

MC Landscape Design Meeting 6.23.2020

Question	SmithGroup Response
<p>Along with other members of the community, I would like clarification as to why & how this decision to remove over 60 trees came about. And if there is anything hopefully that can be done to prevent this significant loss.</p>	<p>The College stands firmly committed to sustainable site design and environmental stewardship. As with past projects, MC intends to earn LEED certification for the project. As a result, the project will enhance the tree canopy, protect the trees along Takoma Avenue, reduce impervious surfaces, and implement storm water management where none exists today, including rain gardens and bio-swales to help filter and slow storm water runoff. Taken together, all of these actions will improve air and water quality through natural storm water facilities and an environmentally sound, diverse, and lush landscape plan.</p> <p>As a result of achieving the design commitments established during the charrette process, the building footprint increased to accommodate desires to limit the building height. The new building footprint overlaps with the existing tennis courts, Science South, and Falcon Hall. To remove those structures, the foundations must also be removed to create proper conditions for the foundations of the new building. The required earthwork will extend beyond the face of the existing structures and into the area adjacent to the buildings. As a result, the trees that are adjacent to those existing structures will need to be removed.</p> <p>New grading and site work will be a part of construction of the new building. New utility lines will need to be buried below the frost line. The width of the excavation needs to be wider than the utility lines themselves. These excavations will impact the adjacent trees, which will need to be removed so as not to be damaged.</p> <p>The project will implement storm water management where none exists today, including rain gardens and bio-swales. The design team coordinated with the Takoma Park arborist to adjust alignments of water mains and storm drains on the site to reduce the number of trees impacted. The arborist issued the preliminary approval of the tree removal plan after he was satisfied that the least possible impact to existing trees was achieved. 23 of the trees that are being removed are in poor or below average condition, as confirmed with the City of Takoma Park arborist. Many of the trees are in poor condition because of inadequate space in their planting conditions. The project will plant 95 new trees, 25 more than are being removed. The trees selected as replacements are pest- and disease-resistant and will result in a more sustainable campus landscape.</p>
<p>Will the same amount of asphalt/parking be available after construction or will much of the paving being removed to reduce impermeable surfaces?</p>	<p>The overall hardscape area on the project site is being reduced by approximately 10,000 square feet. We are removing 90 parking spaces and adding 33 back in for a net reduction of 57 spaces.</p>
<p>What is the caliper of total trees lost verses new trees to be planted?</p>	<p>The City requires 1 1/2" caliper replacement trees. The replantings under the project will be 2 1/2" caliper, which is larger than the requirement. The caliper size of newly planted trees needs to take into account the eventual size of the mature trees. The new tree canopy is expected to exceed the existing once the trees on site mature.</p> <p>Total caliper size of replacement trees will not match that of trees being removed, despite the fact that there is an increase in the quantity of trees. The total caliper of regulated trees being removed is 818.5". The total caliper of the 95 new trees being planted under the project is 237.5". Each tree that will be removed is scored by the City, and its rating determines the basal area (cross sectional area of trees at 4.5ft) to be mitigated. The replacement value is not calculated at a 1 to 1 or 2 to 1 ratio. We are working with the City of Takoma park to determine the exact replacement value of what is being replanted. We have maximized the ability to plant within this site based on future growth requirements for the trees specified. We are exploring ways to plant more replacement trees in other locations on campus. A fee in lieu, as designated by the City of Takoma Park, will be paid for any of the replacement requirement that cannot be accommodated on the campus with new trees.</p> <p>95 new trees will be planted as part of the project. 81 existing trees will remain. 35 trees are being removed due to demolition of existing structures. 35 trees are being removed due to site work and utility work. Of the 70 trees being removed, only 57 are regulated by the City of Takoma Park.</p>

<p>How is the Tribute to the Mid-Mod Stann Bldg. now being carried out?</p>	<p>On the interior of the Leggett Building, space has been reserved for a graphic display commemorating the 1959 Science South Building.</p> <p>The prior plan, as represented in the bid documents, had been to salvage some of the turquoise color exterior glazing and 100 square feet of the Carderock stone, for incorporation into a commemorative artwork. However, during the Abatement phase of the project, it was discovered that asbestos containing caulk had been used to install the exterior glazing, including the turquoise color glass. The glazing material could not be salvaged safely, and had to be disposed of as hazardous material. Due to COVID-19, the college shut down operations on all campuses in March, including the art studios. As a result the college is not able to utilize the stone material in a timely manner. We cannot anticipate when we will have staff on site again to receive, store, and utilize the stone. All removed materials will be recycled when possible, in keeping with the College's resource conservation practices, and as part of the Leggett building project's LEED certification process.</p>
<p>We can't tell from the drawing how big the trees are that will remain.</p>	<p>The trees to remain are notated on the tree protection plan located here: http://mcblogs.montgomerycollege.edu/tpss-math-science-building/wp-content/uploads/2020/03/F-02.png. On the drawing page, there is a "tree table" indicating which trees are removed, what are their common and scientific names, which are preserved, what is their condition, and what is the tree caliper. Each tree mark on the drawing is notated with a number, which corresponds to the tree table. Due to the large amount of information, and the extent of the site, and limits of drawing legibility, it's not possible to include the information on the drawing on a per tree basis.</p>
<p>Can't we just ask questions? What is the value in writing them instead? Isn't back and forth better?</p>	<p>Thank you for your feedback. We have learned from how our first remote meetings have gone and are considering ways to enhance the experience. Our foremost priority is to provide accurate updates on the project and respond to any questions. We want to be respectful of everyone's time, especially in a large group setting and in the virtual environment. We're happy to schedule follow up meetings if there are additional questions and encourage email and other methods of communication for any follow up questions. All questions and answers are posted publicly so that community members who did not have the opportunity to attend the meeting may review the questions and responses.</p>
<p>Please confirm the footprint of the parking area with access off of Takoma Ave. Thank you.</p>	<p>The footprint of the faculty only parking lot on Takoma Avenue is 9,500 square feet. In order to reduce traffic in and through this lot, it is not accessible via the Fenton Street service entrance. The Faculty Parking Lot will contain 24 parking spaces, 6 of which are ADA spaces. The existing parking lot which is being replaced contained 90 parking spaces and was connected to the larger lot on Fenton Street, generating more traffic on Takoma Ave.</p>
<p>How much flexibility can there be in terms of relocating the utilities in ways that could save more trees?</p>	<p>The design team has coordinated with the City of Takoma Park arborist to adjust alignments of water mains, storm drains and other utilities, to reduce the number of trees impacted. The College and the City believe that we have achieved the minimum possible impact with the latest plan.</p>
<p>Are there any smaller shrubs and plants that are small enough to be transplanted or donated?</p>	<p>There are no plant materials available for transplant or donation, as they will not likely survive.</p>
<p>How many of the new trees will be native species?</p>	<p>All trees, shrubs, grasses and perennials planned for the site are either native or adapted species to this region to reduce the need for irrigation and maintenance, as well as provide pest and disease resistance.</p>
<p>How many parking spaces will be lost in the new plan compared to existing number?</p>	<p>We are removing 90 parking spaces and adding 33 back in for a net reduction of 57 spaces.</p>
<p>How large are the new trees when they get planted? In other words how long before they are considered specimen size?</p>	<p>The shade trees will be 16-20' tall when planted; the ornamental and evergreen trees will be 8-10' tall when planted. Shade trees will grow to about 2/3 their full growth in both width and height within 10 years (approximately 35-45' tall depending on the species). Evergreen trees will grow 1-2' per year depending on the species and should reach 2/3 total width and height within 10 years. The ornamental trees will vary in height from 14-24' within 10 years depending on the species.</p>
<p>How can we get design drawings for SWM facilities?</p>	<p>The most recent Storm Water Management drawings have been posted here: http://mcblogs.montgomerycollege.edu/tpss-math-science-building/resources/. If you have any questions about these plans or how to read them, please contact community@montgomerycollege.edu.</p>
<p>In Takoma Park's Tree Ordinance the replacement requirements at least for healthy trees are generally substantially higher than one for one, which takes into account the fact that the replacement trees are much smaller and helps compensate over time for the loss of the larger removed trees' environmental benefits. In this case the replacement rate (57 trees removed; 95 new ones planted) is less than 2:1. Can you explain?</p>	<p>The replacement tree requirement for the Leggett Building project is 166 trees, as calculated by the City. That quantity of trees cannot be planted on the Leggett Building site in a way that will provide healthy conditions for mature trees. The College has tasked their consultants with studying where on the East Campus additional trees can be planted to get closer to the 166 required. As is standard, and allowed by regulation, a fee in lieu of planting will be paid by the College for any difference between the number of trees planted and the 166 required.</p>
<p>Can you make all chat questions and responses available to all on this zoom call to see?</p>	<p>This Q&A list includes any questions from the chat of the meeting and questions emailed in advance.</p>

How many paw paw trees will be planted?	There are 2 paw paw trees planned for the design. They are placed away from pathways to avoid having them drop fruit on the sidewalk.
What is the strategy to plant the variety of trees in a harmonious way?	Most of the site is planted with informal groupings, with tree types mixed together to more closely replicate what might happen in nature. This style of planting helps to protect the overall landscape in the event of any disease or environmental stresses that might occur in one species.
As you probably know, deer will be attracted to some of those perennials.	Plantings were chosen for the suitability and resistance to disease, deer, etc. While there are no species that are entirely resistant to deer, we chose varieties that are not known deer attractors. We have also tried to place perennials and grasses on the interior of the campus and more shrubs and trees at the exterior where deer are generally more of a problem.
What is the calculated or measured volume of groundwater volumes that currently discharge to the stormwater pipe and what is the calculated groundwater volume expected to be discharge into the stormwater pipe once construction is complete?	<p>The 3.22 acre site contributes approximately 1/3 of the total water in runoff that drains to the main at New York and Takoma Avenues. Because the design reduces impervious area on the site and includes rain gardens and bioswales to slow down and absorb runoff, there will be some reduction in contributions from the project site and the campus to the stormwater system. Our analysis shows that we are reducing runoff between 1 and 5%, depending on the storm event.</p> <p>Calculating or measuring the volume of groundwater is not typically assessed or quantified in the course of a design project. Soil borings tell us when groundwater is encountered, which is an indication that foundation or under drains should be provided to protect the building structure. Below grade conditions vary from location to location, and as a result there is no reliable way to quantify groundwater. In the case of the new building, a basement level was necessary to reduce the perceived height of the building and therefore requires foundation drains to protect the building against ground water.</p> <p>The project team is happy to meet to discuss stormwater management on an individual or small group basis.</p>
You have to plant multiple Paw Paw trees. https://gardenerspath.com/plants/fruit-trees/grow-pawpaw/	There are 2 paw paw trees planned in the design.
Can you show the slide with ways to keep informed again?	Slides will be posted on the website: http://mcblogs.montgomerycollege.edu/tpss-math-science-building/ . At the top of the homepage, on this site you can submit comments, contact the team, and review all previous community engagements, and view project resources.
Are you still committed to a schedule of Monday through Friday except for extraordinary contingencies?	We are committed to the work hours we discussed previously. Normal working hours for the project will be Monday through Friday, 7 am to 5 pm. In the event of schedule or weather impacts, we will plan to work on Saturdays from 9 am - 5 pm. We will provide advanced notification if Saturday work is required
Has there been an assessment of groundwater contribution to the stormwater pipe??	<p>Calculating or measuring the volume of groundwater is not typically assessed or quantified in the course of a design project. Soil borings tell us when groundwater is encountered, which is an indication that foundation or under drains should be provided to protect the building structure. Below grade conditions vary from location to location, and as a result there is no reliable way to quantify groundwater. In the case of the new building, a basement level was necessary to reduce the perceived height of the building and therefore requires foundation drains to protect the building against ground water.</p> <p>The project team is happy to meet to discuss stormwater management on an individual or small group basis.</p>
Great job with the diverse choosing of trees and shrubs. Our environmental and ecology professors will love having them there.	Thank you!
Very nice presentation, conveying full info, great visuals. Overall as a neighbor, I'm pleased with the design and process.	Thank you!
Thanks for this presentation. Really does look like you are going to leave things better than you found them.	Thank you!