

Site Selection Matrix

Olny Manor Recreation Park
Skateboard Site Evaluation Matrix

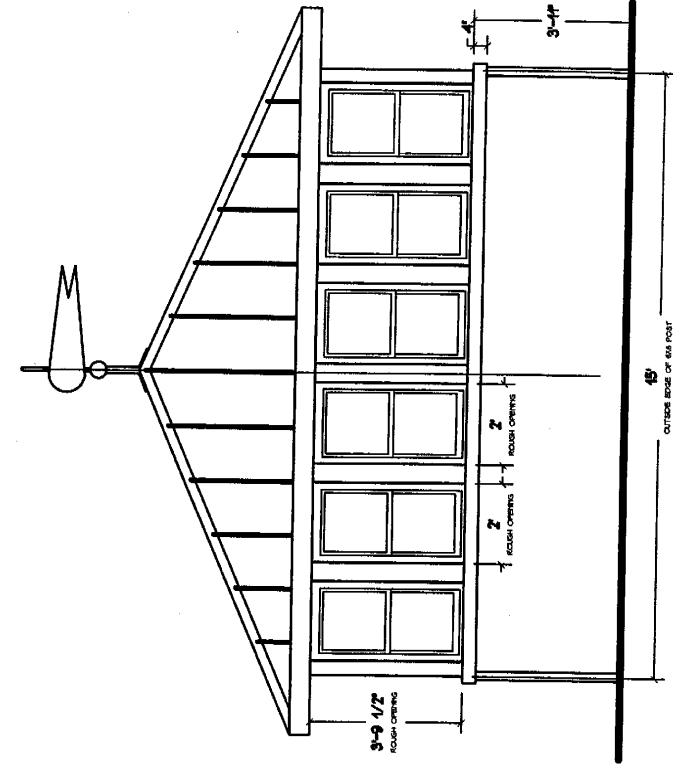
Site Evaluation Meeting -- July 25, 2003

Site	Cost of Construction	Skateability/Size	How quickly can the facility be opened	Visibility of the facility	Operations/ Access (ADA) Spectator areas	Impacts On Existing Facilities	Conflicts with other park uses	Proximity to Parking and Drop-off	Proximity to existing restrooms	Proximity to necessary utility connections	Public Reaction	Environmental Impact	SWM Potential	SCORE
1) Open area Adjacent to Ball Field and Ponds	0	0	0	+	0	0	+	+	0	0	+	0	0	+
2) Handball and Volleyball Courts	+	0	+	+	0	0	+	+	0	0	+	+	0	+
3) "Center Court" Tennis Area	0	+	0	+	+	0	-	+	+	0	-	0	0	0
4) Triple Tennis Court	0	+	+	+	0	0	0	+	0	0	-	+	0	+
5) Double Basketball Court Area	0	+	0	+	+	-	+	+	+	0	-	+	0	0
6) Picnic Area	-	0	-	-	0	0	0	0	-	0	0	0	0	0
7) Mound Between Georgia Ave. and Swim Center	0	+	0	+	0	+	0	+	0	0	0	0	0	+
8) Site #5 Parking Lot SITE*	0	+	0	+	+	0	+	+	0	0	+	+	0	+

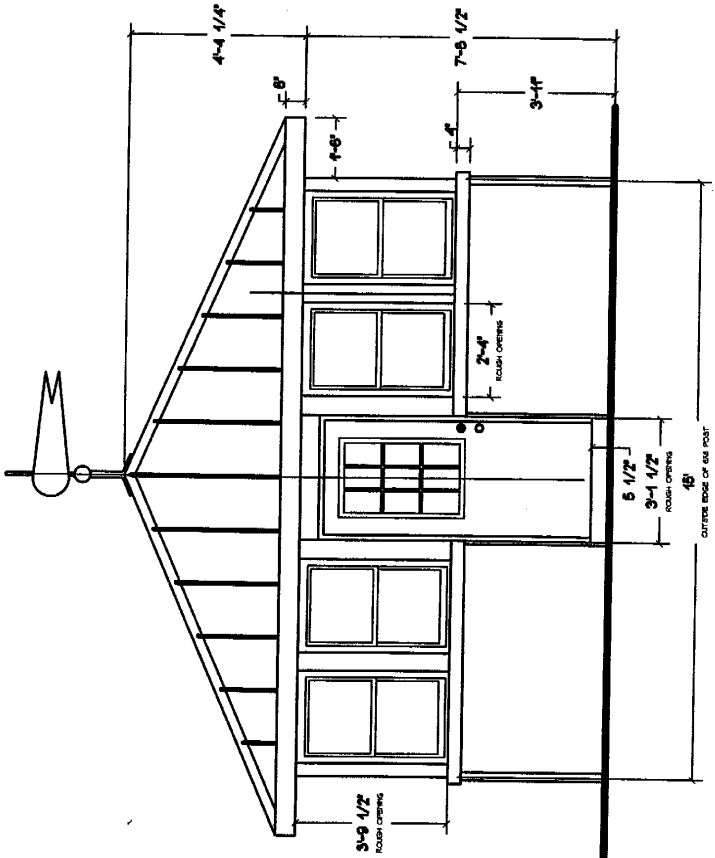
+	= Positive Rating
0	= Neutral Rating
-	= Negative Rating

*Note: #8 "Parking Lot Site" was added to the list of alternative sites after the initial analysis. It is included in this chart for reference.

Gate House Elevations



REAR/SIDE ELEVATION



FRONT ELEVATION

CONCEPTUAL ELEVATIONS- CONTROL STRUCTURE

NOT TO SCALE

Stormwater Management Exemption

From: John Heinrichs
Memorandum to the file concerning SWM
M-NCP&PC – Olney Skateboard Park

On November 14, 2003 I spoke with Mark Ethridge of the Montgomery County Department of Permitting Services, concerning SWM for the proposed skateboard park at Olney Manor Recreational Park. I had previously forwarded conceptual plans of the skateboard park for his review; however, he had been able to review them yet.

I told him of our plans to construct the new skateboard park in an area that is already paved parking. Our conceptual design indicates that the construction will disturb around 15,000 sq. ft. of land; so, SWM and sediment control will have to be addressed. A quick tabulation indicates the project will result in a net reduction in impervious area of approximately 2,000 sq.ft. However, the conceptual design does not show any viewing areas; so, there may be some additional impervious area required for benches or sidewalks around the skateboard park.

We discussed the fact that the parking lot was constructed recently and, as such, water quality for the impervious parking lot area would have been included in the design. I told him that the storm drain system that drains the parking lot outfalls into a wet pond that was designed for this purpose.

Mr. Ethridge noted that the change in use for the impervious area from a parking lot to a skateboard park will reduce the amount of pollutants that will be coming off the project site; and that we will also have a slight reduction in impervious surface. The existing SWM facility was designed to provide water quality measures for the existing impervious area at its present use; so, he felt we have a strong argument for not constructing any additional SWM facility. He also indicated that a formal conceptual SWM submittal will have to be made when the concept plan is more complete.

A copy of his notes from our conversation is attached.

Subject: RE: Olney Skateboard Park
Date: Fri, 14 Nov 2003 12:12:55 -0500
From: "Etheridge, Mark" <Mark.Etheridge@montgomerycountymd.gov>
To: "Brush, Rick" <Rick.Brush@montgomerycountymd.gov>
CC: <pei2000@bellatlantic.net>

Rick -

I spoke with the engineer, John Heinrichs, today about this project at Olney Manor Rec Park. They will be removing an existing parking lot and replacing it with the skateboard park, with a reduction in impervious area. The existing parking lot currently has water quality control provided via a wet pond. Since the wet pond is in place, and since they will be reducing the impervious area AND the development will be a "cleaner" use than the existing vehicular impervious area, I told him we would probably agree that stormwater management for the proposed skate park is provided by the existing wet ponds. They do not propose building any new parking areas. A formal stormwater management concept will be submitted.

Just FYI.

**Detailed Construction
Cost Estimate**

**Olney Manor Recreational Park
Skateboard Park**

SPR# 2003-003

Olney Maryland

November 21, 2003

Concept Plan

Preliminary Cost Estimate

Item	Quan.	Unit	Unit Cost	Total	Notes
DEMOLITION/GRADING					
Existing pavement removal	2500	SY	\$6.00	\$15,000.00	Full depth, existing parking and curb and gutter
Tree Removal	1	LS	\$1,000.00	\$1,000.00	Two Trees within existing Parking
Parking lot light removal/storage	1	LS	\$500.00	\$500.00	Store poles and fixtures for reinstallation
Rough grading	2,500	CY	\$8.50	\$21,250.00	Rough grade all disturbed areas
Raise/Lower Manhole	2	EA	\$400.00	\$800.00	sanitary sewer
Total - Demolition/Grading				\$38,550.00	
SKATEBOARD AREA DEVELOPMENT					
Asphalt "Skate" Pavement	14,626	SF	\$5.00	\$73,130.00	1" Surface Course (Fine), 2" Base Course, 6" compacted CR-6
Concrete Pad for Building	225	SF	\$7.00	\$1,575.00	6" reinforced Concrete on 6" compacted CR-6 Base
Walls	815	FF	\$22.00	\$17,930.00	Allan Block walls roughly 160' at a average height of 3' exposed
Chain Link Fencing and Gate	490	LF	\$40.00	\$19,600.00	10' Black vinyl coated "institutional grade" fence and Gate
Entry Structure	1	LS	\$15,000.00	\$15,000.00	15' x 15' Staff Building /Storage
Outfit- Entry Structure	1	LS	\$15,000.00	\$15,000.00	Countertop, Shelves, AC, Heat, etc
"Drop-off Plaza" Pavement	1000	SF	\$5.50	\$5,500.00	Concrete pavement
Concrete Walk	930	SF	\$5.50	\$5,115.00	Concrete pavement
Tree Grate in Plaza	1	EA	\$1,200.00	\$1,200.00	5' Circular Grate - ADA-pedestrian rated
Benches	2	EA	\$1,200.00	\$2,400.00	In Drop-off Plaza Area
Bleachers	1	EA	\$4,000.00	\$4,000.00	In Viewing Area
Drinking Water Fountain	1	EA	\$2,500.00	\$2,500.00	
Signage	1	LS	\$1,000.00	\$1,000.00	
Total - Skateboard Area Development				\$163,950.00	
ROAD AND PARKING IMPROVEMENTS					
New Curb and Gutter	530	LF	\$20.00	\$10,600.00	Standard Concrete Curb and Gutter
Asphalt Pavement	5,600	SF	\$5.00	\$28,000.00	Standard Montg. Co. pavement Section (Small Areas)
Re-stripe Parking	174	EA	\$5.00	\$870.00	Includes Blacking out existing lines
Total - Road and Parking Improvements				\$39,470.00	

**Olney Manor Recreational Park
Skateboard Park
SPR# 2003-003**

Concept Plan

Preliminary Cost Estimate
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Item	Quan	Unit	Unit Cost	Total	Notes
SITE UTILITIES, DRAINAGE, SWM, & SEC					
Electric and Water Connections	1	LS	\$7,000.00	\$7,000.00	Assume Connections to Swim Center
Telecommunications	1	LS	\$20,000.00	\$20,000.00	
Relocate parking lot lights	4	LS	\$1,000.00	\$4,000.00	Close to original locations (new foundations)
Stabilized Construction Entrance	1	EA	\$1,200.00	\$1,200.00	
Super Silt Fence	200	LF	\$12.00	\$2,400.00	
Diversion Dike	200	LF	\$10.00	\$2,000.00	
Seeding Disturbed Areas	1,200	SY	\$0.75	\$900.00	Temporary Seed and Mulch
Total - Drainage, SWM, & SEC				\$37,500.00	
MODULAR RAMP SYSTEM					
Equipment	1	AL	\$189,000.00	\$189,000.00	Based on \$13/SF estimate (wood system)
Shipping and Installation	1	AL	\$48,000.00	\$48,000.00	Assume 25%
Total - Modular Ramp System				\$237,000.00	
LANDSCAPING					
Deciduous Trees	18	EA	\$400.00	\$7,200.00	
Evergreen Trees	9	EA	\$350.00	\$3,150.00	
Shrubs	59	EA	\$50.00	\$2,950.00	
Sod	1200	SY	\$3.75	\$4,500.00	
Total - Landscaping				\$17,800.00	
TOTAL				\$534,270.00	<i>Construction Cost before Contingencies (See Summary)</i>