easement.

Kemp Mill Shopping Center

Park staff held multiple meetings to discuss stormwater maintenance concerns and plans for the renovated park with Joseph Della Ratta, owner of the Kemp Mill Shopping Center. Mr. Della Ratta agreed in a meeting on August 3, 2011 to allow the Department of Parks to upgrade the existing stormwater drainage line through his property and to grant a ten-foot wide maintenance easement to the Montgomery County Department of Transportation for future maintenance of the line. He also agreed in correspondence on March 9, 2011 to allow two of four lanes of the shopping center driveway (which is on park property) to be reduced by 1-1/2 feet, for a total reduction of 3 feet of paving. This would allow for an existing sidewalk to be widened to comply with the Americans with Disabilities Act with no impact to critical root zones of adjacent large trees in the park. He also requested that No Parking signs be installed on both sides of the driveway.

Arts & Humanities Council of Montgomery County

On May 10, 2011, park staff presented the project to the Public Arts Trust Steering Committee of the Arts & Humanities Council of Montgomery County as a potential candidate for public art. Given the parks' central location in the community, high level of use and high visibility, the Public Arts Trust supports the inclusion of public art in this project.

The Humane Society of the U.S.

On February 25, 2011, Maggie Brasted, Director of Urban Wildlife Education and Research for the U.S. Humane Society reviewed the draft design plans and provided detailed recommendations on Canada Goose control methodology. These recommendations are grouped into categories of water feature edge treatment, water feature shape and size and other site design strategies.

A primary design consideration in deterring goose populations is the edge treatment of the water feature. Geese prefer a clean edge with clear views to and from the water. Maggie approved of the proposed design's use of taller vegetation and boulders lining the water feature edge as an effective method of deterring geese. It was mentioned however, that care should be taken so as to not create new nesting sites within the proposed boulders. There have been cases of geese nesting in rip-rap in some area parks.

Modifying the shape and layout of the water feature from one large, to three small water features was noted as potentially reducing the geese's sense of comfort on the water, specifically if this site is used as a night-time roost. Reducing the overall water volume would be a deterrent as well, and combined with the modified layout of the water features will result in a generally less attractive

water feature to the geese.

Other site design considerations were to generally increase the amount of understory vegetation which would include shrubs, taller grasses, perennials and evergreens. Geese avoid sites with this type of vegetation for it decreases sight lines and provides coverage for predators. Generally decreasing mowed turf areas would also discourage geese, for young grass shoots are a preferred food source. It was mentioned that evaluating the various use areas of the park for levels of geese tolerance may provide instances where geese may actually be accepted. For example, by acknowledging that geese may still reside within the park, despite the new water feature edge and vegetation, a preferred access point can be designed into the water feature edge. By doing so, it may be possible to retain geese primarily in one section of the park. This section would deliberately be far from the playground and walkways, and other areas where geese and their droppings are not tolerated.

10. Recommended Plan

The recommended plan is a combination of Options One and Two which received the most favorable feedback when presented to community members at the second public meeting. A third public meeting was created specifically for the purpose of presenting a draft of the recommended design and collecting additional community feedback. In general, the design of the recommended plan can be attributed directly to public preferences which were voiced at the three different community meetings and the numerous emails received. Although the public expressed some conflicting attitudes towards certain elements within the park, there was a concerted effort made to weigh all opinions shared and to integrate as many of the elements desired by the public to the fullest extent possible.

The final concept enhances a few key elements of the park. First, current users of the park expressed a great appreciation for the play areas of the park and voted for increasing the size of the current area as well as increases in the quantities of play equipment. Therefore, in the recommended plan, the playground area is expanded and updated to include not just additional play structures for children of various ages, but also increased quantities of the most popular play equipment such as monkey bars and swings. Second, there was great attention paid to the water feature. While many within the community valued the water feature and the geese which it attracted, many others voiced concern over the perceived health hazards of the water feature and found the geese to be a nuisance. It was determined that the numerous water feature maintenance issues, to include the large goose population and potential health hazards, stem from the design of the water feature itself and that modifications to the water feature would satisfy these concerns, while still retaining the water feature for which many in the community had grown fond. The final design concept enhances the pond form with a more sinuous and self-sufficient water feature, focusing on improving opportunities to interact with the water's edge. Third, the recommended plan addresses circulation and safety. There were multiple opportunities where the design of the park could better accommodate a diverse population through greater accessibility such as ramps, seating and more adequate lighting. Lastly, a key goal of the design was to provide for integration of sustainability in the renovation of the physical systems which would allow park users to be an active component of the park's long term success. Much consideration has been given during the design development to potentially enroll the project in the Sustainable Sites Initiative (SITES), a landscape based system comparable to the U.S. Green Buildings Council's Leadership in Energy and Environmental Design (LEED) program. In addition, the design provides for public art as a focal element so that the park, with its plantings, large shade trees and renewed water feature, is above all a beautiful landscape for the benefit of the community.

Proposed plan aerial view

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The Water feature

The proposed water feature design includes three irregularly shaped pools connected by two weirs. The plan reflects a 40 percent reduction in water surface area from the existing water feature.

To achieve the goals of improved biological function, water quality, and reduced maintenance, the renovated feature is inherently more complex than the existing non-functioning one. The schematic diagram of the hydraulic function on p. 51 identifies key and new-to-site features being provided to create a more attractive and lower maintenance facility. These include filtration and recirculation, biological provisions, and physical separation.

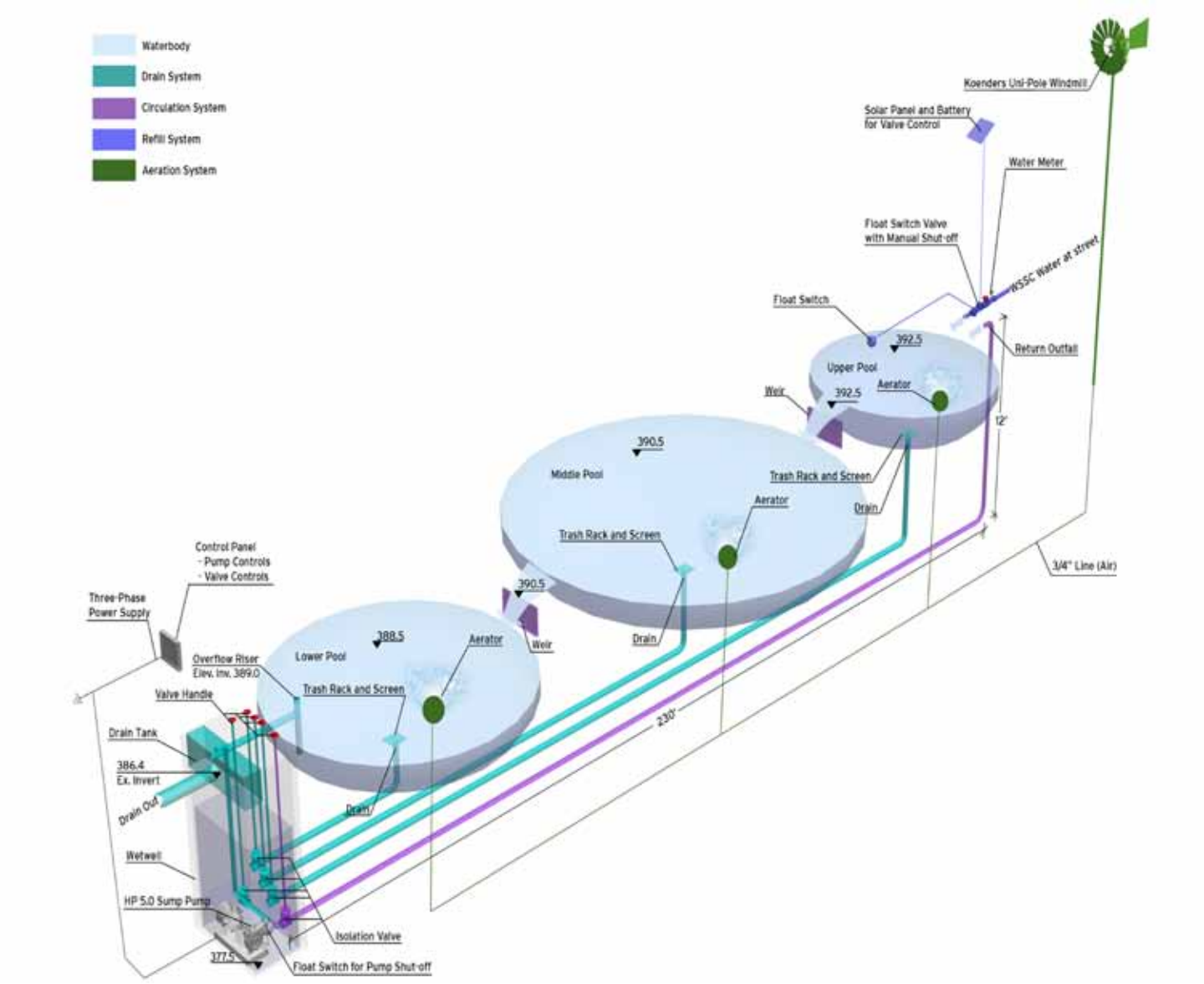
Aerial view of the water feature

Mechanical Operation

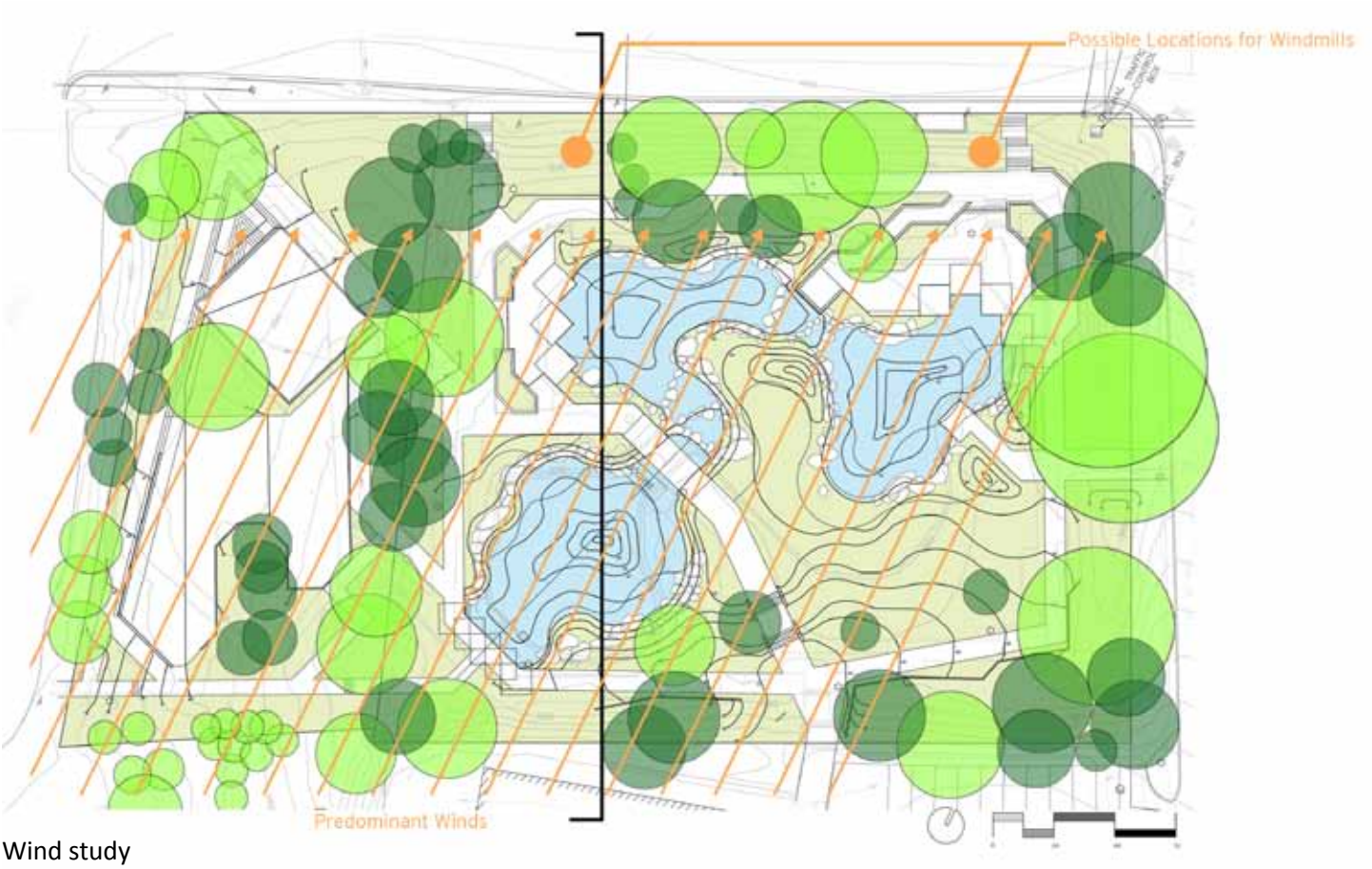
Under normal operation water in the redesigned water feature continuously recirculates through the entire system. Stone weirs provide two feet of vertical elevation change between each pool and allow for a compartmentalized system. Several new components allow for more reliable operation and more efficient maintenance activities to reduce down time during outages.

A wet well (vault) approximately 4' by 6' in area replaces the existing under-performing outfall structure at the water feature's lowest pool. Below the surface the well is connected to all three pools and the renovated outfall pipe that connects to the existing storm drainage network. When periodic water draw-down is necessary the pump and upstream valves are operated to divert water into the storm system. To prevent flooding the outfall pipe invert is high within the wet well and an overflow riser is concealed in the lowest pool, both allowing water to flow directly into the storm system in the event of an emergency. Also, an extensive team study determined that reusing draw down water as well as capturing drainage from Arcola Avenue via a cistern and filters would be prohibitively expensive and would lead to excessive loss of existing trees on site.

Piping and valve controlled drains allow each pool to be drained independently to their lowest floor elevation. This will allow for maintenance on separate components without shutting the entire system down as happens in the existing feature. The upper two pools contain a trash rack and metal screen directly above their drain structure. The lowest pool is directly connected to the nine-foot deep wet well and separated by trash rack and a 3 by 3" metal screen to block large debris. A manhole and ladder for access into the enclosure is concealed beneath a section of removable decking at the pool's overlook –



Hydrology diagram



Wind study

when access is needed the overlook is closed and fenced off from visitors. The wet well houses a heavy-duty submersible wastewater pump utilized for returning water to the upper pool via piping. This pump features a variable speed drive to maximize life and efficiency and automatically shuts off under low-flow conditions to prevent damage. The pump is remotely monitored and controlled by a sophisticated above ground central control. Once setup this system sends real-time notifications about performance and alerts to maintenance staff offices and wireless devices off-site.

The pools require filling initially and following periodic draw-down of selected pools. Because of water loss to evapotranspiration (ET), make-up water is regularly needed to maintain minimum levels in each pool. Both of these activities are accomplished via a float switch valve. This valve includes manual shut-off and is solar powered with bypass to connect to the electrical grid when needed. Water depths could be changed by adjusting the float valve. The existing site does not include a dedicated meter or backflow prevention device. The redesigned water feature connects through a backflow preventer and new WSSC water meter tapping into existing lines along Arcola Avenue and providing water service within the park.

Maintenance and Operation

In winter freezing would typically be limited to pool surface edges and the pump could continue to operate provided the pipes were not obstructed. To prevent pipe breakage the pump control is equipped with an accessory module that automatically shuts off at a pre-determined temperature which would likely be around 30 degrees Fahrenheit. Primary maintenance access to the pools is recommended via the deck overlooks which are fixed but removable by staff as needed where ladders can be connected to their metal frame. Routine maintenance activities can be performed from the feature perimeter via devices stored on site with long reaching pole arms. Larger periodic maintenance activities can access the water through landscape areas which should be maintained at water's edge to maximize visitor safety and goose deterrence.

The water feature has been designed to reduce the level of maintenance required with the existing water feature.

ESTIMATED MAINTENANCE ACTIVITIES								
			EXISTING PARK			RENOVATED DESIGN		
ITEM	TASK	IN-HOUSE COST PER HOUR	HOURS PER TASK	FREQUENCY OF TASK PER YEAR	LABOR COST SUBTOTAL	HOURS PER TASK	FREQUENCY OF TASK PER YEAR	LABOR COST SUBTOTAL
	REVISED AUGUST 16, 2011							
H	**WATER FEATURE MAINTENANCE**							
	Pools							
H1	- Drain pool, remove muck, inspect & clean screens / rack	$31.38	80	2	$5,020.80	25	0.2	$156.90
H2	- During pool cleaning, inspect clay liner	$31.38	0	0	$0.00	4	0.1	$12.55
H3	- Water quality testing	$31.38	1	12	$376.56	1	4	$125.52
H4	- Apply aquatic herbicide / algacides only if necessary	$39.80	0.5	12	$238.80	0.5	2	$39.80
H5	- Innoculate with beneficial bacteria	$39.80	0.5	6	$119.40	0.5	1	$19.90
H6	- Skim floating debris	$31.38	3	48	$4,518.72	1.5	48	$2,259.36
H7	- Repair emergent containerized plantings	$34.40	0	0	$0.00	4	2	$275.20
H8	- Visually verify aerator operation (at surface)	$31.38	0	0	$0.00	0.25	24	$188.28
H9	- Inspect recirculation piping outfall	$31.38	0	0	$0.00	0.25	24	$188.28
H10	- Inspect outfall and overflow at lower pool	$42.00	0.25	24	$252.00	0.25	24	$252.00
H11	- Inspect float switch at upper pool	$42.00	0	0	$0.00	0.25	24	$252.00
	Wildlife Management							
H12	- Draw down pool, Remove fish	$31.38	80	2	$5,020.80	12	0.5	$188.28
H13	- Goose nesting inspection and management	$39.80	1	12	$477.60	1	12	$477.60
	- Goose excrement cleanup	$31.38	3	52	$4,895.28	0.25	52	$407.94
	Pump & Vault							
H14	- Disable pump, drain / vacuum vault, inspect, wash screens	$31.38	0	0	$0.00	4	1	$125.52
H15	- Winterize pump* Nov 1 (same steps as above item)	$31.38	0	0	$0.00	4	1	$125.52
H16	- Grease aerator pole (windmill)	$31.38	0	0	$0.00	2	1	$62.76
H17	- Inpsect battery and panel for solar valve control	$39.50	0	0	$0.00	1	1	$39.50
H18	- Replace pump ***	$39.50	0	0	$0.00	4	0.1	$15.80
	SUBTOTAL				**$20,919.96**			**$5,212.71**
	Capital cost - recirculation pump, Ebara 100DLMFU				$0.00		***	$450.00
	Operation cost - pump electricity, year-round (5hp max. estimated), PEPCO, 2011 rates				$0.00		per year	$5,054.00
	Operation cost - each initial fill from potable main every 5 years, WSSC, 2011 rates				$700.00		**	$776.00
	Operation cost - pond makeup water (1/2" avg. ET loss / day), WSSC, 2011 rates				$6,180.00		per year	$6,180.00
	SUBTOTAL				**$6,880.00**			**$12,460.00**
	TOTAL WATER FEATURE MAINTENANCE				**$27,799.96**			**$17,672.71**
I	**HARDSCAPE MAINTENANCE**							
	Interpretive Sign Panels							
I1	- Install replacement panels	$31.38	0	0	$0.00	2	0.1	$6.28
	Metalwork (Rails, Guards, Decking, Boardwalk):							
I2	- Inspect and spot repair damage	$31.38	0	0	$0.00	2	12	$753.12
I3	- Recoat all surfaces	$31.38	0	0	$0.00	8	0.1	$25.10
	Permeable Paving (unit pavers and playground surface)							
I4	- Remove surface debris (via backpack blower)	$31.38	0	0	$0.00	1	24	$753.12
I5	- Vacuum joints (via pipe from vacuum truck)	$31.38	0	0	$0.00	8	0.2	$50.21
I6	- Inspect and reset pavers and base as necessary	$42.25	0	0	$0.00	2	2	$169.00
I7	Concrete Paving and Walls							
I8	- Inspect for hazards, patch cracks as necessary	$42.25	4	2	$338.00	4	2	$338.00
I9	- Blow off surface	$31.38	1	24	$753.12	1	24	$753.12
	Wood (Existing Trellis, Bridge, and Gazebo)							
I10	- Inspect and repair decking, rails, and structural component	$31.38	1	12	$376.56	0	0	$0.00
I11	- Pressure Wash decking and rails	$31.38	2	1	$62.76	0	0	$0.00
I12	- Seal decking and rails	$31.38	4	1	$125.52	0	0	$0.00
	- Repair / Replace Gazebo shingles	$31.38	8	0.1	$25.10	0	0	$0.00
	Site Furnishings (Trash, Recycle, Tables, Chairs, Drink Ftn, Bollard)				$0.00			
I13	- Inspect for damage, repair as necessary	$31.38	2	1	$62.76	2	1	$62.76
I14	- Empty trash and recycle receptacles as necessary	$31.38	0.25	104	$815.88	0.25	104	$815.88
I15	- Litter removal from non-pond areas	$31.38	1	48	$1,506.24	1	48	$1,506.24
I16	- Inspect play equipment for damage, repair as necessary	$31.38	2	12	$753.12	2.5	12	$941.40
I17	- Raking of playground wood fiber	$31.38	0.5	12	$188.28	0	12	$0.00
	Site Lighting (Path 10' ht, tree uplights - all LED)							
I18	- Inspect operation	$31.38	0.25	24	$188.28	0.25	24	$188.28
I19	- Relamp as needed	$31.38	8	1	$251.04	4	0.1	$12.55
	SUBTOTAL				**$5,446.66**			**$6,375.06**

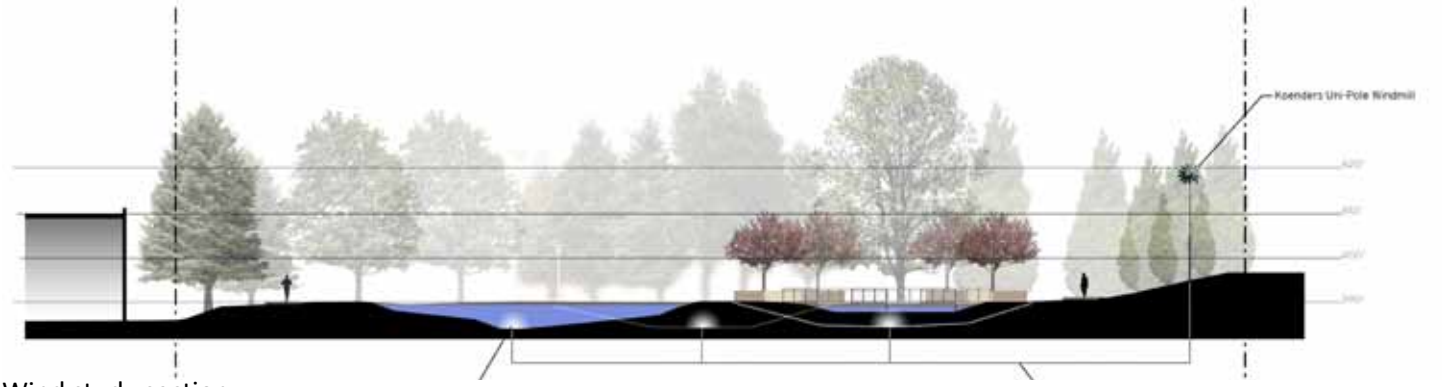
Maintenance cost comparison between existing and recommended park

ESTIMATED MAINTENANCE ACTIVITIES								
			EXISTING PARK			RENOVATED DESIGN		
ITEM	TASK	IN-HOUSE COST PER HOUR	HOURS PER TASK	FREQUENCY OF TASK PER YEAR	LABOR COST SUBTOTAL	HOURS PER TASK	FREQUENCY OF TASK PER YEAR	LABOR COST SUBTOTAL
J	**LANDSCAPE MAINTENANCE**							
	Turf							
J1	- Mow lawn (2800 SF) (3x/mo, 9 mo)	$31.38	5	28	$4,393.20	1	28	$878.64
J2	- Aerate	$34.40	20	1	$688.00	4	1	$137.60
J3	- Herbicide	$39.80	10	4	$1,592.00	2	4	$318.40
J4	- Fertilize	$34.40	10	2	$688.00	1	2	$68.80
	Meadow							
J5	- Mow each spring	$31.38	0	0	$0.00	2	1	$62.76
J6	- Inspect and remove invasive weeds	$31.38	0	0	$0.00	2	24	$1,506.24
J7	- Overseed any bare areas until well germinated	$34.40	0	0	$0.00	1	1	$34.40
	Trees and other plantings							
J8	- Arborist inspect new trees for disease and insect issues	$47.35	0	0	$0.00	1	2	$94.70
J9	- Arborist inspect mature trees for disease, insect, structural	$47.35	1.5	2	$142.05	1	2	$94.70
J10	- Prune trees as per arborist report	$34.40	8	2	$550.40	8	2	$550.40
J11	- Cambistat, pesticide, other tree applications as per arborist	$39.80	2	2	$159.20	2	2	$159.20
J12	- Selective shrub pruning for health and shape	$34.40	8	2	$550.40	8	2	$550.40
J13	- Winter cut back / divide perennials	$34.40	2	1	$68.80	4	1	$137.60
J14	- Remove spent perennial flowers	$31.38	1	8	$251.04	2	8	$502.08
J15	- Weed removal	$31.38	2	24	$1,506.24	2	24	$1,506.24
	SUBTOTAL				**$10,589.33**			**$6,602.16**

Maintenance cost comparison between existing and recommended park

WATER FEATURE MAINTENANCE				$27,799.96			$17,672.71
HARDSCAPE MAINTENANCE				$5,446.66			$6,375.06
LANDSCAPE MAINTENANCE				$10,589.33			$6,602.16
TOTAL				**$43,835.95**			**$30,649.93**

Total Maintenance Cost Comparison



Wind study section

Biological System

The existing concrete lined water feature has extremely low biological value. Because of the very shallow water depth very high temperatures prohibit beneficial plant and small organism survival much of the year, which would otherwise provide oxygenation and nutrient breakdown that are critical to a healthy stream ecosystem. The keys to success with the redesigned feature are providing for water aeration, increasing water depth to provide stratification that supports a range of microorganisms, adding emergent plants to process nutrients and oxygenation, and reduce goose populations which contribute to poor water quality.

The foundation of the redesigned water feature is a 24 inch thick natural clay liner. This minimizes water lost to ground exfiltration and allows flexibility for a range of maintenance activities while maintaining structural integrity. The water feature profile incorporates several safety features while providing for the necessary increased depth in limited central areas. The entire water perimeter has a minimum 12 foot wide shallow (12 inch) shelf before depths increase to a maximum of 48 to 60 inches in the center. Above the water is a continuous barrier: each overlook has a 42 inch non-climbing guardrail and a mixture of 18 to 24 inch high boulder and shrub plantings surround the balance of the edge in addition to the aquatic plants along the shelf. These barrier layers serve to both prevent human accidents. They also are designed to create high level of discomfort for Canada Goose, which prefer to leave bodies of water on foot with high visibility to elements that could hide predators – the existing site has few such objects. In addition to the edge condition, other passive features designed to discourage nuisance geese are smaller and irregularly shaped bodies of water and greatly reduced areas of open lawn where they prefer to feed.

Oxygenation of the water is provided from three main sources: water falling over stone weirs and across stream runs, wind driven from a decorative 25 foot mill that forces air through six submerged porous stones, and by the emergent plantings. These pockets of aquatic plants grow in water from 0 to 12 inches deep and provide shade and food for desirable small organisms like mallards, beneficial insects, and crayfish.

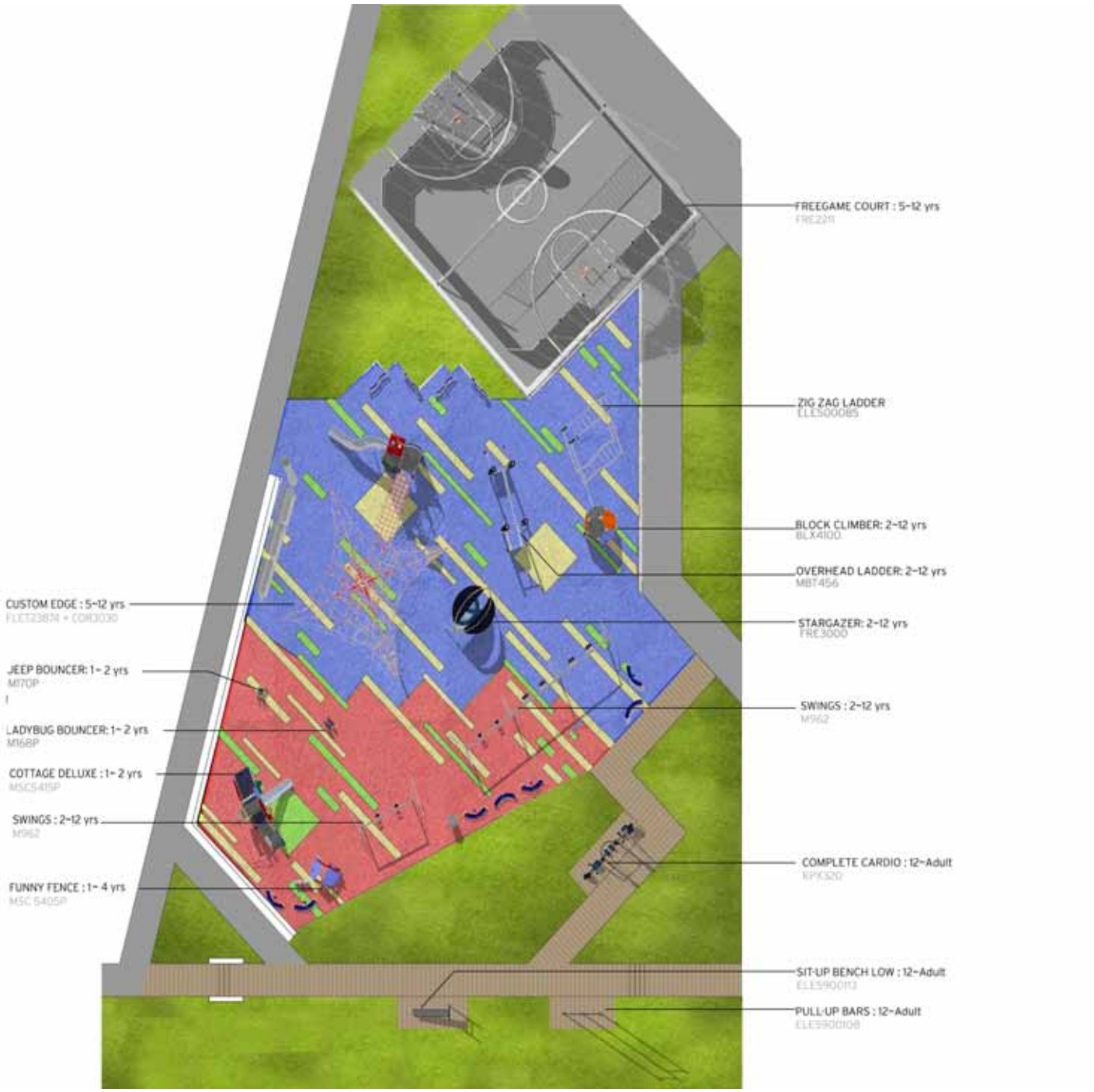
Playground and Play Opportunities

The proposed playground is significantly larger than the existing one on site. The play opportunities have been organized in order to place the youngest children the furthest from surrounding roads. All play areas are surrounded by four-foot high ornamental fencing. Equipment has been selected to address a variety of physical and developmental abilities and support a large number of children during peak times. Play focal points have been provided in several large components, supported by smaller pieces and spring rockers. The number of swings has been increased beyond that on the existing site. Consumer Product Safety Commission (CPSC) regulations for play design, which include buffers around elevated equipment, are reflected in the design. Play pieces are organized for children by age group, ranging from 2 to 5 years, 5 to 12 years, and teenagers. A multi-purpose court that can be configured for a variety of active play types from basketball to tennis and soccer is located along the main path running from the northeast corner from Arcola Avenue into the site. This element is expected to be used mostly by older children but can be used by anyone.

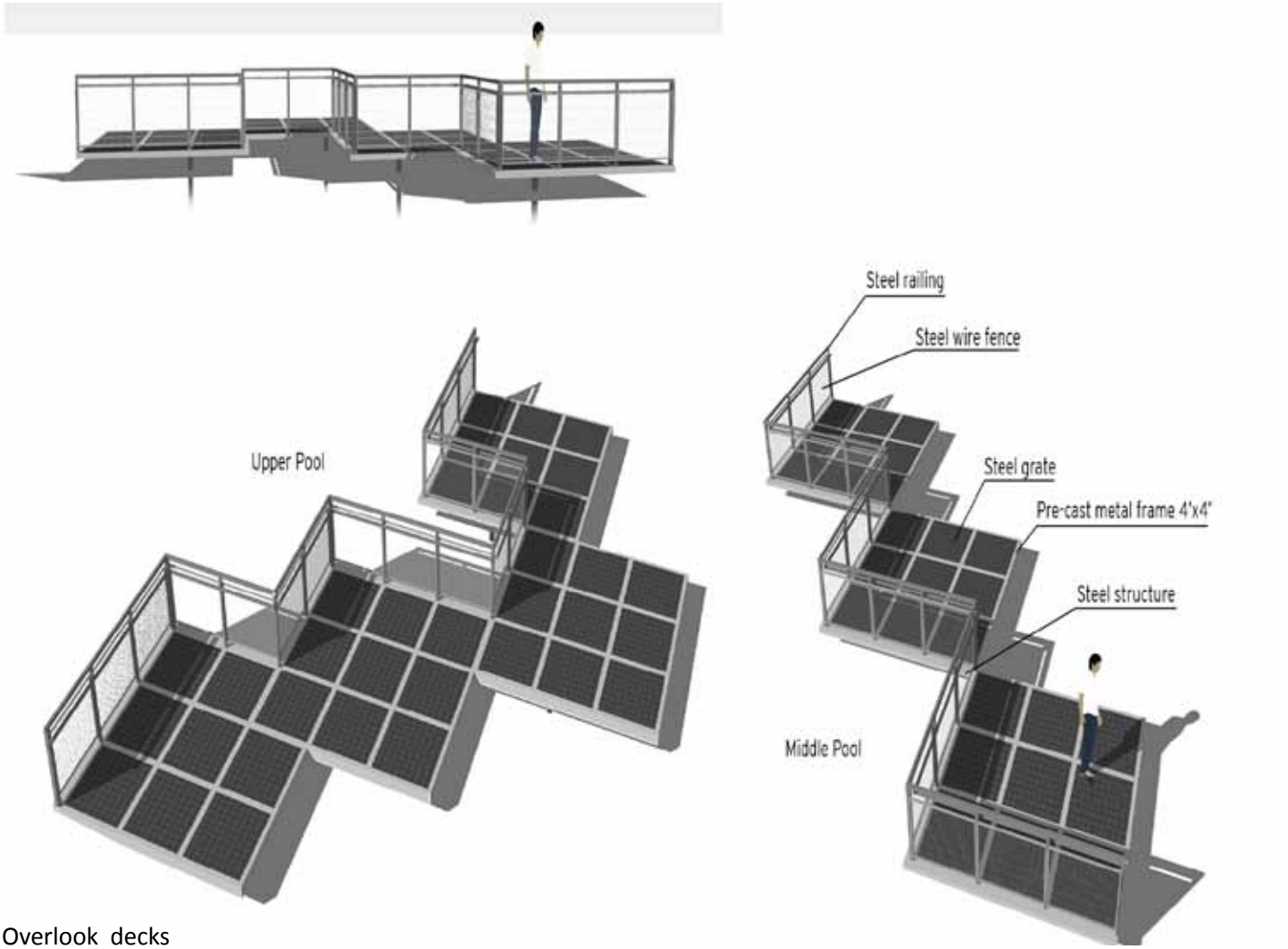
A resilient, porous play surface is proposed throughout the play equipment areas. This material is made from safe metal-free recycled rubber so it is more durable than fiber (mulch) style surfacing and does not require routine raking to maintain a level surface. While it has a very high rainfall infiltration rate, annual vacuuming is recommended to maintain a high flow rate. This resilient surface material allows for virtually unlimited color range and design. For the renovated playground, we have recommended a simple but interesting pattern. Complimentary color fields (homogeneous mixes with dark pieces) are shown to resist a dirty appearance while supporting imaginative play.

While opportunities for children's play have been a main priority of this process, a range of passive and active activities for older park users have also been considered in the recommended design. In addition to improving universal accessibility at entrance points and making walkways compliant with the Americans with Disabilities Act, the existing circulation pattern on the site has been enhanced. The pathways now provide a continuous loop that allows visitors to walk around the site perimeter. Adjacent to the playground, in order to allow the trees to remain with minimal disturbance, an elevated walk has been introduced. At three points along this portion active trail stations allow users an opportunity to stretch and improve strength and flexibility. Two consolidated lawn areas allow some informal active recreation like Frisbee throwing in addition to more passive activities like picnicking. The upper pool overlook, the largest seating area, includes tables with built-in chess boards and suitable also for other games popular in many urban parks. For a small site, the renovated design provides many play activities.

Playground perspective



Playground plan



Overlook decks

Other Site Amenities

As described above, the proposed design identifies several distinct sitting areas that allow for small and larger groups to get together and use the park in different ways that suit them. The largest space is provided at the overlook for the upper pool. A continuous guardrail along the water's edge supports several interpretive signs that encourage users to read and think more about sustainable features of the water feature and site. Portions are made of metal decking to allow sunlight to the water below - plants can grow near the deck softening its appearance and bringing a greater sense of connection to the water. The center pool has a smaller overlook replacing existing stairs that lead into the water. This centrally located area is south-facing. This orientation provides the best opportunity for solar collection panels on top of a trellis structure to power a small number of path lights. The lowest pool also has an overlook area. Being the furthest from Arcola Avenue and the most intimate feeling, the sounds of the waterfall and the replacement trellis structure overhead would help create a unique place within the park. In addition to these areas, there is a seating area near the northeast entrance that includes tables for picnicking and recycling containers. The playgrounds also include a large number of benches for the many expected users. Benches generally will be provided at a range of heights to allow for users of different ages and mobility levels.

The electricity generated from the trellis structures can be stored in batteries and used to power LED pole-mounted lights along the main walkway through the site. Though the park is closed dark, residents frequently use the walk as a convenient connection to the shopping center so fixtures would be pedestrian scaled and allow for security level lighting only. To maximize power collected, lights would be on at minimal levels and brighter levels activated by motion sensors as visitors approach them.

Walkway width ranges from 6 to 10 feet depending on its hierarchy in the site. The central paths leading from Arcola Avenue at the north east and from Lamberton at the south are widest to allow maintenance vehicle access. Wider areas at nearby path intersections would allow them to turn around. Bollards that can be laid down at these two access points prevent unwanted vehicles from

entering the park at other times.

Existing Lamberton Drive, which currently has two inbound lanes and two outbound lanes will continue with the same configuration after the redevelopment of the park. Lamberton Drive will be re-striped however to include 10.5 foot wide and 12 foot wide inbound lanes and 10.5 foot wide and 12 foot wide outbound lanes to allow for the expansion of the existing sidewalk to six feet on the north side of Lamberton. New curbs will be installed along the north side of Lamberton and the expanded sidewalk will improve access to and around the park as desired by M-NCPPC. A new access ramp will be constructed at the intersection of Lamberton Drive and Arcola. No functional changes are proposed to Lamberton Drive or the adjacent traffic controls as the lane configuration will remain the same. There is no indication that the existing traffic or pedestrian controls are inadequate.

Stormwater Management

No stormwater quality management exists in the park's current condition. The proposed redevelopment is designed using Environmental Site Design criteria per the Maryland Stormwater Design Manual and Montgomery County Stormwater Regulations and in compliance with the Stormwater Management Act of 2007. The stormwater management system has been designed to meet these criteria to the Maximum Extent Practicable (MEP) with the intention of maintaining the existing drainage patterns as much as possible, while improving water quality by adding stormwater quality facilities to the existing site condition.

The site consists of one drainage basin with one offsite discharge point to the west. The existing drainage basin will be maintained in the post development condition. Portions of the site will drain to three bioretention areas and a poured in place pervious surface playground that will provide the required environmental site design volume (ESDv) for the site. The poured in place playground surface will provide infiltration in the same fashion as pervious pavement. The remaining areas will continue to runoff into the updated water features and will discharge through an outfall structure and to the west.

The Montgomery County Soil Survey indicates that the onsite soils are Hydrologic Group B. However, the attached geotechnical report indicates that much of the existing park is fill. Based on this and the on-site infiltration tests, the soil present at the site should be considered Hydrologic Group C.

The site will be graded to allow for ADA accessible pathways, to maintain several of the large existing trees and to provide positive drainage to the stormwater management facilities and to the water feature. Elevated walkways will be utilized in areas near the proposed playground to meet these goals as it was a high priority to Parks to keep as many of the mature trees as possible in the redevelopment.

A Sediment Control Permit will be required from Montgomery County Department of Permitting Services (MCDPS) and a Notice of Intent will be required from the Maryland Department of Environment prior to any land disturbing activities. In addition to those permits, a final Forest Conservation Plan will also need to be approved by the Maryland-National Capital Park and Planning Commission, a service connection permit from WSSC for the new water service, a retaining wall permit for the on-site retaining walls, a work in public space permit from MCDPS for all work in the public right-of-way and a building permit for the proposed structures onsite. Additional permits may be required as a result of the final design of the park and should be evaluated during the design process.

11. Agency Approvals

The Stormwater Management Concept (SWM) was submitted to Montgomery County Department of Permitting Services on March 29, 2011 and assigned a SM number of 239875. The SWM Concept was approved on June 20, 2011.

M-NCPPC Environmental Planning – A Natural Resources Inventory/Forest Stand Delineation Plan (NRI/FSD,) 420111340 was prepared by staff and approved on May 16, 2011 by the Environmental Planning Division. The Environmental Planning reviewer determined that a preliminary Forest Conservation Plan (FCP) was required because the park is greater than 40,000 square feet, specimen trees and a portion of forest stand exist within the park boundary, and impacts to two specimen trees and a portion of the forest stand are anticipated. A preliminary FCP was prepared and submitted in June 2011 and is currently under review.

Maryland Department of the Environment (MDE) – The Kemp Mill Park water feature is identified on the National Wetland Inventory Map for Montgomery County, Maryland, as a palustrine, unconsolidated bottom, permanently flooded, excavated (PUBHx) wetland. However, this feature is not likely to be jurisdictional because it is a man-made water feature in uplands (and as such is an isolated water feature and not jurisdictional under US Army Corps of Engineers standards) and has no vegetation or hydric soils (two of the three mandatory criteria for a wetland). A Nontidal Pre-Application # AI 134649 was submitted with MDE for assessment of jurisdictional relevancy of the water feature. On June 24, 2011, MDE responded and assessed that this water feature is nontidal and would not be under state jurisdiction.

Interagency Wetlands Coordinating Committee (WCC) – The purpose of this group of wetland agency representatives is to review wetland impacts and to provide avoidance and minimization recommendations early in the development process. Early correspondence with one WCC reviewer suggested that the proposed design would likely be perceived as an improvement to the quality of the system and therefore would not likely trigger the need for WCC review. Based on the assumption that the current water feature is not a regulated wetland system, as described above, and on the fact that the proposed design is aimed at enhancing the water feature to include a natural substrate and functioning ecology, further coordination with the WCC is likely unnecessary. In an effort to confirm this, the WCC referred this project to the Maryland Department of the Environment (MDE), who, in a letter on June 24, 2011 (refer Agency Approvals section), determined the existing concrete lined non-wetland water feature would not be regulated. MDE referred the project to the US Army Corps of Engineers (USACE) who, based on limited information, requested clarification before providing any determination of the existing water feature's status.

Based on the following excerpt from the Clean Water Act (CWA):

The following aquatic areas are generally not protected by the Clean Water Act:

- *Artificial lakes or ponds created by excavating and/or diking dry land and used exclusively for such purposes as stock watering, irrigation, settling basins, or rice growing;*
- *Artificial reflecting pools or swimming pools created by excavating and/or diking dry land;*
- *Small ornamental waters created by excavating and/or diking dry land for primarily aesthetic reasons;*

It is reasonable to expect that the existing water feature is an "aquatic area generally not protected by the CWA" and therefore non-jurisdictional. However, in order to verify the water feature's status a determination and any possible subsequent Jurisdictional Delineation (JD) by USACE is necessary. Because the time frame for construction of this project is currently unknown and any determination is accepted by USACE for a period of five years, a formal determination was determined not most beneficial at this time and has not yet been applied for or received. We recommend this be undertaken at some point in the future prior to or concurrent with the final design and construction phase for the park renovation.

12. Conclusion

In conclusion, Kemp Mill Urban Park, although suffering from a lack of regular maintenance, is an extremely popular and heavily used park within a densely developed area. Recognizing that major updates to the infrastructure of the park were needed, a project to redesign the park was initiated. Due to the fact that this high-use park is a focal point within the surrounding community, great care has been taken during the design process to involve the local community members and allow multiple forums for the public to voice their thoughts and concerns. The intent of public participation is that by engaging the local community, not only will the new park design include the elements sought after by the public, but that the long term success of the park will be ensured by a community who feels a sense of ownership over the park. Over the course of multiple well-attended public meetings and emails collected over a period of two years, many opportunities for public involvement were given. These opportunities included voting on favorite park elements, selecting preferred design options, reviewing and providing feedback on the recommended design scheme and simply providing general comments via emails on the potential park redesign. All of the public's comments were heard and great care was taken to integrate these comments within the park design.

The types of features and amenities within the recommended design scheme are commensurate with the nature of an urban park of this type. Considering that this is a high-use park in an urban area much thought has been paid to issues of circulation, accessibility and user safety. Also significant, was the attention given to the potential application for the Sustainable Sites Initiative (SITES) the landscape equivalent to the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) program. In addition, the design provides for public art as a focal element so that the park, with its plantings, large shade trees and renewed water feature, is above all a beautiful landscape for the benefit of the community.

Appendix Table of Contents

A. Cost Estimate

1. Cost Estimate Chart

ITEM NO.		ITEM	SUBITEM	QUANTITY	UNIT	UNIT COST (Materials & Installation)	SUBTOTAL	TOTAL COST
		SITE PREPARATION AND DEMOLITION				SUBTOTAL		**$246,891**
		Mobilization		1	LS	$30,000.00		$30,000
		Construction Stakeout		1	LS	$10,000.00		$10,000
		Maintenance of Traffic		1	LS	$10,000.00		$10,000
		Geotechnical Inspections/Certifications		1	LS	$15,000.00		$15,000
1		Removal of Road Materials						$4,460
	1		Curb & gutter	44.00	LF	$5.40	$238	
	2		Curb & gutter	252.00	LF	$5.40	$1,361	
	3		Saw cut	16.00	LF	$16.63	$266	
	4		Saw cut	252.00	LF	$10.30	$2,595	
2		On-site Concrete Recycling (Mobilization & Use)						$34,537
	1		On-site recycling equipment mobilization	1.00	LS	$14,624.79	$14,625	
	2		On-site aggregate recycling equipment	841.02	CY	$23.68	$19,913	
3		Tree Protection	Eros/prot/cntrl tree protection inst & rem, maint by super's helpe	1.00	LS	$50,000.00		$50,000
4		Clearing & Tree Removal						$6,041
	1		Demo tree	22.00	EA	$28.97	$637	
	2		Clear	2.03	AC	$2,661.87	$5,404	
5		Removal of Park Materials						$75,632
	1		Demo asphalt paving	165.78	SY	$9.09	$1,508	
	2		Demo pond floor	2,365.33	SY	$10.00	$23,650	
	3		Demo walkways	1,760.22	SY	$9.00	$15,840	
	4		Demo storm structure	2.00	EA	$160.79	$322	
	5		Demo water feature wall	840.00	LF	$14.32	$12,026	
	6		Demo bridge	1.00	EA	$11,853.78	$11,854	
	7		Demo railroad tie wall	636.00	LF	$1.01	$643	
	8		Demo fencing	64.00	LF	$2.58	$165	
	9		Demo concrete stairs	684.00	LF	$2.16	$1,474	
	10		Demo planter boxes	3.00	EA	$212.44	$637	
	11		Demo pergola and gazebo	1.00	EA	$1,108.41	$1,108	
	12		Demo playground equipment, etc	1.00	LS	$5,000.00	$5,000	
	13		Relocate site light and pole	1.00	LS	$649.16	$649	
	14		Gravel	50.42	CY	$3.31	$167	
	15		15" CMP	78.00	LF	$4.27	$333	
	16		15" HDPE	60.00	LF	$4.27	$256	
6		Disposal of Materials Off-Site						$11,221
	1		Dump truck	21.61	EHR	$66.58	$1,439	
	2		Dump fees	75.65	CY	$129.31	$9,782	
		SEDIMENTATION & EROSION CONTROL				SUBTOTAL		**$0**
		See Percentage of Construction Cost at End of Estimate						
		EARTHWORK				SUBTOTAL		**$45,778**
1		Strip & stockpile topsoil (12")	Topsoil, strip & stockpile	377.41	CY	$9.30		$3,510
2		Excavation/Cut	Cut directly to fill	861.00	CY	$4.50		$3,875
3		Excavation/Fill						$23,110
	1		Borrowed fill, purchase	574.00	CY	$29.28	$16,807	
	2		Borrowed fill, from off-site	574.00	CY	$10.98	$6,303	
4		Fine Grading	Final grade & shape over entire lot	11,000.00	SY	$1.10		$12,122
5		Spread stockpiled topsoil (12")		245.31	CY	$5.87		$1,439
6		Spread imported topsoil (12")	Borrowed fill, place + cmpct	574.00	CY	$3.00		$1,722
		STORMWATER MANAGEMENT				SUBTOTAL		**$361,813**
1		Structures						$15,168
	1		Precast overflow box	1.00	EA	$5,095.27	$5,095	
	2		Perforated PVC rain leaders	551.00	LF	$5.79	$3,190	
	3		Clean out	26.00	EA	$198.58	$5,163	
	4		Tie-Into existing	5.00	EA	$343.97	$1,720	
2		Pipes						$22,002
	1		10" PVC	80.00	LF	$52.91	$4,233	
	2		15" HDPE	156.00	LF	$55.00	$8,580	
	3		Trench drain inlet	12.00	LF	$431.14	$5,174	
	4		Gravel bedding□backfill & tamp	43.43	CY	$30.79	$1,337	
	5		Excavation	124.07	CY	$21.58	$2,678	
3		Bioretention Facilities	Bio-retention Basins (3 in mulch, 48 in media soil, 6 in sand, 12	3.00	EA	$40,000.00		$120,000
4		**Offsite Structure Replacement**						$204,643
	1		18" RCP- Demo and replace at adjacent Shopping Center	850.00	LF	$108.40	$92,140	
	2		Storm Drain inlet	5.00	EA	$4,000.00	$12,000	
	3		Continuous 10' repave at pipe and shopping parking	1,120.00	SY	$76.34	$85,503	
	4		Outfall replacement	1.00	EA	$15,000.00	$15,000	

ITEM NO.		ITEM	SUBITEM	QUANTITY	UNIT	UNIT COST (Materials & Installation)	SUBTOTAL	TOTAL COST
		UTILITIES				SUBTOTAL		**$104,054**
1		Water Service (lines, meters, fittings & valves, etc.)						$79,093
	1		WSSC Meter and Tie-in	1.00	LS	$45,726.79	$45,727	
	2		WSSC System Development Charge	1.00	LS	$203.00	$203	
	3		Service pipe w/excavation	110.00	LF	$33.47	$3,682	
	4		Drinking fountain	1.00	EA	$3,000.00	$3,000	
	5		Drinking fountain piping	395.00	LF	$18.19	$7,184	
	6		Ball valve	1.00	EA	$21.90	$22	
	7		Pond Fill piping	160.00	LF	$33.47	$5,356	
	8		Vault	1.00	EA	$10,778.46	$10,778	
	9		Switched Valve	1.00	EA	$455.50	$456	
	10		Float switch and support wiring	1.00	EA	$1,071.47	$1,071	
	11		Meter	1.00	EA	$968.10	$968	
	12		Back flow preventer	1.00	EA	$302.33	$302	
	13		Tie-Into existing	1.00	EA	$343.97	$344	
2		Electric Service (line, conduit, transformers, etc.)						$24,961
	1		Electrical Panel and stand	1.00	EA	$8,189.93	$8,190	
	2		90-100 AMP 3-#2/1-#8 wire Sgl. Circuit 1-1/4" cond. 3 pole	340.00	LF	$19.20	$6,529	
	3		Disconnect 3 pole non-fused std.	1.00	EA	$242.18	$242	
	4		Provide grid connection and switching for solar and wind compo	1.00	LS	$10,000.00	$10,000	
		VEHICULAR PAVEMENT				SUBTOTAL		**$23,441**
1		Roads (Lamberton Drive)						$16,745
	1		Public R.O.W.	190.67	SY	$54.46	$10,384	
	2		Mill and replace paving	83.33	SY	$76.34	$6,362	
2		Curb & Gutter						$6,000
	1		CG-6	240.00	LF	$20.00	$4,800	
	2		CG-6	60.00	LF	$20.00	$1,200	
3		Paving Specialties						$696
	1		Milling 1"	190.67	SY	$3.50	$667	
	2		Prep and clean pavement	190.67	SY	$0.15	$29	
		PEDESTRIAN PAVEMENT & HARDSCAPE				SUBTOTAL		**$934,235**
1		Walls (CIP Concrete with precast cap)						$112,199
	1	CIP Foundations and Reinforcement	Wall footers - rebar	1.00	LS	$26,681.00	$26,681	
	2	Backfill Interior	Int backfill by conc sub using onsite earth materials	35.10	CY	$17.54	$616	
	3	Foundation Formwork	Formwork footings Cont wall footings	1.00	LS	$4,858.00	$4,858	
	4	Foundation Placement	Place con't exterior wall footings	83.57	CY	$141.93	$11,860	
	5		Place step ftg	16.00	CY	$141.93	$2,271	
	6	Foundation Accessories	Accessories misc	1.00	LS	$26,097.00	$26,097	
	7	CIP Foundation Wall Placement	Place walls	153.34	CY	$169.23	$25,949	
	8	Pumping & / or Mechanical Placement	Pumping premium per CY	153.34	CY	$16.94	$2,597	
	9	CIP Foundation Wall Finishing	Rub/Fill and Inspect walls	4,140.12	SF	$0.36	$1,481	
	10		Finish tops of walls	1,046.26	LF	$1.44	$1,505	
	11	Special Foundation Items	Accessories misc	1.00	LS	$8,283.00	$8,283	
2		Concrete Sidewalk & Steps (width varies)						$317,480
			Concrete Sidewalk (5" thick, tinted)	19,635.00	SF	$8.00	$157,080	
			Steps (tinted concrete, 15" tread, 5" riser)	80.00	LF	$130.00	$10,400	
			Allowance for pavement material upgrade	1.00	LS	$150,000.00	$150,000	
4		Precast Concrete (Wall Caps)						$37,271
	1	Fabrication arch fob jobsite	PC Wall Copings 3" Tapered 1.33' wide	716.87	SF	$29.14	$20,890	
	2		PC Wall Copings 2 1/4" Tapered 1' wide	383.00	SF	$24.52	$9,390	
	3		Skateboard Deterent	118.86	EA	$58.82	$6,991	
5		Boardwalk (Modular Decking @ Pond & Elevated Walk)						$222,110
	1		Columns	3.86	TNS	$3,985.92	$15,376	
	2	Framing	Perimeter frame	5.98	TNS	$3,985.92	$23,849	
	3		Cross member	28.32	TNS	$3,985.92	$112,892	
	4		Panel frame&support	4.45	TNS	$3,897.87	$17,361	
	5		Decking	1,440.00	SF	$36.55	$52,632	
6		Bridges (1 @ 12' x 49')		1.00	LS	$120,000.00		$120,000
7		Railings & Fencing						$109,055
	1		Wall mntd	48.00	LF	$40.00	$1,920	
	2		Flr mntd	101.50	LF	$50.00	$5,075	
	3		Decorative	314.00	LF	$90.00	$28,260	
	4		Decorative	192.00	LF	$90.00	$17,280	
	5		Decorative	78.00	LF	$90.00	$7,020	
	6		Decorative	550.00	LF	$90.00	$49,500	
8		Permeable Conc. Unit Pavers						$16,119
	1		B1-4"x 8"	2,093.50	EA	$2.60	$5,451	
	2		B2-4"x 8"	2,634.10	EA	$2.56	$6,756	
	3		No. 1 Stone	129.34	TNS	$19.40	$2,509	
	4		No. 57 Stone	44.15	TNS	$19.40	$856	
	5		No. 9 stone	28.54	TNS	$19.18	$547	
		RECREATION FACILITIES				SUBTOTAL		**$523,812**
1		Playground						$366,104
	1	Equipment	Kompan	1.00	LS	$250,000.00	$250,000	
	2		Freight for Kompan	1.00	LS	$5,665.66	$5,666	
	3		Big Toys	1.00	LS	$8,233.38	$8,233	
	4		Freight for Big Toys	1.00	LS	$712.67	$713	
	5	"Duraplay" Play Ground Surface	Resilient rubber play surface	1.00	LS	$88,289.00	$88,289	
	6		No. 1 Stone	507.50	TNS	$19.40	$9,843	
	7		No. 57 Stone	173.25	TNS	$19.40	$3,360	
		Fitness Equipment						$25,492
	1		Kompan	3.00	EA	$8,497.38	$25,492	
2		Multi-Use Court (System for Bball, Tennis, and others)						$132,215
	1		Freegame (Kompan) court	1.00	LS	$132,215.41	$132,215	

ITEM NO.		ITEM	SUBITEM	QUANTITY	UNIT	UNIT COST (Materials & Installation)	SUBTOTAL	TOTAL COST
		STRUCTURES				SUBTOTAL		**$418,861**
1	1	Trellis (to match Modular Decking)						$56,612
	2	Column Supports	Columns	3.47	TNS	$4,384.51	$15,230	
	3	Framing	Perimeter frame	3.30	TNS	$4,287.65	$14,149	
	4		Cross member	4.69	TNS	$4,384.51	$20,546	
	5		Panel frame&support	0.68	TNS	$4,287.65	$2,916	
	6		Roof decking- stressed skin double panel flat roof	25.92	TNS	$21.63	$561	
	7	Mineral surface roll roofing	SBS-modified bitumen, Flintlastic	1,440.00	SF	$0.60	$860	
	8		Add for mopping in 30-pound hot asphalt	1,440.00	SF	$0.21	$308	
	9	Flashing & sheet metal	Mtl drip edge preformed .032 alum mill finish	480.00	LF	$4.25	$2,042	
2		Pond Construction (Structure, Vault, Pump, Piping)						$328,649
	1		Clay	1,251.85	CY	$1.75	$2,188	
	2		Landscape Boulders	1,002.00	TNS	$168.26	$168,593	
	3		Core Trench Clay pond	1,251.85	CY	$40.91	$51,209	
	4		Wet vault	1.00	EA	$11,039.75	$11,040	
	5		New overflow box	1.00	EA	$5,095.27	$5,095	
	6		Circulation Pump Piping	235.00	LF	$98.40	$23,125	
	7		Pond Drain piping	440.00	LF	$88.76	$39,053	
	8		Pond Drain / circulation control valve	5.00	EA	$279.68	$1,398	
	9		Valve handle extension	5.00	EA	$241.20	$1,206	
	10	Pond Circulation	Aeration pump w/ valves	1.00	EA	$5,091.48	$5,091	
	11		Aeration diffuser	6.00	EA	$107.78	$647	
	12		Aeration diffuser line- weighted	400.00	LF	$2.64	$1,055	
	13		Pond Drain body w/trash rack	3.00	EA	$676.76	$2,030	
	14		Circulation Pump and controller	1.00	EA	$16,918.91	$16,919	
3		Pond Maintenance						$33,600
	1		Post construction pond maintenance	24.00	MO	$900.00	$21,600	
	2		Develop training video and maintenance manual	1.00	LS	$12,000.00	$12,000	
		SITE AMENITIES & FURNISHINGS				SUBTOTAL		**$442,045**
1		Signage						$49,447
	1		Kiosk	2.00	EA	$14,532.36	$29,065	
	2		Interpretive panel signage	6.00	EA	$3,000.00	$18,000	
	3		Park entrance sign	2.00	EA	$1,191.11	$2,382	
	4		Educational material production (non-permanent)	0.00	LS	$12,000.00	$0	
2		Lighting (Solar powered LED 12' path type)						$128,049
	1		LED Luminare including Photovoltaic panel, Batteries, battery e	8.00	EA	$10,789.91	$86,319	
	2		Light Control Timer with Manual Override	1.00	EA	$15,000.00	$15,000	
	3		Light Post	8.00	EA	$1,735.77	$13,886	
	4		Pole base	8.00	EA	$365.61	$2,925	
	5		PVC Sch 40 cond 1" thru 1-1/4"	490.00	LF	$2.31	$1,133	
	6		Trenching	830.00	LF	$10.59	$8,786	
3		Lighting (Accent for pond weirs, park signs, sculptures)						$17,000
			Submersible luminaire	10.00	EA	$700.00	$7,000	
			Stake mount uplights	20.00	EA	$500.00	$10,000	
4		Site Furnishings						$67,549
	1		Bike rack	2.00	EA	$2,200.00	$4,400	
	2		Waste cntnr	5.00	EA	$2,000.00	$10,000	
	3		Recycle Container	2.00	EA	$1,500.00	$3,000	
	4		Benches	16.00	EA	$2,200.00	$35,200	
	5		Tables	6.00	EA	$800.00	$4,800	
	6		Chairs	24.00	EA	$256.21	$6,149	
	7		8" Bollards	4.00	EA	$1,000.00	$4,000	
5		Bus Shelter		1.00	LS	$30,000.00		$30,000
6		Upgraded Materials Allowance/Public Art		1.00	EA	$150,000.00		$150,000
		LANDSCAPING				SUBTOTAL		**$290,718**
		Sod	Certified sod	278.00	SY	$6.00		$1,668
		Off-Site Reforestation/Afforestation	Planting and Maintenance	0.46	AC	$20,000.00		$9,200
2		Shade Trees (define size)		11	EA	$1,000.00		$11,000
3		Ornamental Trees (define size)		24	EA	$1,000.00		$24,000
4		Maintenance	Post construction landscape maintenance in park	24.00	MO	$645.21		$15,485
5		Shrubs (3-5 gal.)		710	EA	$55.00		$39,050
6		Groundcovers/Perennials/Grasses (1 gal.)		2,000	EA	$20.00		$40,000
7		Emergent Plantings						$11,136
	1		Type EM-1	1.00	Group	$7,669.77	$7,670	
	2		Type EM-2	1.00	Group	$3,465.87	$3,466	
8		Mulching (beds, 3" depth)		2,681.00	SY	$9.00		$24,129
9		Meadow (plugs)		5,510	SF	$5.00	$27,550	$27,550
11		Soil Preparation & Amendments		87,500.00	SF	$1.00		$87,500

	AS-BUILT DRAWINGS (For SWM, underground utilities, bridge footings)		1	LS	SUBTOTAL $35,000.00		**$35,000**
	CONSTRUCTION SUBTOTAL						**$3,426,646**
	SEDIMENTATION & EROSION CONTROL (5% of Construction Subtotal)						**$171,332**
	CONSTRUCTION CONTINGENCY (30% of Construction Subtotal plus Sed & Erosion Control)						**$1,079,394**
	CONSTRUCTION TOTAL						**$4,677,372**
	LAND COSTS (Utility/Trail/Grading Easements, Purchase)			LS			$0
	DESIGN CONTRACT WITH CONTINGENCY (15% of Construction Total)						$701,606
	STAFF CHARGEBACKS FOR DESIGN (20% of Design Contract with Contingency)						$140,321
	CONSTRUCTION MANAGEMENT & INSPECTIONS (4% of Construction Total)						$187,095
	TOTAL PROJECT COST						**$5,706,394**

B. Agency Approvals

1. NRI/FSD

2. Wetland Delineation

3. Stormwater Management

MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

May 16, 2011

Montgomery County Department of Parks
c/o C.J. Lilly
9500 Brunett Avenue
Silver Spring, MD 20901

Dear Mr. Lilly:

This letter is to inform you that Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) 420111340, Kemp Mill Urban Park, is approved. A forest conservation plan can now be submitted to the Development Activity and Regulatory Coordination Division.

Since the property is subject to the Montgomery County Forest Conservation law, there shall be no clearing of forest, understory, or tree removal on the subject site prior to the approval of a final forest conservation plan. If there are any subsequent modifications to the approved plan, not including changes initiated by a government agency, a separate amendment must be submitted to M-NCPPC for review and approval prior to the submission of a forest conservation plan.

If you have any questions regarding these actions, please feel free to contact Amy Lindsey at (301)495-2189.

Sincerely,

5/16/2011

X 

Amy Lindsey, Area 2 Planner

cc: 420111340
Kate Traut, Straughan Environmental – ktraut@straughanenvironmental.com

MARYLAND DEPARTMENT OF THE ENVIRONMENT
1800 Washington Boulevard □ Baltimore MD 21230
410-537-3000 □ 1-800-633-6101

Martin O'Malley
Governor

Anthony G. Brown
Lieutenant Governor

Robert M. Summers, Ph.D.

Secretary

June 24, 2011

Kate K. Traut

Straughan Environmental

10245 Old Columbia Road

Columbia, MD 21046

Re: Nontidal Pre-Application # AI 134649
Project: Kemp Mill Park
County: Montgomery

Ms. Traut,

On June 23, 2011, A pre-application meeting was conducted at Kemp Mill Park, 1200 Arcola Avenue, Silver Spring, Montgomery County, Maryland. The Nontidal Wetlands Division and Waterway Division of the Maryland Department of the Environment determined that the concrete lined ornamental pond would not be regulated by the State. Nontidal wetlands were not present onsite. The pond was located outside of the floodplain and no hydrological source was found. The source of water for the pond appears to be the fire hydrant located across the street used during yearly maintenance and precipitation.

An Army Corps of Engineers authorization may be required. If you have any questions in regards to Army Corps of Engineers authorization, please contact Ms. Maria Teresi via phone at 410-962-4501or by e-mail at Maria.Teresi@usace.army.mil.

If you have any questions regarding the above comments, please contact me via phone at 410-537-3788 or by e-mail at pcarlson@mde.state.md.us.

Sincerely,

Paula Carlson

DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Carla Reid
Director

June 20, 2011

Mr.Jason Azar, PE
Huron Consulting
20410 Century Blvd., Suite 230
Germantown, Maryland 20874

Re: Stormwater Management ***CONCEPT*** Request
for Kemp Mill Urban Park
Preliminary Plan #: NA
SM File #: 239875
Tract Size/Zone: 2.67 acres/C-1
Total Concept Area: 2.67 acres
Lots/Block: NA
Parcel(s): 136, N163 and 217
Watershed: Sligo Creek

Dear Mr. Azar:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via three bioretention areas and a pervious play surface.

The following **items** will need to be addressed **during** the detailed sediment control/stormwater management plan stage:

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.
4. Provide a profile to demonstrate that the new water feature will be excavated and not be considered a pond per MD-378 code.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is not required**.

C. Interest Group + Agency Input

1. Correspondence: Joseph Della Ratta, General Manager of Kemp Mill Shopping Center

2. Correspondence from U.S. Humane Society

3. Letters from Mid-County Citizens Advisory Board

KEMP MILL SHOPPING CENTER

January 7, 2011

Mr. CJ Lilly
M-NCPPC
Parkside Office
9500 Brunett Ave.
Silver Spring, MD 20901-3226

RE: Kemp Mill Urban Park

Dear Mr. Lilly:

We thank you and appreciate your visit to our office to review the Progress Concept Plan for the Kemp Mill Urban Park. As we indicated, your plan recognizes the recreational requirements of the community by enlarging the play surface areas and the passive use by retaining a good bit of the landscape and pool area for the remainder of the park. The plan also has significant grade revisions which will effectively eliminate the overflow pond condition which has damaged the medical buildings located at Kemp Mill Center. That particular problem was successfully addressed by the joint efforts of MNCPPC and Kemp Mill Center in repairing and adjusting the off site drainage for the park through the Kemp Mill Center land. We have enjoyed working with MNCPPC on this issue and applaud your continued attention to the Park facility.

I believe that it is necessary, however, for us to identify some of the difficulties that have been experienced by Kemp Mill Center as they relate to the vehicular ingress and egress and pedestrian traffic which relates to Lamberton Drive. A review of the history of constructing our drive might assist you in understanding our comments. Briefly, land area for Lamberton Drive was dedicated to MNCPPC in April 1969 and as grantor we reserved all the rights required to construct, maintain and control the use of the paved area between the public road, Arcola Avenue and the remaining shopping center land. Kemp Mill Center was required to install a traffic signal at the intersection with Arcola Avenue of the driveway access and to construct a sidewalk separating the park from the paved driveway as pedestrian access to the shopping center. Lamberton Drive was constructed as a 4-lane ingress and egress street and at the time of its construction in 1969, there were no improvements, constructed or planned, on the vacant land adjacent to Lamberton Drive.

Improvements were subsequently installed on the vacant land in two sections. The first section had its' access drive on Arcola Avenue which did not alter the use of Lamberton Drive. However, without requesting approval from Kemp Mill Center, the second phase of the improvements was constructed without Kemp Mill Center approval of a driveway access. Although "No Parking" signs were installed by Kemp Mill Center along Lamberton Drive, violation of that restriction many times reduces the capacity of Lamberton Drive to 3 lanes and causes egress problems for patrons of Kemp Mill Center. Also, patrons of the Temple freely walk along and across the paved area creating a dangerous traffic condition which needs to be addressed.

1370 LAMBERTON DRIVE – SILVER SPRING, MARYLAND – 20202
301-649-5500

We understand your plans include a proposal to enlarge the park area to eliminate 1 lane of Lamberton Drive and we must oppose that portion of the concept plan which will eliminate one of our access lanes into the Center. We don't believe the planning is sound to entertain that notion nor do we believe MNCPPC has the right to modify the ingress and egress drive without our approval.

This is possibly a sensitive area since it involves a third-party user of Lamberton Drive. We suggest that before any final approval of the concept plan is considered that the use and control of Lamberton Drive be clarified and further reviewed before any final plan concept is approved. By this communication, the owners of Kemp Mill Shopping Center request the plan be revised to retain the 4-lane access drive and the designations of No Parking or Standing along both sides of Lamberton Drive.

We stand ready to meet to discuss the plan and any modified use of Lamberton Drive and we sincerely hope the joint success achieved thus far will be repeated with this program.

Respectfully,

Kemp Mill Shopping Center Limited Partnership

Joseph M. Della Ratta
General Partner

1370 LAMBERTON DRIVE – SILVER SPRING, MARYLAND – 20902
301-649-5500

From: Stephanie Baumgartner [mailto:sbaumgartner@dricmc.com]
Sent: Tuesday, October 06, 2009 12:13 PM
To: Lilly, Clark
Cc: jdrcmc2@yahoo.com
Subject: Kemp Mill

October 6, 2009

C. J. Lily
Department of Park and Planning

Dear CJ;

We want to thank you for stopping by yesterday with the 3 proposed plans that are being considered for the park at Kemp Mill. As we stipulated, we will agree to any one of those plans that is voted and approved, although if the water (pond) is removed, we believe that it could present some danger if ball playing, etc. is allowed. (i.e. the ball going out on Arcola Road).

To summarize the concerns that exists, that need to be addressed and corrected before any plans are finalized are as follows:

1. The additional water coming from the right of way from Arcola Road and the Yeshiva is contributing to overflows and damage of the office suites and sidewalks to the suites that face the pond.

2. The pipe that was installed behind the shopping center to carry the pond water to our on site 27" drain needs to be addressed as the original installation of an 18" pipe is not sufficient to alleviate the water from the aforementioned locations.

We believe that this is a problem that needs to be addressed by the Yeshiva, Montgomery County and MNCPPC, hopefully, before winter weather sets in.

Sincerely,

Stephanie Baumgartner
Commercial Management Company
Property Manager
Phone - 301-649-5500
Fax - 301-649-7583

From: Joseph DellaRatta [mailto:jdrcmc2@yahoo.com]
Sent: Wednesday, March 09, 2011 3:01 PM
To: Lilly, Clark
Subject: Re: Letter to Mr. Della Ratta

Mr Lilly--Thank you for your letter explanation of the revisions that MNCPPC proposes for the paved area of Lamberton Drive. We appreciate your attention to our concerns about reducing the number of driving lanes from four to three and your suggestion to maintain the four lanes but reducing the width of two lanes by one and a half feet does seem to be an acceptable solution.

We still feel strongly that in the interest of safety that signs be posted on both sides of the entry road stating that no stopping or parking on the driveway is permitted. There have been a number of accidents that have been caused by stopped vehicles and it is imperative that four lanes of free flowing traffic be available at all times.

The three feet gained by the reduction will permit MNCPPC to expand the existing sidewalk by three feet and accomplish your goal. We offer that it would be less costly to expand the sidewalk on the Park side of the sidewalk and that action should not impact the root system of the trees you wish to save. With your plan a new radius curb at the entry and tearing out three feet of asphalt drive (maximum) will be necessary. This would be our prefernce and we ask you give it consideration before making a final decisiion.

The storm water resolution you and the County propose is acceptable subject to the easement documentation and plans for the new pipe installation being approved by us. We also would like to be reimbursed for the work we had to perform to repair and install the pipe and access drain at the rear of the CVS store which was caused by the debris received from the County and MNCPPC connecting to that pipe.

We believe that accomodation of the above requests into your plans will be both an improvement of your plan but also increase the auto and pedestrian safety. Hopefully, you and your co-planners will agree.

Sincerely,

Joseph M Della Ratta, General Partner
Kemp Mill Shopping Center Limited Partnership.

-----Original Message-----
From: Joseph DellaRatta [mailto:jdrcmc2@yahoo.com]
Sent: Monday, August 08, 2011 12:00 PM
To: Lilly, Clark
Subject: Kemp Mill Park

After we had our meeting, we had the drive area reviewed and find that the width at the intersection with Arcola Drive is fifty (50) feet and the width at the illegal drive entry to the adjacent religious property is fifty one (51) feet.

We believe your plan is to increase the width of the sidwalk from its' present three (3) feet to six (6) feet. We thought it would be acceptable to have a minimum eleven (11) foot wide driving lanes and that does appear to be easily done, but we have another suggestion to offer which is admittedly self serving but we believe is not unreasonable.

We ask that you consider adding the three (3) feet of paving you are taking away on the park side of the drive to the opposite side of the drive so we can maintain our current widths of driveway lanes. The paving will be within the property lines of the land we conveyed to MNCPPC at time of original construction.

Hopefully, this will be approved and we appreciate your approval of the posting of no parking or standing signs in the effort to reduce potential pedestrian and vehicular injury.

Thank you,

Joseph M. Della Ratta

From: Gibbs, Rob
Sent: Tuesday, March 01, 2011 9:26 AM
To: McManus, Patricia; Reid, Stephen; Ferrari, Kenneth; Lilly, Clark; Pedoeem, Mitra
Cc: Gibbs, Rob; Hench, John
Subject: FW: Kemp Mill proposed habitat changes

I took the plans for Kemp Mill to my contacts at the Humane Society and here is their response. They preferred to provide us with written comments instead of a meeting - they do a lot of travelling and felt this would be quicker. Can someone please pass this on to the contractors, I don't have their contact info.

I am going to check back with them on one other question that Ken received from a citizen about possibly draining the pond during the breeding season to reduce goose use. However, since the area doesn't seem to be used heavily as a nesting site anyway, I don't see where this would have much of an impact. Ken says that when the water is gone the geese are not around much but as soon as the water is there they return – even in mid-winter as long as the water is not frozen. It doesn't seem to be about nesting. I'll let you know if HSUS folks have any other thoughts on this.

Rob Gibbs
Natural Resources Manager
M-NCPPC Montgomery Co. Parks
301-962-1341

Please consider the Environment before printing this e-mail.

From: Maggie Brasted [mailto:mbrasted@humanesociety.org]
Sent: Friday, February 25, 2011 3:53 PM
To: Gibbs, Rob
Cc: John Hadidian; Lynsey White Dasher
Subject: Kemp Mill proposed habitat changes

It was nice to talk with you about Canada geese and the proposed re-design and new landscaping at Kemp Mill Urban Park. John, Lynsey, and I put our heads together over the landscape architect's drawings and offer these thoughts.

Buffer Around Water
The use of boulders and tall aquatic vegetation around the pond edge is right out of the manual. As you noted, geese (other than flightless goslings, perhaps) who really want to get over the boulders will do so. We would expect these elements at the pond edge to make the pond a bit less attractive to geese than the current continuous concrete lip. How attractive geese find the re-designed pond will be strongly influenced by other factors, especially what other elements attract them to this site and what other sites are available to them, as well as how strongly they are attached to this site by long occupation.

I think one useful thing that can be accomplished with these border elements would be to create preferred access points that the geese will use to haul out and enter. The areas nearest these access points will have more goose use than other areas. It may be feasible to manipulate the pond edge so, for example, the area nearest the playground is least accessible and therefore used less. (See below). Looking at the drawings, John and I both immediately assumed the geese will prefer to access the pond at the "corner" where the peninsula juts out (where the Upper Pool is closest to the Open Lawn, opposite side from the deck). Of course, we didn't consult the geese and they may actually prefer another point. It may be desirable to give them this access point rather than points where they'll leave more droppings on walks and/or the playground although problems with trampling vegetation and erosion may need to be considered.

Boulders in Narrow Channels
This looks like a good idea to deter geese from swimming readily throughout the three small ponds. Like the boulders on the pond edge, geese will be able to get over and/or around but will have to work harder to do it. And like the edge boulders, these may make the pond a bit less attractive than the current pond.

Pond Size/Shape
Reducing the volume of water surface will, of course, reduce the total area available to geese. Also, the use of three small pond should reduce their sense of safety on the water compared with a single body of water of the same volume. If the geese are using the site for a

night roost, these factors should be particularly important to consider. But even if they are not roosting here at night, less water and less security should reduce the overall attractiveness.

Elevated Decks
Putting the human foot-traffic on elevated decks that waterfowl can't ready hop up on from the water should make an improvement over at-grade walkways/platforms at the water's edge in terms of droppings on these surfaces. This seems like a good way to let people stand at the water's edge (as people are wont to do) without being right in the main goose haul-out/loafing/dropping zone. Attention would need to be paid to the height of the decks and of the water level to be sure they stay high enough above the water level that geese don't find the decks too convenient. Boat docks, for example, are frequently troubled by excess droppings from geese hauling out after roosting on the water at night. I don't know exactly how much height difference there needs to be to deter geese, but I assume it needs to be more than the typical boat dock. Black Hills has had this problem. They use simple string fences to keep geese off the dock and this works, but it's not very attractive.

Avoid creating nesting sites
As I mentioned in person, we've seen geese at The Rio who nest up under the elevated walkway. Care should be taken that the space under these elevated decks does not offer sheltered nesting sites.

It's great that the design does not include any islands. Geese may decide that peninsula, however, is the next-best nest site. And, we see geese nesting on rip-rap at many sites. There are a number of places where the use of boulders along the pond edge could create better nesting sites than the Park currently offers. If I were to look for nests at the site in the drawings, I would go first to the rip-rap on the point of the peninsula, then the rip-rap next to lower and middle ponds, then around the shoreline generally, and also under those decks.

Less Grass/Taller Grass
Reducing the total area in grass would reduce the amount of food. ANY other plants, other than lawn grass, would make the site less attractive by reducing food available. I think this new design actually increases the area in grass compared to the existing park.
For areas left in grass, taller grass that is less well-tended (less fertilized, watered, mowed) will have fewer of the preferred young shoots. Are there areas where human foot-traffic does not require manicured lawn? Could these areas be more naturalized? In particular, could the areas next to the water be planted in something other than grass and/or could the grass there be left taller and allowed to naturalize?

More Understory
Planting more shrubs, more evergreens, and generally closing sight lights should make geese feel less secure, so they may spend less time at this site. This may need to be balanced against human safety concerns. However, people are much taller than geese so closing low sight lines for geese may be possible while leaving open sight lines for people.

Harassment After Landscaping Installed
Another operational issue, starting some mild harassment as soon as the landscaping is installed could make a big difference in whether the geese return after the site is disturbed. Certainly they will go elsewhere while the park is reconstructed. If you don't want them back, start harassment before they re-adopt the site—as soon as the landscaping is in, as soon as geese are seen.

Limiting geese on playground
People have varying levels of tolerance for droppings, depending on how they want to use the surface. Droppings on the playground will almost certainly be less tolerated than droppings on the grass. I suggest the design specifically consider how to make the areas around the playground the most unattractive part of the site. Be particularly careful not to create a preferred access point to/from the water next to the playground, for one thing, and get rid of as much of the grass over on that side of the park as possible, for another, should be helpful. How about woodchips instead of grass over there?

Feeding
http://wheaton-md.patch.com/listings/kemp-mill-park
John found this. Click on the photos to see them up close. As you said, there's serious feeding. We would be happy to talk with you some more about discouraging feeding. All these comments about what makes a site more or less attractive needs to factor in ALL food sources. It won't matter if you remove all the grass if people are provisioning.

Maggie Brasted
Director, Urban Wildlife Education and Research
mbrasted@humanesociety.org <mailto:mbrastedl@humanesociety.org>
t 301.548.7753 **f** 301.258.3080
The Humane Society of the United States
2100 L Street NW Washington, DC 20037
humanesociety.org <http://www.humanesociety.org/> **/wildneighbors**
Join Our Email List <https://community.hsus.org/humane/join?source=gabhkl> Facebook <http://www.facebook.com/profile.php?id=6041057841> Twitter <http://twitter.com/HumaneSociety>

THE HUMANE SOCIETY OF THE UNITED STATES

MID-COUNTY CITIZENS ADVISORY BOARD

March 15, 2011

The Honorable Valerie Ervin
President, Montgomery County Council
100 Maryland Avenue
Rockville, Maryland 20850

Dear President Ervin:

On behalf of the Mid-County Citizens Advisory Board (MCCAB), I am writing to thank the Council and the Montgomery County Planning Board for moving forward with the process of renovating the Kemp Mill Urban Park. I reiterate the MCCAB's support for expediting the renovation of this park, which is a vital resource for the Kemp Mill neighborhood. Unfortunately, the park has significantly deteriorated since its construction in the 1960s. At a public meeting on January 12, 2011, consultants engaged by the Planning Board presented a recommended design concept for a park renovation to the Kemp Mill community. This design was based on input received from residents at two prior public meetings in 2009. Residents generally praised the recommended design but also offered substantive comments. The new design is meant to accomplish several goals, among them:

- Retain an open water feature in the park while discouraging geese from inhabiting the park,
- Expand the playground,
- Provide a continuous walkway through the park,
- Provide a lawn area outside the playground, and
- Provide a balanced program to serve all users.

We support the general direction of the design but would like to offer some technical comments:

- Although the playground area would be expanded from its current size, we are concerned that it will still be insufficient for the large number of families and children who use it. We urge the Planning Board to consider a larger expansion of the playground
- We recommend that the Planning Board develop a plan to maintain the pond's filter mechanism that will filter leaves, twigs, and aquatic vegetation.
- We recommend that the Planning Board develop a maintenance plan for cleaning the large quantity of trash that accumulates in the park on a regular basis; we are concerned that this trash could clog the water filters.

Mid-County Regional Services Center
2424 Reedie Drive • Wheaton, Maryland 20902 • 240-777-8100 • 240-777-8112 TTY • 240-777-8111 FAX
www.montgomerycountymd.gov/midcounty

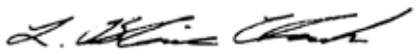
- We recommend that the Planning Board examine the environmental and health implications of using a recycled rubber surface for the playground in the renovated park. The MCCAB has previously expressed concern about the installation of artificial turf fields that include material from old rubber tires (see attached letter).

At the public meeting, Planning Board staff indicated that it would likely take between two and six years to complete the park renovation. Because of this lengthy timeframe, we urge the Planning Board to work with Montgomery County Government to improve the maintenance of the park until the renovation begins. Given the Planning Board's limited resources, staff could organize periodic community clean-up events to help maintain the park.

According to the Planning Board's website, the renovation design is currently being refined and will be presented to the Planning Board for approval in the summer or fall of 2011. We request that the Council communicate to the Planning Board our technical comments on the design and our support for moving forward with the renovation. Further, we encourage the Council to include funding for the park's renovation in the next Capital Improvements Program budget so that the renovation can begin as soon as possible.

The MCCAB has supported the renovation of the Kemp Mill Urban Park for several years (see attachments). We look forward to working with the Council on this issue. Thank you for allowing us the opportunity to share our views on the importance of renovating this park.

Sincerely,



L. Blaine Charak
Chair

Attachments

cc: Isiah Leggett, Montgomery County Executive
Françoise Carrier, Chair, Montgomery County Planning Board
Mary Bradford, Director, Department of Parks

MID-COUNTY CITIZENS ADVISORY BOARD

November 2, 2010

The Honorable Nancy Floreen
President, Montgomery County Council
100 Maryland Avenue
Rockville, Maryland 20850

Dear President Floreen:

On behalf of the Mid-County Citizens Advisory Board (MCCAB), I am writing to express the MCCAB's support for expediting the renovation of the Kemp Mill Urban Park. This park is a vital resource for the Kemp Mill neighborhood, yet it has significantly deteriorated since its construction in the 1960s. As recently described in the attached Wheaton Gazette article, the large concrete pond that covers much of the park has substantial drainage problems that lead to stagnant water, the accumulation of garbage and sediment, and periodic flooding (*Residents want makeover for Kemp Mill Park pond*, September 29). In addition, the park has other infrastructure problems such as cracked concrete walkways and entrances that are not accessible to people with disabilities.

We are pleased that the Montgomery County Planning Board has initiated a planning process to renovate the park, which included two community meetings with Kemp Mill residents in 2009. At the last public meeting in October 2009, Planning Board staff and contractors solicited input on three design concepts from residents and informed them that a single design would be proposed to the Planning Board in the spring of 2010. However, the renovation planning process has been delayed for reasons that have not been publicly communicated. According to the Board's website, a third community meeting was scheduled for the summer of 2010, but this meeting has not yet occurred. The website also notes that the Board will meet to approve the facility plan in the winter of 2010/2011.

We request that the Council communicate to the Planning Board our support for moving forward with the renovation design process without further delay. Further, we encourage the Council to include funding for the park's renovation in the next Capital Improvements Program budget.

The Honorable Nancy Floreen
President, Montgomery County Council
November 2, 2010
Page 2

The MCCAB has supported the renovation of the Kemp Mill Urban Park for several years (see attachments). We look forward to working with the Council on this issue. Thank you for allowing us the opportunity to share our views on the importance of renovating this park.

Sincerely,

L. Blaine Charak
Chair

Attachments

cc: Isiah Leggett, Montgomery County Executive
Françoise Carrier, Chair, Montgomery County Planning Board

Mid-County Regional Services Center
2424 Reedie Drive • Wheaton, Maryland 20902 • 240-777-8100 • 240-777-8112 TTY • 240-777-8111 FAX
www.montgomerycountymd.gov/midcounty

MID-COUNTY CITIZENS ADVISORY BOARD

January 13, 2005

Derick Berlage, Chairman
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Maryland 20910

Dear Chairman Berlage:

On behalf of the Mid-County Citizens Advisory Board I would like to strongly encourage the Board's consideration of expediting the renovations to Kemp Mill Urban Park. As you are well aware this park at one time won awards for its design as an urban oasis. Over the years maintenance of this park has disintegrated and the condition of the park has become an eyesore and a hazard to the community.

I have witnessed for myself the playground equipment in disrepair, the packs of vermin swimming in the pond in daylight hours, the fencing placed across the end of the steps leading to the parking lot of the shopping center in response to complaints about silt from the park running into the parking lot – making it impossible for people to push strollers and carriages into the shopping center from the park. Rather than being an area for the community to enjoy it has become a blemish for the neighborhood.

It is the Board's understanding that facility planning funding for this park is not scheduled until FY10. We strongly urge the Planning Board to seriously consider the disrepair of this former award-winning park and expedite the facility planning of the Kemp Mill Urban Park as soon as possible.

Sincerely,

Alec J. Stone
Chair

cc: Douglas Duncan, County Executive
Members, Montgomery County Council

Mid-County Regional Services Center
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D. Community Input

1. Public Meeting 1- May 30, 2009

2. Public Meeting 2- Octover 7, 2009

3. Public Meeting 3 - January 12, 2011

4. Citizen Correspondence

5. Local Paper Articles

PUBLIC NOTICE

COMMUNITY MEETING
Proposed Renovation of Kemp Mill Urban Park

Montgomery Parks, M-NCPPC invites you to participate in a meeting to determine future renovations for Kemp Mill Urban Park, located at the intersection of Arcola Avenue and Lamberton Drive in Wheaton.

This community meeting is the first step in facility planning for the park. The purpose of the meeting is to obtain your input and ideas. We will discuss site conditions, park activities and preliminary ideas for the park. Your input will be used to help us develop design options for the park, which will be presented for additional public review at a later date.

WHEN: **Wednesday, May 20, 2009**
TIME: **7:00 pm – 9:00 pm**
WHERE: **Kemp Mill Elementary School**
411 Sisson Street, Wheaton, MD

Directions: From Arcola take Lamberton four blocks East to Lovejoy, then take left onto Sisson to the school.

To submit written comments or for more information contact:

CJ Lilly
Landscape Architect/Project Manager
Montgomery County Department of Parks
9500 Brunett Avenue, Silver Spring, MD 20901
Email: Clark.Lilly@MontgomeryParks.org
Phone: 301-495-3589

LEWIS LANDSCAPE SCULLY ARCHITECTS GIONET

MEMORANDUM

TO: Clark Lilly, M-NCPPC

CC: Patricia McManus, M-NCPPC; Mark Gionet, Lewis Scully Gionet

FROM: Dave Norden, Lewis Scully Gionet
(703) 821-2045, x112

DATE: May 22, 2009

PROJECT: Kemp Mill Urban Park
LSG Job No: 28084.00

RE: Community Meeting – May 20, 2009; 7:30pm

On May 20, 2009, M-NCPPC and LSG held a community meeting at Kemp Mill Elementary School in Silver Spring, MD. A list of attendees is included at the end of this document. The following is a summary of concerns and other feedback from community members. Please notify the writer of any corrections or additions.

The community meeting convened at approximately 7:15pm with an overview of the Kemp Mill Urban Park Project and an introduction to the design team by project manager Clark Lilly, from M-NCPPC. Project Manager Dave Norden from Lewis Scully Gionet presented the site constraints and design analysis to the community group, which was followed by a workshop to generate ideas from community members.

The workshop began by breaking the audience into four facilitated groups using a ticket number that each attendee received at the sign- in table. Each participant was given a note card to record ideas on the following topics:

Question 1: What do you like about the existing Kemp Mill Urban Park?
Question 2: What would you like to change about the park?
Question 3: What new element should be added to the park?

The facilitator of each group subsequently recorded the answers on a large drawing pad where each group member voted on ideas they preferred. Once the items were streamlined within the individual groups, each appointed a representative whom presented their ideas to the assembly.

Individual group notes with voting statistics for the workshop are enclosed. Results are organized by question, with initial responses first, followed by a voting summary.

1919 Gallows Road, Suite 110, Vienna, Virginia 22182 • Tel. 703/821-2045 • Fax. 703/448-0597

Kemp Mill Urban Park Facility Plan

Community Input Forum

Procedures for Small Group Sessions

1. Go around the table and have each person give his or her name and briefly provide reasons for participating in the forum.

2. Explain the purpose and rules for the session:

   Purpose: "to solicit ideas for recreational use of the Kemp Mill Urban Park and issues that should be addressed in the Facility Plan"

   Rules:

   - "We are here to solicit every participant's ideas. Please respect others by giving them opportunity to explain their ideas without interruption.
   - Every idea is worth considering. Let's listen and evaluate each idea thoughtfully.
   - At the end of the small group session, you will be given the opportunity to express your opinions by voting on the ideas offered by members of the group. This will be a democratic process."

3. Hand out 3 x 5 cards. Ask each person to write down five ideas to provide input to the process. Give group five to ten minutes to do this.

4. Go around the room and have each person in turn read one of his or her ideas. Ask group members not to repeat an idea previously mentioned. Keep going around the room until the group runs out of new ideas. Write down each idea clearly, noting the name of the person who suggested it. Phrase the idea so that it is clear and concise. Use the newsprint paper and markers provided.

5. Ask the group if they have any questions about the ideas proposed. Allow the person who suggested the idea to clarify what it means.

6. Ask the group whether they think the list can be simplified. Can similar ideas be combined? Adjust the list to reflect these comments by determining consensus.

7. Give each person 7 stick-on dots. Let them vote on their favorite ideas by placing the dots next to the ideas. They can place more than one dot on an idea.

8. Tally the votes and determine the top five ideas of the group.

9. Dismiss the group for a 15 minute break. Instruct them to return to the large group meeting room by 8:45 p.m. Rewrite clearly the group's top five ideas in order of preference. You will present these to the large group when it gets back together.

10. Remember your job is to be a facilitator or moderator. You make it easy for group members to participate and provide their input. You do not try to influence the group's ideas with your own, though you should help them to clarify what they mean.

Kemp Mill Urban Park Community Workshop 1
Maryland - National Capital Park Planning Commission

INITIAL RESPONSES

Question 1: What do you like about the existing park?

Group 1:

VOTES	ITEM NO.	ANSWER
15	1	Overall layout and uniqueness of the park
11	2	The arbor area/gazebo area
8	3	The park accommodates multi-age groups
8	3	*The parks location*
6	4	The play area

Group 2:

VOTES	ITEM NO.	ANSWER
16	1	The playground area
9	2	Wildlife (ducks)
1	3	Shubbery
1	3	The water feature/pond
1	3	Park is place for respite
1	3	Benches
1	3	View from streets

Group 3:

VOTES	ITEM NO.	ANSWER
6	1	Playground
5	2	Ducks & Geese (Wildlife) and water feature
5	2	Sense of relaxation
5	2	Trees and the shade they provide
3	3	Place to eat and sit
3	3	Variety of activities for different age groups (play equipment)
2	4	Bridge (to look at fish)
2	4	Gazebo (gathering area and shelter from the rain)
1	5	The park acts as a community gathering place
1	5	Good location of a neighborhood park
0	6	Arbor (if it is safe/structurally sound)

Group 4:

VOTES	ITEM NO.	ANSWER
13	1	The Playground
9	2	Seating
7	3	Water Feature
5	4	Flowers
5	4	Open Lawn
4	5	Basketball Court
2	6	Park elements that provide shade (pergola)
2	6	Mature Trees
1	7	Lighting
0	8	The ducks (not the geese)

Kemp Mill Urban Park Community Workshop 1
Maryland - National Capital Park Planning Commission

VOTING SUMMARY

Question 1: What do you like about the existing park?

Group 1:

VOTES	ITEM NO.	ANSWER
15	1	Overall layout and uniqueness of the park
11	2	The arbor area/gazebo area
8	3	The park accomodates multi-age groups

Group 2:

VOTES	ITEM NO.	ANSWER
16	1	The playground area
9	2	Wildlife (ducks)

Group 3:

VOTES	ITEM NO.	ANSWER
6	1	Playground
5	2	Ducks & Geese (Wildife) and water feature
5	2	Sense of relaxation
5	2	Trees and the shade they provide

Group 4:

VOTES	ITEM NO.	ANSWER
13	1	The Playground
9	2	Seating
7	3	Water Feature
5	4	Flowers
5	4	Open Lawn

Kemp Mill Urban Park Community Workshop 1
Maryland - National Capital Park Planning Commission

INITIAL RESPONSES
Question 2: What would you change about the park?

Group 1:

VOTES	ITEM NO.	ANSWER
14	1	Address the goose problem
9	2	Provide better play surfaces- rubber resilient play surfacing
6	3	Add more benches of better quality
6	3	Fix the drainage system
6	3	Repair existing and add more drinking fountains
3	4	Increase ADA accessbility
2	5	Provide greater separation of play areas for different age groups
2	5	Reduce the size of the pond
1	6	Provide more improved lighting
0	7	Provide more evergreens

Group 2:

VOTES	ITEM NO.	ANSWER
19	1	Replace water feature with a field
12	2	Expand playground area and change surface to recycled rubber
3	3	Provide more infant swings
2	4	Provide more separation between the basketball court and playground area
1	5	Address goose excrement in grass
1	5	If the pond is kept, reduce in size and make more natural
1	5	Incorporate fountain into the water feature
1	5	Provide separate spaces for dogs
1	5	Address dangerous slope used as a path
0	6	Address people sleeping in the park
0	6	Eliminate Trash
0	6	Address Arcola/ Lamberton traffic safety concerns

Group 3:

VOTES	ITEM NO.	ANSWER
8	1	Improve pollution/degradation of Sligo Creek
8	1	Reduce the size of the pond
6	2	Clean the water feature/ make more sustainable
5	3	Address goose droppings
1	4	Remove trash from park (shopping carts, etc)
1	4	Make park and playground areas stroller accessible
1	4	Relocate playground close to parking
1	4	Provide fence around entire playground
1	4	Move swings (in dangerous location) and improve playground surveillance
1	4	Move drinking fountain near playground
1	4	Address rats
1	4	Add more baby swings
0	5	Provide tables near the playground
0	5	Address security concerns with shelters and trees along Arcola
0	5	Provide crosswalk(s) across driveway to synagogue
0	5	Fix zip line

Group 4:

VOTES	ITEM NO.	ANSWER
18	1	Convert pond to a fountain (opportunity for interactive fountain)
8	2	Provide more play opportunities for younger children
7	3	Reduce or eliminate steps to improve accessibility

Kemp Mill Urban Park Community Workshop 1
Maryland - National Capital Park Planning Commission

5	4	Open landscape up to improve visibility and safety
5	4	Provide more drinking fountains (currently only one)
3	5	Improve water flow (no stagnant water)
2	6	Goose- proof landscape

Kemp Mill Urban Park Community Workshop 1
Maryland - National Capital Park Planning Commission

VOTING SUMMARY

Question 2: What would you like to change about the park?

Group 1:

VOTES	ITEM NO.	ANSWER
14	1	Address the goose problem
9	2	Provide better play surfaces- rubber resilient play surfacing
6	3	Add more benches of better quality
6	3	Fix the drainage system
6	3	Repair existing and add more drinking fountains

Group 2:

VOTES	ITEM NO.	ANSWER
19	1	Replace water feature with a field
12	2	Expand playground area and change surface to recycled rubber
3	3	Provide more infant swings

Group 3:

VOTES	ITEM NO.	ANSWER
14	1	Clean the water feature/ Make more sustainable / Reduce pond size
8	2	Improve pollution/degradation of Sligo Creek
5	3	Address goose droppings

Group 4:

VOTES	ITEM NO.	ANSWER
18	1	Convert pond to a fountain (opportunity for interactive fountain)
8	2	Provide more play opportunities for younger children
7	3	Reduce or eliminate steps to improve accessibility

Kemp Mill Urban Park Community Workshop 1
Maryland - National Capital Park Planning Commission

INITIAL RESPONSES

Question 3: What element should be added to the park?

Group 1:

VOTES	ITEM NO.	ANSWER
13	1	More playgound equipment (climbing types)
10	2	Equipment to maintain and enhance water quality
9	3	Landscaping
6	4	Wider walkways, especially along Lamberton Drive
4	5	Updated Bridge
4	5	Fish in the pond
4	5	Nice park entrance sign
1	6	Donation plaques

Group 2:

VOTES	ITEM NO.	ANSWER
16	1	More variety of playground equipment (climbing wall)
1	2	Benches
1	2	Landscape barrier to separate kids from traffic
1	2	Crosswalk across Arcola
1	2	Bathroom
1	2	Appropriately sized benches
1	2	More shade structures
0	3	Seasonal Plantings
0	3	Habitat to support wildlife

Group 3:

VOTES	ITEM NO.	ANSWER
7	1	More sustainable pond with plants
5	2	Larger playground
4	3	Playground equipment, located closer to parking
3	4	Native plants
3	4	Flowers
3	4	Association with Brookside Gardens
2	5	Peacefulness- A balance between active and passive activities
2	5	Small dog park
2	5	Tetherball area
2	5	Bioretention areas
1	6	Turf area
1	6	Site furnishings: benches, picnic tables, and trash receptacles
0	7	Interactive fountain with opportunities for play
0	7	Solar fountain with educational benefits
0	7	Picnic area and gathering space
0	7	Small track with turf in the center
0	7	Educational signage
0	7	Fill all unused areas with activities

Group 4:

VOTES	ITEM NO.	ANSWER
12	1	Play areas for different aged kids, accessible play, more swings
7	2	Fence around the playground area
6	3	Green Park (Environmentally Sound)
6	3	Better surfaces (turf, paving, paths) so kids and others don't damage it playing
4	4	Splinter proof seating (recycled parts)
4	4	Trash cans

Kemp Mill Urban Park Community Workshop 1
Maryland - National Capital Park Planning Commission

4	4	Fence around entire park
3	5	Shade over play and seating areas
1	6	Picnic tables
1	6	Bat Houses

Kemp Mill Urban Park Community Workshop 1
Maryland - National Capital Park Planning Commission

VOTING SUMMARY
Question 3: What new element should be added to the park?

Group 1:

VOTES	ITEM NO.	ANSWER
13	1	More playgound equipment (climbing types)
10	2	Equipment to maintain and enhance water quality
9	3	Landscaping

Group 2:

VOTES	ITEM NO.	ANSWER
16	1	More variety of playground equipment (climbing wall)

Group 3:

VOTES	ITEM NO.	ANSWER
7	1	More sustainable pond with plants
5	2	Larger playground
4	3	Playground equipment, located closer to parking

Group 4:

VOTES	ITEM NO.	ANSWER
12	1	Play areas for different aged kids, accessible play, more swings
7	2	Fence around the playground area
6	3	Green Park (Environmentally Sound)
6	3	Better surfaces (turf, paving, paths) so kids and others don't damage it playing

PUBLIC NOTICE

COMMUNITY MEETING #2

Proposed Renovation of Kemp Mill Urban Park

Montgomery Parks, M-NCPPC, invites you to participate in a meeting to determine future renovations for Kemp Mill Urban Park, located at the intersection of Arcola Avenue and Lamberton Drive in Wheaton.

Concept design plans for the park were developed in response to public input gathered from the first community meeting in May 2009. These plans will be presented at the upcoming community meeting, and your input will be used to develop a final design plan for the park. The final plan will be presented to the Montgomery County Planning Board in a public meeting, tentatively scheduled for Summer 2010.

KEMP MILL URBAN PARK

WHEN: Wednesday, October 7, 2009
TIME: 7:00 pm - 9:00 pm
WHERE: Kemp Mill Elementary School Cafeteria
411 Sisson Street
Wheaton, MD

DIRECTIONS: From Arcola Avenue take Lamberton four blocks East to Lovejoy, then take a left onto Sisson Street to the school.

To submit written comments or for more information contact:

CJ Lilly
Landscape Architect/Project Manager
Montgomery Parks, M-NCPPC
9500 Brunett Avenue, Silver Spring, MD 20901
Email: Clark.Lilly@MontgomeryParks.org
Phone: (301) 495-3589

www.ParkProjects.org

MEMORANDUM

TO:	Clark Lilly, M-NCPPC Parks & Planning
CC:	Tricia McManus, M-NCPPC Parks & Planning Mark Gionet, LSG Landscape Architecture
FROM:	Dave Norden 703.821.2045 x112
D ATE:	October 12, 2009
PROJECT: LSG JOB NO.	Kemp Mill Urban Park LSG Job No. 28084.00 M-NCPPC Contract 290453
RE:	Minutes, Public Meeting 2 held Wednesday October 7

On Wednesday October 7, 2009, M-NCPPC and LSG held a community meeting at Kemp Mill Elementary School in Silver Spring, MD. A list of 32 attendees is included at the end of this document. The following is a summary of concerns and other feedback from community members.

The community meeting convened at 7:15pm with an introduction of the design team by M-NCPPC project manager Clark Lilly. Project Manager Dave Norden from LSG Landscape Architecture reviewed existing site conditions and summarized comments from the May 2009 public meeting before presenting three proposed alternative design concepts to the community group.

Following an on-screen presentation, the design team answered questions and took comments from citizens in the audience. Printed graphics of the options were displayed in the gymnasium for review.

Design Concept Summary (all figures approximate):

- *Existing Features*- The current pond is 21,000 square feet (SF). Existing play features total 5,300 SF.
- *Option 1* retains a pond with a size and shape matching the existing. The playground is expanded in size.
- *Option 2* provides an 'urban stream' with a slightly reduced footprint compared to the existing pond, and a the largest playground of the alternatives.
- *Option 3* provides an interactive feature 10% of the existing pond size, and an expanded playground . An irregularly shaped lawn replaces the area of the existing pond.

1. General Comments
   a. The park serves two main purposes: it's a place for children to play as well as a place for peace and solitude. Preserve both aspects of the park without one aspect infringing on the other, and provide a balanced program to best serve the wants and needs of the entire user base.

1919 Gallows Road, Suite 110, Vienna, VA 22182 T 703.821.2045 F 703.448.0597 www.lsginc.com

b. Enhance the existing park elements and character in the spirit of the original award winning plan.
c. Retain an open water feature of similar area to the existing pond with plantings and other elements to re-establish more variety and diversity of native wildlife, such as waterfowl, herons, red winged blackbirds, etc.
d. Expand the playground and improve equipment to better serve users at peak times.
e. Provide improvements for visitor safety and to allow parental surveillance, including fencing at the playground, railings or barriers to separate visitors from the water's edge, and area lighting.
f. Provide a site opportunity for teenagers in some form other than as a skate park, possibly with exercise equipment. There was general consensus that there are other better locations in the nearby area for skating, such as Wheaton Regional Park.
g. Preserve the existing cherry and plum trees which are strong community symbols and continue down Arcola Avenue.

2. Playground Area
   a. Expand the existing playground and provide opportunities for supervision by parents. Option 2 has the largest playground and was generally preferred by community members with small children.
   b. Provide fencing for the play area.
   c. Provide seating with views to the play areas.
   d. The loop walking trail around the playground is a nice idea.
   e. Consider an interactive water feature as a play element, similar to the water feature in downtown Silver Spring. Since this is a religious community, there were some concerns about older children walking around in bathing suits.
   f. How long would the playground be closed during construction? Approximately 9-12 months. Since this is a walk-to park and community members do not use cars on Saturday, it is important to minimize the amount of time in which the playground is shut down for construction.
   g. Keep the existing park and playground, but expand and upgrade nearby playgrounds in Sligo Creek Park and at Wheaton Regional Park.
   h. Consider re-orienting the basketball court and using the area behind the court for additional play area. The court is also a nice feature for children's play.
   i. There may be some community interest in fundraising for the playground or upgrades to the playground.

3. Water Feature and Landscape
   a. Maintain a large enough water body to support wildlife, as well as to maintain the reflective qualities of the water. Option 1 does this better than Option 2. The reflections of the cherry trees are beautiful in spring when in bloom and also in autumn for the fall color.
   b. Maintain fragrant plants in the park, such as the wisteria.
   c. Consider water lilies and other emergent plants.

d. Some people liked the urban stream water concept, although it would be less attractive to wildlife.

4. Other Comments
   a. Provide lighting for safety but not to encourage nighttime use of the park.
   b. Park maintenance is a problem and needs to be considered.

5. Summary
   a. Option 1, which had the largest open water area for the pond and wildlife, was generally preferred by community members interested in a passive park experience.
   b. Option 2, which had the largest playground, was generally preferred by community members with small children.
   c. Option 3, with the open lawn area and skatepark, was not preferred. There was general opposition to the skatepark, and comments expressed that the lawn area could turn into an area for people to walk their dogs.
   d. The general consensus was to combine the best aspects of Options 1 and 2 by providing a large playground and a water feature with an open water body to provide reflective qualities and wildlife.

KEMP MILL URBAN PARK

COMMUNITY MEETING #2

7:00 – 9:00 PM. OCTOBER 7, '09

SIGN – IN SHEET

	NAME	ADDRESS	PHONE
1	J. Jack Gural	11225 Bybee Ct.	301 649 2509
2	Judith Kurzweil	711 Hermleigh Rd.	
3	Peter Lublin	11423 Fairoak Dr. S.S MD	301 593-4144
4	Carol Sokolski	915 Hyde Rd.	301-649-2699
5	Flo Orbach	615 Hyde Rd, 20902	301 593-7092
6	Lynn Sokolski	1131 University Blvd W #415 SS MD 20902	3/593 4197
7	Jeff & Sandy Poretsky	11216 Watermill Ln.	301 649 2135
8	Jerry Katzoff	810 Bromley St	301-593-1543
9	Allison & Jay Marcus	11209 Bybee St.	301-920-1058
10	Leor and Avi Baldinger	1131 University Blvd W, Apt 408	301-802-3405
11	Cynthia Gerstl	805 Hyde Rd	3/6495754
12	Linda Zumdorfer	833 Bromley Rd	3/6495246
13	Menucha Wolfe	906 Lamberton Dr.	301-593-8641

14 Judy Rosenthal 1220 Arcola Avenue 301/754-0470
15 BILL WALLER 11210 HEALY ST 301-649 3094
16 Vic Rosenblum 11527 Lovejoy St 301-593-5919
17 Alan Oslick 1184 Lambert mDr 240 543 6626
18 Zev Hochberg 1164 Kersey RJ 240-450-0714
19 Barbara Reiner 11243 Bybee St 301/649-2374
20 Joshua Seidemann 11502 Lamberton 301-593-5674
21 Robat Gerstl 805 Hyde Rd 3016495751
22 Nancy Seidel 11401 Lovejoy ST 301-597-0317
23 Sima Soskin 803 Lamberton Dr. 301-754-0198
24 Aviva Werner 815 Lamberton Dr. 301-592-0925
25 Steve + Esther Bender 1138 Kersey Rd 301 649-2627
26 Harriet Sherman 809 N. Belgrade Rd 301-649-6243
27 Rachel Green 416 Sisson Ct 301-593-0869
28 Adam Segal 1151 Kersey Rd. 301-593-9529
29 Naomi Sandberg 1304 Heather Crest Terr. 301-681-4792
30 Steve Bender 1138 KERSEY RD 301-649-2627
31 BRUCE SHULMAN 1146 KERSEY RD 301-649-1698
32 Clifton/Barbara Price 1217 Arcola Ave (301)649-6562

PUBLIC NOTICE

COMMUNITY MEETING #3
Proposed Renovation of
Kemp Mill Urban Park

Montgomery Parks, M-NCPPC, invites you to participate in a meeting to determine future renovations for Kemp Mill Urban Park, located at the intersection of Arcola Avenue and Lamberton Drive in Wheaton.

The purpose of this meeting is to present the proposed design plan for the park. Two previous community meetings were held in May 2009 and October 2009 to obtain input and ideas for the park and present alternative design concepts. The proposed plan was developed based on public input and comments from the first two meetings. After this meeting, the proposed plan will be finalized and presented to the Montgomery County Planning Board for approval in summer of 2011.

WHEN: **Wednesday, January 12, 2011**
TIME: **6:30 p.m. - 9:30 p.m.**
WHERE: **Kemp Mill Elementary School Cafeteria**
411 Sisson Street
Wheaton, MD

DIRECTIONS: From Arcola Avenue take Lamberton Drive, travel five blocks East, then take a right onto Lovejoy Street. From Lovejoy Street make a left onto Sisson Street. The school is on the left.

KEMP MILL URBAN PARK

To submit written comments or for more information contact:

CJ Lilly, Landscape Architect/Project Manager
Montgomery County Department of Parks
9500 Brunett Avenue, Silver Spring, MD 20901
Email: Clark.Lilly@MontgomeryParks.org
Phone: (301) 495-3589

www.ParkProjects.org

MEMORANDUM

LSG LANDSCAPE ARCHITECTURE

TO:	Clark Lilly, M-NCPPC Department of Parks
CC:	Patricia McManus, M-NCPPC Department of Parks Mark Gionet, LSG Landscape Architecture
FROM:	Dave Norden, LSG Landscape Architecture 703.821.2045 x112
D ATE:	Revised January 25, 2011
PROJECT:	Kemp Mill Urban Park
LSG JOB NO.	LSG Job No. 28084.00 M-NCPPC Contract 290453
RE:	Minutes, Public Meeting 3 held Wednesday January 12

On Wednesday January 12, 2011 M-NCPPC and LSG held a third community meeting at Kemp Mill Elementary School in Silver Spring, MD. A list of 30 attendees is attached to this document. The following is a summary of feedback given by attendees from the community.

The community meeting convened at 7:15pm with an introduction of the project team by M-NCPPC project manager Clark Lilly. Project Manager Dave Norden from LSG Landscape Architecture gave a presentation which reviewed existing site conditions, feedback given at two prior community meetings, and the subsequently developed Program of Requirements. Mr. Norden then presented the recommended design, describing various proposed elements, enlargements showing the playground and pond components, and describing the connection of each aspect to previous community feedback received.

Following the prepared presentation, the design team answered questions and noted comments from citizens in the audience. Montgomery Parks staff responded to questions about funding and the construction schedule and short-term plans for addressing potential site issues. Printed graphics of the recommended design were displayed in the gymnasium for review.

Design Concept Summary (all figures approximate):

- *Existing Features*- The current pond is 21,000 square feet (SF). Existing play features total 5,100 SF.
- *Recommended Design*- The proposed pond feature is 13,000 SF in area. The proposed playground area totals 7,600 SF.

<u>Summary of Comments</u>

1. Playground Area:
    a. Provide a larger play area, if possible, with additional equipment. Don't save every tree.
    b. The swings are very important and popular. Provide more swings and exceed the six existing (four belts, two tot) if possible. People sometimes wait in lines for the tot swings.

LSG LANDSCAPE ARCHITECTURE

c. The mobile wobbler is not a good activity for multiple children.
d. Provide spring toys in the playground, including a fire truck and bouncy cars.
e. Accurately estimate the quantity of individual play opportunities provided.
f. Provide for proper drainage around the playground perimeter.
g. Provide adequate quantities of benches of varying heights in the playground area.
h. The rubber surfacing is a nice feature.
i. A fence around the playground is a good idea, but make sure the fence does not block visibility for parents.
j. The adjacent Sligo Creek trail provides exercise equipment, so it may not need to be included in the park, especially if it reduces the amount of play equipment. This equipment might not be well used.
k. Make sure that the basketball court is designed to accommodate older teens, not just younger kids.
l. The park isn't just for kids. Older people want more than a playground.

2. Water Feature:
   a. Provide methods to control the geese and goose droppings on the paths and lawn areas. Confirm with data or case studies that the methods proposed in the plan will actually work.
   b. People enjoy sitting on the benches and watching the ducks and waterfowl and want wildlife to remain. Staff clarified that the methods proposed are intended to reduce the waterfowl population to more manageable levels, not eliminate it entirely.
   c. Consider and address treatment of the pond water chemistry, including build up of minerals, salts and algae. Maintenance efforts will be needed to keep the water clean.
   d. Minimize use of deciduous trees and lawn areas near the pond to reduce debris from leaves and grass clippings that will fall into the pond and clog the filtration system. Provide barriers everywhere to keep trash and debris out of the pond.
   e. Consider providing fish. Montgomery Parks staff clarified that the design does not include fish.
   f. Consider providing some tactile method to warn people who intentionally go into the pond that there is a deep area of the pond.

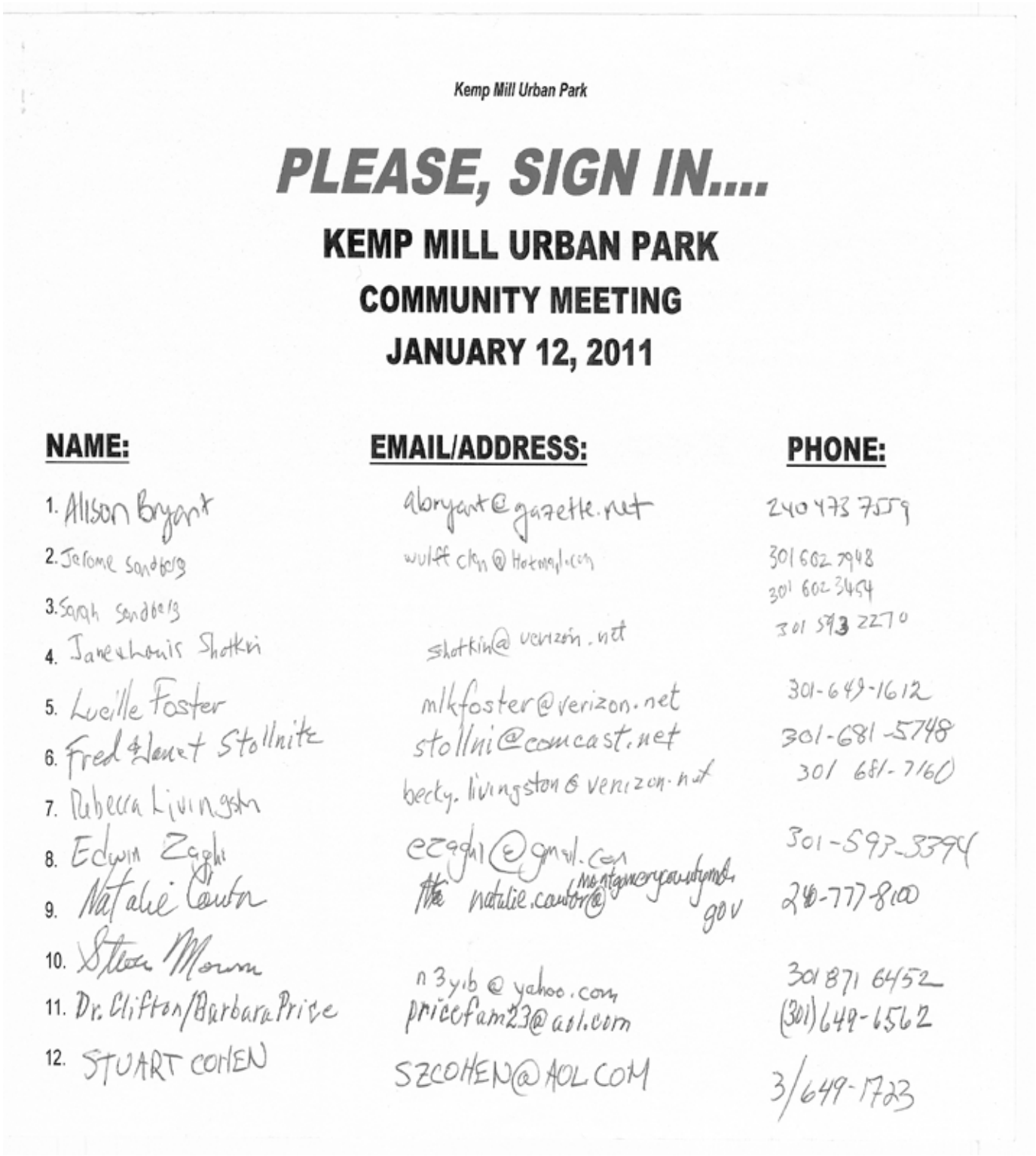
3. Site Accessibility:
   a. Consider providing fence and a gate to direct pedestrians to the park entrances as entering from Arcola Avenue and Lamberton Drive.
   b. Address people cutting across the lawn to enter the park at the intersection of Arcola and Lamberton. Evaluate whether the entrance points along Arcola and at the corner of Lamberton should be adjusted.
   c. Widen the sidewalk along Lamberton Drive.
   d. Make sure all walkways are wide enough for two people to walk side by side.

LSG LANDSCAPE ARCHITECTURE

e. Make sure the grades are gradual enough to push strollers and that there are accessible routes for older park patrons without stairs.

4. Maintenance:
   a. How will maintenance of the park be addressed until the new park and pond is built, especially to control goose droppings. Consider removing water from the pond during nesting season.
   b. Several people expressed interest in volunteering to help clean up the park.
   c. The interim measures to improve the drainage have not solved the flooding problem in the adjacent office building.

5. General Comments:
   a. The proposed design has responded well to community comments from the previous two meetings and is a balanced plan.
   b. If the project needs to be phased due to budget constraints, the community would like to be consulted regarding priorities for phasing.
   c. The lighted walk through the park is a good idea. Consider providing a user activated alarm or call box.
   d. Provide stormwater management measures to meet regulations.
   e. Do not provide a dog park.
   f. Consider posting signs for a smoke free park (even though the regulation would not be enforced.)
   g. People of all ages use the park, and many walk to the park.



Kemp Mill Urban Park

PLEASE, SIGN IN....

KEMP MILL URBAN PARK

COMMUNITY MEETING

JANUARY 12, 2011

NAME:	EMAIL/ADDRESS:	PHONE:
1. Allison Bryant	abryant@gazette.net	240 473 7559
2. Jerome Sandberg	wulff clan @ Hotmail.com	301 602 7948
3. Sarah Sandberg		301 602 3454
4. Jane Louis Shotkin	shotkin@ verizon . net	301 593 2270
5. Lucille Foster	mlkfoster@verizon.net	301-649-1612
6. Fred & Janet Stollnitz	stollni@comcast.net	301-681-5748
7. Rebecca Livingston	becky. livingston 6 verizon. net	301 681- 7160
8. Edwin Zaghi	ezaghi@gmail.com	301-593-3394
9. Natalie Cantor	natalie.cantor@montgomerycountymd.gov	240-777-8100
10. Steve Mount	n3yib @ yahoo.com	301 871 6452
11. Dr. Clifton/Barbara Price	pricefam23@aol.com	(301) 649-1562
12. STUART COHEN	SZCOHEN@AOL COM	3/649-1723

Kemp Mill Urban Park

NAME:	ADDRESS/EMAIL:	PHONE:
13. Jeff Porebly	jeff.porebsky @gmail.com	3-?85Y604
14. Daniel Ely	dely@yeshiva.edu	301-962-5111 x1555
15. Leor Baldinger	LSBaldinger@gmail.com	240-429-4686
16. Ethan Cohen	ethan.d.cohen@gmail.com	313-550-4566
17. Jay Marcus	jetfan8@hotmail.com	301-920-1058
18. Barbara Reiner	11243 Bybee St	301-649-2374
19. Sima Soskin	~~[illegible]~~ RSEY4@MSN.com	301-754-0198
20. Naomi Sandberg	guevetsandberg@yahoo.com	301-681-4792
21. Selena Snow	selenasnow@hotmail.com	301-681-7168
22. Nancy Seidl	11401 Lovejoy ST	301-593-0317
23. Laura Messing	– 11545 Daffodil Lane lwmessing@hotmail.com	301 649-4617
24. Fred Messing	" " " fmessing@verizon.net	"
25. Allison Luzar	1213 Arcola Ave allj32@aol.com	301-593-1913
26. Sarabeth Lefman	Saramommy@gmail.com	301 338 4656
27. Chris Farrell	101 Horton Dr cfarrell@narfe.org	301 593-5936
28. STERLING KING, Jr / ROSALYN C. KING	915 South Belgrade Rd	– 301-649-6626
29. Arlene Mayer	725 Hillsboro	301 681 0043

Kemp Mill Urban Park

NAME:	ADDRESS/EMAIL:	PHONE:
30. RAY Robinson	Robinson Place @Aol	
31. ~~Fred Messing~~	~~fmessing@verizon.net~~	
32.		
33.		
34.		
35.		
36.		
37.		

-----Original Message-----
From: jackiemanhattan@gmail.com [mailto:jackiemanhattan@gmail.com] On Behalf Of Jack Calman
Sent: Sunday, June 21, 2009 7:36 AM
To: Lilly, Clark
Subject: Kemp Mill Uban Park

Dear Mr. Lilly,

The pond in Kemp Mill Urban Park has always been a source of serenity, charm, and visual relief for residents who stroll around or sit on the benches. During my 16 years in the neighborhood, many people have expressed appreciation for the park and the water. Important maintenance and use issues were raised in the June issue of the Kemp Mill Community News, and it is good that repairs and upgrades are being considered. People love to look at water. Whatever the new design is - please keep the pond!

Thank you,
Jack Calman
Kemp Mill resident.

From: Alan Oslick [mailto:alan.oslick@gmail.com]
Sent: Friday, August 07, 2009 4:14 PM
To: Lilly, Clark
Subject: Kemp Mill Urban Park

Dear Mr. Lilly:

May 20th there was a public hearing on the future of the Kemp Mill Urban Park. I was unable to attend.

I understand that you are the Architect/Project Manager assigned to the project.

I would appreciate the opportunity to submit my views.

My family tremendously enjoys the present layout of the park. It, and the nearby synagogue, were among the principal reasons we moved to Kemp Mill in late 1990.

What the park lacks is not a new design, and most certainly not a reduction in its lovely little pond, but regualr maintenance and clean up -- as well as basic respect from messy to filthy-habited patrons. Not helping matters is the paucity of trash cans. The geese and ducks are a real draw for all, young children through senior citizens. I suspect the annual drainage of the pond, which seems to always take months more than needed, is more a "chase the geese away" effort than a clean up of the pond.

I've heard that some want more playground equiptment. Why not upgrade and expand the miserable equiptment along the Sligo Creek Trail behind University Towers, rather than decimate Kemp Mill Urban Park.

And please, NO buildings. No "dedicated parking." Just not needed. It seems planners (such as the land-grabbing renovation of Brookside Gardens a few years ago) cannot get enought buildings and parking lots. Most users walk to the park, and there's plenty of parking in the shopping center.

Regards,

Alan Oslick
1104 Lamberton Drive
Silver Spring MD 20902

From: Stuart Rosenthal [mailto:stuart@TheBeaconNewspapers.com]
Sent: Monday, October 19, 2009 11:25 AM
To: Lilly, Clark
Subject: FW: kemp mill park

Thank you for following up. I was called by an arborist with the county and described the location in detail to him. I assume he has taken care of it, though I haven't been back to the park to check.

Stuart Rosenthal

From: Lilly, Clark [mailto:Clark.Lilly@mncppc-mc.org]
Sent: Monday, October 19, 2009 7:49 AM
To: Judy Rosenthal
Cc: Rose, Eugene
Subject: RE: kemp mill park

Hi Judy,
I'm just returning from vacation and saw your email regarding a potentially hazardous limb hanging in a tall tree in Kemp Mill Park. Can you ask your husband to describe the location of this limb so park staff may be alerted. Which part of the park is it located in?
Thanks,
CJ

From: Judy Rosenthal [mailto:judy@thebeaconnewspapers.com]
Sent: Friday, October 09, 2009 12:31 PM
To: Lilly, Clark
Subject: kemp mill park

Thanks so much again for all the work that went into the neighborhood meeting Wednesday evening. I want to emphasize the point that a couple of people made about the INCREDIBLE beauty of the flowering trees (weeping cherries and others?) currently around the water. We really should try to preserve them too if at all possible.

This morning my husband noticed a tall tree in the park that's partially broken off at the top with a limb appearing to be hanging precariously—maybe it was hit by lightning? Can you tell me whom can we email or call to have it looked at because it appears hazardous?

Thanks—Judy Rosenthal
1220 Arcola Avenue

From: selena snow [mailto:selenasnow@hotmail.com]
Sent: Monday, April 26, 2010 9:43 PM
To: Lilly, Clark
Cc: McManus, Patricia
Subject: RE: Kemp Mill Urban Park Renovation Plans

Dear CJ,

Thank you for the information which I shared tonight at our membership meeting. Please keep me updated as the process continues.

Thank you,
Selena

Subject: RE: Kemp Mill Urban Park Renovation Plans
Date: Mon, 26 Apr 2010 15:41:20 -0400
From: Clark.Lilly@mncppc-mc.org
To: selenasnow@hotmail.com
CC: patricia.mcmanus@mncppc-mc.org; Clark.Lilly@mncppc-mc.org

Hi Selena,

1. The Sustainable Sites Initiative (SSI) is a program which will someday standardized site work for sustainability in a similar way that Leadership in Energy and Environmental Design (LEED) currently provides a standardized way process for buildings to become more sustainable. Therefore the primary changes to the plan would be in the implementation of sustainable practices for future park construction.
2. The current study for Kemp Mill Urban Park is for 30% construction documents; this process is also called Facility Planning. The timetable for completing the Facility Plan by inclusion into SSI will be in the range of 8-9 additional months.
3. There are no current plans for dealing with geese this year; proposed construction documents will incorporate ideas for minimizing the goose problem.

Hope this clarifies your questions,
CJ

From: selena snow [mailto:selenasnow@hotmail.com]
Sent: Sunday, April 25, 2010 9:13 PM
To: Lilly, Clark
Cc: McManus, Patricia
Subject: RE: Kemp Mill Urban Park Renovation Plans

Dear CJ,

Thank you for your prompt response to my email. I have a few questions about the information you provided:

1) What is the Sustainable Sites Initiative Pilot program and how does it change plans for renovating the park?

2) What does this do to the timetable for renovating the park, i.e., how much farther will this push back a start date for the renovation?

3) What will be done in the interim to address the goose problem at the park which is about to go into high gear with the warm weather season approaching?

Thanks,
Selena

Subject: RE: Kemp Mill Urban Park Renovation Plans
Date: Fri, 23 Apr 2010 08:02:51 -0400
From: Clark.Lilly@mncppc-mc.org
To: selenasnow@hotmail.com
CC: patricia.mcmanus@mncppc-mc.org; Clark.Lilly@mncppc-mc.org

Hi Selena,
Yes, you are correct that a design proposal was to have been submitted to the Planning Board this May. However, after Community Meeting #2, the M-NCPPC entered Kemp Mill Urban Park into a new national competition for SSI: Sustainable Sites Initiative - Pilot Program. Our consultant, Lewis Scully Gionet Inc. assisted us with design ideas in accordance with SSI principals. The process employed a point system and Kemp Mill Urban Park rated so well in points, it was awarded entry into the national program. I will be developing an alternate plan based on these SSI principals to send back to LSG for review; after further refinement that plan will be presented at a Kemp Mill Community Meeting #3, as yet, no time has been set for that meeting. If you have other questions please let me know.
Sincerely,
CJ

From: selena snow [mailto:selenasnow@hotmail.com]
Sent: Thursday, April 22, 2010 10:25 PM
To: Lilly, Clark
Subject: Kemp Mill Urban Park Renovation Plans

Dear CJ,

My understanding had been that a proposal would be submitted to the Planning Board in May 2010 regarding the plans for renovating Kemp Mill Urban Park at Arcola and Lamberton. Could you please update me on the process and let me know what components of the 3 concepts presented at the community meeting #2 will be included in the proposal. I would like to share the information with the community at our upcoming Kemp Mill Civic Association meeting.

Thank you,

Selena Snow
Board Member, KMCA

From: Szcohen@aol.com [mailto:Szcohen@aol.com]
Sent: Friday, September 17, 2010 11:24 AM
To: jlawre0804@aol.com; joshandadina@gmail.com; bbazian@mbopartners.com
Cc: MCP-Parks; georget1@earthlink.net; list@jewishsilverspring.org; Ferrari, Kenneth; Lilly, Clark; Giddens, Gene; lbassan@pgcps.org
Subject: a different approach Re: [list] RE: Kemp Mill Urban Park

Hi, all:

I would like people to consider a different approach b4 reaching a decision to terminate the pond. I have taken my children and grandchildren there, and it can be a wonderful exposure to nature, and a different scene in contrast to the surrounding urban environment.

So here are my thoughts.

1. Drainage. The concern about drainage must be addressed in order to accommodate the concerns of the shopping center. There are at least two possible solutions, and they are not mutually exclusive. a) Deepen the centers of both parts of the pond to increase the storage capacity. Only deepen the centers so that a hazard is not created on the sides -- currently, if a kid falls in from the side, drowning is highly unlikely. If one deepens the entire pond, that hazard potential increases. (A side benefit of deepening the pond is that it will lower the water temp, which will improve the overall water quality.) b) Renovate/upgrade the current drainage conveyance, and route it into the wooded area behind the stores, near the parking lot.

2. Native Vegetation Restoration and Education Outreach. Improve the vegetation on the sides -- the area closest to Lamberton is very nice, and provides nesting habitat. Then post educational signs that describe -- in very simple terms -- something about the habitat, and something about the pond environment (e.g., cycling of nutrients, etc.). It will not only be a wonderful teaching opportunity, in my experience people would very likely take better care of it, i.e., not litter, if they feel they are in a special niche of nature.

3. Repair the Pump/Aerator. It is a shame that this has not been turned on and/or not been working very often the last 2 yrs. It increases the dissolved oxygen, making it better for gill breathers (most fish). It will also indirectly reduce the odors, by reducing the amount of anaerobic degradation (decomposition in low oxygen situations, the cause of smells from faulty compost piles).

4. Money? My ideas cost money. You saw the original email from the gov't official -- their budget has been cut. Any ideas? Two approaches are obvious: lobby elected officials to make this a higher priority for the diminished budget; and/or hold fundraisers to help restore the park. For example, we could hold a BBQ and sell goose burgers.

Anyway, please consider a restoration rather then a downgrade. Think of the little kids.

P.S. Regarding turf -- geese also like large turf areas.

stuart cohen

In a message dated 9/17/2010 10:19:26 A.M. Eastern Daylight Time, jlawre0804@aol.com writes:

I agree to this position 100%. When we raised our now grown children, there were no geese and much less traffic of every kind. The pond had some ducks and was a pleasant diversion. Now, the whole thing is a mess and the geese are a disgusting nuisance.
Please, lets have them take out the pond and replace it with more grass and play areas. This will benefit everyone.
Donna Lawrence

-----Original Message-----
From: J and A Karpoff <joshandadina@gmail.com>
To: Ben Bazian <bbazian@mbopartners.com>
Cc: MCP-Parks <MCP-Parks@mncppc-mc.org>; George Teitelbaum <georget1@earthlink.net>; list@jewishsilverspring.org <list@jewishsilverspring.org>; Ferrari, Kenneth <Kenneth.Ferrari@mncppc-mc.org>; Lilly, Clark <Clark.Lilly@mncppc-mc.org>; Giddens, Gene <Gene.Giddens@mncppc-mc.org>
Sent: Fri, Sep 17, 2010 9:45 am
Subject: Re: [list] RE: Kemp Mill Urban Park

I would add to Ben's statement that the "pond" is not even a pond for more than half the year. In the winter, it is often a frozen sheet of sludge and trash, and in the summer, it is mostly dried out sludge. Eliminating the pond would mean the geese would go somewhere else, so no droppings; it would reduce litter thrown into the water; it would widen the area available for children to play or for other community activities (like a shul picnic, or kiddush for example); and it would reduce community costs in the long run - though getting rid of the pond and making it grassable would probably be expensive, the long term costs of maintaining a grassy patch of land will be less than the maintenance costs of a pond that creates a big mess.

On Fri, Sep 17, 2010 at 9:28 AM, Ben Bazian <bbazian@mbopartners.com> wrote:
> If this be the case as much as I like the pond I would vote to get rid of it.
All is adds to the community is goose poop and thereby a health hazard, bad odor and eye sore. Break it out and plant grass.
> -Ben

From: Naomi Sandberg [mailto:naomisandberg@verizon.net]
Sent: Friday, September 17, 2010 9:54 AM
To: MCP-Parks
Cc: Ferrari, Kenneth; Lilly, Clark; Giddens, Gene
Subject: RE: Kemp Mill Park Pond

Unfortunately, this doesn't help as we are celebrating Yom Kippur tonight and tomorrow and there are two more holidays in the next two weeks. My children and I frequently visit the park after-school as well. I cannot allow them to play there until this is cleaned up- it must be a health hazard. It certainly is an assault on my nasal passages.

From: MCP-Parks [mailto:MCP-Parks@mncppc-mc.org]
Sent: Friday, September 17, 2010 9:07 AM
To: Naomi Sandberg
Cc: Ferrari, Kenneth; Lilly, Clark; Giddens, Gene
Subject: RE: Kemp Mill Park Pond

Good Morning Ms. Sandberg,

Thank you so much for your continued concern with the Kemp Mill Park. As mentioned in my earlier email, Parks staff is working towards both short and long term solutions to the ongoing issues of park and pond upkeep. Maintenance staff recently completed mowing, trash and debris removal. In light of the popularity of this small urban park, ground litter collects quickly. Although we provide regular maintenance we are unable to keep the park free of all litter.

We are also working with a contractor to schedule pond cleanup in the next week or so, which will take a few days to complete once started. This should help alleviate the unpleasant smell and prepare the area for the cold season. Please keep in mind that underlying drainage problems frequently cause this pond to overflow and flood the nearby businesses. Unfortunately, fecal matter from the Canadian geese and ducks will continue to be a problem as long as there is a body of water and people willing to feed them. We simply do not have the resources to provide frequent, regular removal of the droppings.

Our park design staff will be holding another public meeting later on in the fall. The date has not yet been determined, but you should receive notice of the meeting if you live nearby. At that time we can provide you with more information regarding long term solutions for water drainage and design issues, gather your input on important matters and lay out next steps. As you may know, this park represents some long standing structural issues that affect the business owners and park neighbors alike. Our goal is to find long term solutions to these problems and maintain the benefits that this park provides for the community.

Here are some important contacts for you as we move forward:

Park Manager – Ken.Ferrari@montgomeryparks.org

From: Mayer and Sharon Samuels [mayerandsharon@msn.com]
Sent: Friday, September 17, 2010 11:28 AM
To: Silver Spring Jewish
Cc: gene.giddens@mncppc-mc.org; clark.lilly@mncppc-mc.org; kenneth.ferrari@mncppc-mc.org; georget1@earthlink.net; mcp-parks@mncppc-mc.org
Subject: RE: [list] RE: Kemp Mill Urban Park

One more vote for a grassy area, preferably surrounded by a biking/roller skating/walking/jogging path since the neighborhood isn't very conducive to such activities.

From: tanzerfamily@comcast.net
To: jlawre0804@aol.com; bbazian@mbopartners.com; joshandadina@gmail.com
CC: Gene.Giddens@mncppc-mc.org; Clark.Lilly@mncppc-mc.org; Kenneth.Ferrari@mncppc-mc.org; list@jewishsilverspring.org; georget1@earthlink.net; MCP-Parks@mncppc-mc.org
Date: Fri, 17 Sep 2010 10:26:00 -0400
Subject: Re: [list] RE: Kemp Mill Urban Park

My husband has a business next door to the park so he sees/smells/experiences this park on a daily basis. He agrees that the pond should be removed - and replaced with grass and benches for the children and usual park-goers. The geese can certainly be re-located. How do we go about suggesting to the city that they consider removing the pond, the geese and the greater part of the problem (flooding, smell, health issues)? The current "pond" is also causing a problem with increased mosquito activity.
Shoshana Tanzer

----- Original Message -----
From: Donna
To: joshandadina@gmail.com ; bbazian@mbopartners.com
Cc: MCP-Parks@mncppc-mc.org ; georget1@earthlink.net ; list@jewishsilverspring.org ; Kenneth.Ferrari@mncppc-mc.org ; Clark.Lilly@mncppc-mc.org ; Gene.Giddens@mncppc-mc.org
Sent: Friday, September 17, 2010 10:04 AM
Subject: Re: [list] RE: Kemp Mill Urban Park

I agree to this position 100%. When we raised our now grown children, there were no geese and much less traffic of every kind. The pond had some ducks and was a pleasant diversion. Now, the whole thing is a mess and the geese are a disgusting nuisance.
Please, lets have them take out the pond and replace it with more grass and play areas. This will benefit everyone.
Donna Lawrence

-----Original Message-----
From: J and A Karpoff [mailto:joshandadina@gmail.com]
Sent: Friday, September 17, 2010 9:46 AM
To: Ben Bazian
Cc: MCP-Parks; George Teitelbaum; list@jewishsilverspring.org; Ferrari, Kenneth; Lilly, Clark; Giddens, Gene
Subject: Re: [list] RE: Kemp Mill Urban Park

I would add to Ben's statement that the "pond" is not even a pond for more than half the year. In the winter, it is often a frozen sheet of sludge and trash, and in the summer, it is mostly dried out sludge.
Eliminating the pond would mean the geese would go somewhere else, so no droppings; it would reduce litter thrown into the water; it would widen the area available for children to play or for other community activities (like a shul picnic, or kiddush for example); and it would reduce community costs in the long run - though getting rid of the pond and making it grassable would probably be expensive, the long term costs of maintaining a grassy patch of land will be less than the maintenance costs of a pond that creates a big mess.

On Fri, Sep 17, 2010 at 9:28 AM, Ben Bazian <bbazian@mbopartners.com> wrote:
> If this be the case as much as I like the pond I would vote to get rid of it. All is adds to the community is goose poop and thereby a health hazard, bad odor and eye sore. Break it out and plant grass.
> -Ben
>
> -----Original Message-----
> From: MCP-Parks [mailto:MCP-Parks@mncppc-mc.org]
> Sent: Friday, September 17, 2010 9:04 AM
> To: George Teitelbaum
> Cc: list@jewishsilverspring.org; Ferrari, Kenneth; Lilly, Clark;
> Giddens, Gene
> Subject: [list] RE: Kemp Mill Urban Park
>
> Good Morning Mr. Teitelbaum,
>
> Thank you so much for your continued concern with the Kemp Mill Park. As mentioned in my earlier email, Parks staff is working towards both short and long term solutions to the ongoing issues of park and pond upkeep. Maintenance staff recently completed mowing, trash and debris removal. In light of the popularity of this small urban park, ground litter collects quickly. Although we provide regular maintenance we are unable to keep the park free of all litter.
>
> We are also working with a contractor to schedule pond cleanup in the next week or so, which will take a few days to complete once started. This should help alleviate the unpleasant smell and prepare the area for the cold season. Please keep in mind that underlying drainage problems frequently cause this pond to overflow and flood the nearby businesses. Unfortunately, fecal matter from the Canadian geese and ducks will continue to

be a problem as long as there is a body of water and people willing to feed them. We simply do not have the resources to provide frequent, regular removal of the droppings.
>
> Our park design staff will be holding another public meeting later on in the fall. The date has not yet been determined, but you should receive notice of the meeting if you live nearby. At that time we can provide you with more information regarding long term solutions for water drainage and design issues, gather your input on important matters and lay out next steps. As you may know, this park represents some long standing structural issues that affect the business owners and park neighbors alike. Our goal is to find long term solutions to these problems and maintain the benefits that this park provides for the community.
>
> Here are some important contacts for you as we move forward:
>
> Park Manager - Ken.Ferrari@montgomeryparks.org
>
> Park Designer - Clark.Lilly@montgomeryparks.org
>
> Thank you for sharing your thoughts.
>
> Best,
>
> Tiffany L. Tucker
> Customer Service Specialist
> Park Information and Customer Service Office Montgomery County
> Department of Parks 9500 Brunett Avenue Silver Spring, MD 20901 Tel.
> 301-495-2595 general information hotline Fax 301-585-1921
>
>
> -----Original Message-----
> From: George Teitelbaum [mailto:georget1@earthlink.net]
> Sent: Tuesday, September 14, 2010 4:14 PM
> To: MCP-Parks
> Cc: list@jewishsilverspring.org
> Subject: Kemp Mill Urban Park
>
> Tiffany L. Tucker
> Customer Service Specialist
> Park Information and Customer Service Office
>
> As you know from several complaints received, the current condition of the Kemp Mill Urban Park, presents not only a disgusting smell and appearance, but also a significant health problem to the community and the children in the neighboring playground, due to the huge accumulation of dead frogs and duck and goose feces in the stagnant pond water and surrounding muddy area, that have accumulated due to the lack of running water in the pond.
>
> The quick solution is to merely return the running water to the pond, which should not significantly affect your budget, which seems to be your primary concern, rather than the health of the community.
>
> In short, call in a plumber immediately, to bring back the running water before some child gets sick!!!
>
> George Teitelbaum
>
>

-----Original Message-----
From: Ben Bazian [mailto:bbazian@mbopartners.com]
Sent: Friday, September 17, 2010 9:29 AM
To: MCP-Parks; George Teitelbaum
Cc: list@jewishsilverspring.org; Ferrari, Kenneth; Lilly, Clark; Giddens, Gene
Subject: RE: Kemp Mill Urban Park

If this be the case as much as I like the pond I would vote to get rid of it. All is adds to the community is goose poop and thereby a health hazard, bad odor and eye sore. Break it out and plant grass.
-Ben

-----Original Message-----
From: MCP-Parks [mailto:MCP-Parks@mncppc-mc.org]
Sent: Friday, September 17, 2010 9:04 AM
To: George Teitelbaum
Cc: list@jewishsilverspring.org; Ferrari, Kenneth; Lilly, Clark; Giddens, Gene
Subject: [list] RE: Kemp Mill Urban Park

Good Morning Mr. Teitelbaum,

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-----Original Message-----
From: ayres20904@yahoo.com [mailto:ayres20904@yahoo.com]
Sent: Friday, September 17, 2010 9:42 AM
To: Ben Bazian; MCP-Parks; George Teitelbaum
Cc: list@jewishsilverspring.org; Ferrari, Kenneth; Lilly, Clark; Giddens, Gene
Subject: Re: [list] RE: Kemp Mill Urban Park

You got my vote on that one.

LeeAnne
Sent via BlackBerry by AT&T

-----Original Message-----
From: Ben Bazian <bbazian@mbopartners.com>
Date: Fri, 17 Sep 2010 09:28:32
To: MCP-Parks<MCP-Parks@mncppc-mc.org>; George Teitelbaum<georget1@earthlink.net>
Cc: list@jewishsilverspring.org<list@jewishsilverspring.org>;
Ferrari,Kenneth<Kenneth.Ferrari@mncppc-mc.org>; Lilly, Clark<Clark.Lilly@mncppc-mc.org>;
Giddens, Gene<Gene.Giddens@mncppc-mc.org>
Subject: [list] RE: Kemp Mill Urban Park
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From: MCP-Parks [mailto:MCP-Parks@mncppc-mc.org]
Sent: Friday, September 17, 2010 9:04 AM
To: George Teitelbaum
Cc: list@jewishsilverspring.org; Ferrari, Kenneth; Lilly, Clark; Giddens, Gene
Subject: [list] RE: Kemp Mill Urban Park

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Here are some important contacts for you as we move forward:

Park Manager – Ken.Ferrari@montgomeryparks.org

Park Designer – Clark.Lilly@montgomeryparks.org

Thank you for sharing your thoughts.

Best,

Tiffany L. Tucker
Customer Service Specialist
Park Information and Customer Service Office Montgomery County Department of Parks 9500 Brunett Avenue Silver Spring, MD 20901 Tel. 301-495-2595 general information hotline Fax 301-585-1921

-----Original Message-----
From: George Teitelbaum [mailto:georget1@earthlink.net]
Sent: Tuesday, September 14, 2010 4:14 PM
To: MCP-Parks
Cc: list@jewishsilverspring.org
Subject: Kemp Mill Urban Park

Tiffany L. Tucker
Customer Service Specialist
Park Information and Customer Service Office

As you know from several complaints received, the current condition of the Kemp Mill Urban Park, presents not only a disgusting smell and appearance, but also a significant health problem to the community and the children in the neighboring playground, due to the huge accumulation of dead frogs and duck and goose feces in the stagnant pond water and surrounding muddy area, that have accumulated due to the lack of running water in the pond.

The quick solution is to merely return the running water to the pond, which should not significantly affect your budget, which seems to be your primary concern, rather than the health of the community.

In short, call in a plumber immediately, to bring back the running water before some child gets sick!!!

George Teitelbaum

From: Trish Weisman [mailto:trishweisman@yahoo.com]
Sent: Monday, September 20, 2010 7:58 PM
To: Lilly, Clark
Subject: RE: Kemp Mill Park

Thank you for your response, Lilly. I shared your message with the Silver Spring Jewish email list, where this topic is being discussed.

--- On **Mon, 9/20/10, Lilly, Clark <*Clark.Lilly@mncppc-mc.org*>** wrote:

From: Lilly, Clark <Clark.Lilly@mncppc-mc.org>
Subject: RE: Kemp Mill Park
To: "Trish Weisman" <trishweisman@yahoo.com>
Cc: "Tucker, Tiffany" <Tiffany.Tucker@mncppc-mc.org>, "Mossburg, David" <David.Mossburg@mncppc-mc.org>, "Lilly, Clark" <Clark.Lilly@mncppc-mc.org>
Date: Monday, September 20, 2010, 5:26 PM

Hi Trish,

As Project Manager, I'm currently working with our Central Maintenance staff and private contractors to remedy the immediate problem of a broken stormwater system and accumulations of debris in the pond area. We are dealing with an infrastructure in very poor condition. Ideally, this park should have been renovated over ten years ago. Our goal will be to patch what we can to get us thru till the entire infrastructure can be completely renovated. We apologize for the current unsightly appearance and will do our best to take corrective measures to remedy the situation. Please share this message with your neighbors so they understand we haven't forgot about them.

Sincerely,

CJ Lilly

Echoing others you've heard from, I request that you repair and maintain the little park on Arcola in Kemp Mill. Many, many residents use it. Although my children are grown, I strongly support preserving the playground because it is heavily used and a source of joy and necessary exercise for many children.

I understand that older people enjoy sitting on benches and viewing the pond, and that is important also. However, if it is impossible to improve the drainage and maintain the pond so that it is not a danger to public health, an eyesore, and a source of noxious fumes, perhaps it could be replaced with grass, flowers, a fountain, and possibly new benches, all of which might address the needs expressed by the elderly in our community.

Thanks for your consideration,
Trish Weisman

From: Jacob S. Frenkel [mailto:JFrenkel@shulmanrogers.com]
Sent: Tuesday, September 21, 2010 3:09 PM
To: Lilly, Clark
Subject: RE: [list] RE: Kemp Mill Urban Park

… and the worse news is budget/funds for capital infrastructure repair at urban parks. Good luck with the project.

JACOB S. FRENKEL
ATTORNEY AT LAW

jfrenkel@shulmanrogers.com | **T** 301.230.5214 | **F** 301.230.2891

SHULMAN, ROGERS, GANDAL, PORDY & ECKER, P.A.
12505 PARK POTOMAC AVENUE, 6TH FLOOR, POTOMAC, MD 20854

ShulmanRogers.com | BIO | VCARD

SHULMAN ROGERS | GANDAL PORDY ECKER

From: Lilly, Clark [mailto:Clark.Lilly@mncppc-mc.org]
Sent: Tuesday, September 21, 2010 3:05 PM
To: Jacob S. Frenkel
Cc: Lilly, Clark
Subject: RE: [list] RE: Kemp Mill Urban Park

Hi Jacob,
I see from your background you've had plenty of experience with Kemp Mill Urban Park.
The bad news is… it really does look bad; the good news is… it can only look better.
As Project Manager, I will focus my efforts and do my best to make this area look better.
Most people don't realize how deteriorated the surrounding infrastructure has become.
Best wishes to you,
CJ

From: Jacob S. Frenkel [mailto:JFrenkel@shulmanrogers.com]
Sent: Tuesday, September 21, 2010 2:46 PM
To: Lilly, Clark
Cc: Ferrari, Kenneth; Woodward, Brian; Chandlee, Stephen; Mossburg, David
Subject: RE: [list] RE: Kemp Mill Urban Park

Thank you.
I was not weighing in on the merits; instead, my objective was to encourage constructive participation in the process rather than to see e-mails inundate MNCPPC inboxes that do little more than reflect individual pontifications on KMUP. I'll leave to your capable hands, reflecting on my tenure more than ten years ago as Chair of the Eastern Recreation Advisory Board, to work through the current unsightliness and age of KMUP.
Jacob

JACOB S. FRENKEL
ATTORNEY AT LAW

jfrenkel@shulmanrogers.com | T 301.230.5214 | F 301.230.2891

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12505 PARK POTOMAC AVENUE, 6TH FLOOR, POTOMAC, MD 20854

ShulmanRogers.com | BIO | VCARD

SHULMAN ROGERS | GANDAL PORDY ECKER

From: Lilly, Clark [mailto:Clark.Lilly@mncppc-mc.org]
Sent: Tuesday, September 21, 2010 2:25 PM
To: Jacob S. Frenkel
Cc: Ferrari, Kenneth; Woodward, Brian; Chandlee, Stephen; Mossburg, David; Lilly, Clark
Subject: RE: [list] RE: Kemp Mill Urban Park

Hi Jacob,
Please refer to the attachment for general information on pond cleanup.
Thanks,
CJ

From: Jacob S. Frenkel [mailto:JFrenkel@shulmanrogers.com]
Sent: Friday, September 17, 2010 12:55 PM
To: Silver Spring Jewish
Cc: Giddens, Gene; Lilly, Clark; Ferrari, Kenneth; georget1@earthlink.net; MCP-Parks
Subject: RE: [list] RE: Kemp Mill Urban Park

I would like to echo the comments that Allison Marcus made, which I have cut and pasted in below for anyone who did not see them. I chaired Montgomery County's Eastern Area Recreation Advisory Board for a number of years in the 1990s, and our recommendations regarding the parks were based entirely on citizen input. That is true as well with the MCPC. Receiving e-mails and letters with variant, albeit excellent, ideas are most helpful. The way to effect change is to attend and speak at the public hearings. For those of you who do not like to speak publicly, you can submit letters in connection with the hearings. The County does listen and endeavors to respond. Letters are best, and testifying at hearings is essential. Just a few thoughts as to how best to be heard. -- Jacob

message from Allison Marcus:

The Kemp Mill park issue has been brought up several times on this list serve. While it's great that many people have opinions about the park, when there are planning meetings held by MCPC and the KMCA, most of those posting are not attending. Who is attending these meetings, you ask? Well, the attendeeds tend to be older and claim that they sit by the pond on a regular basis. They are dead-set against making the pond smaller, let alone eliminating it. Many of them would like to eliminate the playground. One older gentleman (who was

wearing a kippa) at MCPC's presentation to the KMCA last year, suggested that the children can go play in one of the parks along Sligo Creek Trail on Shabbat.

As of the end of the last year, there were three options for the park presented by MCPC at the KMCA meeting, one of which had no pond, one had a smaller pond, and one had an expanded pond. Needless to say, the people at the meeting mostly wanted the one with the expanded pond and smaller playground. Other options contained in these proposals was the addition of a skateboard park, the elimination of the basketball court, and the addition of an area where community events or concerts could be held on a lawn area.

So now you're probably asking when are these meetings held? I would recommend checking MCPC's website for the MCPC meetings about the Kemp Mill Urban park. Everyone in the community is welcome to attend the MCPC meetings. Those of us who live within the Kemp Mill Civic Association's district can also attend KMCA meetings. These meetings have included information about the Kemp Mill Urban Park, changes in Montgomery County law regarding the parking of commercial vehicles and recreational vehicles, snow removal and leaf removal issues, public and private school updates, and most recently, the candidates' forum. The KMCA boundaries include all of the interconnecting streets between Arcola, Kemp Mill Rd, Hermleigh, Northwest Branch Park, and the trees behind Northwood HS, the streets in the Clintwood/Anmore/Grays Ln area, and the Daffodil/Kersey area to the west of Arcola. The Warwick and University Towers are not within the boundaries of the KMCA. For more information, go to www.kempmill.org.

--Allison Marcus
(Disclosure: wife of Jay Marcus, Vice President of the KMCA)

JACOB S. FRENKEL
ATTORNEY AT LAW

jfrenkel@shulmanrogers.com | T 301.230.5214 | F 301.230.2891

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ShulmanRogers.com | BIO | VCARD

From: Beth Singer [mailto:bethsinger@hotmail.com]
Sent: Tuesday, September 21, 2010 3:38 PM
To: Lilly, Clark
Subject: RE: Kemp Mill Pond and Park

Thank you for posting! I'll be much relieved to have that underway.

All the best,
Beth

Subject: RE: Kemp Mill Pond and Park
Date: Tue, 21 Sep 2010 14:28:24 -0400
From: Clark.Lilly@mncppc-mc.org
To: bethsinger@hotmail.com
CC: Kenneth.Ferrari@mncppc-mc.org; Brian.Woodward@mncppc-mc.org; stephen.chandlee@mncppc-mc.org; David.Mossburg@mncppc-mc.org; Clark.Lilly@mncppc-mc.org

Hi Beth,
Please refer to the attachment for general information on the pond cleanup.
Thanks,
CJ

From: Beth Singer [mailto:bethsinger@hotmail.com]
Sent: Friday, September 17, 2010 12:31 PM
To: ken.ferrari@montgomeryparks.org; Lilly, Clark
Subject: FW: Kemp Mill Pond and Park

I am writing as an (Orthodox Jewish) Kemp Mill resident who very much prizes the pond and the geese. We would go there when my children were young to play on the playground and have had many a lovely encounter with nature -- the geese, the fish, the ducks and wildlife that is so sadly absent in this over-developed area. I am still so happy to see the geese crossing the road on the other side of Lamberton. This is a treasure, and those who oppose it often seem to be myopic and very out-of-touch with nature and life, except for their interest in their own immediate worlds.

I think it would be very, very sad to lose the pond. The pond should be regularly scheduled to be cleaned and maintained, so that it doesn't draw the disgust of visitors. Perhaps it could be put on the lists of groups like those doing community service for high schools around the area and environmental groups to work together with the county.

Maryland has no natural lakes. Farmland that had ponds have been largely eliminated through development. The ICC has destroyed tremendous numbers of animal habitats. Large tracts of the geese' migratory routes have been destroyed through development. Human life is increasingly encroaching on and destroying animal habitats, and make no mistake about it: we are all the losers for that. That we have one small pond that affords a habit for these increasingly stressed-out migratory birds is a wonderful thing, and we should maintain it properly -- not let it become an eyesore -- and all benefit from its presence.

From: Szcohen@aol.com [mailto:Szcohen@aol.com]
Sent: Tuesday, September 21, 2010 4:00 PM
To: Lilly, Clark; list@jewishsilverspring.org
Subject: followup re:a different approach Re: [list] RE: Kemp Mill Urban Park

Hi, Mr. Lilly:

Thank you very much for your reply. I know you have received much public input on this matter. Your plan will probably address item 1(b) in my list below, i.e., renovate the drainage system. Let's hope that, in the future, people are more careful about the trash (although the trash is probably not the major part of the problem).

While your staff is addressing the drainage issue, can they repair or reactivate the fountain/aerator? That would not only be esthetically pleasing, but it would improve water quality.

I estimate the pond-center-deepening task would require a four person crew a few days, plus the the concrete pour. Perhaps that could be addressed in the option that is 'on the table' to retain the pond.

Finally, regarding my habitat restoration and education outreach suggestion: does the Commission have someone who specializes in this area? If so, does he/she have a budget for projects such as this? Such a nature outreach program would have tremendous public exposure in this park, i.e., 'more bangs for the buck'. A side benefit may be an inhibition to the geese. It is my understanding that geese prefer long, clear lines-of-site in order to see predators. More vegetation at the edges of the pond might inhibit some of the geese access.

Thank you very much for your attention to this. We understand your budget has been cut, which makes your job more difficult.

stuart cohen
w 301-933-4700

From: Clark.Lilly@mncppc-mc.org
To: Szcohen@aol.com
CC: Kenneth.Ferrari@mncppc-mc.org, Brian.Woodward@mncppc-mc.org, stephen.chandlee@mncppc-mc.org, David.Mossburg@mncppc-mc.org, Clark.Lilly@mncppc-mc.org
Sent: 9/21/2010 2:36:42 P.M. Eastern Daylight Time
Subj: RE: a different approach Re: [list] RE: Kemp Mill Urban Park

Hi Stuart,

Please refer to the attachment for general information on pond cleanup.

Thanks,

CJ

From: Frechette, Nancy [mailto:Nancy.Frechette@montgomerycountymd.gov]
Sent: Monday, October 18, 2010 2:59 PM
To: Lilly, Clark
Cc: Shofar, Steven
Subject: RE: Get rid of the stinking pond in Kemp Mill Park

Hi Mr. Lilly,

Thank you for your email. Mr. Morrison was given your contact information as it appears on the MNCPPC website. Given that your email address is not correct on the website, he may be trying to email you and not be able to reach you. It might be helpful if you would provide him with an update.

Thank you,
Nancy

Nancy G. Frechette
Senior Executive Administrative Assistant
Department of Environmental Protection
240-777-7730

-----Original Message-----
From: Lilly, Clark [mailto:Clark.Lilly@mncppc-mc.org]
Sent: Monday, October 18, 2010 2:41 PM
To: Frechette, Nancy
Cc: Pedoeem, Mitra; McManus, Patricia; Lilly, Clark
Subject: RE: Get rid of the stinking pond in Kemp Mill Park

Hi Nancy,
I spoke to Mr. Steve Schulfar at Department of Environmental Planning about this last week. All of the short-term work that needs to be done has been completed. The long-term work is progressing towards a developing a facility plan/30% construction drawings. A public meeting will be scheduled for late fall of 2010 to provide final review for the proposed park improvements. Please let me know if you or anyone else needs clarification on this matter; if so please do so soon, I will be on leave from Wednesday 20/10 to Monday 25/10.

Thanks,
CJ Lilly – Landscape Architect
M-NCPPC/Montgomery Co Parks
PDD: Park Development Division

From: Frechette, Nancy [mailto:Nancy.Frechette@montgomerycountymd.gov]
Sent: Monday, October 18, 2010 2:18 PM
To: Lilly, Clark
Subject: FW: Get rid of the stinking pond in Kemp Mill Park

Hi Mr. Lilly,

I am not sure if your email address is correct on the website so I am sending the email below to this address as well.

Sincerely
Nancy G. Frechette
Senior Executive Administrative Assistant
Department of Environmental Protection
240-777-7730

-----Original Message-----
From: Ike Leggett
Sent: Monday, October 18, 2010 1:49 PM
To: 'Steve Morrison'
Cc: 'Clark.Lilly@montgomeryparks.org'; Bradford, Mary
Subject: RE: Get rid of the stinking pond in Kemp Mill Park

Dear Mr. Morrison:

Thank you for your email of September 30, 2010, expressing your concerns about the condition of the Kemp Mill Park pond.

As you know, the Kemp Mill Park pond is managed and operated by the Maryland National Capital Park and Planning Commission (MNCPPC). I asked the Department of Environmental Protection (DEP) to contact staff from the MNCPPC and discuss the issues you raised in your email. It is our understanding that the Kemp Mill Park pond is presently going through a remodeling upgrade and that a number of different options are being considered by the MNCPPC.

I believe that it would be productive for you to continue to work with MNCPPC staff to find a design that both serves the critical function of managing stormwater so that it does not flood streets and homes in your neighborhood, and is also acceptable to your community. The MNCPPC contact for this project is Clark Lilly and he can be reached at 301-495-3589 or by email at Clark.Lilly@montgomeryparks.org.

Thank you for taking the time to write to me about your concerns.

Sincerely,

Isiah Leggett
County Executive

cc: Robert G. Hoyt, DEP
Mary Bradford, MNCPPC
Clark Lilly, MNCPPC

-----Original Message-----
From: Steve Morrison [mailto:n3yib@yahoo.com]
Sent: Thursday, September 30, 2010 9:30 PM
To: Ike Leggett; Ike Leggett; Floreen's Office, Councilmember; Ervin's Office, Councilmember; Andrew's Office, Councilmember; Berliner's Office, Councilmember; Elrich's Office, Councilmember; Knapp's Office,

Councilmember; Leventhal's Office, Councilmember; Navarro's Office, Councilmember; Trachtenberg's Office, Councilmember; Cantor, Natalie; Nancy.Inscoe@mncppc-mc.org; Jayne.Hench@mncppc-mc.org; Lynn.Vismara@mncppc-mc.org; Bradford, Mary; Kenneth.Ferrari@mncppc-mc.org; David.Quintanilla@mncppc-mc.org
Subject: Get rid of the stinking pond in Kemp Mill Park

Kemp Mill Park is a vest-pocket piece of land adjacent the Kemp Mill Shopping Center that has a includes a fetid pond. The pond doesn't drain because its plumbing gets clogged with debris. It is a pond that is covered with algae, and is unattractive and smelly. The pond area is, nevertheless, attractive to geese for use as their local toilet. In addition to being unattractive to people (for reasons stated), it is very expensive to maintain because the expensive to maintain pond drain runs under the shopping center lot, including an area that was just re-cemented by the shopping center owner.

Assuming, without acknowledging, that the cost of frequently repairing the pond plumbing was inconsequential and that this would overcome the odor of rotting algae, the goose poop problem remains. Moreover, the expense and difficulty of maintaining pond plumbing in that location makes the park tidiness in this small location unreasonably expensive.

However, it is a good thing that the pond has a repulsive smell and is also a community eyesore. Otherwise, this unfenced and unmonitored acquatic destination (adjacent Arcola Avenue and the shopping center), could be an attractive nuisance to drown children. I believe that our parks might not be intended for that purpose. The remedy for this situation is to fill in the water area and plant grass as now is on the earthen area around the existing pond. It would smell better, look more attractive, not be a child hazard, have much lower maintenance costs, need less staff to maintain and hopefully, be unattractive to geese needing a bathroom.

I hope this suggestion is a constructive remedy for the problems involved. It might also be applicable to some other park ponds in the County.

Respectfully submitted,

Steven Morrison
13816 Vintage Lane
Silver Spring, MD 20906-2240
(301) 871-6452
n3yib@yahoo.com

--- On **Thu, 9/30/10, Ferrari, Kenneth <*Kenneth.Ferrari@mncppc-mc.org*>** wrote:

From: Ferrari, Kenneth <Kenneth.Ferrari@mncppc-mc.org>
Subject: RE: The stinking pond in Kemp Mill Park
To: "Steve Morrison" <n3yib@yahoo.com>, "NatalieCantor" <Natalie.Cantor@montgomerycountymd.gov>, "Blum, Nancy" <Nancy.Inscoe@mncppc-mc.org>, "Hench, Jayne" <Jayne.Hench@mncppc-mc.org>, "Vismara, Lynn" <Lynn.Vismara@mncppc-mc.org>, "Bradford, Mary" <mary.bradford@mncppc-mc.org>, "Quintanilla, David" <David.Quintanilla@mncppc-mc.org>
Date: Thursday, September 30, 2010, 7:54 AM

Steve – Thank you very much for your kind offer. However, the work on these projects has already begun. It's taking more time than we'd like to complete all of them because we're working around the shopping center owner and Mother Nature. Again, I appreciate your offer!!!

Ken Ferrari - Sr. Park Manager
Wheaton Management Area
Montgomery County Parks - MNCPPC
Office - (301) 905-3045
Fax - (301) 622-1721

From: Steve Morrison [mailto:n3yib@yahoo.com]
Sent: Wednesday, September 29, 2010 6:35 PM
To: NatalieCantor; Blum, Nancy; Hench, Jayne; Vismara, Lynn; Bradford, Mary; Ferrari, Kenneth; Quintanilla, David
Subject: The stinking pond in Kemp Mill Park

http://gazette.net/stories/09292010/wheanew204543_32538.php

If the Parks Department can get at least 10 local Kemp Mill area resident volunteers to work on it, plus a plan together with any grates, filters and pipes called for by the plan and the appropriate loaner hand tools, I will supervise and physically work to achieve the desired remedial clean-up and renovation and return the tools when finished. .

Steven Morrison
n3yib@yahoo.com
(301) 871-6452

From: Steve Morrison [mailto:n3yib@yahoo.com]
Sent: Wednesday, October 20, 2010 11:58 AM
To: Bradford, Mary; Lilly, Clark
Cc: Ike.Leggett@montgomerycountymd.gov; ocemail@montgomerycountymd.gov; Robert.Hoyt@montgomerycountymd.gov; Carla.Reid@montgomerycountymd.gov; councilmember.floreen@montgomerycountymd.gov; councilmember.ervin@montgomerycountymd.gov; councilmember.andrews@montgomerycountymd.gov; councilmember.berliner@montgomerycountymd.gov; councilmember.elrich@montgomerycountymd.gov; councilmember.knapp@montgomerycountymd.gov; councilmember.navarro@montgomerycountymd.gov; councilmember.leventhal@montgomerycountymd.gov; councilmember.trachtenberg@montgomerycountymd.gov; Chandlee, Stephen; Ferrari, Kenneth; Quintanilla, David; Pedoeem, Mitra; Riley, Mike; Frank, Andrew; Redmond, Doug; McManus, Patricia; Woodward, Brian; Giddens, Gene
Subject: Kemp Mill Local Park proposed redesign

Kemp Mill Local Park is approximately a rectangular piece of land that I estimate is about 100 to 150 yards on its long side and about half that dimension (50 to 75 yards) on the short side. It has a relatively large, concrete-lined pond in the shape of a free-form figure 8 with a narrow concrete channel connecting the two approximately circular portions. The pool is estimated by me to be about 2 feet deep although the smaller circular segment is clearly slightly deeper than the larger circle. I can tell this because the pool was recently drained and then it rained last weekend and a shallow residue of accumulated liquid was in the small circle and the larger circle was dry. On two recent occasions when I visited the park, it was graced by a modest amount of trash consisting of empty, plastic grocery bags and less than a 1/2 dozen beverage containers, not in the park trash barrels.

A. The park includes an abundant network of concrete sidewalks and a paved (half) basketball court in addition to the concrete lined pool. It is the high ground in the area. My best estimate is that it is about half its total Park area is impervious surface, including the pond, sidewalks and basketball court. This hard surfacing exacerbates the problem that occurs when rain runs downhill off park surfaces. B. The storm-water sewer line from the pool goes under the paved parking lot or its driveway to Arcola Avenue and when the pool clogs with trash from vegetation (including from park trees) and from plastic bags and other trash, the pool overflows. The sewer line can also clog from detrius washed down clean-out grates, distributed through the park, that connect to the under-ground to the sewer.

The pool is filled from a WSSC source because there is no natural stream within a half mile of the local park and the park occupies high ground with respect to the shopping center and Arcola Avenue. The park has play equipment that is designed to be attractive to young children. There are 3 or 4 private schools with religious affiliations plus E Brooke Lee Middle School, all within a half mile of the park. Kemp Mill Local Park is not the only M-NCCPC park to have a man-made, concrete-lined water feature in this County and my position is that (except for staffed swimming pools) all such water features should be back-filled in with earth, including the one in the Kemp Mill Local Park. The several reasons for this position are as follows:

There is a State or County law that requires all pools to be enclosed by a fence. The pool in Kemp Mill Local Park is not fenced. The fencing requirement is also rigidly applied to storm-water inpoundment areas throughout the County, even if those areas are usually dry. I believe that public and private pools (even shallow pools) can be a deadly attractive nuisance to young children, especially when placed near play equipment meant to attract youngsters to the area (the Hansel and Gretel effect). But you might argue that there are many streams and creeks through our parks that are unfenced. While this is true, we don't have to increase the hazard to children by adding unfenced, man-made water features in areas where child pedestrians often walk past.

People have complained about the smell of the Kemp Mill Local Park pool. Shallow park pools are no different than other public and private pools; they have to be maintained frequently. The aquatic residue from the rain that now covers part of the pool has green slime in it. It is well known that pools need a chlorine treatment at least once a week to look clear and to be clean. In addition, most swimming pools get vacuumed frequently to remove solid debris (like leaves, grass clippings and plastic grocery bags). Otherwise the drain lines or filters to the drain lines will become plugged. Pools are expensive to maintain correctly and this maintenance could be an unaffordable luxury in the tight budget climate that the County is now operating under.

Another part of the Park pool problem is that the water in the pool attracts geese and ducks to the area, whether or not they swim in it. I was recently informed that it was a misdemeanor for human beings to defecate in parks in Montgomery County parks and a separate law prohibits that act elsewhere in Montgomery County. No such law applies to water-fowl and, if there were such a law, it isn't enforced. Even assuming infrequently maintained, man-made park ponds are a filled with a disgusting green liquid and uninviting, even for bird swims, water fowl can still be lured to land near the water and foul park sidewalks. I do not know if a public health issue is relevant to this discussion. However, it is noted in passing that in the last 20 years, Bird Flu and West Nile Virus have been spread by bird droppings and not by human excrement.

!. For Park sanitation,
2. to better address Kemp Mill Local Park storm water run off,
3. to control periodic pool maintenance costs for clean and clear pool water,
4. to keep up appearances by not encouraging bird droppings in local parks,
5. to protect young children, and
6. to be consistent with laws requiring the fencing of private pools and storm water inpoundment areas in the County,
it is respectfully suggested that most of the impervious surfacing of Kemp Mill Local Park be removed including, but not limited to, the concrete-lined Park pond. Consideration should also be given to removing man-made, concrete-lined park ponds elsewhere in Montgomery County or at least enclosing them with fences.

Lastly, I would like to note that (as is typical in this politically sensitive County) two public forums have been held in Kemp Mill on the Kemp Mill Local Park. At those hearings, some citizens expressed their attachment to the Park water feature, which is why it is still in plans for the final Park rebuild. Letting self-selected, local public participants influence planning decisions without the planners thinking through the consequences and modifying plans accordingly is much, much less than I expect from land use planners in the past, the present and in the future.

Steven Morrison
13816 Vintage Lane
Silver Spring, MD 20906
(301) 871-6452
n3yib@yahoo.com

I am also forwarding a copy of this email to Montgomery County's Housing Code Enforcement, Department of the Environment, and Department of Permitting Services for their consideration of what the County should do about unfenced, concrete-lined ponds in public parks.

From: Szcohen@aol.com [mailto:Szcohen@aol.com]
Sent: Wednesday, January 05, 2011 3:05 PM
To: list@jewishsilverspring.org
Cc: Lilly, Clark
Subject: Kemp Mill Urban Park

Hi, all:

The third mtg in the process to redesign, etc. the small park @ Lamberton and Arcola is scheduled for this coming Wednesday, Jan. 12, 6:30-9:30, @ KMES. The draft design will be presented for comment, then there will be a final meeting scheduled for the spring.

This is the link to the website. It does not yet contain the proposed design. (It might not be presented until the mtg[??].)

http://montgomeryparks.org/pdd/projects/kemp_mill/KempMillUrbanPark.shtm

Please note that the drainage system was completely renovated this past fall.

Many people (including myself and our grand kids) like the ducks and geese, but most realize the geese also cause a problem. Several months ago, I discussed the goose issue with the senior County landscape architect for this project, C J Lilly (cc'd above). We discussed three options, none of them mutually exclusive: periodically borrowing the 'goose' dog (I believe it is a type of collie) from Brookside Gardens; creating flow in the pond (geese prefer still water); and planting and managing tall grasses and shrubs around the sides of the pond, which geese do not like because the vegetation can theoretically hide predators. Perhaps this subject can be addressed on Wednesday night.

stuart cohen

From: Lilly, Clark [Clark.Lilly@mncppc-mc.org]
Sent: Friday, January 14, 2011 9:26 AM
To: Fred Messing
Cc: Lilly, Clark; McManus, Patricia; Pedoeem, Mitra; Dave Norden; Reid, Stephen
Subject: RE: Kemp Mill Park

Dear Mr. Messing,
Thanks for your comments regarding the playground and goose issues at Kemp Mill Urban Park. M-NCPPC and our consultants LSG Inc. are further reviewing issues brought up at Community Meeting #3. Those findings will be used to make minor adjustments to the plan to address needs and concerns expressed by the community as a whole.
Thanks for your suggestions,
CJ Lilly

From: Fred Messing [mailto:fmessing@verizon.net]
Sent: Thursday, January 13, 2011 5:15 PM
To: Lilly, Clark
Subject: Kemp Mill Park

Mr. Lilly,

Thank you for the informative meeting last evening. It is clear that a lot of productive work has been done to align the new park with the community's needs.

One observation is that the architects may not have achieved quite the balance they believe. After living in this neighborhood for 27 years I have come to the conclusion that conservatively 75% of the park's usage is in the playground area. Sometimes it is quite crowded. Often there is competition for equipment even when not crowded. The architects allocated 7500 sqft for the expanded playground corresponding to approximately 8% of the area. I believe that the playground could be easily expanded to 10,000 or 12,000 sqft with insignificant impact on any other usage groups. Such a design would align better with the community's needs.

The discussion led me to make the following suggestion for the interim period before the park is rebuilt. I suggest that the ponds be drained in late February through the mating season of March-April. Even though the park manager said the geese are not nesting in the park they must be nesting nearby because there are dozens of goslings in the park each year. If the ponds are drained during mating season they may mate and nest elsewhere and reduce the terrible waste problem. The ponds could be refilled in May-February to meet the desires of those who benefit from the ponds. We could to a test this year and use the results to determine what to do in the future. If it deters the geese, it would be of enormous benefit to the park users. If skate boarders become a problem, some rocks scattered in the empty ponds would deter them.

Thank you for your consideration.

Fred Messing
fmessing@verizon.net
301.649.1018
301.529.8811 (mobile)
11545 Daffodil Lane, Silver Spring, 20902

From: Taylor Brown [mailto:taylor@patch.com]
Sent: Friday, January 21, 2011 10:53 AM
To: Lilly, Clark
Subject: Re: Final Kemp Mill Park design on the website?

CJ

Thanks for the heads up - honestly the second thing you described (plan, few perspectives) is really what I would have space for - as I'm doing a short update about the outcome.

Thanks,

On Fri, Jan 21, 2011 at 10:50 AM, Lilly, Clark <Clark.Lilly@mncppc-mc.org> wrote:

Hi Taylor,

I requested and received the Kemp Mill Urban Park presentation from LSG Inc. regarding Community Meeting #3 of 1/12/2011. The data stream was so massive it locked up my computer and I was not able to transfer the date to the person in our design group who posts it to our website. I've since requested LSG Inc. to resend the data to our website person in smaller increments that our computers can handle. If that doesn't work, we may have to limit the posting to just a few drawings: e.g. - plan and a couple perspectives. We will attempt to resolve this issues as soon as possible. Appreciate your ongoing interest in the project.

Sincerely,

CJ Lilly

From: ariel winter [mailto:ariel.winter@gmail.com]
Sent: Monday, January 31, 2011 8:21 PM
To: Lilly, Clark
Cc: Dave Norden; McManus, Patricia; Pedoeem, Mitra
Subject: Re: concerns about proposed design for Kemp Mill Urban Park

very helpful - thanks very much.

On Mon, Jan 31, 2011 at 5:30 PM, Lilly, Clark <Clark.Lilly@mncppc-mc.org> wrote:

From: ariel winter [mailto:ariel.winter@gmail.com]
Sent: Friday, January 28, 2011 1:27 PM
To: Lilly, Clark
Subject: concerns about proposed design for Kemp Mill Urban Park

Hi C.J.-

Someone I serve with on the Mid-County Citizens Advisory Board has expressed some concerns about the proposed design for Kemp Mill Urban Park. The concerns are focused on adequate drainage, filtration, and maintenance of the proposed pond. I'm wondering if you or the contractor can address these issues. **I do not necessarily share these concerns**, and I recognize that some of them were discussed at the community meeting. thanks very much for your help. I **personally think that the design is a big step in the right direction.**
Here are the issues:

1. The contractor's plan included retaining almost all existing cherry trees and planting even more of them. Some of the planned cherry trees overhung the pool and others were close enough that leaves would certainly drop into the pool in autumn. The planners did not take into account the fact that having leaves and twigs from deciduous trees over and around the pool would plug the filter and cause it to be a high maintenance item; leaves and small branches that fall from such trees would be a major factor in plugging filter(s) associated with the pumped flow needed to produce the waterfalls so accommodatingly planned. The key problem addressed by the majority of residents was geese. In an effort to make the body of water less appealing to geese accessibility we have created various barriers including trees to make it more difficult for them to land or take off. We appreciate your concern over leaves and twigs getting into the water but this may be remedied by the use of a larger filter mechanism for the pools of water. The “waterfalls” are actually called weirs; about a two foot drop between upper and middle and middle and lower pools.

2. The planner stated that the plan included 42 inch high fences where the paved paths crossed or bounded the pool and not in other places where grassy areas (not paved paths) were next to the pool. Boulders and plantings in the water boundary area would be used to discourage geese from emerging from a swim by waddling onto the grass. Nothing was said about the burden of maintaining this aquatic vegetation and removing it whenever it died. It constitutes a second source of filter plugging. We will explore the use of a bigger filtration system with our consultant LSG Inc.

3. A third source of filter plugging is present in the existing park and in the planned one. It consists of paper and Styrofoam cups, plastic grocery bags and food wrappers. If a pumped pool will be built in Kemp Mill Urban Park and very frequent periodic maintenance is not in the plans, a proposed screening fence needs to be completely around the entire perimeter of the pool. When we were at the last Community Meeting at Kemp Mill Elementary on Wednesday 1/12/2011 we had members of the Kemp Mill community approaching us asking to volunteer for needed activities in the new park. I think cleanup of excessive trash in the park would be an ideal project for volunteer groups.

4. Lastly, the experts indicated that they planned to put some fish and other aquatic life in the pumped pool. The effect of any dead fish on sanitation and filter maintenance was not discussed. A major objection to this pool is that it becomes laden with algae, and garbage and the material in the pool (when filled with water) emits a noxious odor. Even, hypothetically, if one were to hermetically seal the pond from the environment, but introduce proposed aquatic life into the water, it would require frequent, periodic maintenance to keep clean. This pond needs no aquatic life and does need chemical purification equipment (similar to that employed in swimming pools) required to avoid the putrification that the present pool and the planned one will have without it. I would agree with the above assessment if we were going to maintain a concrete lined pond because concrete to my knowledge does not harbor beneficial bacteria in sufficient quantities to break down organic matter detritus and thus there becomes a sludge buildup at the bottom of the pool. We are not advocating the introduction of fish into the pool, however we do know from past experience some people do deposit fish into the pond even when asked not to do so, therefore we have to be prepared. We can't add chemicals to the system as it would kill the beneficial bacteria necessary to decompose organic matter in the water column. A deeper pond will also help maintain a healthier system.

I hope these comments help, please let me know if you require any clarification. If others reading this wish to comment please feel free to do so.

Thanks,

CJ Lilly

From: Talya Weinberg [mailto:tals181@gmail.com]
Sent: Thursday, June 02, 2011 2:00 PM
To: MCP-Parks
Cc: Ferrari, Kenneth; Lilly, Clark; Giddens, Gene
Subject: Kemp Mill Park on Arcola Ave and Lamberton Dr.

To whom it may concern,

I contacted you back in the fall regarding the condition of the park. You had it remedied by draining the pond and having a meeting about park renovations in january.

I'm writing to you AGAIN to let you know that the park is in hideous condition AGAIN. you haven't kept up the draining of the pond; therefore the geese are back as well as their disgusting feces.

My mother in law just came for a visit and took my 2 year old to the park. She came back and informed me how disgusted she was by our park and how it was nearly IMPOSSIBLE to walk anywhere without stepping in goose feces. She came all the way from Toronto, Ontario and has never seen a park in such horrendous condition like the one here.

Are you planning to do anything about this?? why do i feel like I always have to email/call/haggle the MCP-Parks about this? All I want is a neighborhood park and playground that I can enjoy with my 2 year old and my friends. But since I can't, I now have to DRIVE to other neighborhood parks that are actually kept clean and sanitary.

Talya Weinberg
301.358.2599

From: selena snow [mailto:selenasnow@hotmail.com]
Sent: Thursday, July 07, 2011 1:49 PM
To: Lilly, Clark
Subject: RE: Kemp Mill Urban Park status

Hi CJ,
Thank you for the updates--I will pass them on. Please keep me in the loop as we move forward.
Selena

Subject: RE: Kemp Mill Urban Park status
Date: Thu, 7 Jul 2011 13:38:48 -0400
From: Clark.Lilly@montgomeryparks.org
To: selenasnow@hotmail.com
CC: Clark.Lilly@montgomeryparks.org

Hi Selena,
I spoke to Kathy Dearstine about the new playground in Wheaton Regional Park; weather permitting it should be completed by the end of July, 2011. The Kemp Mill Facility Plan is scheduled to go before the Planning Board on Thursday September 15, 2011. This facility plan is for 30% plans and cost estimate. If the Planning Board approves, it will move on to 100% plans and will be scheduled for construction somewhere in the 2013 – 2018 CIP Schedule.
CJ

From: selena snow [mailto:selenasnow@hotmail.com]
Sent: Thursday, July 07, 2011 12:57 PM
To: Lilly, Clark
Subject: Kemp Mill Urban Park status

Hi CJ,
We are having a Kemp Mill Civic Association (KMCA) meeting next week so I wanted to provide our membership with an update on the status of the renovation plan at Kemp Mill Urban Park. I am wondering whether the presentation of the project to the Planning Board took place in the Spring/Summer 2011 as had been planned and whether approval was received to move forward and what the next steps/timeframe will be. Also, I don't know if this is your bailiwick, but many residents have asked me about the playground renovation at Wheaton Regional Park. Do you know what the time frame is at this point for re-opening the playground?

Thank you,
Selena Snow
Board Member and Parks and Recreation Committee Chair, KMCA

From: Bradford, Mary
Sent: Wednesday, June 15, 2011 6:42 PM
To: Jeff Graber
Cc: Giddens, Gene; Hench, John; Ferrari, Kenneth; Chandlee, Stephen; Lilly, Clark; Gibbs, Rob; 'Millard, Jedediah'
Subject: RE: goose problem

Mr. Graber,

You are absolutely correct, the geese can be an intolerable problem at Kemp Mill and all of other parks with water features, such as ponds, lakes, golf courses, and stormwater treatment areas. They leave a big mess wherever they go. Our staff has an active program to move them off, but Kemp Mill is a particularly difficult spot. Even when the pond simply fills with rainwater, the place just attracts them. An ongoing battle to be sure, and I am copying our park manager and our wildlife control staff with your concerns. They will check on what can be done.

Thank you for your message.

Regards,

Mary R. Bradford

Director

Department of Parks – Montgomery County

9500 Brunett Avenue, Silver Spring MD 20901

301-495-2500

The Maryland-National Capital Park and Planning Commission

www.montgomeryparks.org

From: Millard, Jedediah [mailto:Jedediah.Millard@montgomerycountymd.gov]

Sent: Wednesday, June 15, 2011 2:58 PM
To: Jeff Graber
Cc: Bradford, Mary
Subject: RE: goose problem

Mr. Graber—

Thank you for contacting our office regarding the problem with geese at the Kemp Mill Park. By copy of this reply, I'm relaying your message to Mary Bradford, Director of Parks, as this issue is within the Parks Department's jurisdiction.

Warm regards,

Jed Millard

Jed Millard

Aide to Councilmember Nancy Floreen

Montgomery County Council

100 Maryland Avenue, 6th Floor

Rockville, MD 20850

240.777.7959

jedediah.millard@montgomerycountymd.gov

For more information, visit Nancy's Blog <http://nancyfloreen.blogspot.com>

-----Original Message-----
From: Jeff Graber [mailto:jgraber@email.com]
Sent: Tuesday, June 14, 2011 9:30 PM
To: Floreen's Office, Councilmember
Subject: goose problem

I cannot begin to tell you how happy we were when the pond at the Kemp Mill Park was drained! Those horrible Geese left the area. The park had not been so clean and pleasant in years. The pond got refilled and we now seem to have more geese than ever. They stink up the area, they POOP everywhere and even disrupt traffic. Having all that goose poop where children play has us very upset. Please see if you can get the pond drained again.

Thank you so much.

Wednesday, Sept. 29, 2010

Residents want makeover for Kemp Mill Park pond

Kemp Mill residents want pond cleaned, and park officials have a plan

by Jeanette Der Bedrosian | Staff Writer

Greg Dohler/The Gazette

A goose drinks from shallow water as ducks walk along the dry bottom of the mostly drained pond Friday at Kemp Mill Urban Park. The artificial pond is undergoing a cleaning because of excessive bird droppings and trash.

A swampy smell greets the residents of a Kemp Mill neighborhood as they walk to and from synagogue, cutting through the park at Arcola Avenue and Lamberton Drive.

The culprit, everyone agrees, is the pond that covers about a fourth of the park. The drainage pipes are too small and are easily clogged, the stagnant water attracts geese that leave droppings in the murky water, and heavy rains often cause the pond to overflow, park officials said. There will continue to be some difficulties with pond maintenance, park project manager CJ Lilly said, but there will be at least some form of relief for the pond's visitors in the near future.

Park officials know Kemp Mill Park needs a makeover and have both a short- and long-term plan to renovate the park. Meanwhile, nearby residents complain openly about the pungent odor and otherwise decaying features of the park.

"It's never drained very well," said Ariel Winter, a resident of the Kemp Mill community. "Sediment and algae and goose droppings and garbage just build up."

"We like the water, but if it's clean," said Dina Soriano, who visited the park last week while watching a few neighborhood children. "It's always dirty. ... Keep the cement clean, or get rid of it, but take care of this park."

These complaints aren't falling on deaf ears, but budget cuts make it impossible to clean the park as often as officials might like.

"Urban parks in general, just the nature of them — where they're located, the amount of foot traffic — trash is a big issue there," said Ken Ferrari, senior park manager for the Wheaton region. "And with our dwindling resources due to budget cuts, we just don't get out there as often as we like."

Beyond finances, the pond overflows every time there's a heavy rain. Many of the clogged pipes connected to the pond need replacement but are underneath the private parking lot of the shopping center directly behind the park, Lilly said. Park officials have to request permission to access these pipes from the center's management. As a result, they often pump out the excess water straight from the pond rather than getting to the root of the issue, according to Lilly.

With that in mind, park officials have developed a set of plans. There will be some immediate fixes, and plans are being drawn up for the future for more drastic changes to the park, though those have not yet been funded.

What can be done now?

Over the next couple of weeks, Kemp Mill residents will see a few changes within their beloved park. First, park officials requested permission from the shopping center's owner to access the pipes under their land. While they can't replace the old pipes, they do plan on unclogging the 18-inch-wide pipe, which Lilly estimates has more than 100 feet crammed with twigs, leaves, droppings and other gunk.

This part of the plan is already proving difficult, however. The management company of the shopping center poured a new concrete pad for the dumpster area of the parking lot last week, so contractors have to wait until later this week to break ground on the repairs.

Other quick fixes that will help rid the pond of its putrid properties are the addition of storm-water grates in the pond to stop debris from getting in the pipe in the first place, replacing a retaining wall dating back to the 1960s that was damaged by overflowing water from the pond and getting the pond completely cleaned out for the first time in almost five years.

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Lilly said the cleanup and other quick fixes should bring some immediate relief to people who frequent the park, but it doesn't deal with the persisting issues of old pipes and flocks of geese calling the pond home.

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Causing the movement would be pumps and filters, which will also help keep the pond cleaner, Lilly said.

This plan is in no way definitive, Lilly emphasized, but he expects it will be presented to the community as something that could be funded within the next five years.

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Wednesday, Jan. 19, 2011

Redesigned Kemp Mill Urban Park could eliminate stench from pond

Residents debate size of playground; property upgrades still years away

by Alison Bryant | Staff writer

Users of Kemp Mill Urban Park who are fed up with a foul odor emanating from the park's pond are a bit closer to relief now that redesign plans also include measures to deter geese.

The stench is caused by poor drainage, stagnant water and a buildup of feces from geese, whose droppings also splatter benches and walkways.

Planners at LSG Landscape Architecture, the Vienna, Va.-based landscape architecture firm charged with redesigning the park, think they have found a solution. Changing the shape of the pond and adding rocks and vegetation to its edges will discourage geese, which prefer to use broad bodies of water that have unobstructed paths to dry land. A new self-sustaining water feature with three pools, two waterfalls and an underground filter and pump will keep water moving to prevent stagnation.

The improvements to the pond are among several included in LSG's redesign for the park, which was presented Wednesday at Kemp Mill Elementary School to about 30 residents. The design, which includes a larger playground, a basketball court, exercise equipment and wider walking paths, will go before the Montgomery County Planning Board this summer.

If the board approves the design, it will be submitted to the county for inclusion in the fiscal 2013-18 Department of Parks Capital Improvements Program for funding. It could take two to six years for the plan to make its way through approvals, obtain funding and come to fruition. There is no cost estimate for construction of the park at this point. LSG is being paid $208,659 for designing the park, including change orders, or additional services, not in the original contract, said C.J. Lilly, project manager. An additional change order outside the original contract still is in negotiation.

In developing the design, LSG spent more than a year working with the Kemp Mill community to agree on an approach. Despite the addition of the basketball court and upgrades to the pond, LSG thinks the alterations do not change the park's usability. For example, the park still will have a playground, but it will be larger and with a durable rubber surface.

"What we really found from the community comments was that there was no consensus for any new major elements," said Dave Norden, project manager with LSG. "There hasn't been a voice for a drastically different park than what's there now."

On a given day, spring through fall, there are about two dozen people in the park at all times, Lilly said, adding that number increases significantly on weekends.

Still, some of the people at Wednesday's presentation did not like parts of the plan. Some said the playground, geared toward younger children, should be even larger, while others disagreed, saying the park is meant to serve all ages.

"Of course, they have to address that this is a diverse community of all ages," said Naomi Sandberg, a Kemp Mill resident.

As it stands, the pond takes up 21,000 square feet — about 22 percent — of the 2.2 acre park; the playground is 5,100 square feet. In the new design, the pond is reduced to about 12,600 square feet and the playground is expanded to more than 7,000 square feet.

The new playground will have two sections, one for younger children and one for older children. LSG has estimated the new playground will enable more children to use the equipment at one time.

Some residents questioned the improvement and suggested the playground space be expanded.

"I personally would like them to get rid of some of the trees and make an open play area," said Sandberg, who has two children ages 5 and 7. "It would make a huge difference. With that space, they could put more equipment in."

Allison Marcus of Kemp Mill agreed, noting the playground is crowded as-is. When she brings her 7-month-old son to the park, she usually has to fight for a seat and wait in line for the swings.

"[The new park design] is nice," Marcus said. "My big thing is it should have an expanded play area. Right now, it's completely open. Closing it in, you're really shrinking it."

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Wednesday, Sept. 29, 2010

Residents want makeover for Kemp Mill Park pond

Kemp Mill residents want pond cleaned, and park officials have a plan

by Jeanette Der Bedrosian | Staff Writer

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A swampy smell greets the residents of a Kemp Mill neighborhood as they walk to and from synagogue, cutting through the park at Arcola Avenue and Lamberton Drive.

The culprit, everyone agrees, is the pond that covers about a fourth of the park. The drainage pipes are too small and are easily clogged, the stagnant water attracts geese that leave droppings in the murky water, and heavy rains often cause the pond to overflow, park officials said. There will continue to be some difficulties with pond maintenance, park project manager CJ Lilly said, but there will be at least some form of relief for the pond's visitors in the near future.

Greg Dahler/The Gazette
A goose drinks from shallow water as ducks walk along the dry bottom of the mostly drained pond Friday at Kemp Mill Urban Park. The artificial pond is undergoing a cleaning because of excessive silt droppings and trash.

Park officials know Kemp Mill Park needs a makeover and have both a short- and long-term plan to renovate the park. Meanwhile, nearby residents complain openly about the pungent odor and otherwise decaying features of the park.

"It's never drained very well," said Ariel Winser, a resident of the Kemp Mill community. "Sediment and algae and goose droppings and garbage just build up."

"We like the water, but if it's clean," said Dina Soriano, who visited the park last week while watching a few neighborhood children. "It's always dirty. ... Keep the cement clean, or get rid of it, but take care of this park."

These complaints aren't falling on deaf ears, but budget cuts make it impossible to clean the park as often as officials might like.

"Urban parks in general, just the nature of them — where they're located, the amount of foot traffic — trash is a big issue there," said Ken Ferrari, senior park manager for the Wheaton region. "And with our dwindling resources due to budget cuts, we just don't get out there as often as we like."

Beyond finances, the pond overflows every time there's a heavy rain. Many of the clogged pipes connected to the pond need replacement but are underneath the private parking lot of the shopping center directly behind the park, Lilly said. Park officials have to request permission to access these pipes from the center's management. As a result, they often pump out the excess water straight from the pond rather than getting to the root of the issue, according to Lilly.

With that in mind, park officials have developed a set of plans. There will be some immediate fixes, and plans are being drawn up for the future for more drastic changes to the park, though those have not yet been funded.

L/O NANNY/HSKPR 7:30am-7:30pm, M-F for 2 kids...
Maintenance Technician
ADMIN ASSISTANT /Buyer Full time, $12/hour +...
SEEKING ENTRY LEVEL RECEPTIONIST POSITION
See all jobs

What can be done now?

Over the next couple of weeks, Kemp Mill residents will see a few changes within their beloved park. First, park officials requested permission from the shopping center's owner to access the pipes under their land. While they can't replace the old pipes, they do plan on unclogging the 18-inch-wide pipe, which Lilly estimates has more than 100 feet crammed with twigs, leaves, droppings and other gunk.

This part of the plan is already proving difficult, however. The management company of the shopping center poured a new concrete pad for the dumpster area of the parking lot last week, so contractors have to wait until later this week to break ground on the repairs.

Other quick fixes that will help rid the pond of its putrid properties are the addition of storm-water grates in the pond to stop debris from getting in the pipe in the first place, replacing a retaining wall dating back to the 1960s that was damaged by overflowing water from the pond and getting the pond completely cleaned out for the first time in almost five years.

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Leave a comment

Echo

Admin

E. Geotechnical Report

Geotechnical Engineering Report

Kemp Mill Urban Park Development

1200 Arcola Avenue

Wheaton, MD

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November 15, 2010

Mr. Dave Norden
Lewis Scully Gionet
1919 Gallows Road, Suite 110
Vienna, VA 22182

Subject: ***Geotechnical Engineering Report, Kemp Mill Urban Park Development, 1200 Arcola Avenue, Wheaton, MD (Our 29016)***

Dear Mr. Norden:

GeoConcepts Engineering, Inc. (GeoConcepts) is pleased to present this geotechnical engineering report for the above referenced project. These services have been performed in accordance with our agreement dated March 18, 2009.

1.0 Scope of Services

This geotechnical engineering report presents the results of the field investigation, soil laboratory testing, and engineering analysis of the geotechnical data. This report specifically addresses the following:

- An evaluation of subsurface conditions within the area of the proposed site development.
- Foundation recommendations for support of the proposed site structures.
- An assessment of subgrade conditions for support of flexible and rigid pavements, including an estimated design California Bearing Ratio (CBR) value based on soil laboratory classification test results.
- Earthwork recommendations for construction of loadbearing fills, including an assessment of on-site soils to be excavated for re-use as fill.
- Recommendations regarding the feasibility of using stormwater management by infiltration, including estimated infiltration rates based on field tests and published correlations with soil classifications.

Services not specifically identified in the contract for this project are not included in the scope of services.

2.0 Site Description and Proposed Construction

The Kemp Mill Urban Park is a 2.7-acre park located at 1200 Arcola Avenue, northwest of the intersection of Arcola Avenue and Lamberton Drive, in Wheaton, Maryland. A site vicinity map is presented as Figure 1 at the end of this report. The site is currently a developed park including a man-made pond, playground area, a gazebo, and an asphalt basketball court.

Based on the information provided to us, we understand that the Park Development Division (PDD) of the Montgomery County Department of Parks of the Maryland-National Capital Parks and Planning Commission is planning to renovate and improve the existing Kemp Mill Urban Park. The anticipated design components include multiple site structures with foundations (pergola, gazebo, and 10 foot high pole lights), new water feature comprised of small pools, new relocated asphalt basketball court, and pervious and impervious concrete walkways.

3.0 Subsurface Conditions

Subsurface conditions were investigated by drilling six test borings in the proposed site development area. Test boring logs and a boring location plan are presented in Appendix A of this report.

3.1 Stratification

The subsurface materials encountered have been stratified for purposes of our discussions herein. These stratum designations do not imply that the materials encountered are continuous across the site. Stratum designations have been established to characterize similar subsurface conditions based on material gradations and parent geology. The subsurface materials encountered in the test borings completed at the site have been assigned to the following strata:

Stratum A (Existing Fill)	generally medium stiff or firm, sandy silt, sandy lean clay, sandy fat clay, and silty sand FILL, micaceous, moist, brown and reddish-brown
Stratum B1 (Northwest Branch Formation)	generally medium stiff or firm, sandy silt (ML), sandy lean clay (CL), and silty sand (SM), micaceous, moist, brown and reddish-brown
Stratum B2 (Northwest Branch Formation)	very compact, DISINTEGRATED ROCK, moist, tan

The two letter designations included in the strata descriptions presented above and on the test boring logs represent the Unified Soil Classification System (USCS) group symbol and group name for the samples based on laboratory testing per ASTM D-2487 and visual classifications per ASTM D-2488. It should be noted that visual classifications per ASTM D-2488 may not match classifications determined by laboratory testing per ASTM D-2487.

3.2 Geology

The Kemp Mill Urban Park site lies within the Piedmont Physiographic Province of Maryland. The Piedmont is bordered to the east by the Coastal Plain Physiographic Province and to the west by the Blue Ridge Physiographic Province and contains several fault bordered basins. Bedrock in the Piedmont typically consists of highly weathered metamorphic and igneous bedrock. Surface topography in the Piedmont is the result of millions of years of erosion.

The existing fill soils of Stratum A are believed to be related to previous site grading. The underlying natural soils are residual materials derived from the physical and chemical weathering of the underlying bedrock. Stratum B1 materials consist of the silt and sand soils, and Stratum B2 consists of disintegrated rock. The bedrock beneath the Kemp Mill Urban Park site consists of a schist rock belonging to the Northwest Branch Formation from the Cambrian Geologic Period.

3.3 Groundwater

Groundwater level observations were made in the field during drilling and up to one day after the completion of the test borings. Longer-term groundwater level readings were obtained in temporary water observation standpipes installed in test borings B-1, B-2, B-3, and B-4. A summary of the water level readings rounded off to the nearest 0.5 feet elevation is presented in the table below.

Test Boring No.	Depth to Groundwater (feet)	Approximate Groundwater Elevation (feet)
B-1	Dry	-
B-2	Dry	-
B-3	11.0	380
B-4	Dry	-

The groundwater observations presented herein are considered to be an indication of the groundwater levels at the dates and times indicated. Accordingly, the groundwater information presented herein should be used with caution. Also, fluctuations in groundwater levels should be expected with seasons of the year, construction activity, changes to surface grades, precipitation, or other similar factors.

3.4 Soil Laboratory Test Results

Selected soil samples obtained from the field investigation were tested for grain size distribution with hydrometer, Atterberg limits, and natural moisture contents. A summary of soil laboratory test results is presented as Appendix B. The results of natural moisture content tests are presented on the test boring logs in Appendix A.

Samples tested from Stratum A classified as sandy LEAN CLAY (CL) and sandy FAT CLAY (CH) in accordance with the USCS, with about 51 to 63 percent fines passing the U.S. Standard No. 200 sieve. Liquid limits and plasticity indices ranged from 25 to 51 and 9 to 24, respectively. Natural moisture contents ranged from 12.2 to 27.7 percent.

Samples tested from Stratum B1 classified as silty SAND (SM) in accordance with the USCS, with about 23 to 35 percent fines passing the U.S. Standard No. 200 sieve. Liquid limits and plasticity indices ranged from non-plastic (NP) to 49 and NP to 11, respectively. Natural moisture contents ranged from 15.9 to 28.9 percent.

4.0 Engineering Analysis

Recommendations regarding foundations, pavements, earthwork, and stormwater management by infiltration are presented herein.

4.1 Spread Footings

Based on the expected site development at the Kemp Mill Urban Park, firm natural soils or new compacted fill should be encountered at normal spread footing depths. Spread footings founded in these materials are considered suitable for support of the proposed park structures, and may be designed with a net allowable soil bearing pressure of 2,000 psf. It should be feasible to increase the allowable bearing pressure by one-third when considering temporary wind or seismic loads in the total loads.

The existing fill will not be suitable for direct support of spread footings. Accordingly, we recommend undercutting the existing fill to a depth of 2 feet below the design foundation subgrades or to natural soils, whichever is less, and replace with new compacted fill. After undercutting the existing fill and prior to placement of any new compacted fill, the undercut subgrade should be observed during proofrolling by the geotechnical engineer to confirm that the new subgrade is suitable to receive new compacted fill. The footings can then be constructed at normal design depths on the new compacted fill. Fill material and compaction requirements are presented in Section 4.3 of this report.

Exterior footing subgrades should be located at least 2.5 feet below final exterior grades for frost considerations. Individual column footings and continuous wall footings should be at least 30 inches and 18 inches wide, respectively, for local or punching shear considerations. A maximum slope of one horizontal to one vertical (1H:1V) should be maintained between the bottom edges of adjacent footings.

Footing subgrades should be observed and approved prior to placement of concrete, to ascertain that footings are placed on suitable bearing soils as recommended herein. Footings should be excavated and concrete placed the same day in order to avoid disturbance from water or weather. Disturbance of footing subgrades by exposure to water seepage or weather conditions should be avoided. Any existing fill, disturbed, frozen, or soft subgrade soils should be removed prior to placing footing concrete. It may be desirable to place a 3 to 4-inch thick "mud mat" of lean concrete immediately on the approved footing subgrade to avoid softening of the exposed subgrade. Forms may be used if necessary, but less

subgrade disturbance is anticipated if excavations are made to the required dimensions and concrete placed against the soil. If footings are formed, the forms should be removed and the excavation backfilled as soon as possible. Water should not be allowed to pond along the outside of footings for long periods of time.

4.2 Pavements

Pavement subgrades are expected to consist of firm existing fill, natural soils, or new compacted fill. These materials are generally considered suitable for support of the planned basketball or walkway areas. However, where pavement subgrades consist of existing fill, we recommend budgeting for undercutting the existing fill to a depth of at least 2 feet and backfilling with new compacted fill. The decision to undercut the existing fill should be based on a thorough proofroll of the pavement subgrades under the observation of the geotechnical engineer.

Based on the soil laboratory test results for the materials expected at pavement subgrades, a preliminary design CBR value of 5 is recommended for pavement design purposes. If fill placed at the site is generated from off-site borrow areas, the actual CBR value for the pavement subgrades may be significantly different from the preliminary value presented herein. Therefore, CBR tests should be performed on the in-place subgrade after rough grading and installation of utilities within roadways. Final pavement sections should be based on CBR tests taken on subgrade soils at the time of construction.

4.3 Earthwork

Fill may be required for site grading. Unsuitable existing fill, soft or loose natural soils, organic material, and rubble should be stripped to approved subgrades as determined by the geotechnical engineer. Topsoil depths presented on the boring logs should not be considered as stripping depths, as topsoil depths may vary widely across the site, particularly in wooded or previously cultivated areas. Stripping depths will probably extend to greater depths than the topsoil depths indicated herein due to the presence of minor amounts of organics, roots, and other surficial materials that will require removal as a part of the stripping operations. In addition, seasonal soil moisture variations can affect stripping depths. In general, less stripping may occur during summer months when drier weather conditions can be expected. It is noted from the test borings that the upper 1 to 1.5 feet of soils are relatively soft. All subgrades should be proofrolled with a minimum 20 ton, loaded dump truck or suitable rubber tire construction equipment approved by the geotechnical engineer, prior to the placement of new fill.

For building areas, the new fill should extend at least 10 feet outside building lines. For pavement areas, the new fill should extend at least 5 feet outside pavement edges. These recommendations are illustrated by Figure 2 at the end of this report.

Fill material should be placed in lifts not exceeding 8 inches loose thickness, with fill materials compacted by hand operated tampers or light compaction equipment placed in maximum 4-inch thick

loose lifts. Fill should be compacted at +/- 2% of the optimum moisture content to at least 95 percent of the maximum dry density per ASTM D-698. The upper 6 inches of pavement subgrades should be compacted to at least 100 percent of the maximum dry density per the same standard.

Materials used for compacted fill for support of footings, floor slabs, and pavements should consist of soils classifying CL, ML, SC, SM, SP, SW, GC, GM, GP, or GW per ASTM D-2487, with a maximum dry density greater than 105 pcf. Materials used for backfill against walls below grade should consist of soils classifying ML, SM, SP, SW, GM, GP, or GW, with a liquid limit and plasticity index less than 40 and 15, respectively. It is expected that the majority of soils excavated at the site will be suitable for re-use as fill based on classification, except for the fat clay soils of Stratum A that are susceptible to softening and excessive shrink/swell. Also, some of the Stratum A existing fill may not be suitable for re-use as new compacted fill due to deleterious man-made materials in the fill. In addition, drying of excavated soils by spreading and aerating may be necessary to obtain proper compaction. This may not be practical during the wet period of the year. Accordingly, earthwork operations should be planned for early Spring through late Fall, when drier weather conditions can be expected. Individual borrow areas, both from on-site and off-site sources, should be sampled and tested to verify classification of materials prior to their use as fill.

Fill materials should not be placed on frozen or frost-heaved soils, and/or soils that have been recently subjected to precipitation. All frozen or frost-heaved soils should be removed prior to continuation of fill operations. Borrow fill materials should not contain frozen materials at the time of placement.

Compaction equipment that is compatible with the soil type used for fill should be selected. Theoretically, any equipment type can be used as long as the required density is achieved; however, sheepsfoot roller equipment are best suited for fine-grained soils and vibratory smooth drum rollers are best suited for granular soils. Ideally, a smooth drum roller should be used for sealing the surface soils at the end of the day or prior to upcoming rain events. In addition, compaction equipment used adjacent to walls below grade should be selected so as to not impose undesirable surcharge on walls. All areas receiving fill should be graded to facilitate positive drainage of any water associated with precipitation and surface run-off.

After completion of compacted fill operations in building or pavement areas, construction of building elements or asphalt should begin immediately, or the finished subgrade should be protected from exposure to inclement weather conditions. Exposure to precipitation and freeze/thaw cycles will cause the finished subgrade to soften and become excessively disturbed. If development plans require that finished subgrades remain exposed to weather conditions after completion of fill operations, additional fill should be placed above finished grades to protect the newly placed fill. Alternatively, a budget should be established for reworking of the upper 1 to 2 feet of previously placed compacted fill.

4.4 Infiltration Analysis

Four offset test borings (B-1, B-2, B-3, and B-4) were drilled to perform in-situ infiltration tests for evaluation of stormwater management by infiltration. Two methods were used to estimate infiltration capabilities on the subject site: in-situ infiltration testing and published correlations with soil classifications. Details regarding the in-situ infiltration and classification test techniques, the estimated infiltration rates from the individual methods, and the recommended design infiltration rate for the site soils are presented herein.

4.4.1 Infiltration Test Results

In-situ infiltration tests are performed in the field to observe the rate at which water will permeate the soil under saturated conditions. Four test borings were drilled in the area of planned infiltration. Test borings were initially drilled to depths of 15 feet. Offset infiltration test holes were then drilled at about 5 feet horizontal offset distance from the original test borings, and to depths of 5 feet. Five-inch diameter PVC casing was set to the bottom of the test holes. The purpose of the casing is to prevent caving of test hole sidewalls. After setting the PVC casing, the boreholes were filled with water to saturate the bottom subsoils. The following day, the test holes were refilled with water and the water level in each test hole was recorded every hour for a 4-hour period. Using this procedure, the average change in the water level over the 4-hour period is considered the infiltration rate. Based on the results of the in-situ infiltration tests, estimated infiltration rates have been assigned for the site soils, as presented in the table below.

Test Boring No.	Approximate Test Depth (feet)	Estimated Infiltration Rate (inches/hour)
B-1	5.0	0.30
B-2	5.0	0.30
B-3	5.0	0.15
B-4	5.0	0.0

4.4.2 Classification Test Results

The classification test method is performed with grain-size sieve analyses including hydrometer testing on samples obtained from corresponding proposed infiltration depths, to determine the USDA soil texture classifications. Published correlations between USDA classifications and infiltration rates were used to provide estimated hydraulic conductivity values. Since hydraulic conductivity and infiltration values are essentially equal at no head conditions, using the hydraulic conductivity values to estimate the infiltration rates provides a conservative estimate of infiltration for use in design. Estimated infiltration rates using the USDA soil texture classifications are presented below.

Test Boring No.	Approximate Test Depth (feet)	USDA Soil Texture Classification	Estimated Infiltration Rate (inches/hour)
B-1	5.0	Sandy Clay Loam	0.17
B-2	5.0	Sandy Clay Loam	0.17
B-3	5.0	Sandy Clay Loam	0.17
B-4	5.0	Sandy Loam	1.02

4.4.3 Recommended Design Infiltration Rate

Based on the results of the in-situ infiltration tests and soil laboratory classification tests, we recommend that a design infiltration rate of 0.25 inches/hour be used for design of infiltration structures. It should be noted that the recommended design infiltration rate presented herein is intended for use in design. However, during construction, observations of the subgrade conditions should be made to confirm that the subgrade soils are consistent with the soils analyzed in this report.

5.0 General Limitations

Recommendations contained in this report are based upon the data obtained from the relatively limited number of test borings. This report does not reflect conditions that may occur between the points investigated, or between sampling intervals in test borings. The nature and extent of variations between test borings and sampling intervals may not become evident until the course of construction. Therefore, it is essential that on-site observations of subgrade conditions be performed during the construction period to determine if re-evaluation of the recommendations in this report must be made. It is critical to the successful completion of this project that GeoConcepts be retained during construction to observe the implementation of the recommendations provided herein.

This report has been prepared to aid in the evaluation of the site and to assist your office and the design professionals in the design of this project. It is intended for use with regard to the specific project as described herein. Changes in proposed construction should be brought to our attention so that we may determine any effect on the recommendations presented herein.

An allowance should be established for additional costs that may be required for foundation and earthwork construction as recommended in this report. Additional costs may be incurred for various reasons including wet fill materials, soft subgrade conditions, unexpected groundwater problems, rock excavation, etc.

This report should be made available to bidders prior to submitting their proposals to supply them with facts relative to the subsurface conditions revealed by our investigation and the results of analyses and studies that have been performed for this project. In addition, this report should be given to the successful contractor and subcontractors for their information only.

GeoConcepts Engineering, Inc.

We recommend the project specifications contain the following statement: "A geotechnical engineering report has been prepared for this project by GeoConcepts Engineering, Inc. This report is for informational purposes only and should not be considered part of the contract documents. The opinions expressed in this report are those of the geotechnical engineer and represent their interpretation of the subsoil conditions, tests and results of analyses that they performed. Should the data contained in this report not be adequate for the contractor's purposes, the contractor may make their own investigations, tests and analyses prior to bidding."

This report was prepared in accordance with generally accepted geotechnical engineering practices. No warranties, expressed or implied, are made as to the professional services included in this report.

We appreciate the opportunity to be of service for this project. Please contact the undersigned if you require clarification of any aspect of this report.

Sincerely,
GEOCONCEPTS ENGINEERING, INC.

Gervas K. Wambura, PE
Senior Engineer

Paul E. Burkart, PE
Principal

Figure 1: Site Vicinity Map
Figure 2: Compacted Structural Fill Diagram

Appendix A: Subsurface Investigation Report
Appendix B: Soil Laboratory Test Report

JB/GKW/PEB/clm
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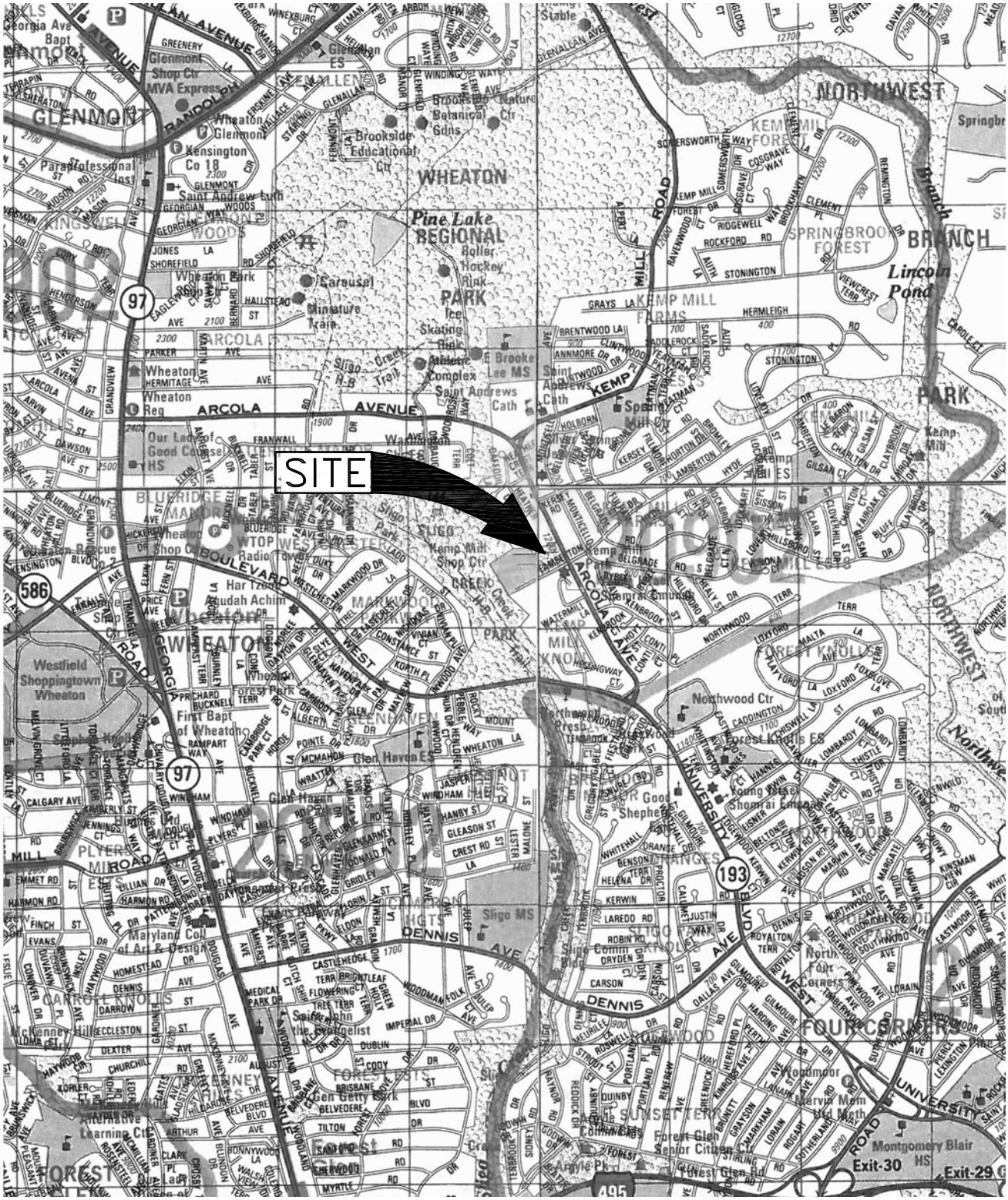

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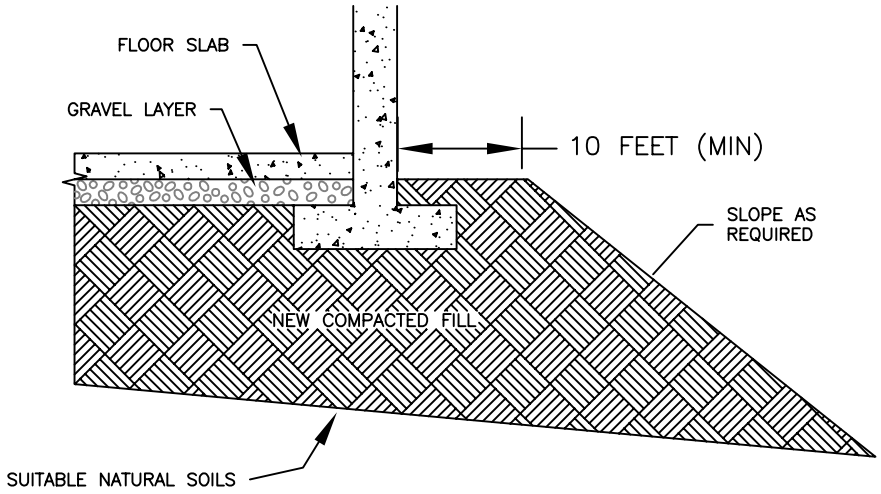
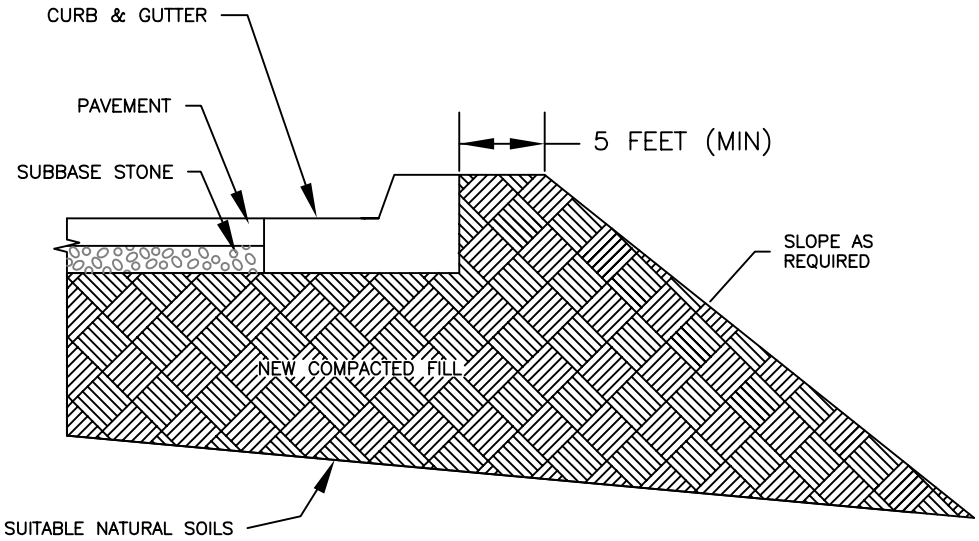
KEMP MILL URBAN PARK DEVELOPMENT
1200 ARCOLA AVENUE, WHEATON, MARYLAND

SITE VICINITY MAP	Scale: N.T.S.	Fig. 1
Date: NOV. 2010	Checked By: P.E.B.	Project No.: 29016

FOR BUILDINGS:



FOR PAVEMENTS:



N:\PROJECTS\Final\Fig. 5, BUILDING & PAVEMENT (CURB AND GUTTER).dwg

GeoConcepts Engineering, Inc.
19955 Highland Vista Dr., Ste 170 703.726.8030
Ashburn, Virginia 20147 703.726.8032 fax

KEMP MILL URBAN PARK DEVELOPMENT 1200 ARCOLA AVENUE, WHEATON, MARYLAND			
COMPACTED STRUCTURAL FILL DIAGRAM		Scale: N.T.S.	Fig. 2
Date: NOV. 2010	Checked By: P.E.B.	Project No.: 29016	

GeoConcepts Engineering, Inc.

Appendix A
Contract No. 29016

Subsurface Investigation Report

Subsurface Investigation Procedures (1 page)
Identification of Soil (1 page)
Test Boring Notes (1 page)
Test Boring Logs (6 pages)
Boring Location Plan, Figure 3 (1 page)

GeoConcepts Engineering, Inc.

Appendix A
Contract No. 29016

Subsurface Investigation Procedures

1. ***Test Borings – Hollow Stem Augers***
   The borings are advanced by turning an auger with a center opening of 2-¼ inches. A plug device blocks off the center opening while augers are advanced. Cuttings are brought to the surface by the auger flights. Sampling is performed through the center opening in the hollow stem auger, by standard methods, after removal of the plug. Usually, no water is introduced into the boring using this procedure.

2. ***Standard Penetration Tests***
   Standard penetration tests are performed by driving a 2 inch O.D., 1-⅜ inch I.D. sampling spoon with a 140-pound hammer falling 30 inches, according to ASTM D-1586. After an initial 6 inches penetration to assure the sampling spoon is in undisturbed material, the number of blows required to drive the sampler an additional 12 inches is generally taken as the N value. In the event 30 or more blows are required to drive the sampling spoon the initial 6 inch interval, the sampling spoon is driven to a total penetration resistance of 100 blows or 18 inches, whichever occurs first. The sampling operation is terminated after a total of 100 hammer blows and the depth of penetration is recorded.

3. ***Temporary Ground Water Observation Standpipes***
   Temporary ground water observation standpipes were installed in test borings B-1, B-2, B-3, and B-4 to observe groundwater levels. The standpipes were installed by inserting a 1-1/4 inch diameter plastic pipe through the 2-1/4 inch center opening of the auger. Groundwater level observations were made as shown on the test boring logs. The standpipes were removed from the borings after completion of the final water level readings.

4. ***Test Boring Stakeout***
   The test boring stakeout was provided by GeoConcepts personnel using available site plans. Ground surface elevations were estimated from topographic information contained on the site plan provided to us and should be considered approximate. If the risk related to using approximate boring locations and elevations is unacceptable, we recommend an as-drilled survey of boring locations and elevations be completed by a licensed surveyor.

GeoConcepts Engineering, Inc.

19955 Highland Vista Dr., Suite 170
Ashburn, Virginia 20147
(703) 726-8030
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IDENTIFICATION OF SOIL

I. DEFINITION OF SOIL GROUP NAMES

		ASTM D-2487	Symbol	Group Name
Coarse-Grained Soils More than 50% retained on No. 200 sieve	**Gravels** - More than 50% of coarse fraction retained on No. 4 sieve	Clean Gravels Less than 5% fines	**GW**	WELL GRADED GRAVEL
			GP	POORLY GRADED GRAVEL
		Gravels with Fines More than 12% fines	**GM**	silty GRAVEL
			GC	clayey GRAVEL
	Sands - 50% or more of coarse fraction passes No. 4 sieve	Clean Sands Less than 5% fines	**SW**	WELL GRADED SAND
			SP	POORLY GRADED SAND
		Sands with fines More than 12% fines	**SM**	silty SAND
			SC	clayey SAND
Fine-Grained Soils 50% or more passes the No. 200 sieve	**Silts and Clays** - Liquid Limit less than 50	Inorganic	**CL**	LEAN CLAY
			ML	SILT
		Organic	**OL**	ORGANIC CLAY
				ORGANIC SILT
	Silts and Clays - Liquid Limit 50 or more	Inorganic	**CH**	FAT CLAY
			MH	ELASTIC SILT
		Organic	**OH**	ORGANIC CLAY
				ORGANIC SILT
Highly Organic Soils	Primarily organic matter, dark in color, and organic odor		**PT**	PEAT

II. DEFINITION OF MINOR COMPONENT PROPORTIONS

Minor Component	**Approximate Percentage of Fraction by Weight**
Adjective Form	
Gravelly, Sandy	30% or more coarse grained
With	
Sand, Gravel	15% to 29% coarse grained
Silt, Clay	5% to 12% fine grained

III. GLOSSARY OF MISCELLANEOUS TERMS

SYMBOLS - Unified Soil Classification Symbols are shown above as group symbols. Use "A" Line Chart for laboratory identification. Dual symbols are used for borderline classification.

BOULDERS & COBBLES - Boulders are considered pieces of rock larger than 12 inches, while cobbles range from 3 to 12 inches.

DISINTEGRATED ROCK - Residual rock material with a standard penetration test (SPT) resistance between 60 blows per foot and refusal.

ROCK - Rock material with a standard penetration test (SPT) resistance of 100 blows for 2 inches or 50 blows for 0 inches, or less penetration

DECOMPOSED ROCK - Residual rock material exhibiting rock-like properties that can be excavated by backhoe equipment. Similar to Disintegrated Rock, but cannot be classified as such because SPT N-Values were not obtained.

ROCK FRAGMENTS - Angular pieces of rock, distinguished from rounded transported gravel, which have separated from original vein or strata and are present in a soil matrix.

QUARTZ - A hard silicate mineral often found in residual soils. Only used when describing residual soils.

CEMENTED SAND - Usually localized rock-like deposits within a soil stratum composed of sand grains cemented by calcium carbonate, iron oxide, or other minerals. Commonly encountered in Coastal Plain sediments, primarily in the Potomac Group sands (Kps).

MICA - A plate-like phyllosilicate mineral found in many rocks, and in residual or transported soil derived therefrom.

ORGANIC MATERIALS (Excluding Peat) - Topsoil - Surface soils that support plant life and contain organic matter.
Lignite - Hard, brittle decomposed organic matter with low fixed carbon content (a low grade of coal).

FILL - Man made deposit containing soil, rock, and other foreign matter.

PROBABLE FILL - Soils which contain no visually detected foreign matter but which are suspect with regard to origin.

LAYERS - ½ to 12 inch seam of minor soil component.

COLOR - Two most predominant colors present should be described.

MOISTURE CONDITIONS - Wet, moist, or dry to indicate visual appearance of specimen.

N:\Forms\DPS\Soil ID, 6-08.doc

GeoConcepts Engineering, Inc.

Appendix A
Contract No. 29016

Test Boring Notes

1. Classification of soil is by visual inspection and is in accordance with the Unified Soil Classification System.

2. Estimated groundwater levels are indicated on the logs. These are only estimates from available data and may vary with precipitation, porosity of soil, site topography, etc.

3. Sampling data presents standard penetrations for 6-inch intervals or as indicated with graphic representations adjacent to the sampling data.

4. The logs and related information depict subsurface conditions at the specific locations and at the particular time when drilled. Soil conditions at other locations may differ from conditions occurring at the test locations. Also, the passage of time may result in a change in the subsurface conditions at the test locations.

5. The stratification lines represent the approximate boundary between soil types as determined in the sampling operation. Some variation may be expected vertically between samples taken. The soil profile, groundwater level observations and penetration resistances presented on the logs have been made with reasonable care and accuracy and must be considered only an approximate representation of subsurface conditions to be encountered at the particular location.

6. Disintegrated rock is defined as residual earth material with a penetration resistance between 60 blows per foot and refusal. Spoon refusal at the surface of rock, boulders, or obstructions is defined as a penetration resistance of 50 blows for 0 inches penetration. Auger refusal is taken as the depth at which further penetration of the auger is not possible without risking significant damage to the drilling equipment.

GeoConcepts Engineering, Inc.

19955 Highland Vista Dr., #170 (703) 726-8030
Ashburn, VA 20147 (703) 726-8032 fax

PROJECT: Kemp Mill Urban Park	LOGGED BY: J. Brackett/J. Gruber	BORING NUMBER: **B-1**
LOCATION: 1200 Arcola Avenue, Wheaton, Maryland	DRILLING CONTRACTOR: Connelly and Associates, Inc.	SHEET 1 OF 1
OWNER/CLIENT: Lewis Scully Gionet	DRILLER: D. Weller	DATE STARTED: 10/21/10
PROJECT NUMBER: 29016 / GROUND SURFACE ELEVATION (ft): 396.0 ±	DRILLING METHOD: 2.25" I.D. HSA	DATE COMPLETED: 10/21/10

ELEV. (ft)	DEPTH (ft)	STRATUM	MATERIAL DESCRIPTION	PP (tsf)	MC (%)	SAMPLE TYPE	SPT BLOW COUNTS	RECOVERY (in)
395.5			Topsoil = 6 inches					
			sandy lean clay FILL, micaceous, moist, brown		24.5		2+1+2+2	20
394.0			silty sand FILL, micaceous, moist, brown		9.9		5+6+7+6	24
	5	A					6+7+7+5	24
387.5								
386.0		B2	DISINTEGRATED ROCK, moist, tan		6.1		20+50/6.5	11
	10		Auger Refusal at 10.0 ft					
	15							
	20							

STANDARD PENETRATION TEST RESISTANCE (BLOWS/FOOT)
20 40 60 80

GROUND WATER LEVELS:
ENCOUNTERED: None
UPON COMPLETION: Dry CAVED: 9.5 ft ELEV. 386.5

SAMPLE TYPES:
Split Spoon

REMARKS: Temporary standpipe installed.

THE STRATIFICATION LINES REPRESENT APPROXIMATE BOUNDARIES. THE TRANSITION MAY BE GRADUAL.

BOREHOLE/TEST PIT LOGS.GPJ 11/15/10

GeoConcepts Engineering, Inc.

19955 Highland Vista Dr., #170 (703) 726-8030
Ashburn, VA 20147 (703) 726-8032 fax

PROJECT: Kemp Mill Urban Park	LOGGED BY: J. Brackett/J. Gruber	BORING NUMBER: **B-2**
LOCATION: 1200 Arcola Avenue, Wheaton, Maryland	DRILLING CONTRACTOR: Connelly and Associates, Inc.	SHEET 1 OF 1
OWNER/CLIENT: Lewis Scully Gionet	DRILLER: D. Weller	DATE STARTED: 10/21/10
PROJECT NUMBER: 29016 / GROUND SURFACE ELEVATION (ft): 394.0 ±	DRILLING METHOD: 2.25" I.D. HSA	DATE COMPLETED: 10/21/10

ELEV. (ft)	DEPTH (ft)	STRATUM	MATERIAL DESCRIPTION	PP (tsf)	MC (%)	SAMPLE TYPE	SPT BLOW COUNTS	RECOVERY (in)
393.8	0		Topsoil = 2 inches					
		A	sandy lean clay FILL, moist, brown				2+3+3+3	24
					12.2		5+9+10+10	24
390.0			silty SAND (SM), micaceous, moist, brown					
	5						10+9+5+7	24
		B1	reddish-brown below 8.5 ft.		20.2		14+11+16	18
	10							
379.0							14+11+16	18
	15		Bottom of Boring at 15.0 ft					
	20							

STANDARD PENETRATION TEST RESISTANCE (BLOWS/FOOT): 20 40 60 80

GROUND WATER LEVELS:

ENCOUNTERED: None

UPON COMPLETION: Dry CAVED: 12.0 ft ELEV. 382.0

SAMPLE TYPES: ⊠ Split Spoon

REMARKS: Temporary standpipe installed.

BOREHOLE/TEST PIT LOGS.GPJ 11/15/10

GeoConcepts Engineering, Inc.

19955 Highland Vista Dr., #170 (703) 726-8030
Ashburn, VA 20147 (703) 726-8032 fax

PROJECT: Kemp Mill Urban Park	LOGGED BY: J. Brackett/J. Gruber	BORING NUMBER: **B-3**
LOCATION: 1200 Arcola Avenue, Wheaton, Maryland	DRILLING CONTRACTOR: Connelly and Associates, Inc.	SHEET 1 OF 1
OWNER/CLIENT: Lewis Scully Gionet	DRILLER: D. Weller	DATE STARTED: 10/21/10
PROJECT NUMBER: 29016 / GROUND SURFACE ELEVATION (ft): 391.0 ±	DRILLING METHOD: 2.25" I.D. HSA	DATE COMPLETED: 10/21/10

ELEV. (ft)	DEPTH (ft)	STRATUM	MATERIAL DESCRIPTION	PP (tsf)	MC (%)	SAMPLE TYPE	SPT BLOW COUNTS	RECOVERY (in)
390.7			Topsoil = 4 inches					
			sandy lean clay FILL, micaceous, moist, brown				2+2+3+3	20
					22.7		5+5+7+7	24
387.0		A	silty sand FILL, micaceous, moist, brown					
	5						11+12+12+9	24
382.5			sandy SILT (ML), micaceous, moist, brown-red					
					22.0		3+3+4	18
	10	B1						
							5+6+9	18
376.0	15		Bottom of Boring at 15.0 ft					
	20							

STANDARD PENETRATION TEST RESISTANCE (BLOWS/FOOT): 20 40 60 80

GROUND WATER LEVELS:

ENCOUNTERED: None

UPON COMPLETION: Dry

10/22/2010 10.9 ft ELEV. 380.2

SAMPLE TYPES: Split Spoon

REMARKS: Temporary standpipe installed.
Offset 15.0 ft due to underground utilities.

THE STRATIFICATION LINES REPRESENT APPROXIMATE BOUNDARIES. THE TRANSITION MAY BE GRADUAL.

BOREHOLE/TEST PIT LOGS.GPJ 11/15/10

GeoConcepts Engineering, Inc.

19955 Highland Vista Dr., #170 (703) 726-8030
Ashburn, VA 20147 (703) 726-8032 fax

PROJECT:	LOGGED BY:	BORING NUMBER:
Kemp Mill Urban Park	J. Brackett/J. Gruber	**B-4**
LOCATION:	DRILLING CONTRACTOR:	SHEET 1 OF 1
1200 Arcola Avenue, Wheaton, Maryland	Connelly and Associates, Inc.	
OWNER/CLIENT:	DRILLER:	DATE STARTED:
Lewis Scully Gionet	D. Weller	10/21/10
PROJECT NUMBER: / GROUND SURFACE ELEVATION (ft):	DRILLING METHOD:	DATE COMPLETED:
29016 / 391.0 ±	2.25" I.D. HSA	10/21/10

ELEV. (ft)	DEPTH (ft)	STRATUM	MATERIAL DESCRIPTION	PP (tsf)	MC (%)	SAMPLE TYPE	SPT BLOW COUNTS	RECOVERY (in)
390.5			Topsoil = 6 inches					
		A	sandy fat clay FILL, micaceous, moist, brown				2+2+3+2	18
					27.7		2+3+3+3	24
387.0			silty SAND (SM), micaceous, moist, brown-red					
	5						4+5+5+4	24
		B1			15.9		3+3+4	18
	10							
					28.9		2+1+2	18
376.0	15		Bottom of Boring at 15.0 ft					
	20							

STANDARD PENETRATION TEST RESISTANCE (BLOWS/FOOT): 20 40 60 80

GROUND WATER LEVELS:

ENCOUNTERED: None

UPON COMPLETION: Dry

SAMPLE TYPES:

Split Spoon

REMARKS: Temporary standpipe installed.

BOREHOLE/TEST PIT LOGS.GPJ 11/15/10

THE STRATIFICATION LINES REPRESENT APPROXIMATE BOUNDARIES. THE TRANSITION MAY BE GRADUAL.

GeoConcepts Engineering, Inc.
19955 Highland Vista Dr., #170 (703) 726-8030
Ashburn, VA 20147 (703) 726-8032 fax

PROJECT:	LOGGED BY:	BORING NUMBER:
Kemp Mill Urban Park	J. Brackett/J. Gruber	**B-5**
LOCATION:	DRILLING CONTRACTOR:	SHEET 1 OF 1
1200 Arcola Avenue, Wheaton, Maryland	Connelly and Associates, Inc.	
OWNER/CLIENT:	DRILLER:	DATE STARTED:
Lewis Scully Gionet	D. Weller	10/21/10
PROJECT NUMBER: / GROUND SURFACE ELEVATION (ft):	DRILLING METHOD:	DATE COMPLETED:
29016 / 392.0 ±	2.25" I.D. HSA	10/21/10

ELEV. (ft)	DEPTH (ft)	STRATUM	MATERIAL DESCRIPTION	PP (tsf)	MC (%)	SAMPLE TYPE	SPT BLOW COUNTS	RECOVERY (in)
391.8			Topsoil = 2 inches					
			sandy silt FILL, moist, light brown				1+4+7+8	20
		A					7+8+9+14	24
387.0	5		sandy SILT (ML), micaceous, moist, brown-red		15.0		6+5+7	18
							3+4+7	18
	10	B1						
377.0					20.2		2+3+4	18
	15		Bottom of Boring at 15.0 ft					
	20							

STANDARD PENETRATION TEST RESISTANCE (BLOWS/FOOT): 20 40 60 80

GROUND WATER LEVELS:
ENCOUNTERED: None
UPON COMPLETION: Dry CAVED: 15.0 ft ELEV. 377.0

SAMPLE TYPES:
☒ Split Spoon

REMARKS: Backfilled upon completion for safety concerns.

BOREHOLE/TEST PIT LOGS.GPJ 11/15/10

THE STRATIFICATION LINES REPRESENT APPROXIMATE BOUNDARIES. THE TRANSITION MAY BE GRADUAL.

GeoConcepts Engineering, Inc.

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Ashburn, VA 20147 (703) 726-8032 fax

PROJECT: Kemp Mill Urban Park	LOGGED BY: J. Brackett/J. Gruber	BORING NUMBER: **B-6**
LOCATION: 1200 Arcola Avenue, Wheaton, Maryland	DRILLING CONTRACTOR: Connelly and Associates, Inc.	SHEET 1 OF 1
OWNER/CLIENT: Lewis Scully Gionet	DRILLER: D. Weller	DATE STARTED: 10/21/10
PROJECT NUMBER: 29016 / GROUND SURFACE ELEVATION (ft): 394.0 ±	DRILLING METHOD: 2.25" I.D. HSA	DATE COMPLETED: 10/21/10

ELEV. (ft)	DEPTH (ft)	STRATUM	MATERIAL DESCRIPTION	PP (tsf)	MC (%)	SAMPLE TYPE	SPT BLOW COUNTS	RECOVERY (in)
393.5			Topsoil = 6 inches					
		A	sandy silt FILL, micaceous, moist, brown-red				0+2+2+1	24
					19.2		2+2+2+4	10
389.0	5							
		B1	sandy SILT (ML), micaceous, moist, brown-red				4+4+4	12
	10				16.0		4+4+7	18
381.0			silty SAND (SM), micaceous, moist, red					
							6+5+14	18
379.0	15		Bottom of Boring at 15.0 ft					
	20							

STANDARD PENETRATION TEST RESISTANCE (BLOWS/FOOT): 20 40 60 80

GROUND WATER LEVELS:

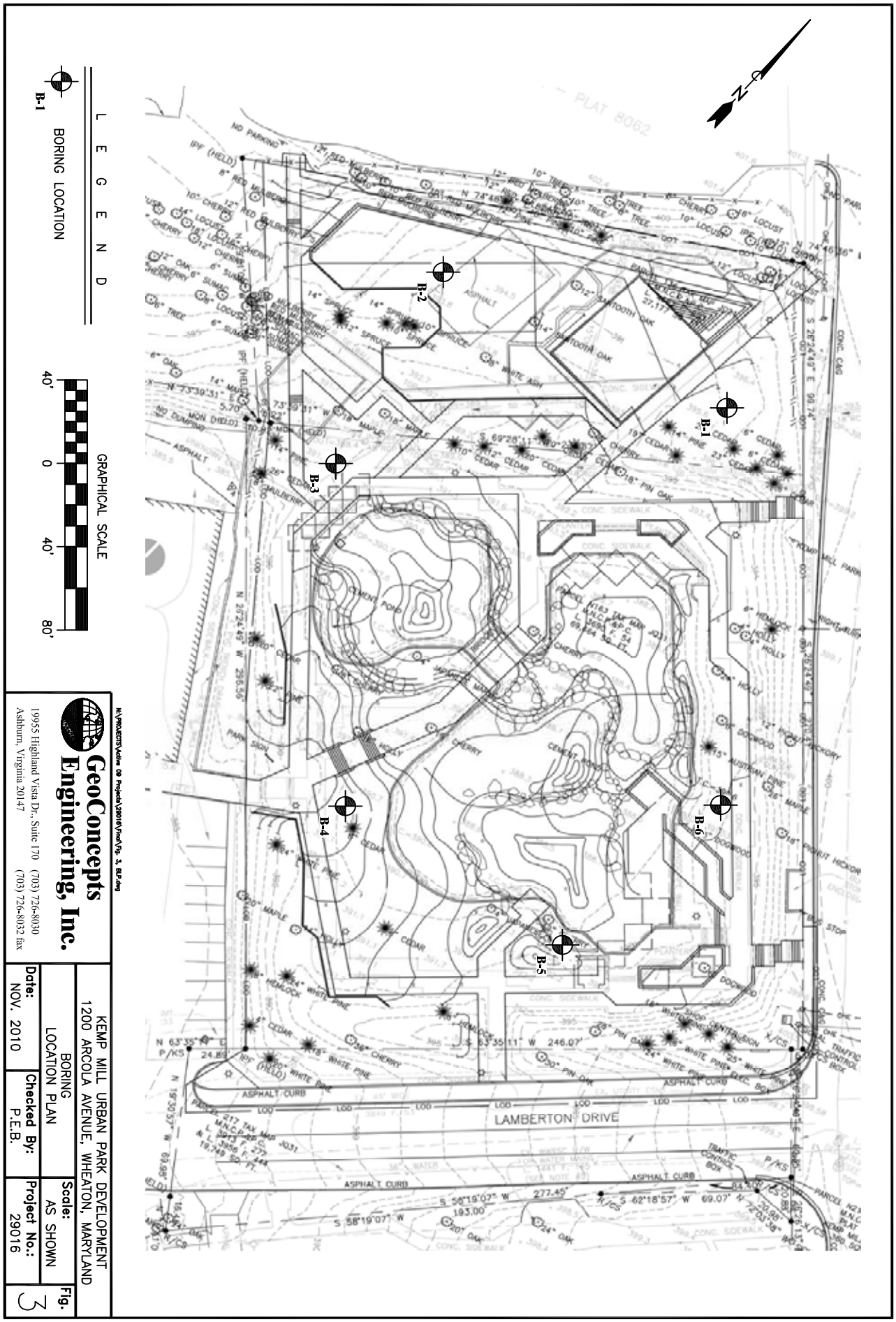
ENCOUNTERED: None

UPON COMPLETION: Dry CAVED: 12.0 ft ELEV. 382.0

SAMPLE TYPES: ⊠ Split Spoon

REMARKS: Backfilled upon completion for safety concerns.

BOREHOLE/TEST PIT LOGS.GPJ 11/15/10



N:\PROJECTS\Active 08 Projects\29016\Final\Fig. 3. BLP.dwg

GeoConcepts Engineering, Inc.

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Ashburn, Virginia 20147 (703) 726-8032 fax

KEMP MILL URBAN PARK DEVELOPMENT
1200 ARCOLA AVENUE, WHEATON, MARYLAND

BORING LOCATION PLAN

Date:	Checked By:	Scale:	Project No.:	Fig.
NOV. 2010	P.E.B.	AS SHOWN	29016	3

GeoConcepts Engineering, Inc.

Appendix B
Contract No. 29016

Soil Laboratory Test Report

Summary of Soil Laboratory Test Results (1 page)
Textural Analyses (1 page)

Summary of Soil Laboratory Test Results

Project: Kemp Mill Urban Park Development **Contract No.: 29016**

Boring	Depth (ft.)	Sample Type	Stratum	Description of Soil Specimen	Sieve Results		Atterberg Limits			Natural Moisture Content (%)	Remarks
					Percent Retained # 4 Sieve	Percent Passing # 200 Sieve	LL	PL	PI		
B-2	2.0-4.0	Jar	A	sandy LEAN CLAY (CL)	2.3	51.1	25	16	9	12.2	
B-2	8.5-10.0	Jar	B1	silty SAND (SM)	0.6	23.2	NP	NP	NP	20.2	
B-4	2.0-4.0	Jar	A	sandy FAT CLAY (CH)	2.6	62.9	51	27	24	27.7	
B-4	8.5-10.0	Jar	B1	silty SAND (SM)	0.0	24.3	NP	NP	NP	15.9	
B-4	13.5-15.0	Jar	B1	silty SAND (SM)	2.2	34.5	49	38	11	28.9	

Notes:
1. Soil tests are in accordance with applicable ASTM standards.

2. Soil classification symbols are in accordance with Unified Soil Classification System.

3. Visual identification of samples is in accordance with ASTM D-2488.

4. Key to abbreviations: LL= Liquid Limit; PL= Plastic Limit; PI= Plasticity Index; NP= Nonplastic; N/T = Not Tested

N:\PROJECTS\Active 09 Projects\29016\Final\Summary of soil lab test results.xls

www.aleastern.com

A&L Eastern Laboratories, Inc.

7621 Whitepine Road Richmond, Virginia 23237 (804) 743-9401 Fax (804) 271-6446

TEXTURE ANALYSIS

Client :
GEOCONCEPTS ENGINEERING
SUITE 170
19955 HIGHLAND VISTA DR
ASHBURN , VA 20147

Grower :
KEMP HILL URBAN PARK
#29016

Farm:

Report No : 10-301-0926
Cust No : 74328
Date Printed : 11/01/2010
Page : 1 of 1
Submitted By : NIFER BRACKETT
Date Received : 10/28/2010

Lab No	Field ID	Sample Identification	Percent Sand	Percent Silt	Percent Clay	Textural Classification
13689		B-1	53.6	22.0	24.4	Sandy Clay Loam
13690		B-2	49.6	24.0	26.4	Sandy Clay Loam
13691		B-3	51.6	28.0	20.4	Sandy Clay Loam
13692		B-4	67.6	16.0	16.4	Sandy Loam

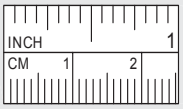
Analysis prepared by: A&L Eastern Laboratories, Inc.

F. Site Furnishings and Material Specifications

KEMP MILL URBAN PARK

Project: FCO390686
Date: 12/28/10
Model: Custom FreeGame, Inground
PSC: Michelle Griffith
Rep: Reese Recreation, MB
Designer: LeaFre

SCALE: 1/8" = 1'-0"



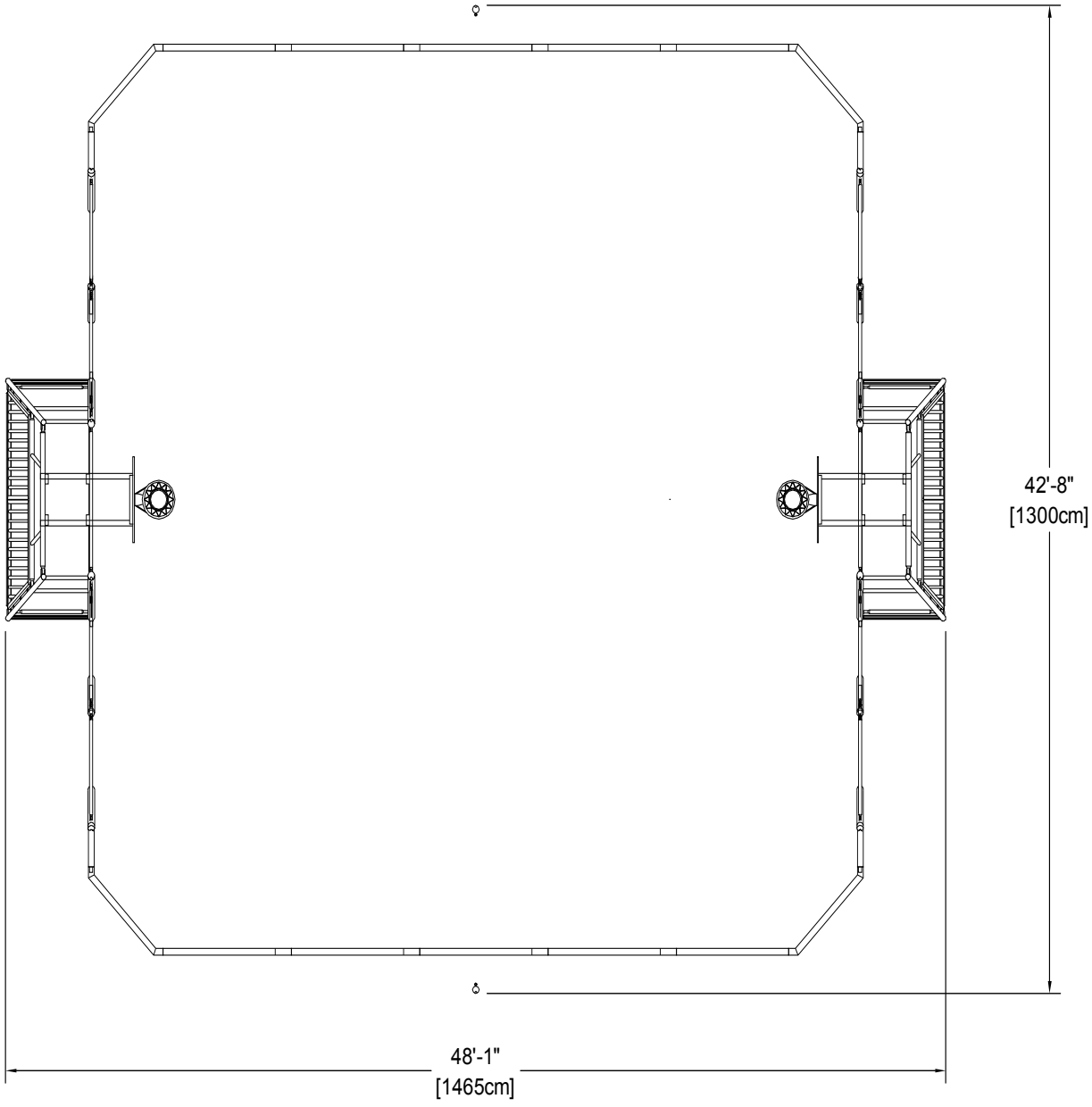
FOR QUOTING ONLY
NOT FOR CONSTRUCTION

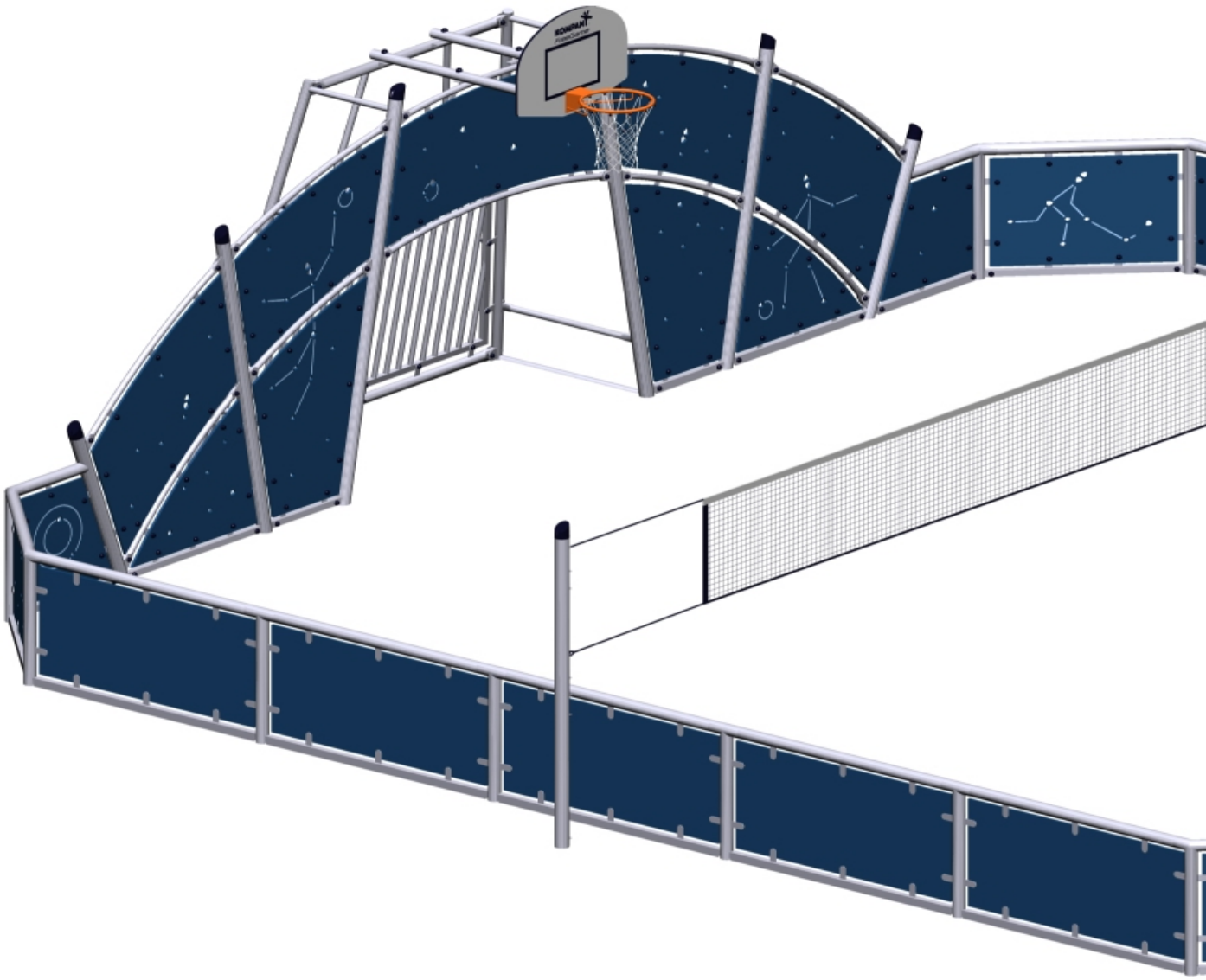
All composite structures shown require a site grade of 1% maximum.

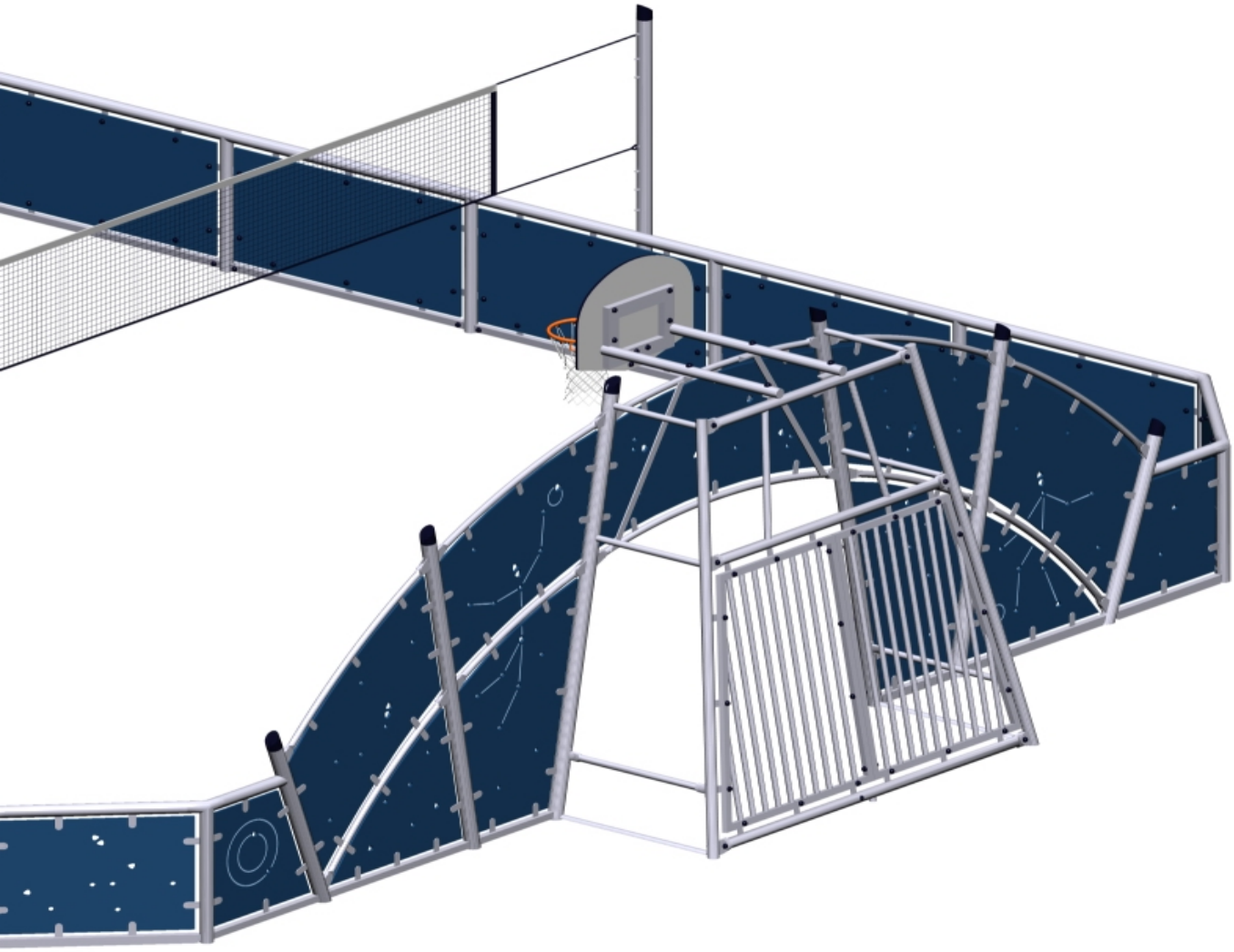
For surface mount options, the concrete requirements may be up to 5½" of 3,500 psi minimum compressive strength. Contact KOMPAN for specific product requirements.

Site representation is based upon estimated site dimensions and cannot be used as an accurate way of determining site area.

Layout is in accordance with ASTM F1487-07








landscapeforms®
parc vue™

Our Purpose Is To Enrich Outdoor Spaces

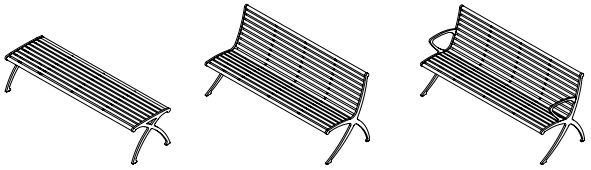
We believe in the power of design and its ability to influence and elevate the quality of public space. High quality products and outstanding customer experience makes us one of the world's premier designers and manufacturers of outdoor commercial furnishings.

Parc Vue Specifications

Benches

Horizontal strap seat style is standard for backed or backless benches. Bench is available in 72" length. End arms are available for backed bench and are welded to the end frame.

Support end frames are of 3/4" steel. Seating surface is made of horizontal steel straps (1-1/2" x 3/16"), which are welded to the end frames. Parc Vue bench may be specified freestanding with glides or surface mount with anchor tabs.



backless	backed	backed with arms	d x h x l
22" x 18" x 72"	**26" x 36" x 72"**	**26" x 36" x 72"**	

Finishes

Metal is finished with Landscape Forms' proprietary Pangard II polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, peeling and fading. Call for standard color chart.

Litter Receptacles

Receptacles with liner have 30 gallon capacity; 40 gallon without liner. Cast iron base and wire mesh basket comes standard in all powdercoat colors. Top-opening or side-opening lid available in rotationally molded polyethylene, and attaches to basket with cable. Optional polyethylene urn-shaped liner and lid come in two standard colors (fog and black) to coordinate with wire mesh basket. Base has a center hole for optional surface mounting. Contact your Landscape Forms representative for details on clear plastic bag option.

side-opening	top-opening	dia x h
23" x 43"	**23" x 36"**	

To Specify:

Bench: Specify bench model, backless or backed. If backed, choose with or without end arms. Select freestanding or surface mount, and powdercoat color.

Litter: Select top or side-opening litter, and with or without liner. Specify top and liner color, select powdercoat color for metal basket and base.

landscapeforms.com
Visit our website for product details, pricing, color charts, technical sheets, sales office locations. Download JPG images, brochure PDF, CAD details, CSI specifications, and assembly instructions.

Specifications are subject to change without notice.
Parc Vue meets ANSI/BIFMA performance and safety standards.
Parc Vue is manufactured in U.S.A.
Parc Vue designs are protected by U.S. Patent Nos.
D528,831; D548,916; D532,630; D534,021.
Parc Vue is designed by John Rizzi.
Location photography: Watercolor Resort, Santa Rosa Beach, FL.
Landscape Forms supports the LAF at the Second Century level.

Metal is the world's most recycled material and is fully recyclable. Consult our website for recycled content for this product. Powdercoat finish on metal parts contains no heavy metals, is HAPS-free and has extremely low VOCs.

Landscape Forms is proud to specify FSC and Green-e certified paper. This paper meets the Forest Stewardship Council's standards for responsible forest management and is made using certified renewable energy.

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431 Lawndale Avenue, Kalamazoo, MI 49048
landscapeforms.com

Our Purpose Is To Enrich Outdoor Spaces

We believe in the power of design and its ability to influence and elevate the quality of public space. High quality products and outstanding customer experience makes us one of the world's premier designers and manufacturers of outdoor commercial furnishings.

Parc Centre™ Specifications

Chairs

The frame of the Parc Centre chair is formed of 7/16" steel rod. Powdercoated chair is offered armless, or with arms. The seat and back panels are constructed of welded steel straps. Chairs are lightweight and stack horizontally. Stacking bumper/glides are made of tough nylon to resist damage from dragging on rough surfaces. **Parc Centre chairs meet ANSI/BIFMA performance and safety standards.**

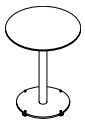
chair with arms

chair without arms

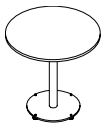
21" x 19" x 33"	**21" x 19" x 33"**	d x w x h

Table

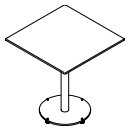
The Parc Centre table is available in three sizes: 24" round, 30" round, and 28" square. Tabletops are formed of solid 5/16" steel plate welded to heavy duty steel wall tubing support. Base plate is 17" diameter solid steel. All parts are powdercoated. Table is available as either a surface mount or freestanding with adjustable levelers.



24" round



30" round



28" square

24" x 30"	**30" x 30"**	**28" x 30"**	dia x h

Finishes

All metal is finished with Landscape Forms' proprietary Pangard II® polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, peeling, and fading. Call for standard color chart.

To Specify
Table: Select table size and style, and powdercoat color. Specify surface mount or freestanding.
Chair: Select chair with arms, or armless, and powdercoat color.

www.landscapeforms.com
Download product photos, brochures, color charts, SketchUp components, technical information, CAD details, CSI specifications, assembly instructions.

Parc Centre design is patent pending.
Parc Centre is designed by John Rizzi.
Specifications are subject to change without notice.
Location photography: Watercolor Resort in Santa Rosa Beach, FL.
Landscape Forms supports the LAF at the Second Century level.

Metal is the world's most recycled material and is fully recyclable. Powdercoat finish on metal parts contains no heavy metals, is HAPS-free and has extremely low VOCs. Consult our website for recycled content for this product.

Landscape Forms is proud to specify FSC and Green-e certified paper. This paper meets the Forest Stewardship Council's standards for responsible forest management and is made using certified renewable energy.

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show™

This two-sided lighted graphic display system is designed for use outside the shelter or in other streetscape applications. It provides an ideal display for transit information on one side and advertising on the other. The lighted display box is integrated into a variation on the Metro40 signature ribbon frame that is angled on the sides and wide at the crown.

collect™

Litter receptacles and a companion recycling unit share a distinctive profile and provide basic function with surprising flair. A cast aluminum ribbon frame, wide at the top and tapering toward the base, trimly wraps a rotationally-molded polyethylene bin. Collect mini bin answers the need for a smaller footprint while Collect litters address higher-capacity requirements.


landscapeforms®
aluminum
paper
sort™

Our Purpose Is To Enrich Outdoor Spaces

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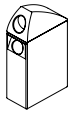
Sort™ Specifications

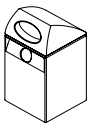
Recycling System

Powdercoated steel basket holds large (50 gallon) and small (25 gallons) rotationally molded polyethylene bins. Baskets can hold: 2 large bins, 1 large and 2 small bins, or four small bins. Bins can also stand alone. Bins may be positioned to face one direction or turned 90° or 180° within the basket to offer openings in multiple directions. Litter is emptied by lifting trash bag from top. Bag clip standard inside each bin; lids lift off for easy emptying. Bin can be lifted and emptied if not bolted to basket.

Bins are available in a selection of standard polyethylene colors with a choice of sign plates. Signage comes standard in pearl grey with black letters and are mechanically fastened to the bins, allowing plates to be updated as recycling programs evolve. Sign plates offered with selection of standard wording to support recycling program requirements. Basket ships with glides, and is fully assembled with bins bolted to basket for security. Bins are available with or without optional lock. Basket is finished with Landscape Forms' proprietary Pangard™ II polyester powdercoat.

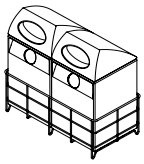


small bin

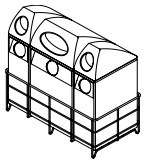


large bin

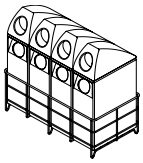
20" x 10" x 39"	20" x 20" x 39"	d x w x h



2 bin set



3 bin set



4 bin set

22" x 43" x 42"	22" x 43" x 42"	22" x 43" x 42"	d x w x h

Sort may help achieve LEED® MR prerequisite 1; Storage and Collection of Recyclables. Bins and baskets are completely recyclable.

Metal is the world's most recycled material and is fully recyclable. Consult our website for recycled content for this product. Powdercoat finish on metal parts contains no heavy metals, is HAPS-free and has extremely low VOCs.

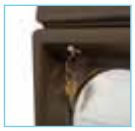
Mixed Sources
Product group from well-managed forests and other controlled sources
Cert no. SW-COC-1530

Certified Renewable Energy
green-e.org

Landscape Forms is proud to specify FSC and Green-e certified paper. This paper meets the Forest Stewardship Council's standards for responsible forest management and is made using certified renewable energy.

Finishes

Metal is finished with Landscape Forms' proprietary Pangard II polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, peeling and fading. Call for standard color chart.



keyed door lock

To Specify
Select Sort recycling system. Choose small bin and number of bins, large bin and number of bins, two bin set, three bin set or four bin set.

Select color, signage and with or without lock for each bin. Choose powdercoat color for basket when specifying sets.

Visit "Sort recycling system" on landscapeforms.com for signage options.

landscapeforms.com
Download product photos, brochures, color charts, SketchUp components, technical information, CAD details, CSI specifications, assembly instructions.

Sort design is patent pending.
Sort is designed by John Rizzi.
Specifications are subject to change without notice.
Location photography: Arcus Foundation, Kalamazoo, MI
Landscape Forms supports the LAF at the Second Century level.

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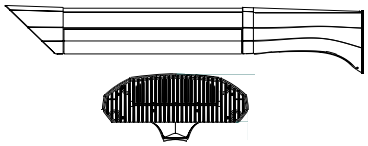
PHILIPS GARDCO

Philips Gardco Quote #:

The items shown are provided as part of a total integrated Philips Gardco LED area lighting system only. Factory quotation and factory preparation of submittals are required. Submittals apply to the factory quotation number shown above only. Contact your Philips Gardco representative for further assistance.

SOLAR RADIANT LUMINAIRE



SOLAR RADIANT LED AREA LIGHTING SYSTEM

GENERAL DESCRIPTION: Gardco Radiant LED area luminaires combine LED performance excellence and advanced Gardco LED thermal management technology with a distinctly contemporary architectural style to provide outdoor area lighting that is both energy efficient and aesthetically pleasing. The high performance LED optical systems are available with Type II, Type III, Type IV and Type V optical systems. Gardco's LED technology provides maximized light output and maximum energy savings.

CUTOFF PERFORMANCE: Gardco Radiant LED luminaires provide full cutoff performance.

PREFIX

RLS	Solar Radiant LED Area Luminaire

MOUNTING

1	Single Assembly

OPTICAL SYSTEM

2	Type II
3	Type III
4	Type IV
5	Type V

LED WATTAGE

Ordering Code	Housing Length	Description	LED Quantity	System Watts[1,2,3]	Estimated Initial Luminaire Lumens[3,4]			
					Type 2	Type 3	Type 4	Type 5
40LA	32"	40 watt, (1) LED integral lens array.	54	40	2,913	3,020	3,029	3,012
60LA	32"	60 watt, (1) LED integral lens array.	54	60	4,078	4,228	4,241	4,217
80LA	32"	80 watt, (1) LED integral lens array.	54	80	5,254	5,431	5,411	5,348

1. Full system watts are shown.
2. LED wattage may vary by +/- 8% due to LED manufacturer forward volt specification and ambient temperature.
3. LED arrays feature LEDs that provide 100 lumens per watt when operated at 350 mA. Estimated initial luminaire lumens per watt range from 65.6 LPW to 75.7 LPW.
4. Estimated lumen values are based on tests performed performed in compliance with IESNA LM-79 on standard Gardco Radiant luminaires powered by normal AC current, and prorated based on system wattage. Estimated lumen values are for luminaires utilizing the CW LED Selection, without the DL option. Multiply lumen values by .92 for approximate lumen values for the NW LED selection, and by .8 for approximate lumen values with DL option. Lumen values shown are estimates only.

LED SELECTION

CW	Cool White - 6500°K - 75 CRI
NW	Neutral White - 4300°K - 75 CRI

VOLTAGE

12	*12 Volt System*
24	*24 Volt System*

FINISH

BRP	Bronze Paint
BLP	Black Paint
WP	White Paint
NP	Natural Aluminum Paint
OC	Optional Color *Specify RAL Color, Ex: OC-RAL6005.*
SC	Special Color *Requires Color Chip.*

OPTIONS

DL	Diffusing Lens
HS1	External House Side Shield

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PHILIPS GARDCO

SOLAR RADIANT LUMINAIRE

SOLAR RADIANT LED AREA LIGHTING SYSTEM

SPECIFICATIONS

GENERAL DESCRIPTION: Gardco Radiant LED area luminaires combine LED performance excellence and advanced Gardco LED thermal management technology with a distinctly contemporary architectural style to provide outdoor area lighting that is both energy efficient and aesthetically pleasing.

HOUSING: The Gardco Radiant LED housing consists of a die cast aluminum arm adapter, an extruded aluminum housing body with an integral LED radiant thermal management system, and a die cast aluminum end cap. The structure is secured with lateral threaded stainless steel rods running the length of the housing to provide rigidity and unify the housing structure. Metallic screens are integrated to the top of the housing to prevent the buildup of dust, dirt and contaminants, while permitting required air flow for cooling. The housing length is 32".

LED THERMAL MANAGEMENT: The Gardco Radiant LED housing design provides extruded aluminum integral thermal radiation fins in the upper housing, combined with lateral air ways, to provide the excellent thermal management so critical to long LED system life. Metallic screens are integrated to the top of the housing to prevent the buildup of dust, dirt and contaminants, while permitting required air flow for cooling.

LED PERFORMANCE:

PREDICTED LUMEN DEPRECIATION DATA[5]	
Ambient Temperature °C	L_{70} Hours[6]
15 °C	100,000
25 °C	75,000
40 °C	50,000

5. Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.
6. L_{70} is the predicted time when LED performance depreciates to 70% of initial lumen output.

OPTICAL SYSTEMS: Lensed LED arrays are set to achieve IES Type II, Type III, Type IV and Type V distributions. Individual LED arrays are replaceable.

ELECTRICAL: Luminaires are equipped with aappropriate LED drivers that accept ouput from the solar power system provided. Driver output is based on the LED wattage selected. Component-to-component wiring within the luminaire will carry no more than 80% of rated current and is listed by UL for use at 600 VAC at 302°F/150°C or higher. Plug disconnects are listed by UL for use at 600 VAC, 15A or higher.

FINISH: Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BRP), black (BLP), white (WP), and natural aluminum (NP). Consult factory for specs on optional or custom colors.

LABELS: All luminaires bear UL or CUL (where applicable) Wet Location labels.

WARRANTY: Gardco luminaires feature a 5 year limited warranty. Gardco LED luminaires with LED arrays feature a 5 year limited warranty covering the LED arrays. See Warranty Information on www.sitelighting.com for complete details and exclusions. Solar equipment is warrantied by SolarOne® Solutions, Inc.

FULL CUTOFF PERFORMANCE: Full cutoff performance means a luminaire distribution where zero candela intensity occurs at an angle of 90° above nadir. Additionally, the candela per 1000 lamp lumens does not numerically exceed 100 (10 percent) at a vertical angle of 80° above nadir. This applies to all lateral angles around the luminaire.

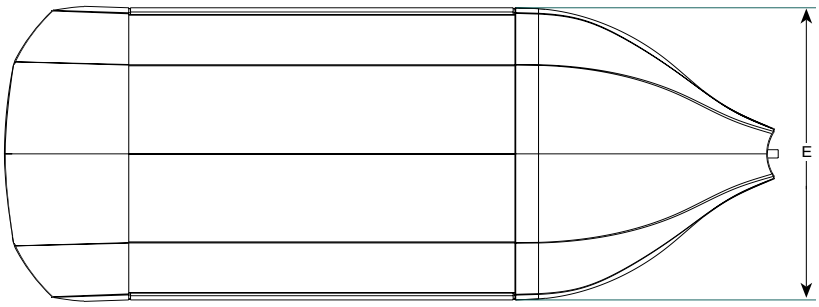
CUTOFF PERFORMANCE: Cutoff performance means a luminaire distribution where the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle at or above 90° above nadir, and 100 (10 percent) at a vertical angle of 80° above nadir. This applies to all lateral angles around the luminaire.

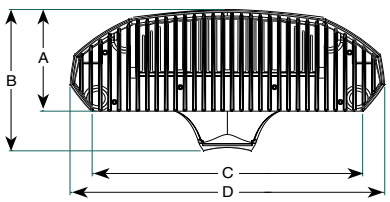
DIMENSIONS

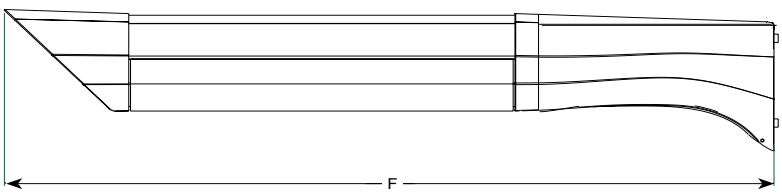
LED Wattage Housing Length	Single Luminaire EPA[7] (Effective Projected Area)	Single Luminaire Weight[7]
40LA, 60LA, 80LA 32"	.69 ft² .065 m²	36 lbs 16.33 kg

7. The EPA and weight of all solar power system components must be added to the lumianire EPA and weight shown above to determine the totoal EPA and weight on a single pole.

Radiant Solar	Inches	cm
A	4.60"	11.692cm
B	6.40"	16.256cm
C	11.49"	29.177cm
D	13.37"	33.95cm
E	13.23"	33.604cm
F	32"	81.28cm







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GS200-002/0510

PHILIPS GARDCO

Philips Gardco Quote #:

The items shown are provided as part of a total integrated Philips Gardco LED area lighting system only. Factory quotation and factory preparation of submittals are required. Submittals apply to the factory quotation number shown above only. Contact your Philips Gardco representative for further assistance.

SOLAR PANELS[1,2]

SOLAR RADIANT LED AREA LIGHTING SYSTEM

PANELS[1]

P130 130W Solar Panel
2P95 190W (2 - 95W Solar Panels)
2P130 260W (2 - 130W Solar Panels)
2P180 360W (2 - 180W Solar Panels)

Panel Code	Watts	Dimensions	Weight	Warranty[2]	Latitude/EPA
P130	130	56.00" x 25.70" x 2.28" (1425mm x 652mm x 58mm)	26.8 lbs. (11.9 kg)	20 Years	Lat: 42.37N EPA: 8.4 Lat: 39.78N EPA: 8.2 Lat: 29.58N EPA: 7.0
2P95	2 Panels: 95W each	2 Panels, each panel: 40.88" x 20.75" x 1.81" (1037mm x 527mm x 46mm)	2 Panels: 16.31 lbs. (7.4 kg) each	25 Years	2 Panels, each panel: Lat: 42.37N EPA: 5.0 Lat: 39.78N EPA: 4.8 Lat: 29.58N EPA: 4.1
2P130	2 Panels: 130W each	2 Panels, each panel: 56.00" x 25.70" x 2.28" (1425mm x 652mm x 58mm)	2 Panels: 26.8 lbs. (11.9 kg) each	20 Years	2 Panels, each panel: Lat: 42.37N EPA: 8.4 Lat: 39.78N EPA: 8.2 Lat: 29.58N EPA: 7.0
2P180	2 Panels: 180W each	2 Panels, each panel: 62.2" x 31.8" x 1.4" (5180mm x 808mm x 35mm)	2 Panels: 34.1 lbs. (15.5 kg) each	25 Years	2 Panels, each panel: Lat: 42.37N EPA: 11.6 Lat: 39.78N EPA: 11.2 Lat: 29.58N EPA: 9.6
EPA based on given latitude. Optimized orientation: = Latitude + 15°.					

High-power solar modules use poly-crystalline silicon solar cells and have an aluminum frame and include a junction box. All are 1.3 to 1.8 inches deep. The panels come pre-wired with a short length of flexible conduit to protect the wires as they run to the light pole.

NOTES

1. Solar equipment is manufactured by SolarOne® Solutions, Inc. Equipment is available only as part of a total Philips Gardco Solar Radiant LED Area Lighting System. A Philips Gardco factory quotation for the system must be obtained prior to ordering.

2. Solar equipment is warrantied by SolarOne® Solutions, Inc.

Philips Gardco 1611 Clovis Barker Road San Marcos, TX 78666 (800) 227-0758 (512) 753-1000 FAX: (512) 753-7855 www.sitelighting.com

GS200-007/1109

PHILIPS GARDCO

Philips Gardco Quote #:

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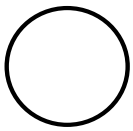
POLE - TAPERED ROUND STEEL

SOLAR RADIANT LED AREA LIGHTING SYSTEM



GENERAL DESCRIPTION: The Philips Gardco TRS tapered round steel pole consists of a one-piece design fabricated steel tubing circumferentially welded to a structural quality hot rolled carbon steel plate. The poles are finished with an electrostatically applied, thermally cured TGIC polyester powdercoat. All poles include anchor bolts, full base cover, hand hole, ground lug and tenon.

PREFIX	HEIGHT	GAUGE
07TRS	20'	7

DRILLING

TX106976P1 *Solar Radiant LED Drilling Pattern with Top Tenon - per Drawing TX106976P1*

FINISH

BRP Bronze Paint
BLP Black Paint
WP White Paint
NP Natural Aluminum Paint
GV Galvanized *(No Paint.)*
FPGV Finished Paint over Galvanized *(specify color.)*
OC Optional Color Paint *Specify RAL designation, ex: OC-RAL7024.*
SC Special Color Paint *Specify. Must supply color chip.*

OPTIONS INCLUDED

AHH *Additional Hand Hole - per Drawing TX106976P1*
2-CL *2 - 1/2" Couplings - Internal thread - per Drawing TX106976P1*

POLE DATA

CATALOG #	POLE SIZE		ANCHOR BOLT DATA[1]	
PREFIX - HEIGHT - GAUGE	ACTUAL HEIGHT	POLE SHAFT SIZE (inches)	BOLT CIRCLE (inches)	BOLT SIZE (inches)
07TRS-20-7	20'	7.0 x 4.2	10.0	1 x 36 x 4.5

Pole is sized for the maximum load created by a 2-180W (2P180) solar panels and 1-RLS luminaire, for wind conditons of 90MPH plus a 1.3 gust factor. Consult factory for larger assemblies or higher wind conditions.

1. Factory supplied template must be used when setting anchor bolts. Philips Gardco will not honor any claim for incorrect anchorage placement resulting from failure to use factory supplied templates.

SPECIFICATIONS

POLE SHAFT: The pole shaft conforms to ASTM A595 Grade-A and is supplied in 7 gauge (.180") thickness.

It is one-piece construction with a full length longitudinal high frequency resistance weld and is round in cross section having a uniform taper of 0.14 inches per foot of length.

ANCHOR BASE: The anchor base (base plate) is fabricated from structural quality hot rolled carbon steel plate conforming to ASTM A36. The base plate telescopes the pole shaft and is circumferentially welded top and bottom.

ANCHOR BOLTS: Anchor bolts are fabricated from a commercial quality hot rolled carbon steel bar with a minimum yield strength of 55,000 PSI. Bolts have an "L" bend on one end and threaded on the opposite end. Anchor bolts are hot dipped galvanized a minimum length of 12" on the threaded end. Four (4) properly sized bolts, each furnished with two (2) hex nuts and flat washers, are provided per pole, unless otherwise specified.

BASE COVER: A two-piece base cover completely seals the entire base plate and anchorage, secured with two (2) fasteners.

HAND HOLE: Poles have a 5" x 7.5" oval handhole. A nut holder is provided near the handhole and includes a .5" - 13 UNC hex head bolt and nut for grounding. The handhole is circumferentially welded in the pole shaft and includes a steel cover with attachment screws. The handhole is located 24" above the base of the pole.

FINISH: The standard finish for pole and accessories is an electrostatically applied, thermally cured TGIC polyester powdercoat. Prime painted poles are available.

FASTENERS: All structural fasteners are galvanized high strength carbon steel. All fasteners are galvanized or zinc plated carbon steel or stainless steel.

DESIGN: The pole as designated is designed to withstand dead loads and theoretical dynamic loads developed by a 90 MPH constant wind speed with a 1.3 gust factor under the following conditions:

The luminaire(s) and/or mounting bracket(s) center of gravity is assumed to be located a maximum of 2' 6" above the pole top. For purposes of this design, their effective projected area (EPA) is considered to be the product of the actual projected area and the drag coefficient.

The charted weights include luminaire(s) and/or mounting bracket(s) and are based on an approximate weight to EPA ratio of 25 pounds per square foot.

Poles to be located in areas of known abnormal conditions may require special consideration. For example: coastal areas, airports and areas of special winds.

Poles are designed for ground-mounted applications. Poles mounted on structures (such as buildings and bridges) may also necessitate special consideration requiring Philips Gardco's recommendation.

Height correction factors and drag coefficients are applied to the entire structure. An appropriate safety factor is maintained based on the minimum yield strength of the material incorporated in the pole.

Mounting height is the vertical distance from the base of the pole to the center of the luminaire arm at the point of luminaire attachment.

For loadings other than those covered in the design section, such as overhead wiring, guying of the poles or other field installed attachments, consult the factory for recommendations.

WARNING: This design information is intended as a general guideline only. The customer is solely responsible for proper selection of pole, luminaire, accessory and foundation under the given site conditions and intended usage. The addition of any items to the pole, in addition to the luminaire, will dramatically impact the EPA load on that pole. It is strongly recommended that a qualified professional be consulted to analyze the loads given the user's specific needs to ensure proper selection of the pole, luminaire, accessories, and foundation. Philips Gardco assumes no responsibility for such proper analysis or product selections. **Failure to insure proper site analysis, pole selection, loads and installation can result in pole failure, leading to serious injury or property damage.**

WARRANTY: Philips Gardco poles feature a 1 year limited warranty. See Warranty Information on www.sitelighting.com for complete details and exclusions.

Philips Gardco 1611 Clovis Barker Road San Marcos, TX 78666 (800) 227-0758 (512) 753-1000 FAX: (512) 753-7855 www.sitelighting.com

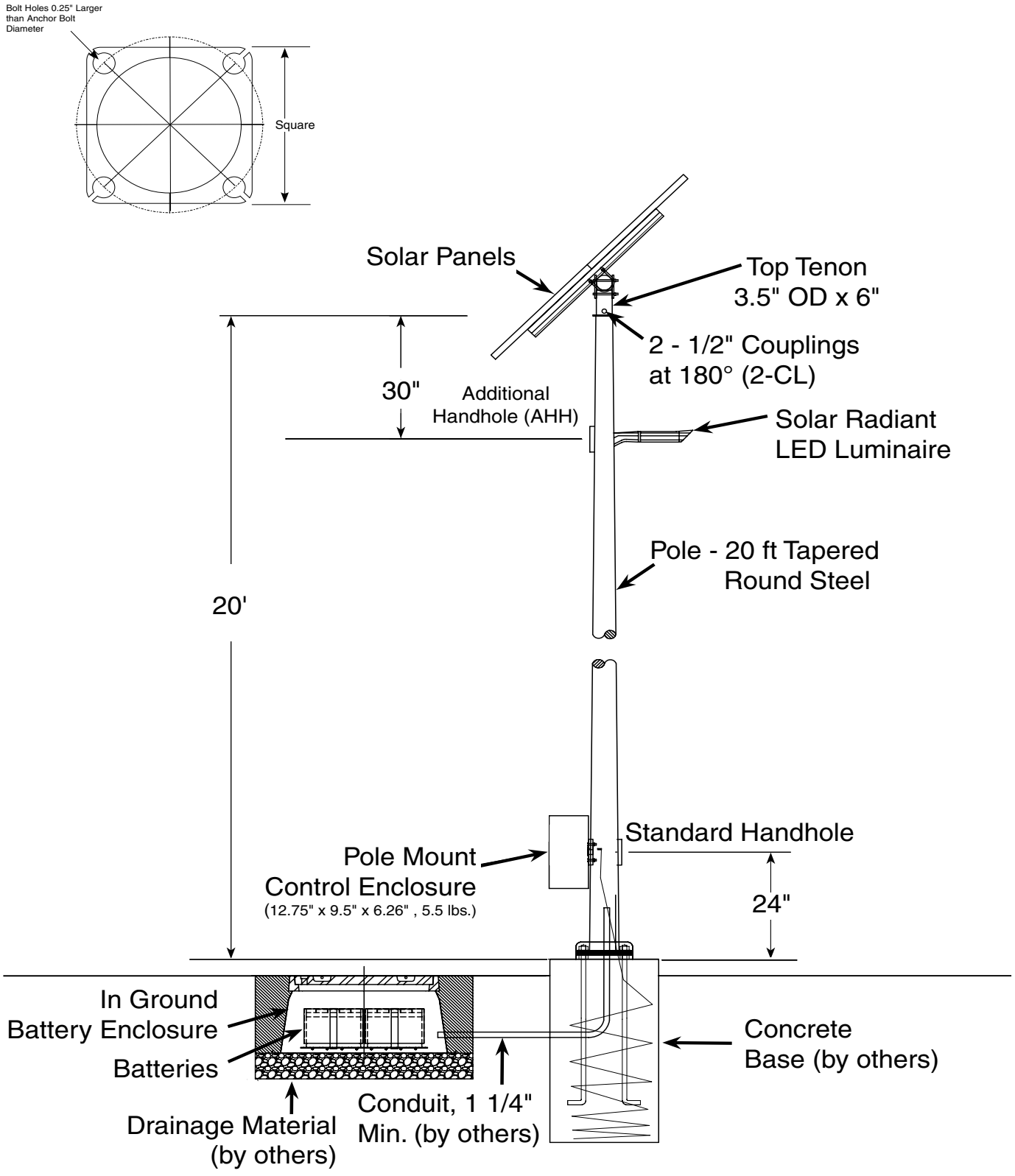
GS200-003/1109

PHILIPS GARDCO

POLE - TAPERED ROUND STEEL

SOLAR RADIANT LED AREA LIGHTING SYSTEM

DIMENSIONS



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GS200-003/1109

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* TITLE-24 W: 6", 8", 12", 18"
L: 18"

* ANGLE W: 6", 12", 18", 24"
L: VARIES

* VIPER W: 4.9"
L: Varies

* OT TITLE-24 W: 4.9", 6", 8", 10", 12", 18"
L: VARIES

OT W: 6", 8", 12", 18"
L: VARIES

* DOUBLE WAVE W: 4", 4.9", 6", 8", 12"
L: 18"

* PROSPECT W: 8"
L: 18"

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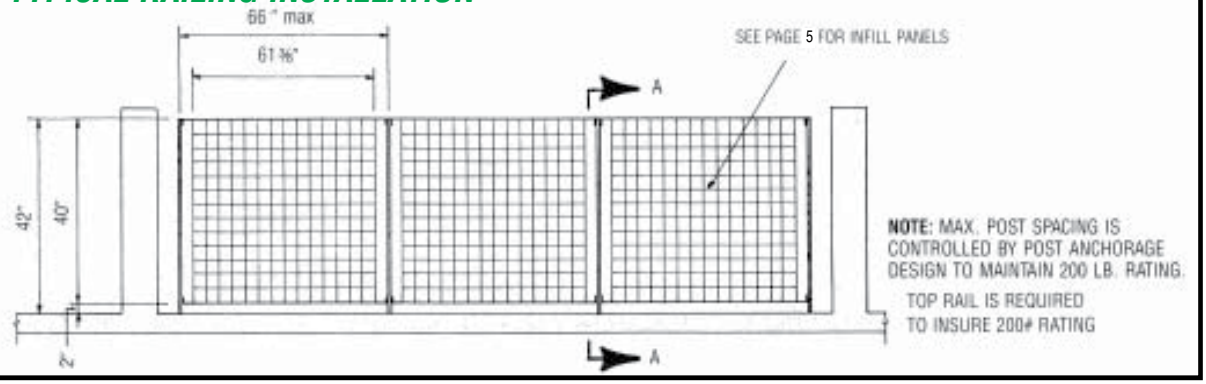
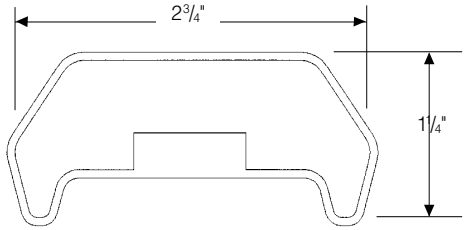
TYPICAL RAILING INSTALLATION



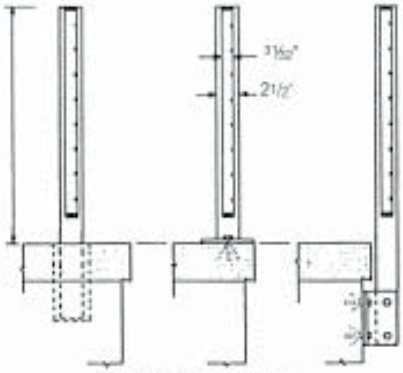
TOP RAIL



OPTIONAL TOP RAILS:

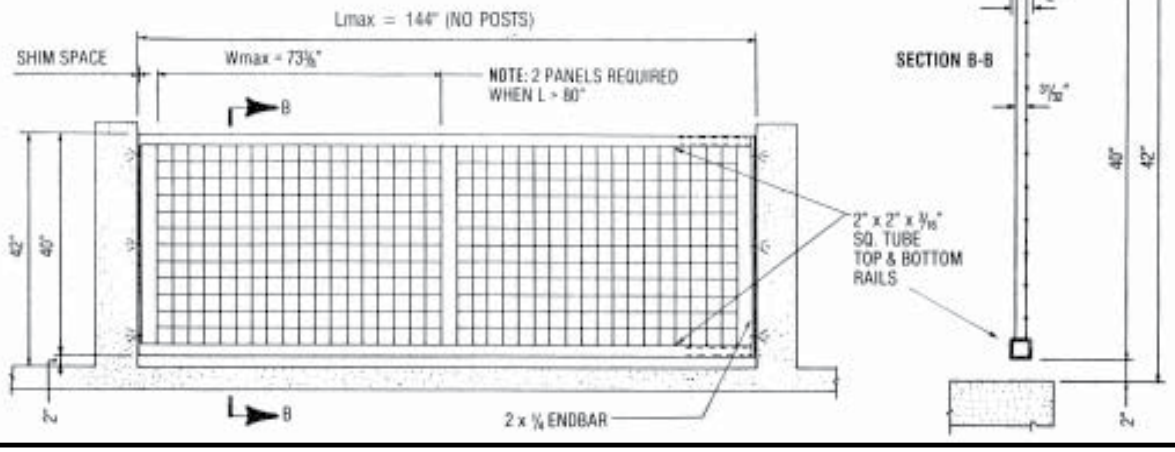
- ***CHANNELS***
- ***SQUARE TUBE***
- ***RECTANGULAR TUBE***

OPTIONAL MOUNTINGS



SECTION A-A OPTIONS

ADDITIONAL AMETCO DESIGN



ALL AMETCO RAILING SYSTEMS ARE DESIGNED TO WITHSTAND A 200 LB. LOADING IN ANY DIRECTION. THE INTEGRITY OF THE RAILING SYSTEM IS DEPENDENT ON THE INTEGRITY OF THE ANCHORING SYSTEM. SEE AMETCO FENCING CATALOG FOR ADDITIONAL INFORMATION.

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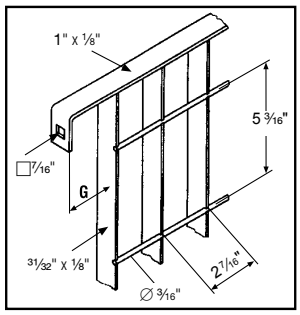
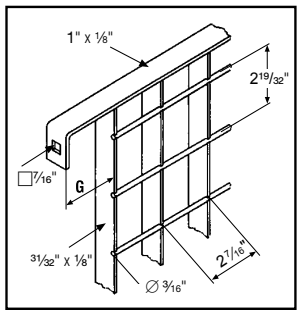
STEEL RAILING INFILL PANELS

METRO®



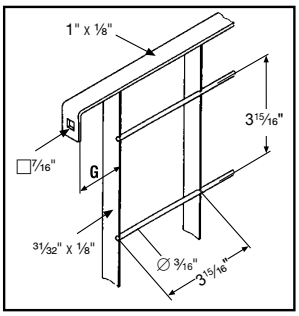
Specify:
Electro-forge welded steel fencing. Ametco Metro design—31/32" x 1/8" main bar, 3/16" round cross bar, 2 7/16" x 5 3/16" mesh. Galvanized to ASTM 123 and/or powder polyester coated.

LATTICE



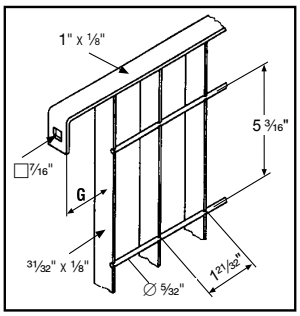
Specify:
Electro-forge welded steel fencing. Ametco Lattice design—31/32" x 1/8" main bar, 3/16" round cross bar, 2 7/16" x 2 19/32" mesh. Galvanized to ASTM 123 and/or powder polyester coated.

STADIUM®



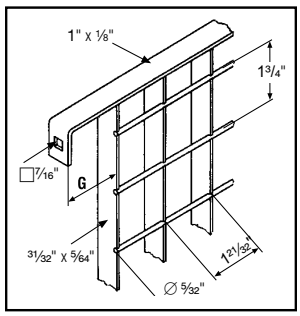
Specify:
Electro-forge welded steel fencing. Ametco Stadium design—31/32" x 1/8" main bar, 3/16" round cross bar, 3 15/16" x 3 15/16" mesh. Galvanized to ASTM 123 and/or powder polyester coated.

GROTTO®



Specify:
Electro-forge welded steel fencing. Ametco Grotto design—31/32" x 1/8" main bar, 3/16" round cross bar, 1 21/32" x 5 3/16" mesh. Galvanized to ASTM 123 and/or powder polyester coated.

SHIELD®



Specify:
Electro-forge welded steel fencing. Ametco Shield design—31/32" x 5/64" main bar, 3/16" round cross bar, 1 3/4" x 1 21/32" mesh. Galvanized to ASTM 123 and/or powder polyester coated.

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HOOP RACK

- High security
- Superior bike support
- Freestanding rail mount available

The Dero Hoop Rack is a proven design that provides high security and easy bike parking. The Dero Hoop Rack uses thick pipe construction and the full radius of the bend makes the Dero Hoop an attractive and functional bike rack. The Dero Hoop Rack supports the bicycle at two points and allows for the wheel and frame to be secured using a u-style bike lock. Each Dero Hoop Rack parks two bikes.

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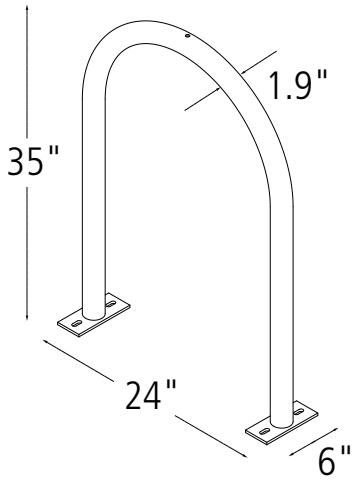
HOOP RACK

Specifications and Space Use



Product Dero Hoop Rack
As manufactured by Dero Bike Racks

Capacity 2 Bikes

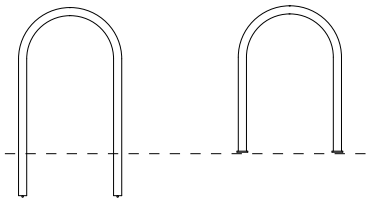
Materials 1.5" schedule 40 pipe (1.9" OD)

Finishes

An after fabrication hot dipped galvanized finish is our standard option. 250 TGIC powder coat colors, thermoplastic coating, PVC dip, and stainless steel finishes are also available as alternate options.

Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat

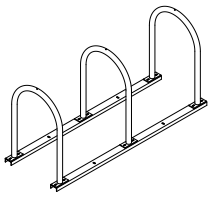
Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish.



In ground *Surface*

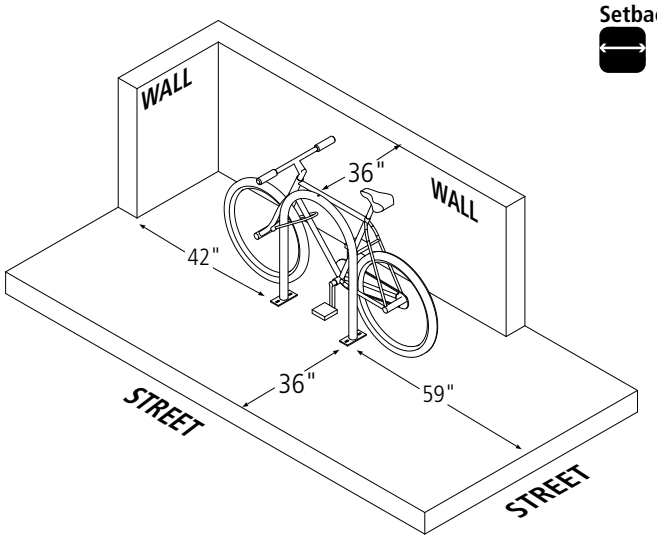
Installation Methods

In ground mount is embedded into concrete base. Specify in ground mount for this option.
Foot Mount has two 2.5"x6"x.25" feet with two anchors per foot. Specify foot mount for this option.
Rail Mounted Hoops are bolted to two parallel rails which can be left freestanding or anchored to the ground. Rails are heavy duty 3"x1.4"x3/16" thick galvanized mounting rails. Specify rail mount for this option.



Rail (freestanding)

Space Use and Setbacks



Wall Setbacks:
For racks set parallel to a wall:
Minimum: 24"
Recommended: 36"

For racks set perpendicular to a wall:
Minimum" 28"
Recommended: 42"

Distance Between Racks:
Minimum: 24"
Recommended: 36"

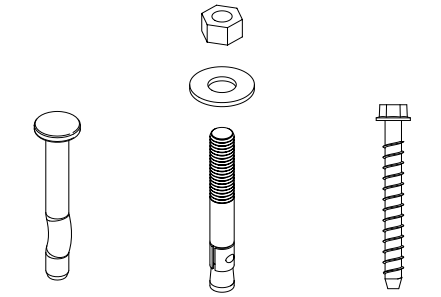
Street Setbacks:
Minimum: 24"
Recommended: 36"

HOOP RACK

Installation Instructions - Surface Mount

Tools Needed for Installation

Tape Measure
Marker or Pencil
Masonry Drill Bit
Drill (Hammer drill recommended)
Hammer
Wrench 9/16"
Level



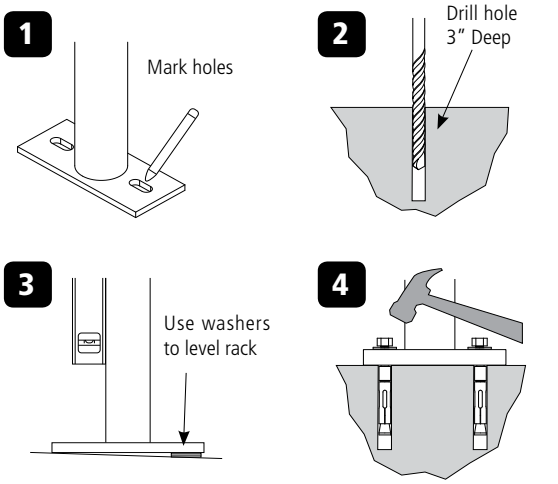
Standard Anchor Types

Recommended Base Materials:

Solid concrete is the best base material for installation. To ensure the proper anchors are shipped with your rack, ask your Dero Rack representative which anchor is appropriate for your application. Be sure nothing is underneath the base material that could be damaged by drilling.

Installation:

3/8" anchors are shipped with the rack. Place the rack in the desired location. Use a marker or pencil to outline the holes of the flange onto the base material. Drill the holes in accordance with the specifications shipped with the anchors. Make sure the holes are at least 3" away from any cracks in the base material. Use washers to level rack if necessary. Tap in anchors and follow your specific anchor instructions provided with the rack.

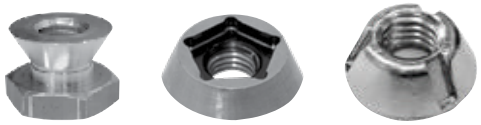


(Anchors will vary according to install surface)

Tamper Resistant Fasteners

The concrete spike is a permanent anchor. The top of the wedge anchor can also be pounded sideways after installation so that it cannot be removed. Other tamper resistant fasteners are also available for purchase.

When using the special tamper resistant nuts, always set and first tighten the anchors. Once the rack is installed, replace two nuts from the bracket (opposite sides from each other) with the tamper resistant fastener. DO NOT OVERTIGHTEN the tamper resistant nut.



Breakaway Nut *Stainless Tamper-Proof Nut* *Triple-slot Nut*

Concrete Spike

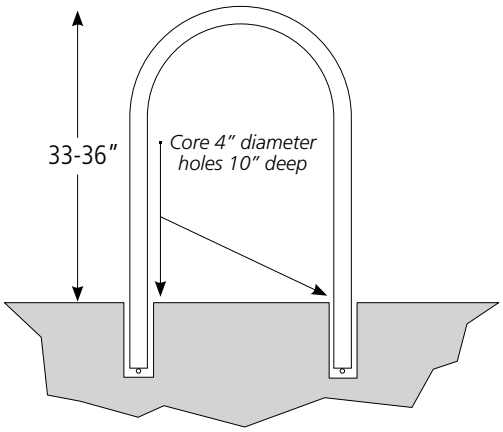
If you have any questions about installation or other features of the Hoop Rack, please call us toll free at 1-800-298-4915

HOOP RACK

Installation Instructions - In Ground Mount

Tools Needed for Installation

Level
Cement mixing tub
Shovel
Trowel
Hole coring machine with 4" bit
Access to water hose
Materials to build brace (see "Install Tip" at bottom of page)



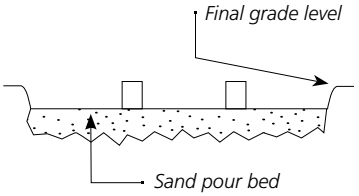
Installing into Existing Sidewalk

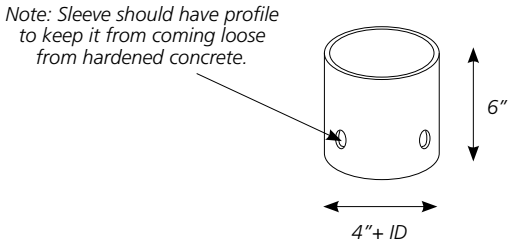
Core holes no less than 3" diameter (4" recommended) and 10" deep into sidewalk. Fill holes with Por-Rok or epoxy grout. Place Hoop Rack into holes, making sure the rack is level. 33"-36" of the Hoop Rack should remain above the surface. If the Hoop Rack is less than 33" high, it will not support the bike adequately. Make sure the rack is level and held in place until the grout has set.

Installing Into a New Sidewalk:

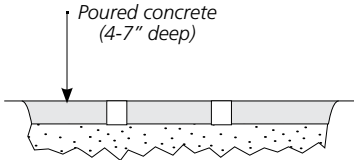
Sleeve Method:

1 Place corrosion resistant sleeve (min. 4" inside diameter) in sand pour bed in exact location where rack will be installed. Make sure top of sleeve is at same level as desired finished concrete surface. Fill sleeve with sand to keep it in place and prevent it from filling with concrete.

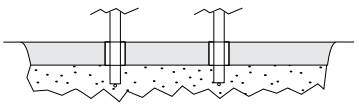




2 Pour concrete and allow to cure.

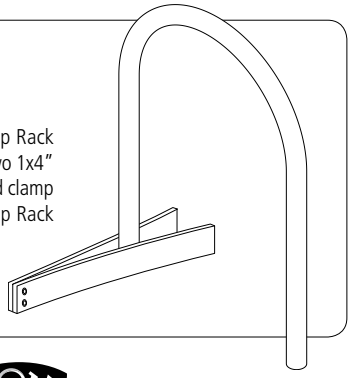


3 After appropriate cure time, dig out sand from sleeves and insert racks, making sure they are level and at the appropriate height. Pour in Por-Rok or epoxy grout and allow to set.

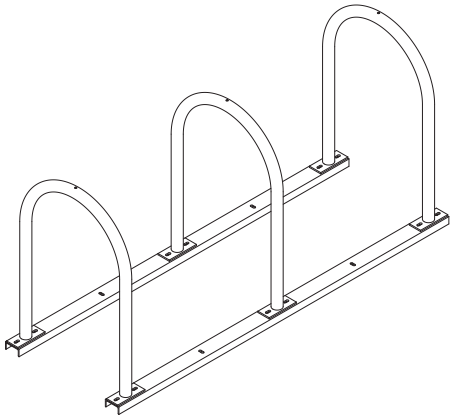


INSTALL TIP

An easy way to brace the Hoop Rack while the grout sets is to bolt two 1x4" boards together at one end and clamp them onto the legs of the Hoop Rack like a clothes pin.



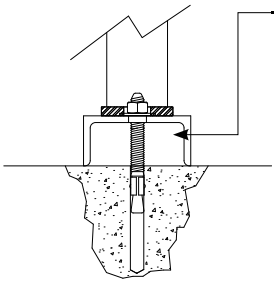
RAIL MOUNTED HOOPS



Rail mounted Hoop Racks are standard foot mounted Hoop Racks attached with bolts to a rail as in the diagram at left. Rail mounted racks provide more flexibility than other mounting options while providing the same degree of security.

Rail mounted Hoop Racks can be left freestanding, or they can be anchored to the ground using several anchors. This option allows for easier snow removal and sweeping. Installation of Rail mounted Hoops is also much less expensive than embedding the racks into the ground.

* Note: Though racks may be painted, the rails will remain with only a galvanized finish



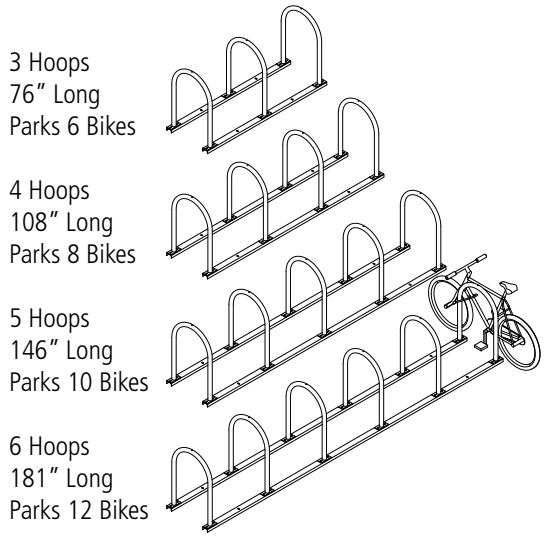
Anchor runs through rail into base install surface

Advantages to rail mounted Hoop Racks:

- Easier and inexpensive installation
- Can be left freestanding or anchored to the ground
- Easier to remove for sweeping and snow removal

Applications where Rail Mounted Hoops work best:

- Installation to pavers
- Asphalt Installations
- Ground, dirt, or mulch
- Situations where the rack needs to be moved occasionally



HOOP RACK

Installation Instructions - Rail Mount

Tools Needed for Installation:

9/16" Socket set
Two 4"x4"x28" (or larger) blocks
4 bolts, nuts and washers for every Hoop (included with rack). If using a tamper resistant nuts, install two tamper resistant nuts with each Hoop.

Installation Steps

1 Lay out the two channel beams where the rack will be placed. Place the two beams on top of the two blocks of wood so that the open part of the channel faces the ground.

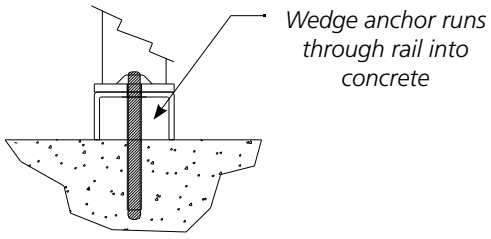
2 Place Hoop Racks on beams so holes in rack flanges line up with beam slots

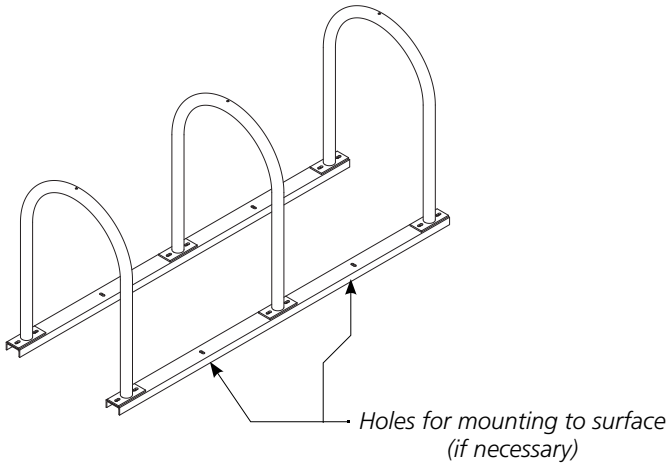
3 Put bolts through Hoop Rack flange holes and beams so bolt head faces up. HAND tighten the nuts using new flange nuts.

4 Once nuts are on, tip assembled rack over and use a 9/16" socket to tighten nuts. Before fully tightening nuts, make sure the racks are straight on beams. If using tamper resistant nuts, use access tool to tighten nuts. Do not overtighten the tamper resistant nuts. Tip rack upright.

Anchoring the Rails

To anchor the rails to concrete, place 3.75" wedge anchor through holes in the rail into the concrete. Secure with nut.





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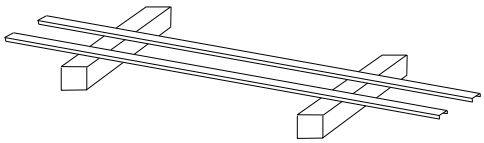

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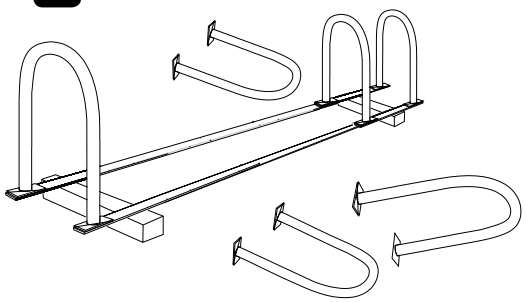

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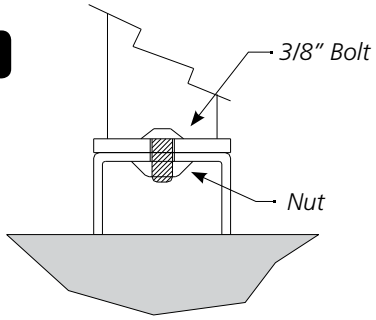

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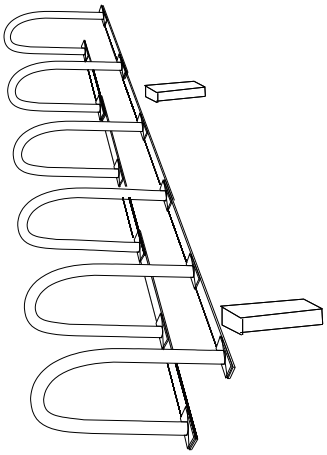

Koenders Windmills Inc.

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Koenders Uni-Pole Windmills

An innovative windmill aeration system - The Uni-Pole

The Uni-Pole is modernizing the windmill industry, the 25 ft telescoping pole adds a dramatic impact to your municipal ponds or local golf course ponds.

Koenders Uni-Pole Features Include:

- 25Ft Galvanized Coated Steel Telescoping Pole which requires less ground area than traditional tower mounts and has a tilting base for easy install and maintenance
- Airline fits in the pole hiding the airline connection from the compressor to the diffuser which ensures the installation looks very clean
- 18 Gauged Galvanized steel windmill head and blades prevents rusting and corroding
- Optional 2 color powder coating to customize the look of the windmill
- Elevated height produces more wind which in turn generates more oxygen for the pond

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Koenders Uni-Pole

The Koenders Uni-Pole is available in two packages:

Uni-Pole Package 1
Koenders 25 Ft Uni-Pole Windmill Aeration System includes (Single Diaphragm): 100 Ft of Air-line, 50 Ft of weighted airline, pressure release valve, Airstone diffuser, foot valve, hose connector clamp.
Uni-Pole Package 1 - **Order Now**

Uni-Pole Package 2
Koenders 25 Ft Uni-Pole Windmill Aeration System includes (Dual Diaphragm): 100 Ft of Air-line, 50 Ft of weighted airline, pressure release valve, Airstone diffuser, foot valve, hose connector clamp.
Uni-Pole Package 2 - **Order Now**

If you are interested in having your windmill powder coated with specific colors we can do that too at an additional charge - to inquire about this you can call us at 1-888-777-4933 or e-mail us at **info@koenderswindmills.com**.

To Purchase a Koenders Uni-Pole

To purchase a Koenders Uni-Pole Windmill Aeration System or accessories, you can **Order Direct Online** or use our **Locate a Dealer** form to find the dealer closest to you.

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Create your own custom painted windmill with our wide selection of weather-resistant powder coated finishes. See our **Powder Coated Windmills** page or call our toll free number 1-888-777-4933 to pick your color selection.

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GR Series

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BARRIER FREE, BI-LEVEL,
PEDESTAL MOUNTED
DRINKING FOUNTAIN

ST ANDARD FEA TURES

- Resistant to sunlight, heat, moisture and wear
- 18 gage, 304 stainless steel bowl
- Heavy duty welded steel, corrosion and scratch resistant finish
- Brass, anti-rotation non-squirt bubbler
- 100 mesh inlet strainer
- Access door , heavy duty steel, vandal resistant
- Vandal resistant galvanized steel bottom plate

[33]Standard Model: GRM45

SUGGESTED SPECIFICA TIONS

Model GRM45 is a barrier free pedestal mounted, vandal resistant, bi-level round drinking fountain made from 18 gage, 304 stainless steel bowls mounted into a green powder coated heavy duty welded steel pedestal. Unit shall be activated by front mounted self-closing buttons, by using less than 5 pounds of force, which activates internally mounted valves with adjustable stream regulators controlling the water flow. Bubblers shall be brass with non-squirt features and operate on water pressure range of 20 - 105 psig. Unit shall adhere to ANSI A117.1 and Americans with Disabilities Act of 1990 frontal approach and protruding objects requirements, Adult ADA parallel and frontal approach and ANSI/NSF 61, Section 9.

OPTIONAL ACCESSORIES

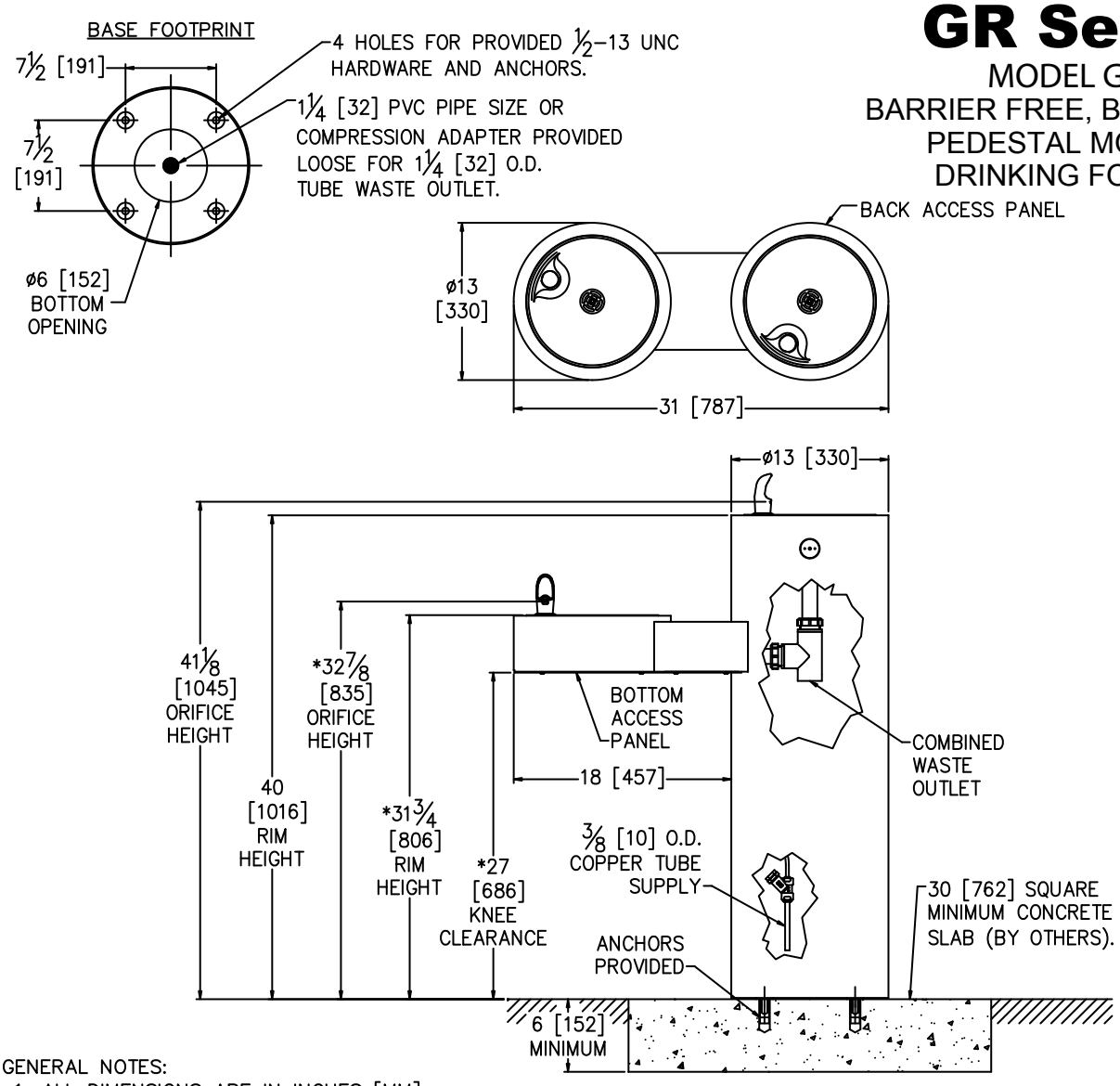
(additional costs may be incurred)

-CH30	Child height, 30" bubbler height
-FRU2	Freeze resistant valve
-FS	Foot spray
-HB1	Hose bibb, compression, with hose threaded outlet/VB
-HB2	Hose bibb, loose key, with hose threaded outlet/VB
-HB3	Hose bibb, loose key, vandal resistant, with hose threaded outlet/VB
-IGM	In-ground 14" mounting
-JF1	Jug filler, plain end with self-closing valve
-JF2	Jug filler, recessed, plain end with self-closing valve
-PF	Pet fountain receptor
"4"	All stainless steel (Use model GRM44)
"6"	Firehouse red powder coated finish (Use model GRM46)
"7"	Alpine blue powder coated finish (Use model GRM47)

Custom color finishes available upon request

GR Series

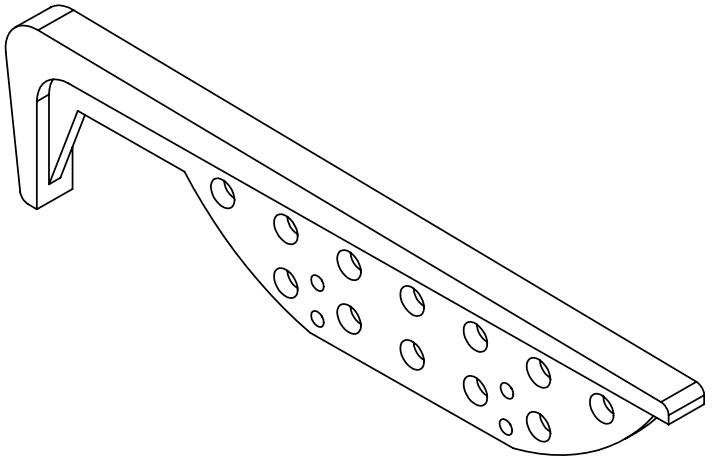
MODEL GRM45
BARRIER FREE, BI-LEVEL,
PEDESTAL MOUNTED
DRINKING FOUNTAIN

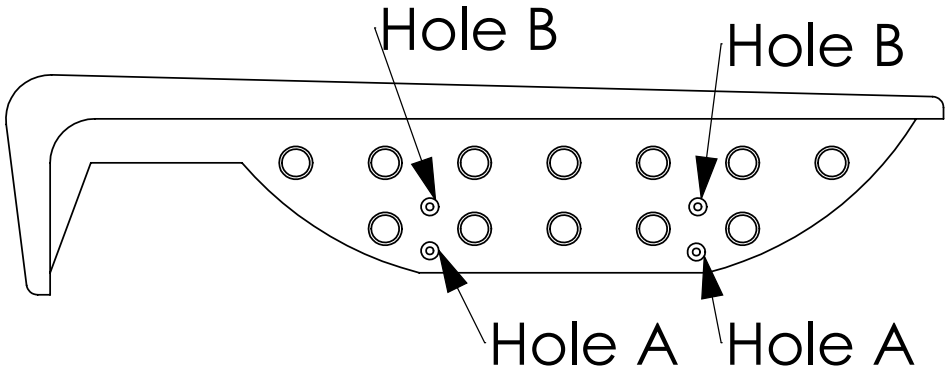


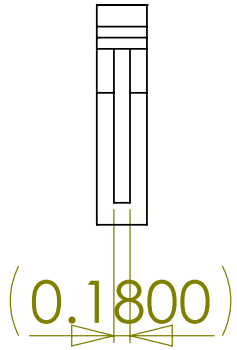
GENERAL NOTES:

1. ALL DIMENSIONS ARE IN INCHES [MM].
*2. STANDARD ADULT HEIGHT MODEL SHOWN. OPTIONAL –CH30 CHILD HEIGHT MODEL AVAILABLE.
3. STOP VALVE NOT PROVIDED.

FIVE YEAR LIMITED W ARRANTY - (Continental United States and Canada Only) The sealed refrigeration system and most major components are warranted for five (5) years. Other parts are warranted for one (1) year from date of installation.
LIMITED EXPORT W ARRANTY - One (1) year on parts only .







Available in cast Bronze with brown patina or
White Tomasil (white brass) with matte clear coat

INTELLICEPT
SAN DIEGO, CALIFORNIA, U.S.A.

Beaverton

SIZE	DWG. NO.	REV.
A		
SCALE	CAD FILE:	SHEET OF

Kemp Mill Urban Park

200

G. Drawings

1. Natural Resources Inventory/Forest Stand Delineation

2. Forest Conservation Plan

3. Construction Drawings

Folder for Full size 24 x 36 B/W Drawings # 1- re-places this page.

Drawings to be folded and inserted, in the proper order within this folder.