



MCPB

Item No. 5

Date: 06.18.2020

Downtown Silver Spring, Project Plan Amendment 91998005C, Site Plan Amendment 81999002M



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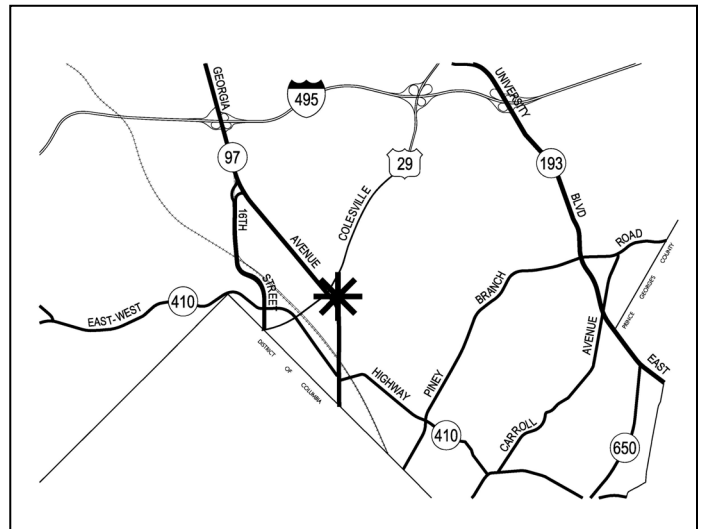


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Staff Report Date: 6.08.2020

Description

- Project Plan amendment to increase public use space by 10,242 square feet, from 268,758 square feet to 279,000 square feet;
- Site Plan amendment to redesign and increase public use space by 10,242 square feet, from 268,758 square feet to 279,000 square feet, restrict Ellsworth Drive access for non-essential vehicles, reduce parking by 11 spaces, decommission previously approved public art and install new public art, and update data table to reflect past amendments;
- Current use: mixed use development with parking lot and public plaza;
- Located within the blocks bounded by Colesville Road, Georgia Avenue, Cedar Street, and Wayne Avenue;
- 22.5 acres zoned CBD-0.5, CBD-1, CBD-2, CBD R-2 in the 2000 *Silver Spring CBD Sector Plan*;
- Applicants: 8515 Georgia Avenue Associates LLC, PFA-A Silver Spring LC, PF A-B Silver Spring LC, PF A-C Silver Spring LC, PF A-D Silver Spring LC, PF A-H Silver Spring LC, PF A Silver Spring Manager LC;
- Acceptance date: November 19, 2020.



Summary

- Staff recommends approval with conditions.
- The Planning Board approved Site Plan 819990020 by opinion dated March 2, 1999 with subsequent amendments.
- The proposed amendments are limited to Block C of the Project Plan, within the block bounded by Georgia Avenue, Colesville Road, Fenton Street and Ellsworth Drive.
- The proposed amendments would not result in any additional density or change in building footprints.
- The proposed amendments include removal of three public art pieces including the mosaic tile fountain, light web feature, and translucent stair panels within Ellsworth Plaza. The Applicant proposes to replace these art pieces with a new public art feature at the corner of Georgia Avenue and Colesville Road.
- The proposed amendments include permanently closing Ellsworth Drive to non-essential vehicular traffic and redesigning the right-of-way to allow for pedestrian and bicycle enjoyment.
- Pursuant to the grandfathering provision of Section 59.7.7.1.B.3 of the Zoning Ordinance, this Amendment was reviewed under the standards and procedures of the Zoning Ordinance in effect on October 29, 2014.
- The Director approved an administrative review period extension to allow the Project Plan to be reviewed concurrently with the Site Plan. The Planning Board subsequently approved extensions for both the Project Plan and Site Plan through June 25, 2020.

SECTION 1: RECOMMENDATIONS & CONDITIONS

Project Plan Amendment 91998005C

Staff recommends approval of Project Plan Amendment 91998005C, to allow an increase in public use space by 10,242 square feet, from 268,758 square feet to 279,000 square feet. The site development elements shown on the latest electronic version as of the date of this Staff Report submitted via ePlans to the M-NCPPC are required.

1. Department of Transportation

The Planning Board accepts the recommendations of the Montgomery County Department of Transportation (MCDOT) in its letter dated June 1, 2020 and hereby incorporates them as conditions of the Project Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDOT provided that the amendments do not conflict with other conditions of the Project Plan approval.

Site Plan Amendment 81999002M

Staff recommends approval of Site Plan Amendment 81999002M, to redesign and increase public use space by 10,242 square feet, from 268,758 square feet to 279,000 square feet, restrict Ellsworth Drive access for non-essential vehicles, reduce parking by 11 spaces, decommission previously approved public art and install new public art, and update data table to reflect past amendments. The site development elements shown on the latest electronic version as of the date of this Staff Report submitted via ePlans to the M-NCPPC are required except as modified by the conditions below. The following conditions are in addition to all other conditions, which remain in full force and effect:

1. Abandonment of Public Right-of-Way

- a. Prior to issuance of right-of-way permit, the Applicant must receive approval from County Council for the Abandonment Application No. AB-771 for the public right-of-way within Ellsworth Drive.
- b. The Certified Site Plan must include an alternative design for Ellsworth Drive without synthetic turf, to be implemented if the County Council does not approve Abandonment Application No. AB-771.

2. Department of Permitting Services-Right-of-Way

The Planning Board has reviewed and accepts the approval of the Montgomery County Department of Permitting Services Right-of-Way Permitting (DPS-RPP) Section in its memo dated May 20, 2020. The Applicant must comply with each of the recommendations as set forth in the letter, which MCDPS may amend if the amendment does not conflict with other conditions of Site Plan approval.

3. Department of Permitting Services-Fire Department Access

The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services (MCDPS), Fire Department Access and Water Supply Section in its letter dated May 26, 2020, and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which MCDPS may amend if the amendment does not conflict with other conditions of Site Plan approval.

4. Maintenance

In addition to the maintenance agreement integrated into the MCDPS FDA approval, the Applicant must provide the Manufacturer's Care and Maintenance Manual within the Certified Site Plan and regularly maintain the synthetic turf according to the latest version of this Manual.

5. Public Art

The Planning Board has reviewed and accepts the recommendations of the Art Review Panel as described in their letter dated May 4, 2020 and incorporates them as conditions of approval.

- a. The Applicant must install the public art concept designed by artist Foldhaus, as presented to the Planning Board's Art Review Panel on April 8, 2020, and illustrated in the Certified Site Plan.
- b. The Certified Site Plan must include the schematic design and the name of the artist, as well as the overall dimensions, prescribed materials, and general description of associated lighting fixtures, footers, and fasteners.
- c. Any significant changes to the concept must be presented to the Art Review Panel and approved by M-NCPPC Staff before Certified Site Plan.
- d. Significant changes to the concept may require a Site Plan Amendment.
- e. Prior to issuance of the first building permit for installation of the public art, the Applicant must notify the Art Review Panel per page 15 of the Art Review Panel's Policies and Procedures about the final location for the following art pieces: "Lightweb" by Craig Kraft; "A Celebration of Life: Homage to Food Plants of the World" by Jorge Somarriba (2004).
- f. Prior to issuance of the first building permit for installation of the public art, the Applicant and Artist(s) must execute a maintenance agreement for the public artwork and submit the executed document to the Montgomery County Planning Department.
- g. The building permit for the art installation must be issued prior to Use and Occupancy permit for the building alterations.
- h. Prior to final Use and Occupancy Permit for the artwork, the Applicant must provide and install the public art illustrated on the Certified Site Plan.
- i. Prior to final inspection of the public artwork, the Applicant must submit to the Public Art Coordinator of the Montgomery County Planning Department for inclusion in the County inventory of public artworks at least three images of the artwork on-site and the following information: the associated project number; title of the artwork; date of completion; description of materials used; and the address.

6. Site Plan Surety and Maintenance Agreement

Prior to issuance of any building permit, sediment control permit, or Use and Occupancy Certificate, the Applicant must enter into a Site Plan Surety and Maintenance Agreement with the Planning Board in a form approved by the M-NCPPC Office of General Counsel that outlines the responsibilities of the Applicant. The Agreement may be phased and must include a performance bond(s) or other form of surety in accordance with Section 59-D-3.5(d) of the Montgomery County Zoning Ordinance, with the following provisions:

- a. A cost estimate of the materials and facilities, which, upon Staff approval, will establish the surety amount.
- b. The cost estimate must include applicable Site Plan elements, including, but not limited to plant material, synthetic turf, on-site lighting, site furniture, public amenities, public art, trash enclosures, associated improvements of development, including sidewalks, bikeways. The surety must be posted before issuance of any building permit of development and will be tied to the development program.

- c. The bond or surety must be tied to the development program, and completion of all improvements covered by the surety for each phase of development will be followed by a site plan completion inspection. The surety may be reduced based upon inspector recommendation and provided that the remaining surety is sufficient to cover completion of the remaining work.

7. Public Use Space and Amenities

- a. The Applicant must provide a minimum of 279,000 square feet of public use space on-site.
- b. Before the issuance of final use and occupancy certificates for the renovations, all public use space areas on the Subject Property must be completed.
- c. The Applicant must provide public amenities on-site as shown on the Certified Site Plan, these amenities may be updated and replaced from time to time with approval by MNCPPC staff.
- d. On the clock tower facade above the breezeway to the Wayne Avenue garage, Applicant may install either an electronic screen or scrim, as shown on the Certified Site Plan. The final design of the amenity must be compatible with the overall building facade and may be updated and replaced from time to time with approval by MNCPPC staff. The Visual Amenity is limited in use for artistic display, and must not be utilized for advertisement or information purposes unless approved by the Sign Review Board.
- e. The Applicant must install landscaping no later than the next growing season after completion of site work.

8. Lighting

- a. Prior to certified Site Plan, the Applicant must provide certification to Staff from a qualified professional that the exterior lighting in this Site Plan conforms to the latest Illuminating Engineering Society of North America (IESNA) recommendations (Model Lighting Ordinance-MLO: June 15, 2011, or as superseded) for a development of this type. All onsite exterior area lighting must be in accordance with the latest IESNA outdoor lighting recommendations (Model Lighting Ordinance-MLO: June 15, 2011, or as superseded).
- b. All onsite down-lights must have full cut-off or BUG-equivalent fixtures.
- c. Deflectors will be installed on all proposed fixtures to prevent excess illumination and glare.
- d. Illumination levels generated from on-site lighting must not exceed 0.5 footcandles (fc) at the lot line, excluding areas impacted by street lights within the right-of-way.
- e. Streetlights and other pole-mounted lights must not exceed the height illustrated on the Certified Site Plan.

9. Bikeway

The Applicant must clearly demonstrate the shared street bikeway along Ellsworth Drive as illustrated on the Certified Site plan and address the following:

- a. Demonstrate a minimum travel width of 12 feet.
- b. Revise dimensions for sidewalk bicycle markings to be a minimum of 18 inches by 18 inches.
- c. Provide a detail demonstrating safe transition at the following locations for review by staff and MCDOT:
 - 1. On Ellsworth Drive from the shared bikeway along the public plaza to the shared sidewalk bikeway
 - 2. Ellsworth Drive at Fenton Street
 - 3. Ellsworth Drive at the private alley.

10. Certified Site Plan

Before approval of the Certified Site Plan the following revisions must be made and/or information provided subject to Staff review and approval:

- a. Add a note to Sheet L0802 stating that "Milling of the roadway is limited to the areas of turf installation. Any milling must maintain free flow of water from the roadway surface to the storm drain system to avoid standing water on Ellsworth Drive roadway."
- b. Ensure consistency of all details and layout between Site and Landscape plans.
- c. Modify data tables to reflect development standards approved by the Planning Board.
- d. Include all applicable approval letters, development program and related Sketch Plan, Preliminary Plan, Site Plan resolutions on the cover sheets.
- e. Add a note stating that "Minor modifications to the limits of disturbance shown on the site plan within the public right-of-way for utility connections may be done during the review of the right-of-way permit drawings by the Department of Permitting Services."

SECTION 2: VICINITY & SITE ANALYSIS

Vicinity

The Site is located in the core of Silver Spring's Central Business District, which is characterized by office, retail, transit, and medium-density multi-family residential uses. The Silver Spring Transit Center is located to the southwest, and future Purple Line and station is located to the south of the Property at the Silver Spring Library.

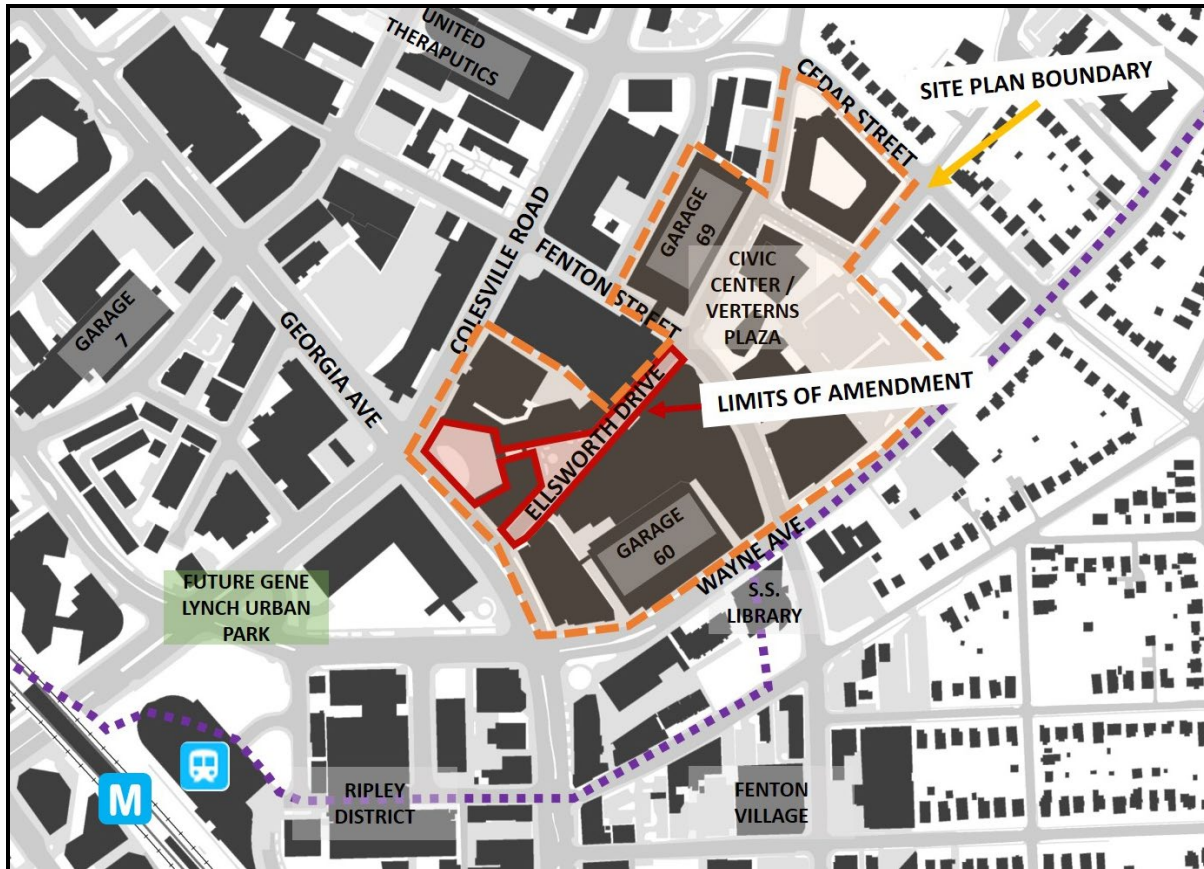


Figure 1 - Vicinity Map

Subject Property

The larger Subject Site totals 22.5 acres in size, is zoned CBD-0.5, CBD-1, CBD-2, CBD R-2 within the 2000 *Silver Spring Central Business District Sector Plan*. The approved Site Plan covers a large area bounded by Georgia Ave, Colesville Road, Roeder Road, Cedar Street, Pershing Drive, Veterans Place, Wayne Avenue (See Figures 1 & 2). These amendments cover only the portion of the development along Ellsworth Drive between Georgia Avenue and Fenton Street, approximately 1.75 acres zoned CBD-2 (Subject Property or Property).

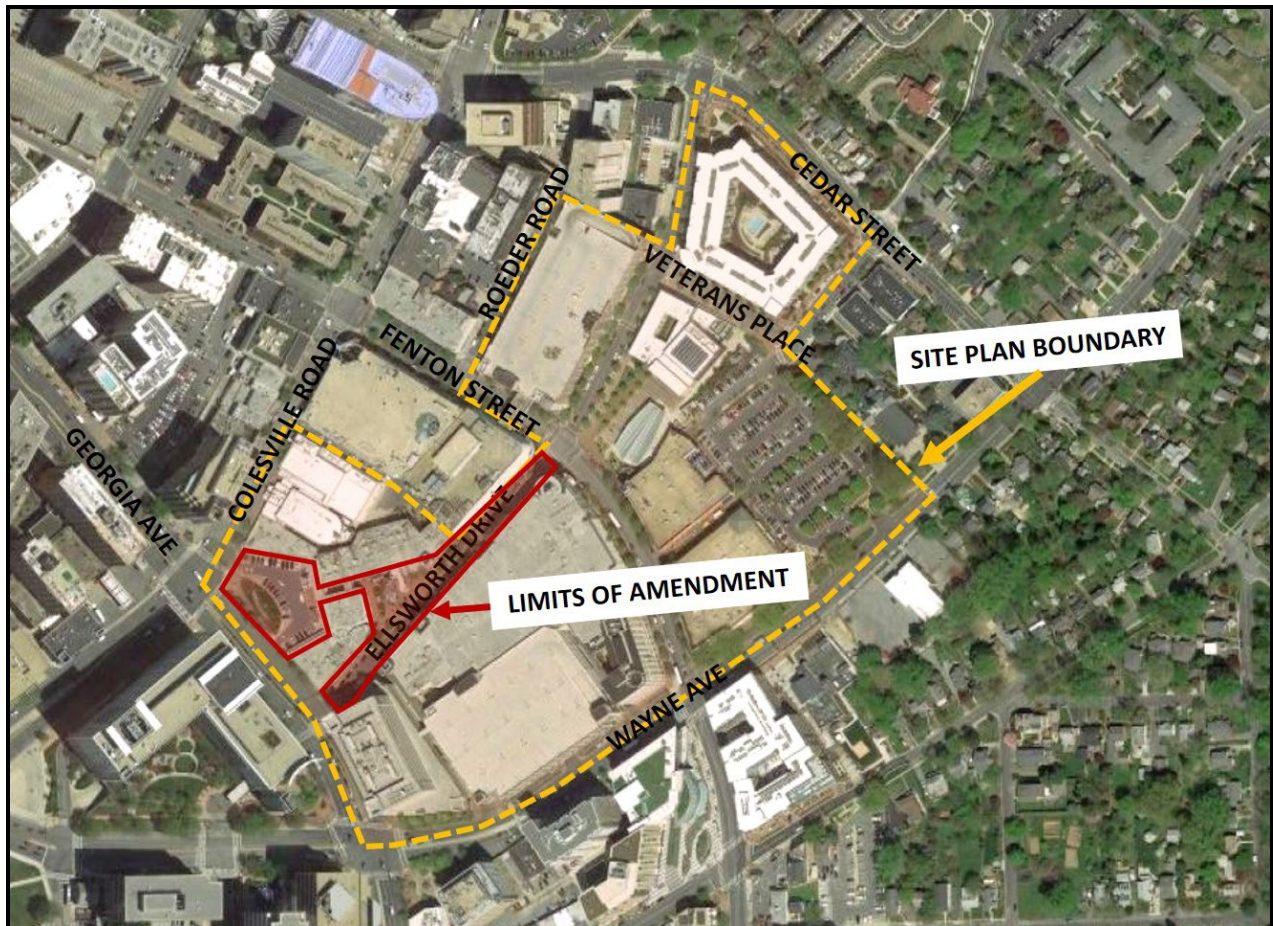


Figure 2 - Aerial Photo

Existing Conditions

The larger Subject Site is currently developed with office, retail, hotel, and residential uses as well as the Civic Center. The limits of this amendment are almost entirely outside of the existing building footprints and limited to the surface parking lot and landscaped island at the intersection of Georgia Avenue and Colesville Road, and the public use space interior to the site fronting on Ellsworth Drive, including the existing public and private right-of-way along Ellsworth Drive between Georgia Avenue and Fenton Street.

The area at the intersection of Georgia Avenue and Colesville Road is under a historical easement for the Silver Spring Shopping Center, and is developed as a surface parking lot containing 20 parking spaces with the landscaped island containing a monument sign marking the Downtown Silver Spring development (See Figure 3).



Figure 3 - Existing parking lot at Georgia Avenue and Colesville Road

The interior public use space is developed as a plaza surrounded by two-story retail, restaurant and service establishments. Several public art features are integrated into the plaza including a mosaic fountain, a light feature wrapping the exterior elevator, and translucent panels along the stair walls. Ellsworth Drive runs through the public plaza, and while it is composed of both public and private right-of-way, the street is generally closed to vehicular traffic and is utilized as a pedestrian thoroughfare that is often used for Farmers Markets and other outdoor events.

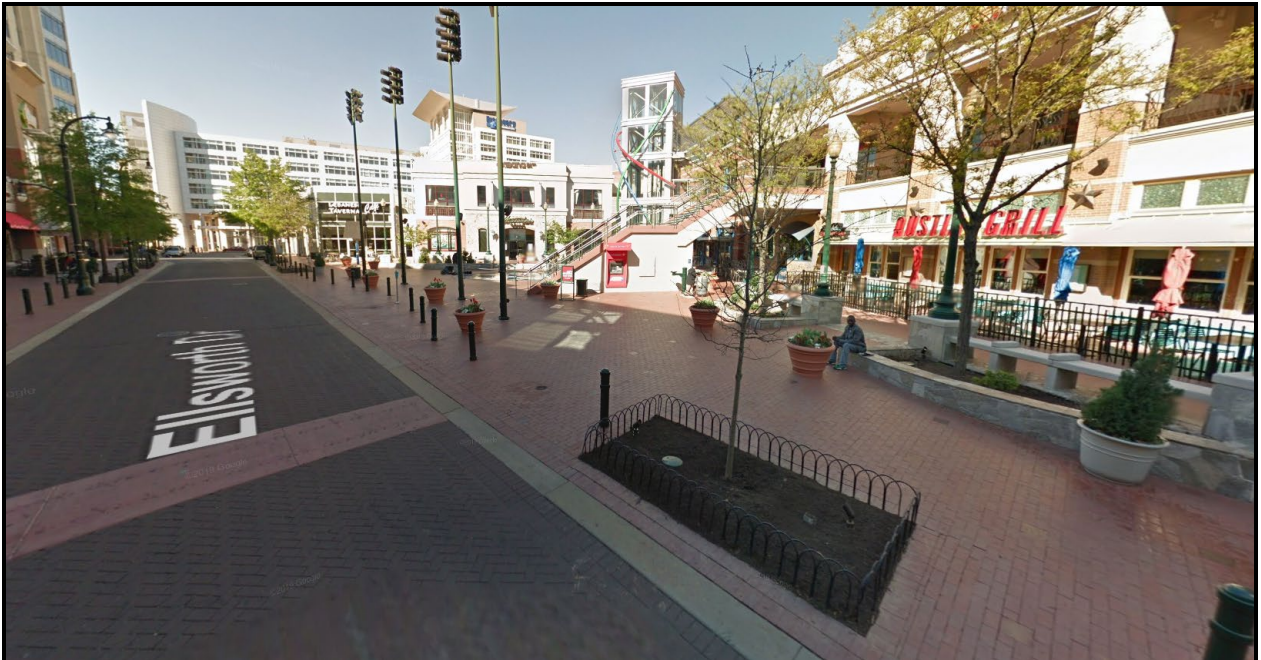


Figure 4 - Existing public plaza on Ellsworth Drive looking west towards Georgia Avenue

SECTION 3: PROJECT DESCRIPTION

Previous Approvals

The Planning Board approved Project, Preliminary, and Site Plans in 1998 and 1999 for the construction of 1,175,935 gross square feet of retail, office, entertainment, restaurant, hotel and housing uses and 354,023 square feet of public amenities over 22.5 acres, which are broken into five blocks. The Planning Board has since approved several site plan amendments for each block's development, as well as other amendments for modifications to the public amenity space and public art, see Attachment F for an index of previous approvals. The Board approved the most recent Site Plan Amendment in 2016 to modify the existing stairs including the public art component located in the plaza area near Ellsworth Drive.

Proposal

The Applicant proposes to redesign and enhance the existing public plaza fronting on Ellsworth Drive and the corner of Georgia Avenue and Colesville Road (See Figure 5). This involves permanently restricting non-essential vehicular movement along Ellsworth Drive, increasing available public use space by 10,242 square feet, reducing parking at the corner of Georgia Avenue and Colesville Road and along Ellsworth Drive from 33 spaces to 22 spaces to allow temporary café seating, installation of new public art, and decommissioning of three existing public art pieces. This Proposal would not expand any existing building footprint or approved density for any elements of the previously approved Site Plan.



Figure 5 - Illustrative Plan

Vehicular restriction on Ellsworth Drive

Currently, Ellsworth Drive is a through street with two travel lanes in either direction and street parking

on either side closer to Georgia Avenue. Moving towards Fenton Street, Ellsworth Drive transitions into a narrowed shared street that gradually becomes flush with the public plaza and then transitions back to a curbed roadway towards Fenton Street. This portion of Ellsworth Drive is commonly closed off on either side to accommodate full pedestrian movement and public events such as farmers markets and live music events. The Applicant proposes to formally restrict vehicular movement along Ellsworth Drive, through the abandonment of the remainder of public right-of-way that exists in this area, limiting access for emergency vehicles and deliveries only. The Applicant has submitted an abandonment application to the Montgomery County Department of Transportation, that is currently under review.

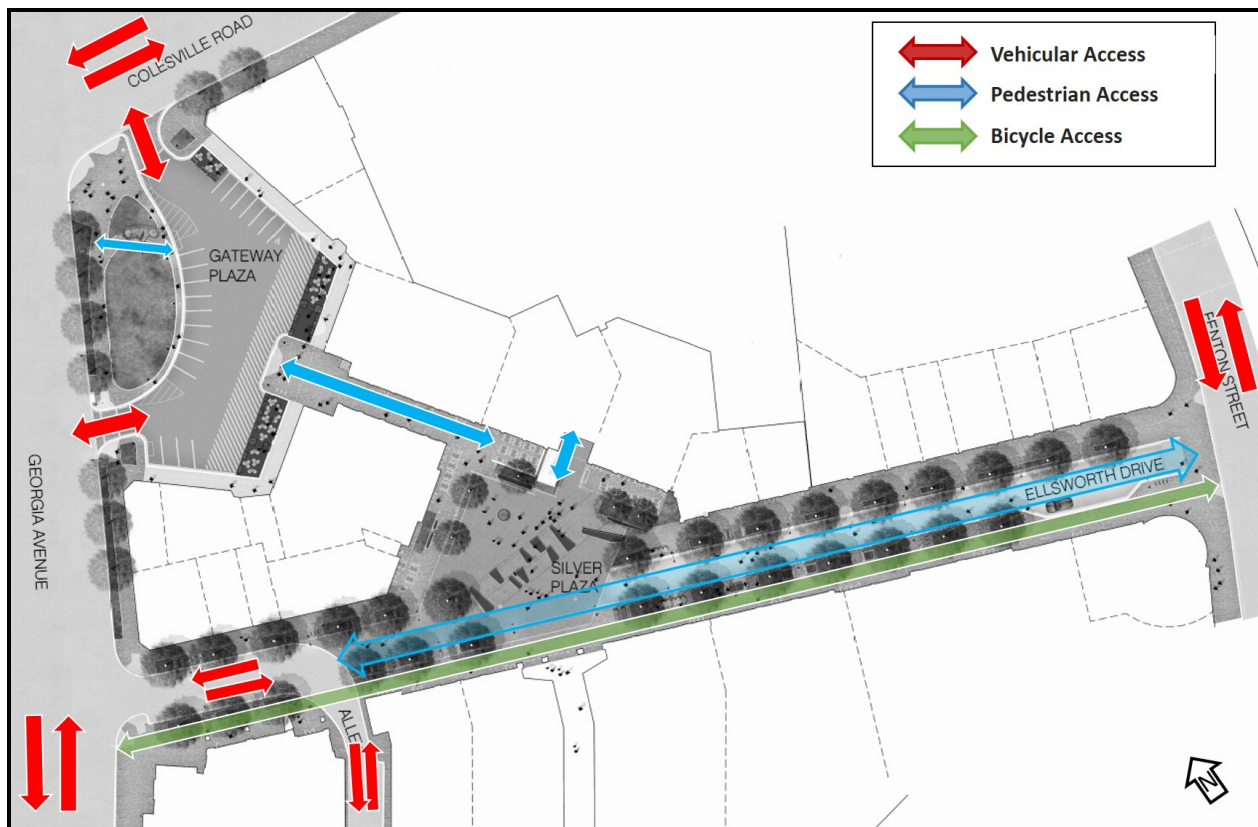


Figure 6 - Proposed Circulation

Redesign and enhancement of public use space

The requested right-of-way abandonment will allow the Applicant to fully redesign Ellsworth Drive and increase the amount of public use space. The redesign of the public plaza includes removing the existing public art fountain, hardscape, stairwell, and exterior elevator located within the existing plaza space. The Applicant proposes to relocate the elevator and stairwell in a more compact design directly adjacent to the existing building façade, which would allow the space previously dedicated to these elements to be redesigned into additional landscaping and public seating. Within this area the Applicant proposes to provide new hardscape, various forms of public seating, two new tree pits, a water feature, and a seating element that can transition from dispersed individual seating into a stage for various public events and concerts (See Figures 7 & 8). The Project has been conditioned to receive County Council approval of the abandonment prior to any permit for grading or construction.



Figure 7 - Perspective of proposed redesigned plaza looking east with mobile stage set up



Figure 8 - Aerial view of proposed redesigned plaza with stage dispersed as seating

Along Ellsworth Drive, the Applicant proposes to lay synthetic turf product on top of the existing asphalt roadway to create a park-like setting and destination (See Figure 9). In addition to the turf material, the Applicant proposes to enlarge the existing tree pits to allow for additional shrubs and vegetation, and proposes additional programming elements between the street trees. These elements include vintage pony rides, ping pong tables, large porch swings, and other eclectic seating (See Figure 10). The Project has been conditioned to submit an alternative design within the Certified Site Plan without the synthetic turf product which must be utilized if the County Council does not approve the associated abandonment application.



Figure 9 - Perspective of proposed redesigned Ellsworth Drive looking west

The Applicant also proposes to integrate several new amenities within the public use space that are not considered public art, however the amenities will assist in the activation of the open space and creation of a destination. These amenities include a 'Silver Spring' water feature, mobile stage, community chalkboard, kiddy horse rides, ping pong tables, porch swings and a variety of public seating (bistro, café, benches, etc).

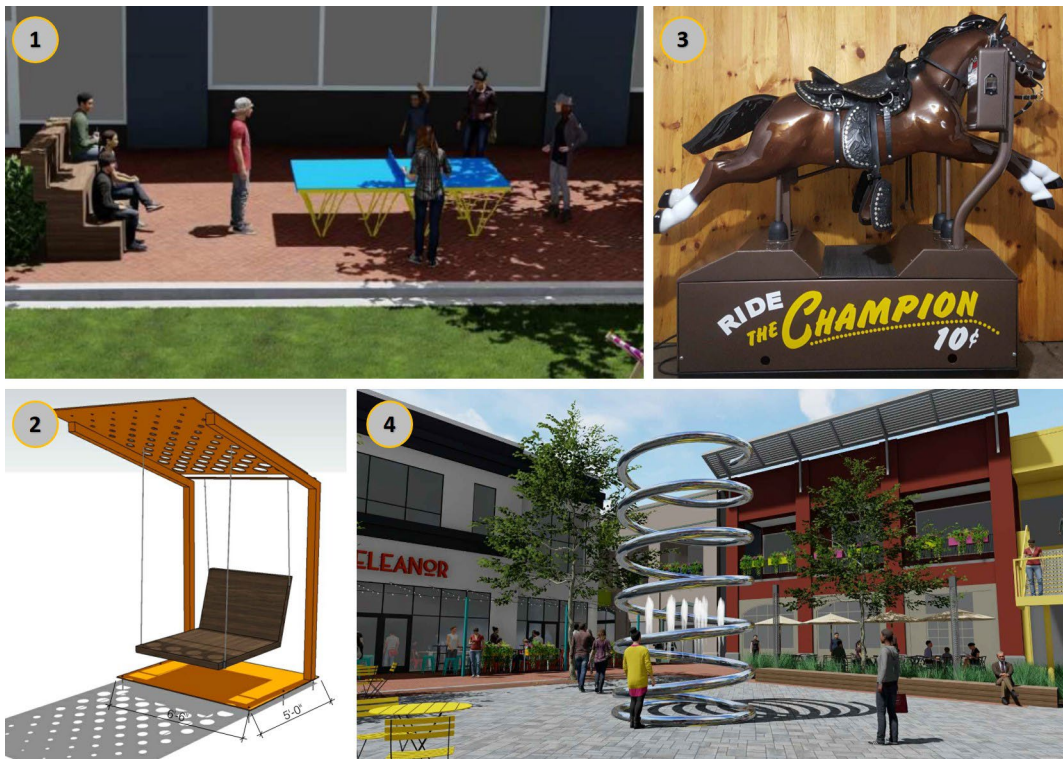


Figure 10 - Amenity Elements: (1) ping pong tables, (2) large porch swings, (3) pony rides, (4) Silver Spring water feature

Corner of Georgia Avenue and Colesville Road

The Applicant proposes to redesign the existing landscaped island at the corner of Georgia Avenue and Colesville Road to remove the existing monument sign 'Downtown Silver Spring' and create a newly landscaped space for the installation of new public art (See Figures 11, 14, and description below). This landscaped island will provide a new pedestrian path directing those into the public plaza and bench seating to view and interact with the public art feature.



Figure 11 – Corner Plaza Design

This corner, referred to as Gateway Plaza, is within the Silver Spring Historical District and under an existing historic preservation easement with the Maryland Historic Trust, therefore alterations in this area are limited. The Applicant proposes to remove a handful of parking spaces and construct temporary raised wooden platforms, similar to a wood deck, with planters to allow for outdoor dining and seating (see Figure 12). These platforms are intended to be temporary and can be removed at any time. The Applicant has received approval from the Maryland Historic Trust and Historic Preservation Commission at their February 12, 2020 meeting for this proposed redesign.



Figure 12 – Perspective of proposed wood deck seating adjacent to parking lot

Public Art

The Site currently contains the following artworks:

- 1) *Fearless Flier* by David Carlson, translucent acrylic glass panels on the railings of the stairwell in the public plaza
- 2) *Silver Creek* by Deidre Saunder, a mosaic tile fountain that has been in place since 2004 and heavily used by the public. Over the years the fountain has required significant maintenance and replacement of mosaic tiles
- 3) *Lightweb* by Craig Kraft, three LED spires that wrap around the existing exterior elevator in the public plaza

The Public Art Review Panel requested the Applicant also address *A Celebration of Life*, by Jorge Somarriba (Figure 13, picture 4), which is a mural originally located on the wall near Whole Foods, that was removed in 2017 due to wind damage and is now in storage awaiting restoration and relocation.

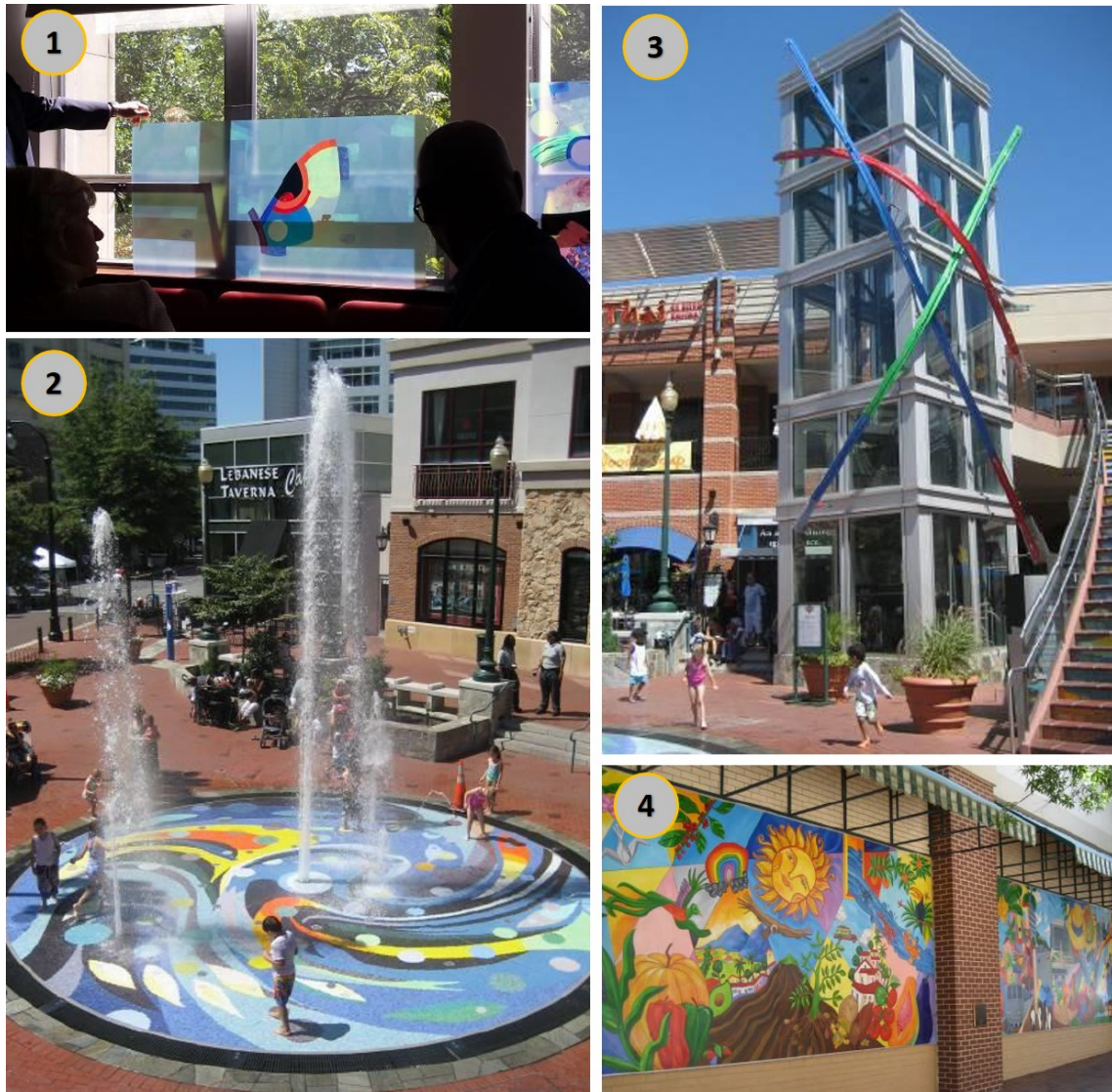


Figure 13 - Existing Public Artwork

The Applicant is seeking to decommission the mosaic tile fountain and translucent panels on the stairs, relocate the light web feature and mural, and install a new public art piece at the corner of Colesville Road and Georgia Avenue to highlight the entrance of the public plaza. The Applicant's intent is to refresh the look of the entrance from Colesville Road and Georgia Avenue, which includes the removal of the existing monument sign 'Downtown Silver Spring', redesign of the island with a new pedestrian path that will be fully landscaped, and installation of the new public art piece, 'Blumen Lumen II' a bouquet of oversized illuminated steel flowers ranging in height from 18 – 24 feet. The buds and stems of the flowers will be a mixture of steel and tubing with motion sensors, LED lighting, and interactive features (See Figure 14).



Figure 14 – Proposed Public Art Installation, Blumen Lumen II

The Public Art Review panel considered the decommissioning, relocating, and installation of new art at their February and May meetings, and unanimously recommended approval of the enhanced public space and the installation of the new public art piece along with amenities presented as one package, with recommended conditions that are incorporated as Condition 5, Public Art.

Visual Amenity Mural Installations

The Applicant has already undertaken numerous efforts to refresh this area of Downtown Silver Spring, which did not require amendments to their previous approvals (See Figure 15). These include painting many of the building facades with bright colors, and adding murals to their facades. The Applicant proposes to continue and expand these efforts through the installation of additional visual amenities on the clock tower facade above the breezeway to the Wayne Avenue garage. The Applicant proposes to install either an electronic screen or scrim. The final design of the amenity must be compatible with the overall building facade and may be updated and replaced from time to time with approval by MNCPPC staff. The Visual Amenity is limited in use for artistic display, and must not be utilized for advertisement or information purposes unless approved by the Sign Review Board.

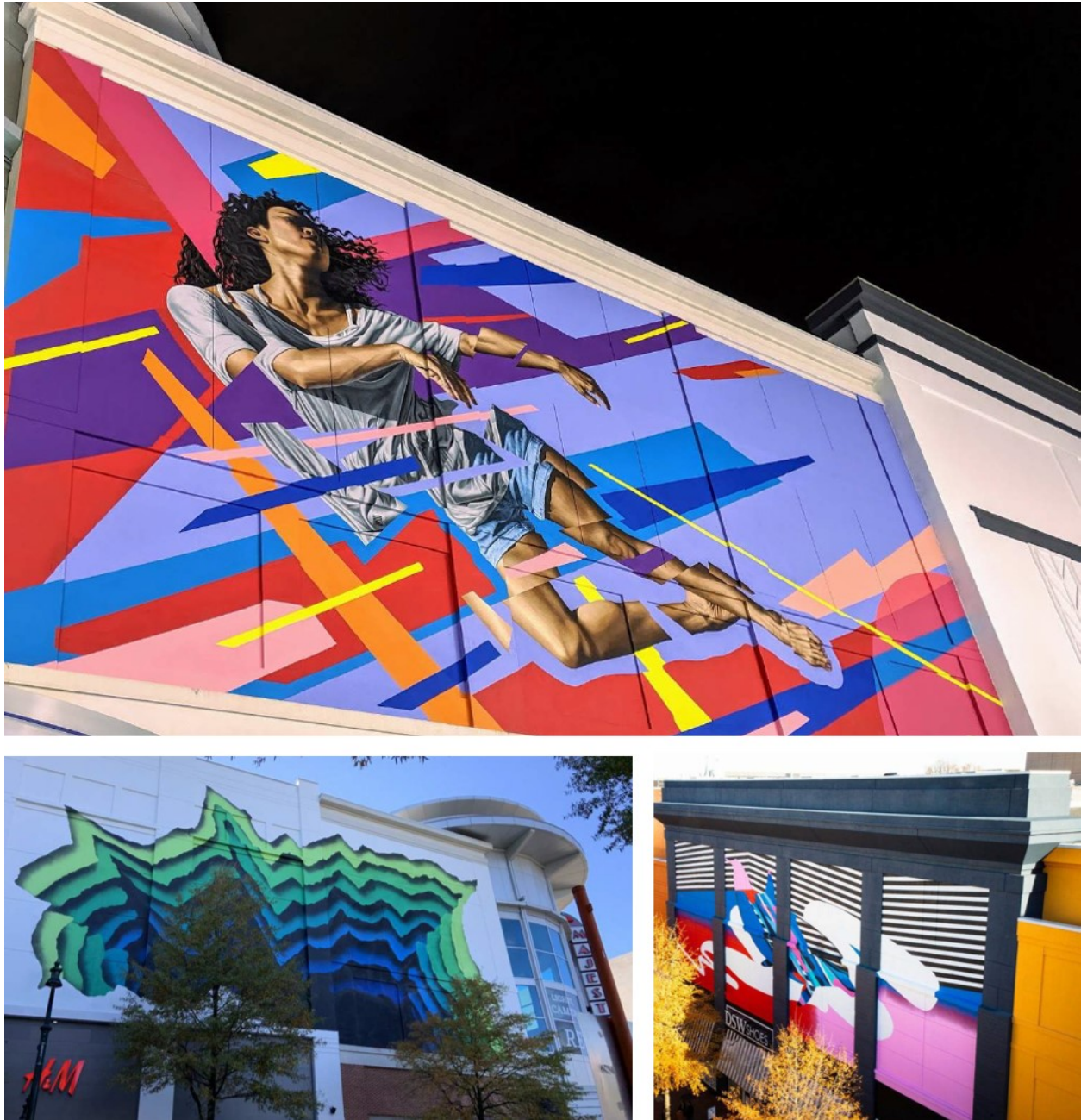


Figure 15 - Existing Murals in Downtown Silver Spring

SECTION 4: COMMUNITY OUTREACH

The Applicant has met all proper signage, noticing, and submission meeting requirements. The Applicant held a pre-submission meeting on October 10, 2019 at the Courtyard Marriott in Downtown Silver Spring to discuss the proposed Project Plan and Site Plan amendments.

Staff has received numerous correspondence on these applications (See Attachment E), focused predominantly on the proposed installation of synthetic turf product. Staff also received a letter from the Silver Spring Citizen Advisory Board (SSCAB) with recommendations on the Proposal. The

letter highlighted concerns regarding the removal of the fountain within the public plaza as well as a general request to exceed the current ADA standards given the aging community. SSCAB is generally in support of the closure of Ellsworth Drive to vehicles and that any turf material should be environmentally friendly. The Proposal includes the redesign of the entire public plaza, including the mosaic tile fountain. The removal of the mosaic tile fountain was approved by Art Review Panel, and the Proposal will replace the fountain with new public art, the *Blumen Lumen*, and several interactive public amenities such as a water feature, ping pong tables, and pony horse rides (See Figure 10).

The Applicant proposes to lay a synthetic turf product over the existing roadway in an effort to transform the space from a roadway into a linear park-like connection. Correspondents raised concerns related to the safety of the material, potential pollutants related to synthetic turf, and drainage of those pollutants into the stormwater system feeding into Sligo Creek.

Regulatory Context

In exploring the specific concerns identified by the commenters, Staff endeavored to identify the regulatory context for the use of synthetic turf products in private commercial development. Staff was not able to find any existing regulations within the Montgomery County Code, including Chapter 59 (Zoning Ordinance) and Chapter 19 (Erosion, Sediment, and Stormwater Management) or regulatory guidelines that guide, prohibit or restrict the utilization of synthetic turf products.

Recently, the Montgomery County Department of Environmental Protection (DEP) conducted a study to determine if the use of artificial turf products on activity fields created a violation of Chapter 19 (See Attachment B). This investigation was limited to visual observations and no chemical analyses were performed. The report noted that chemical analyses would require funding as well as the development of a monitoring protocol that requires technical expertise beyond the Department's current capabilities. This investigation concluded that DEP does not believe artificial turf fields creates a violation of County Code, so long as best management practices are applied. Those practices include regular maintenance of stormwater structures and locating stock materials away from these structures. These investigations were conducted at the existing synthetic turf fields managed by Montgomery County.

It should be further noted that synthetic turf is considered an impervious surface and therefore, if the project is subject to stormwater management requirements (based on disturbance area), the turf would be reviewed as an impervious surface similar to hardscape and require compliance with County and State regulations for management. There are currently no parameters or protocols within the State of Maryland Department of Environment (MDE) for measuring any potential leaching of pollutants related to synthetic turf; therefore the review is limited.

As discussed in greater detail below, without a regulatory standard or guidance to apply to the use of synthetic turf in this context, Planning and Reviewing Agency Staff must resort to standards deemed comparable and product maintenance recommendations from manufacturers.

Safety/Flammability

Both the Department of Permitting Services and commenters raised concerns about safety related to elevated temperatures and flammability. In response, the Applicant provided Staff a heat map of Ellsworth Drive (based on readings taken July 15, 2019) that shows the portion of the roadway where the synthetic turf is proposed maintains a high degree of shade and is not expected to create unsafe heat conditions. The Applicant also provided supplemental information on the synthetic turf product

which details the testing that was conducted by the manufacturer, which passes the “Class A” requirements of ASTM E108-17 flammability test applied to roofing materials, meaning the material is effective against severe test exposure, affords a high degree of fire protection, and does not present a flying hazard in terms of spread of flame.

Potential Pollutants and Impacts on drainage system

Commenters also raised concerns about potential pollutant release from the product as well as impacts on the stormwater management system. The Applicant states that they selected the specific synthetic turf product based on a significant amount of research and that the product meets applicable EPA, Consumer Product Safety Commission, and California Prop 65 requirements which requires businesses to provide warnings for exposure to chemicals that cause cancer, birth defects or other reproductive harm. The selected product does not use rubber infill, but consists of durable woven polyethylene with anti-microbial, anti-static, and heat-block technology.

One concern stated that the existing stormwater structures were not created to withstand the pollutants related to the synthetic turf which would result in degradation of the system, and pollutants being carried into Sligo Creek. The stormwater structures include two large stormfilter structures and a diversion structure. These storm filters were last cleaned in 2018 and the diversion structure in 2017, and all structures are scheduled for inspection, cleaning, and repair of any deficiencies later this year. DEP is not aware of any degradation artificial turf may have on these systems but recommends regular maintenance of the turf to avoid material dislodging. The original Stormwater Management design was approved with the original Site Plan in 1999. The structures were then constructed according to the design and those as built plans were provided to the Department of Permitting Services (MCDPS) – Water Resources Section in 2004, and are currently inspected and maintained by the Department of Environmental Protection (DEP).

The proposed amendment was not subject to stormwater compliance review as the Amendment consists of less than 5,000 square feet of land disturbance, per Article II, 10-31(c), which was confirmed by MCDPS– Water Resources Section on October 30, 2019. Any future development that would exceed that threshold would be reviewed to determine if further stormwater compliance is required.

The Project has received approval from DOT, DPS Right-of-Way Permitting, and DPS Fire Access and Water Supply, which reviewed the supplemental material provided by the Applicant in response to many of these concerns (See Attachment C). The Fire Access Approval requires the Applicant to provide a long-term maintenance agreement which details how the Applicant will maintain the material during inclement weather, the Applicant also agrees to follow the synthetic turf manufacturers maintenance guidelines for routine cleaning.

SECTION 5: FINDINGS

Project Plan Amendment 91998005C

Pursuant to the grandfathering provision of Section 59.7.7.1.B.3 of the Zoning Ordinance, this Amendment was reviewed under the standards and procedures of the Zoning Ordinance in effect on October 29, 2014, since the original Project Plan was approved prior to October 29, 2014, this Amendment was reviewed under the standards and procedures of the Zoning Ordinance in effect on October 29, 2014. The proposed Amendment does not alter the intent of the previous findings except as modified below.

- (a) As conditioned, the proposed development complies with all of the intents and requirements of the CBD zones.*

The Project Plan complies with all intents, requirements, and standards in the respective zones comprised within the Property. This Amendment proposes to increase the amount of public use space from the previously approved 268,758 square feet to 279,000 square feet. This is an increase of 10,242 square feet, which is a result of enhancing public use plaza to Ellsworth Drive right-of-way.

- (b) As conditioned, the proposed development conforms to the applicable Sector Plan.*

The Subject Property and Amendment are subject to the 2000 *Silver Spring CBD Sector Plan* (Sector Plan). As proposed, the Amendment is in conformance with the Sector Plan, which specifically envisioned this area to develop as key revitalization of Downtown Silver Spring. The Sector Plan defines this area as the Core, which will be rejuvenated as Silver Spring's varied and active town center, with housing, office, and retail development in a pedestrian-friendly environment, enhanced with parks and open spaces. The originally approved project was in keeping with the Sector Plan and was key to the revitalization of Downtown Silver Spring, and the Amendment proposes to further increase the public use space area to allow for a more friendly pedestrian environment in a linear park-like connection. As conditioned, the proposed Amendment conforms to the Sector Plan.

The Amendment is also subject to the recently adopted 2018 *Bicycle Master Plan* (Bicycle Master Plan) which identifies Ellsworth Drive as a shared street. While the Amendment would restrict vehicles from Ellsworth Drive, the Amendment remains in keeping with the shared street concept as it will encourage the coexistence of bicycles and pedestrians. The Bicycle Master Plan states that each shared street will be based on the roadway, land use contexts, and the specific recommendations contained within the area Sector Plan. As previously stated, the Sector Plan envisioned an active town center in a pedestrian-friendly environment and as proposed, Ellsworth Drive will further activate the pedestrian realm. While the turf material in the roadway is not typical in a shared street environment, the Applicant proposes to install markers within the existing sidewalk, delineating a minimum clear width of 12-feet for bicyclists, on the southern portion of Ellsworth Drive to ensure bicyclists are intended users of the sidewalk and have proper circulation within the area. As conditioned, the Subject Amendment is consistent with the shared street recommended in the 2018 Bicycle Master Plan.

- (h) Any applicable requirements for forest conservation under Chapter 22A are met.*

As discussed in Site Plan finding 5, all applicable forest conservation requirements have been met.

- (i) *Any applicable requirements for water resource protection under Chapter 19.*

As discussed in Site Plan finding 5, all applicable water resource protections have been met.

Site Plan Amendment 81999002M

Pursuant to the grandfathering provision of Section 59.7.7.1.B.3 of the Zoning Ordinance, this Amendment was reviewed under the standards and procedures of the Zoning Ordinance in effect on October 29, 2014, since the original Site Plan was approved prior to October 29, 2014, this Amendment was reviewed under the standards and procedures of the Zoning Ordinance in effect on October 29, 2014. The proposed Amendment does not alter the intent of the previous findings except as modified below.

1. *The site plan conforms to all non-illustrative elements of a development plan or diagrammatic plan, and all binding elements of a schematic development plan, certified by the Hearing Examiner under Section 59-D-1.64, or is consistent with an approved project plan for the optional method of development, if required, unless the Planning Board expressly modifies any element of the project plan.*

The Site Plan Amendment is in conformance with Project Plan 919980050, as amended.

2. *The site plan meets all of the requirements of the zone in which it is located, and where applicable conforms to an urban renewal plan approved under Chapter 56.*

The Amendment is in keeping with the previous approvals for Downtown Silver Spring in regards to conformance with the CBD-0.5, CBD-1, CBD-2, and CBD R-2 zones. The Amendment will not alter any of the existing building heights, setbacks, or density. The Amendment proposes to increase public use space and reduce parking in Surface Lot Block C from 33 to 22 spaces, which has been reflected in the Project Data Table below.

Project Data Table

Development Standard	Permitted/Required	Approved per 81999002L	Proposed for Approval
Lot Area (min. sf)	20,000	980,100	980,100
Net Lot Area (sf)		932,659	932,659
Gross Floor Area (sf)			
Office		228,931	228,931
Retail-mixed use		507,340	507,340
Hotel		151,130	151,130
Civic Building		40,000	40,000
Residential		226,234	226,234
Total (sf / FAR)		1,165,635 / 1.2	1,165,635 / 1.2

Amenities & Facilities			
Public Use Space	186,532	268,758	279,000
On-site seating		10,000	10,000
Off-site Improvements	80,586	92,278	92,278
Total	267,118	376,036	386,278
Parking Spaces			
Parking Garage Block B		1,812	1,812
Parking Garage Block D		1,341	1,341
Structure under Office Block B		257	257
Structure Under Residential Block E		146	146
Surface Lot Block C		33	22
Surface Lot Block A		281	281
Total	3,775	3,870	3,859
Bike Parking			
		15	22

3. *The locations of buildings and structures, open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe, and efficient.*

The proposed Amendment will not alter any of the existing buildings or structures. The Amendment will increase the amount of public use space available to the public by expanding the limits of the space into existing Ellsworth Drive right-of-way, which is comprised of both public and private right-of-way. As conditioned, the Project must receive County Council approval for the abandonment of public right-of-way within Ellsworth Drive. Closure of Ellsworth Drive to thru traffic will not significantly impact the surrounding vehicular circulation system, as currently Ellsworth Drive is often informally closed to thru traffic. Ellsworth Drive will maintain accessibility to emergency services vehicles at all times and has received approval from the Department of Permitting Services Fire Department Access and Water Supply.

The Amendment will enhance pedestrian circulation by providing an extended area for outdoor active and passive enjoyment. The Applicant proposes to provide additional seating and activation elements such as ping pong tables, bistro café seating, a new water feature, and other elements to increase enjoyment of the space. The Applicant also proposes to increase landscaping by providing two new tree pits within the plaza and expanding tree pits along Ellsworth Drive to allow for additional shrubbery and vegetation. The Applicant proposes to extend the existing curb (rolled curb design) and sidewalk at the intersection of Fenton Street and Ellsworth Drive to provide an enhanced sidewalk area for pedestrians and indicate to vehicles that the street is not accessible. The rolled curb design will allow emergency access vehicles, as approved by MCDPS Fire Access and Water Supply Division.

There is existing street parking on the north and south side of Ellsworth Drive at the Georgia Avenue intersection, the Amendment proposes to remove the street parking on the northern side of Ellsworth Drive to expand the sidewalk area and provide street trees. This portion of Ellsworth Drive will remain open to vehicles, and a rolled curb will be installed after the private

alley to restrict vehicles on Ellsworth Drive yet allow those vehicles to circulate through the private alley to the Wayne Avenue parking garage entrance, or continue to Wayne Avenue. As conditioned, the Amendment maintains adequate, safe, and efficient pedestrian and vehicular systems.

5. *The site plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resource protection, and any other applicable law.*

The original Site Plan approval (819990020) included a Forest Conservation Plan, which required 3.08 acres of afforestation and was originally met through providing 3.25 acres of planting landscape trees and receiving credit for saving existing trees. This Project does not change the existing limits of disturbance (LOD), however the Applicant proposes to amend the Forest Conservation Plan to remove four landscape trees, and plant an additional nine landscape trees. This results in an additional 0.08 acres of landscape trees, bringing the total afforestation to 3.33 acres, exceeding the original 3.08 acre requirement.

The Amendment will redesign and reconfigure an existing hardscape public use space and right-of-way. As such, the Project The Project was not subject to stormwater compliance review as the Amendment consists of less than 5,000 square feet of land disturbance, per Article II, 10-31(c), which was confirmed by the Montgomery County Department of Permitting Services – Water Resources Section on October 30, 2019.

CONCLUSION

The proposed modifications to the Project Plan and Site Plan will not alter the overall character or impact of the development with respect to the original findings of approvals. Further, these modifications will not affect the compatibility of the development with respect to the surrounding neighborhood. Staff recommends approval of Project Plan Amendment 91998005C and Site Plan Amendment 81999002M with conditions specified at the beginning of the staff report.

ATTACHMENTS

- A. Art Review Panel meeting minutes
- B. DEP Synthetic Turf observations
- C. Supplemental information on Synthetic Turf
- D. Agency Letters
- E. Correspondence
- F. Index of Previous Approvals and Amendments



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

FROM: Molline Jackson,
Public Art Coordinator

PROJECT: **Downtown Silver Spring**
SITE PLAN AMENDMENT No. 81999002M; LIMITED SITE PLAN AMENDMENT No.
91998005C

DATE: May 4, 2020

The Downtown Silver Spring project was reviewed by the Art Review Panel on April 8, 2020. The following meeting minutes summarize the Applicant's presentation, the discussion during the meeting, and recommendations regarding the public art for the public benefits package. The Panel's final recommendations will be incorporated into the Staff Report and strongly considered by the Planning Board prior to the certification of the Site Plan and/or prior to the release of the first building permit. Should you have any additional questions and/or comments please feel to contact the Public Art Coordinator.

Attendance:

Grace Bogdan (Area 1 - Lead Plan Reviewer)
Robert Kronenberg (Deputy Planning
Kelly Price (Applicant – Peterson Companies)
Barbara Sears (Applicant's Attorney)
Bryant Foulger (Applicant – Foulger Pratt)
Brian Flynn (Applicant's Landscape Architect)
Donald Hoover (Applicant's Landscape Architect)
Jessie Silver (Public Artist)
Yurick Surdent (Artist)

Charles Bergen (Panelist)
Claudia Rousseau (PATSC Rep and Panelist)
Christine Farley (Panelist)
Clare Winslow (Arts & Humanities Council, PATSC Representative)
Francoise Carrier (Panelist)
Hiroshi Jacobs (Panelist)
Lee Goodwin (Panelist)
Mansur Abdul-Malik (Panelist)
Molline Jackson (Art Review Panel Coordinator)
Reemberto Rodriguez (Regional Service Director)
Elizabeth Gallauresi (Arts & Entertainment District Rep.)
Valentina Nahon (Panelist)

301-495-4573 (office), 301-495-1306 (fax)
molline.jackson@MontgomeryPlanning.org
www.montgomeryplanning.org

Summary of Background Information:

- The subject property is in Downtown Silver Spring; near the intersection of Georgia Avenue and Colesville Road on the southern quadrant.
- This development provides 1,175,935 square feet of retail, office entertainment, restaurants, hotel and housing on 22.5 acres of CBD zoned land with the Silver Spring Arts and Entertainment District.
- The total percentage of approved public use space is 29.91%.
- This Site Plan Amendment will modify the design of the public use space to include 1) modifications to the hardscape and landscape design, 2) remove existing public artworks, 3) modifications to Ellsworth Drive to restrict non-essential vehicles, and 4) reductions to the total number of parking spaces.
- The four existing artworks (shown below) that were approved with the original Site Plan application are: 1) *A Celebration of Life: Homage to Food Plants of the World* by Jorge Somarriba (2004), 2) *Silver Creek* by Deirdre Saunder (2004), 3) *Lightweb* by Craig Kraft (2004), and 4) *Fearless Flier* (translucent acrylic glass panels on the railings) by David Carlson (2016). The existing public artworks are located at the center of the subject property (along Ellsworth Drive).



Existing Public Artworks:
 Somarriba (2004) – top left, Saunder (2004) – bottom left, Kraft (2004) – bottom right, and Carlson (2016) – top right.

- The Applicants presented their initial concept at the February 2020 meeting and proposed a work of public art titled: *Blumen Lumen II*; a bouquet of oversized illuminated steel flowers ranging in height (18-24 feet). The proposed artwork is located at the corner of Colesville Road and Georgia Avenue and is intended to replace the existing signage along the street.
- The buds and stems of the flowers will be constructed of steel sheets and tubing. Arduino motion sensors, a motor, and LED-lighting will also be incorporated.
- Pedestrians will be able to interact with the flower heads and the articulations of the flower petals from the concrete base of the artwork. The lights will respond to pedestrians as pressure-sensitive plates embedded in the pavement (i.e. real time technology) will activate the on/off and color changing controls of the lights.
- The animation of the artwork is linked to the time of day, opening with sunrise and/or the opening of the adjacent stores, closing/opening at noon and a few times during the day/evening before closing for the night.
- The Applicant was not prepared to discuss the removal of the artworks, nor the details of the redesigned public plaza area at the February 2020 meeting (1st Art Review Panel meeting).

Discussion Points:

- After 15-years of the original construction, the Applicant is seeking to refresh the look and feel of the retail experience and open spaces that increase “dwell time.”
- Downtown Silver Spring will be fun, eclectic, artistic, flexible, whimsical, curious, comfortable, surprising, and high-quality. The proposed artwork from the Artist (Full House) expresses the intended outcomes.
- The Gateway Plaza area (*shown in Image A below*) has a historic designation, which makes any changes to the storefronts and building façade difficult.



Image A: Gateway Plaza (near the intersection of Georgia Avenue and Colesville Road)

- The some of the building facades that are more internal to the public use space areas were refreshed with bright and colorful murals.
- Activation of the central public use space is currently supported by the water feature, the stairwell, and the outdoor seating. However, the water feature and stairwell will be removed due to on-going maintenance issues. As a replacement to these fun elements, Ellsworth Drive will be activated with the 1) Silver Spring Sculpture (centerpiece) and water feature, 2) a floating stage with outdoor seating, 3) a community chalkboard (like the one in Charolettesville), 4) kiddy horse rides, 5) work stations, 6) ping pong, 7) porch swings, and 8) tree lighting. These elements are shown in the site plan below (Image B)



Image B: Public Amenities Site Plan

- There will also be synthetic turf installed on Ellsworth Drive.
- Gateway Plaza (located near the intersection of Georgia Avenue and Colesville Road) will be activated with the installation of the Blumen Lumen II artwork plus temporary outdoor seating.
- Additional murals (other types of public artwork) have been installed on the existing building facades. For example, two murals on the movie theater.
- The *Celebration of Life* Mural by Jorge Somarriba (shown in Image C) is being proposed to be reinstalled along the brick wall facing the skating rink.

- The Applicant is trying to see if it's possible to relocate Light Web, a light sculpture by Craig Kraft (shown in Image D) on the façade of an existing building.

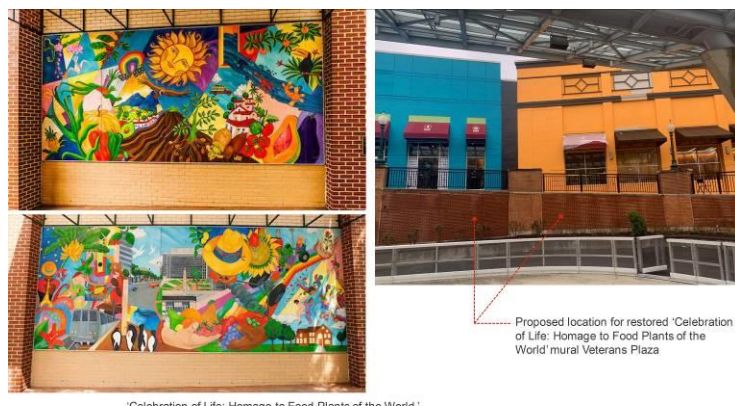


Image C: Celebration of Life Mural by Jorge Somarriba (2004)

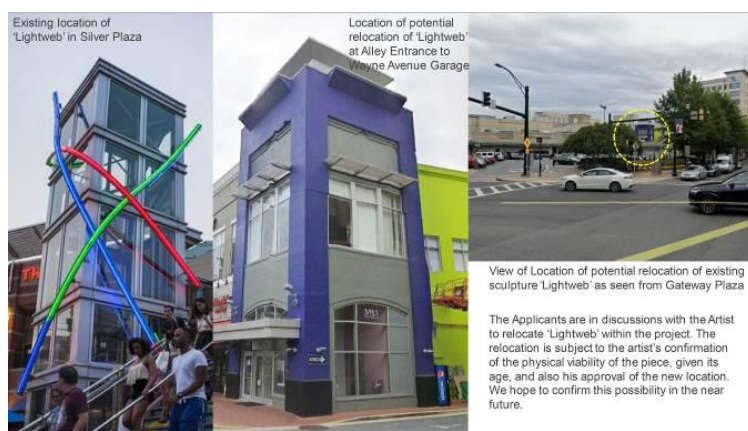


Image D: Light Web artwork by Craig Kraft (2004)

- Blumen Lumen (*Image E below*) will be a beacon that introduces some fun and excitement along the street edge. In response to the initial comments, the Applicant has provided a walkway through the garden. One of the flowers from Blumen Lumen II will be oriented to hover over the walkway.
- Blumen Lumen II will sit inside a garden that blooms with the seasons. A bench will also be added for pedestrians to “sit in the garden.” The garden is a part of the artwork.
- Blumen Lumen II will respond to pedestrians as they move through the garden. During the night, the lighting will be seen in the stems and flowers (3 flowers clustered together). The pavement will be pressure sensitive and will change when users walk through the garden in real-time reaction. The flowers will also move throughout the day (maybe 3 times a day) and they will respond (stay closed) to severe weather conditions based on technology inherent in the work.



Image E: *Blumen Lumen* (in Gateway Plaza)

- Blumen Lumen II is an origami made of 250 pieces of stainless-steel pieces (approximately 18-20 feet tall). The foundation of the artwork will be a concrete pad, similar to a streetlight fixture. The light will reflect on the surface. During the day, the natural colors will show on the top layer via a process called “Light Interference Coloring.”

Panel Recommendations:

1. The Art Review Panel supports the installation of *Blumen Lumen II* in addition to the following public amenities: 1) Silver Spring (centerpiece) and water feature, 2) a floating stage with outdoor seating, 3) a community chalkboard, 4) kiddy horse rides, 5) work stations, 6) ping pong tables, 7) porch swings, and 8) tree lighting as an adequate replacement for the existing public artworks.
2. The public artworks to be removed and not relocated are: 1) *Silver Creek* by Deirdre Saunder (2004), and 2) *Fearless Flier* (translucent acrylic glass panels on the railings) by David Carlson (2016). The water feature is being removed due to maintenance issues and the translucent glass panels are site specific and were installed as the railings to the stairwell that will be removed.
3. Planning Staff recommends that the Applicant contact the Arts and Humanities Council regarding the final location for the Jorge Somarriba mural. The Arts and Humanities Council, the Arts and Entertainment District, and the Silver Spring Urban District should be well-informed moving forward.

4. The Panel also supports the relocation of the 1) *Lightweb* by Criag Kraft, and 2) *A Celebration of Life: Homage to Food Plants of the World* by Jorge Somarriba (2004). Prior to the first building permit (per page 15 of the Art Review Panel's Policies and Procedures), the Applicant will need to notify the Art Review Panel about the final location of the artwork.
5. The Certified Site Plan must contain site details that clearly indicate the overall dimensions, prescribed materials, necessary lighting fixtures, footers, and fasteners to ensure adequate safety and proper inspection of the artworks by the AHCMC and Montgomery County Department of Permitting Services (DPS). The final site details for the artwork will be certified by a structural engineer.
6. The Developer and Artist(s) will execute a maintenance agreement for the public artwork and other public benefits will present the signed document to the DPS and Montgomery County Planning Department prior to the issuance of the first building permit.
7. The appropriate signage should be clearly visible, specifically identifying the title of the piece, artist's name, materials, completion date, and overall dimensions.
8. Prior to final inspection of the public artwork, the Developer must submit to the Public Art Coordinator with the Montgomery County Planning Department at least three images of the artwork on-site and information regarding the 1) associated project number, 2) title of the piece, 3) date of completion, 4) description of materials used, and 5) address. This information will be added to the existing inventory of public artworks throughout the County (mcatlas.org/art).
9. The Developer must comply with the implementation section of the Art Review Panel Policies and Procedures.

Artificial Turf Fields Inspections

Dates: November 20, and 27, December 5, 9, 10, and 11

Inspector: Gretchen F. Ekstrom

The [Montgomery County Safe Healthy Playing Fields Coalition](#) (MCSHPFC) has raised a number of concerns over artificial turf fields. Gretchen Ekstrom, an Environmental Health Specialist with the Department of Environmental Protection (DEP), conducted multiple site visits to artificial turf fields in the County to determine compliance with Montgomery County's environmental regulations, specifically County laws related to water quality (Chapter 19 of the County Code) and air quality (Chapter 3). One primary purpose of these investigations was to determine if any materials (artificial turf blades or infill material) were leaving the property and being conveyed by stormwater into storm drains or streams in the vicinity of these fields.

Artificial turf fields consist of several layers: a compacted subgrade, a stone base (may include several layers of different stone and a drainage system), synthetic turf, and turf infill. The infill material may include sand, crumb rubber, clinoptilolite zeolite, or an organic material such as coconut husks, corn husks, cork, olive pits, and pine. Ekstrom identify twenty-one government owned locations and fourteen privately owned properties with artificial turf fields. Some locations like the Germantown Soccer Plex have multiple fields.

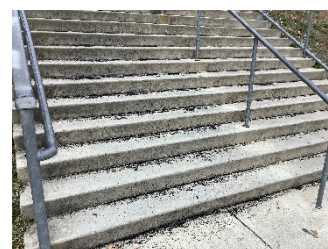
Field Inspections:

Ekstrom conducted inspections at Mater Dei, 9600 Seven Locks Rd, Bethesda; Paint Branch HS, 14121 Old Columbia Pike, Burtonsville; Richard Montgomery HS, 250 Richard Montgomery Dr, Rockville; Walter Johnson HS, 6400 Rock Spring Dr, Bethesda; and Wootton HS, 2100 Wootton Pkwy, Rockville.

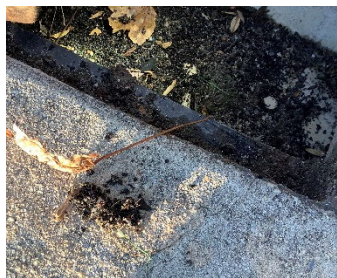


Mater Dei constructed a new artificial turf field with cryogenic crumb rubber. Ekstrom inspected the work on November 20, 2019 and conducted several follow up inspections. FieldTurf, the installation company for the new field, and Mater Dei removed excess infill material from the grounds after completion of the work. No artificial turf blades or infill material were found in the storm drains around the field. Verdeline hauled away the waste material. No particulate discharges were seen during the spreading of the crumb rubber.

On November 20, 2019, Ekstrom inspected the crumb rubber artificial turf field at Water Johnson High School (WJHS). The track at WJHS is deteriorating. The artificial turf field is scheduled for replacement in early 2020. Ekstrom observed black particulate material tracked from the field up the stairs to the parking lot. Black particulate material was observed in the storm drain prior to an underground storm water facility, asset 18219. Asset 18219 contained standing water.



On December 5, 2019, Ekstrom and Steve Martin inspected the crumb rubber artificial turf field at Wootton HS. Unlike WJHS, the artificial turf field has a 12" perimeter curb and trench drain between the field and the track. Ekstrom observed 2-4" of crumb rubber in the trench train. Ekstrom contacted MCPS-Stormwater and confirmed that the trench drain was last cleaned on September 21, 2018.



Sand, crumb rubber, and some artificial turf blades were seen in the trench drain next to the north side grandstand. Crumb rubber and sand are stored under this grandstand in bulk tote bags. Ekstrom observed some crumb rubber on the ground near the bags. An existing storm drain inlet remained under the grandstand after their completion in 2013.



The inlet is wrapped in a geotextile membrane. The vault contains some black particulate material.

Ekstrom checked the outfall which drains the storm drain under the north grandstand. Sheet flow from the parking lot as well as the artificial turf field trench drain and underdrain flow to this outfall on the east side of the field. No crumb rubber or artificial turf blades were seen in the outfall. The outfall was rechecked during a rain event on December 9, 2019. No crumb rubber or artificial turf blades were seen in the outfall.



During a rain event on December 9, 2019, Ekstrom inspected runoff from the Richard Montgomery HS artificial turf field. The storm water runoff runs through a pipe along Mt Vernon Place. Ekstrom opened a manhole near the artificial turf field. No zeolite or turf blades were seen in the vault.



On December 10, 2019, Ekstrom inspected the crumb rubber field at Paint Branch HS. Rain was falling in the area. Stormwater facilities are located at each end of the field: north and south. The southern stormwater facility, asset 18112, is a sand filter. Ekstrom observed crumb rubber in two 9" PVC outfalls coming from the field and discharging to the sand filter. The crumb rubber didn't extend past the immediate discharge area of the outfall. Ekstrom inspected a manhole near the sand filter and the outfall on the stream. No crumb rubber or artificial turf blades were found.

A sand filter, asset 18119, is located on the north end of the field. Ekstrom observed crumb rubber in a 9" PVC pipe discharging into the sand filter. The crumb rubber remained near the end of the pipe.



Bulk crumb rubber is stored under the west side grandstand. The bulk tote bags are upright and in good condition. No crumb rubber was seen on the ground surrounding the bags.



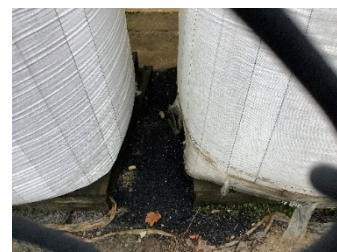
On December 10, 2019, Ekstrom inspected Montgomery Blair HS (MBHS). This artificial turf field is coconut husk/cork and maintained by M-NCPPC. The artificial turf field is surrounded by a concrete curb. Ekstrom found no infill or artificial turf blades outside the field. Ekstrom inspected the two storm drains inlets closest to the west end of the field. No infill material nor artificial turf blades were found around the inlet.



Sand is stored next to a shed south of the artificial turf field. One of the bulk tote bags has sand around the base.



Old bags of crumb rubber are stored next to the baseball field. The bulk tote bags are in poor condition. Ekstrom observed crumb rubber on the ground next to the bags and in the storm drain. An attempt has been made to protect the inlet with a boom. MBHS has at least six underground storm water facilities that prevent infill material and turf blades from entering streams.



Records Review:

Ekstrom conducted a records review of MCPS maintenance records for the last year. Outside contractors conduct maintenance on the artificial turf fields including brushing, grooming, redistribution of infill, replenishment of infill, and sweeping for metal items. The field reports are posted on the MCPS website. No indication was given if the contractors used surfactants to reduce static electricity or herbicides to remove unwanted vegetative matter. A discrepancy was found in the maintenance records. On May 2, 2019, FieldTurf (subcontracted to King Sports) performed aggressive brushing/leveling, magnet sweeping, refilled infill, and a Tier 2 decompaction at Wootton HS. No mention was made of the collection and disposition of the debris generated by the maintenance. On May 4, 2019, Kathleen Michels photographed artificial turf blades in the trench drain next to the north grandstand. All other FieldTurf reports include statements and some photographs of the debris removal. MCPS was unable to verify if oversight is provided after maintenance is performed.

Best management practices:

Storage of infill should be away from inlets and properly covered. The bulk tote bags should be closed and intact. Regular removal of migrated infill and artificial turf blades should be implemented as well as routine monitoring of stormwater facilities.

Additional Resources:

EPA is working on the Federal Research Action Plan on Recycled Tire Crumb Used on Playing Fields and Playgrounds with CDC and CPSC. The study has four parts that will fill in the important data and knowledge gaps associated with crumb rubber, characterize tire crumb, and identify exposure pathways through:

- Literature Review/Gap Analysis (EPA and CDC/ATSDR) – completed 2016
- Recycled Tire Crumb Characterization (EPA and CDC/ATSDR) – published July 2019
- Exposure Characterization Study (EPA and CDC/ATSDR) – study not complete
- Playground Study (Consumer Product Safety Commission) – review completed and awaiting peer review

O C U L U S

DATE: APRIL 10, 2020

PROJECT: DOWNTOWN SILVER SPRING

TO: PAUL WEINSCHENK (PETERSON), BRYANT FOULGER (FOULGER-PRATT)

FROM: BRIAN C. FLYNN (OCULUS)

SUBMITTAL NO: SYNTHETIC TURF ON ELLSWORTH DRIVE

CC: IAN DUKE (VIKA), JOSHUA SLOAN (VIKA), BARBARA SEARS (MILES STOCKBRIDGE),
KELLY M. PRICE (PETERSON), TODD LANGFORD (PETERSON)

RESPONSE:

1. Product Specification:
 - a. The material specified is Syntipede243 from SynLawn with a 1" pile height;
 - b. The blades are polyethylene with an Enviroloc backing – including a "Super Yarn" offering anti-microbial, anti-static, and HeatBlock technology;
 - c. The backing is 15 / 18 PP 1-Part / 20 oz. Enviroloc – a durable two-part woven Polypropylene backing fabric constructed to lock in the tuft fibers. The backing fabric and stitched fibers receive a thick layer of a biobased Enviroloc coating created with polymers from sustainable resources, including soybean oil.
2. Flammability
 - a. Based on the manufacturer's published literature, the specified material has passed flammability testing according to D2859 "Standard Test Method for Ignition Characteristics of Finished Textile Floor Covering Materials"; This test method determines the flammability of finished textile floor covering materials when exposed to an ignition source; The specified material has passed this test and, as such, is rated as "flame resistant" under laboratory conditions.
 - b. The material also passed testing according to ASTM E108-17 "Standard Test Methods for Fire Tests of Roof Coverings, Class A Spread of Flame Testing". The specified material is therefore a Class A roofing material, offering the highest rating for resistance to fire. Note: SYNTipede 243, the specified material, is essentially the same, but with a shorter pile height.
3. Installation method
 - a. We are proposing to install the turf by gluing it directly to the asphalt roadbed substrate (See the attached details). The glue will be applied continuously at the perimeter and in a pattern at the interior to ensure a good bond to the substrate. The edges of the drive at the concrete gutter will be milled to provide continuous drainage to the adjacent gutters. No infill will be used on the project.

4. Maintenance
 - a. Since the turf will be attached directly to the roadbed, vehicles will be able to drive on the turf, but they will have to drive slowly. The only concern is for oil and/or other fluids leaking from the vehicle remaining on the turf. The attached maintenance guidelines discuss the procedures to remove stains from the turf emanating from vehicles and other potential sources of contamination.
5. Specified Adhesive
 - a. The specified adhesive is SDS #34-2. The specification is attached.
6. Runoff
 - a. We are unaware of any contamination coming from the specified turf. There is no infill specified, so the only materials are the fibers, backing, and glue. Every SynLawn product meets EPA, Consumer Product Safety Commission, and California Proposition 65, and other requirements.
7. Slippery when wet
 - a. The manufacturer has not needed to test the turf for slip resistance in the past. We are currently investigating slip resistance testing with the manufacturer and will provide if we are able to obtain the test results.
 - b. Similar material from the manufacturer is installed in public spaces throughout the country, including a similar installation at National Harbor in Maryland that has similar climate conditions. There has been no instance the manufacturer is aware of where a pedestrian slipped and fell on the synthetic turf.
8. Roadway Restoration

“What would it take to restore roadway to its current condition should the turf be removed in the future?”

Should the County decide to restore the area to a roadway in the future, the County could simply pull up the turf. Because of the strength of the bond of the glue, some adhesive would remain attached to the asphalt roadway. The County could surface mill the roadbed to eliminate any proud glue spots and repave and recoat the asphalt surface to have a fully functioning roadway. Because none of the drains along the turf area are being altered, drainage of the roadway would be as it is today.

9. Heat Build-up

“Synthetic turf is approximately 20 degrees hotter than Natural Grass, but not sure how much hotter than asphalt. Perhaps 10 degrees.”

This specified product contains built-in HeatBlock technology that minimizes rising temperatures by reflecting sunlight. The infrared reflective pigment embedded in the fibers of the turf help dissipate heat build-up, reduce thermal emissivity, and make this product as much as 20% cooler than similar artificial turf products.

In addition to the HeatBlock technology, the location of the existing roadway will help to minimize any heat build-up. The portion of Ellsworth Drive to receive the turf installation is a tree-covered and building-lined space. These factors will limit the amount of sun that reaches the surface of the turf. The attached heat map shows the amount of shading time resulting from the surrounding buildings for mid-summer (July 15). In addition, the tree coverage along Ellsworth Drive, not reflected in the calculation, will provide additional shading and further limit any potential heat build-up in the synthetic turf.

Table of Contents - Exhibits

1. Product Specification – 1: SYNLawn SYNTipede 243 ST243
2. Product Specification – 2: SY20027_SuperYarn
3. Installation Method: L0802 Details – Synthetic Turf
4. Maintenance: C&M Guide 2018
5. Specified Adhesive: SDS #34N-2 (2019-01-01)
6. Runoff: SYNLawn 100 percent safe certification
7. Heat Build-up: Ellsworth Drive – July 15 – Heat Map

Attachments - Exhibits

8. Flammability: ST343_E108 – Fire Rating



SYNLAWN®

Plant-Based Artificial Grass

ATTACHMENT C

PRODUCT SPECIFICATIONS



SYN Tipede 243

When performance matters, this turf delivers. With a low profile pile height and heavy-duty Super Yarn™ grass blades, this artificial grass provides strength and resiliency not commonly found in competitor turf varieties.

Grass Zone Yarn/Color	PE / Field Green / Apple
Grass Zone Denier	10,000 / 6
Thatch Zone Yarn/Color	PE / Field Green / Beige
Thatch Zone Denier	5,040 / 12
Grass Zone Yarn Shape	Omega
Finished Pile Height	1"
Finished Pile Weight	60 oz.
Backing	15 / 18 PP 2-Part / 20oz. EnviroLoc™
Tuft Gauge	3/8"
Total Weight	86 oz.
Tuft Bind	> 8 lbs.
Permeability	> 100 inches per / SY
Features	Sanitized®, EnviroLoc™, StatBlock™ Anti-Static, DualChill™ IR Reflective, Deluster, UV Stabilizers
Test Data	ASTM F1292, F1951, IPEMA Certified



Unmatched Lifetime Warranty



EnviroLoc™ Plant-Based Backing



Deluster and UV Protection



Class A Fire Rating



Foot Traffic



Softness



SUPER YARN™ TECHNOLOGY

Sanitized®
Antimicrobial

DualChill™
IR Reflective

StatBlock™
Anti-Static



Learn more at CADdetails.com

Not to scale. For illustration only.

RECOMMENDED USES



LANDSCAPE



PETS



PLAY



ROOFTOP



GOLF



SYNLAWN®
a sportgroup company



For ordering and questions, contact SYNLawn at 866-796-5296 or visit SYNLawn.com

Primary Yarn Polymer	Polyethylene		
Yarn Cross Section	Omega	Primary Backing	15/18 PP 2-Part
Standard Color	Field Green / Apple	Coating Type	20 oz. EnviroLoc™
Fabric Construction	Tufted	PE Yarn Denier / Ends	10,000 / 6
Second Yarn Polymer Thatch	Polyethylene	Texturized Thatch Denier / Ends	5,040 / 12
Secondary Yarn Color	Field Green / Beige	Warranty Period	Limited Lifetime

Finish Fabric	English System		ASTM Test
<i>Nominal Specification</i>	<i>Value</i>	<i>Units</i>	<i>Method</i>
Pile Height (Nominal)	1	inch	D-5823
Face Weight	60	oz/yd ²	D-5848
Total Fabric Weight	86	oz/yd ²	D-5848
Primary Backing Weight	6	oz/yd ²	D-5848
Secondary Coating Weight	20	oz/yd ²	D-5848
Tuft Bind	> 8	lbs.	D-1335
Grab Tear Strength (Average)	> 200	lbs.	D-5034
Total Yarn Linear Density	15,040	Denier	D-1577
Elongation to Break	> 30	%	D-2256
Yarn Breaking Strength	> 20	lbs.	D-5793
Machine Gauge	3/8	inches	D-5793
Flammability	Passed	-	D-2859
Water Permeability	344.31	in/hr	D-1551
Fabric Width	15	ft	-

SUPER YARN™

The Cleanest & **Safest Turf Available**



SUPER YARN™ TECHNOLOGY

-  **Sanitized®** Antimicrobial Technology
-  **DualChill™** IR Reflective Technology
-  **StatBlock™** Anti-Static Component



Super Yarn™ technology is a quantum leap in the advancement of synthetic turf products. Now in its fifth generation of artificial grass enhancements, SYNLawn's Super Yarn technology changes the landscape of the turf industry by binding three incredible features into one extruded grass yarn formulation. Bound at the molecular level, Super Yarn combines Sanitized® antimicrobial technology with DualChill™ IR reflective technology, and StatBlock™ anti-static technology to create the first of its kind artificial grass fiber.

- ▶ SYNLawn Super Yarn is the first fifth generation turf product produced and presented to the market.
- ▶ Super Yarn technology binds each additive to the molecular level of the fiber meaning that you cannot reach down and remove one element.
- ▶ SYNLawn is the only company in the industry to combine these three molecular components into a single yarn package.



100% RECYCLABLE



For ordering and questions, contact SYNLawn at **866-796-5296** or visit **SYNLawn.com**



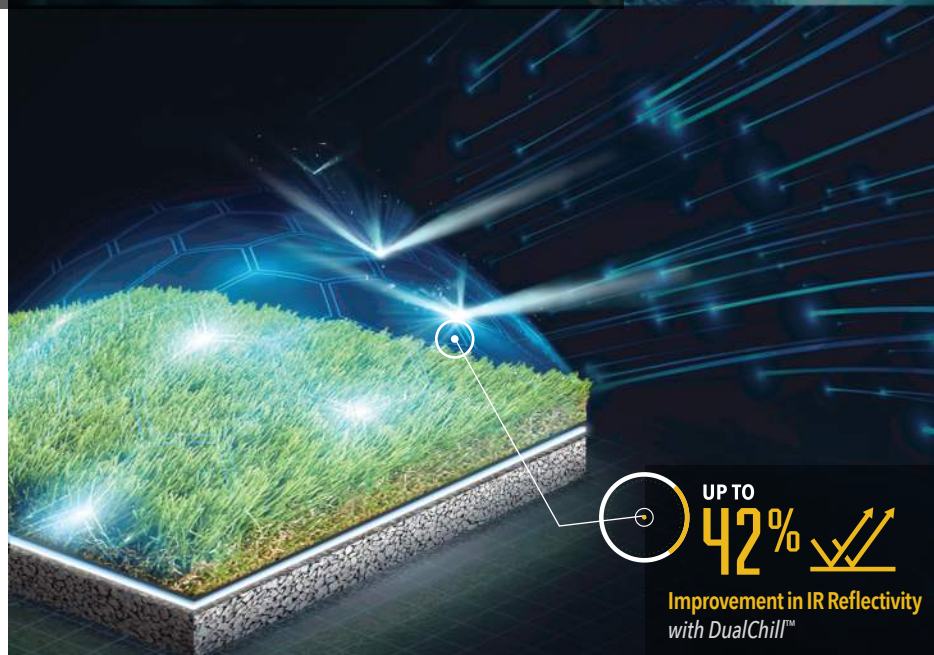
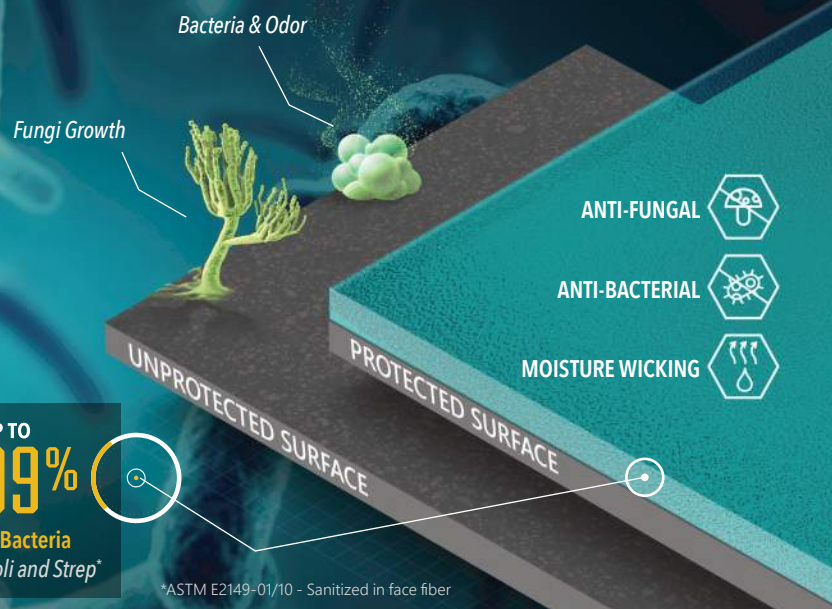
| **SYNLAWN®**

SANITIZED®

SILVER-BASED TECHNOLOGY



- Helps eliminate pet odors and provides long lasting protection against the formation of bacteria and algae.
- Works by eliminating bacterial growth and preventing the propagation of microbes on SYNlawn face fibers.
- Used for centuries, thus meaning the additive is very dependable and extremely safe.



DUALCHILL™

THERMAL SHIELD

- Infrared light is a detriment to turf. DualChill™ acts as a thermal shield ensuring IR is not absorbed into the fibers.
- DualChill's ability to act as a thermal shield strengthens the fibers allowing them to be more resilient and durable over long time periods.
- Test results done on the same fiber package, with and without DualChill™, shows that there is an average of a 42% increase in IR reflectivity.

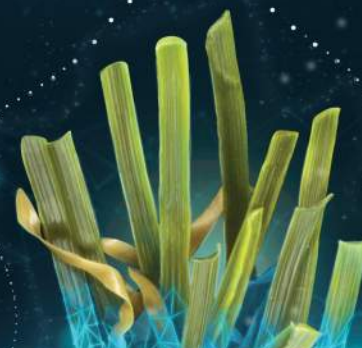
STATBLOCK™

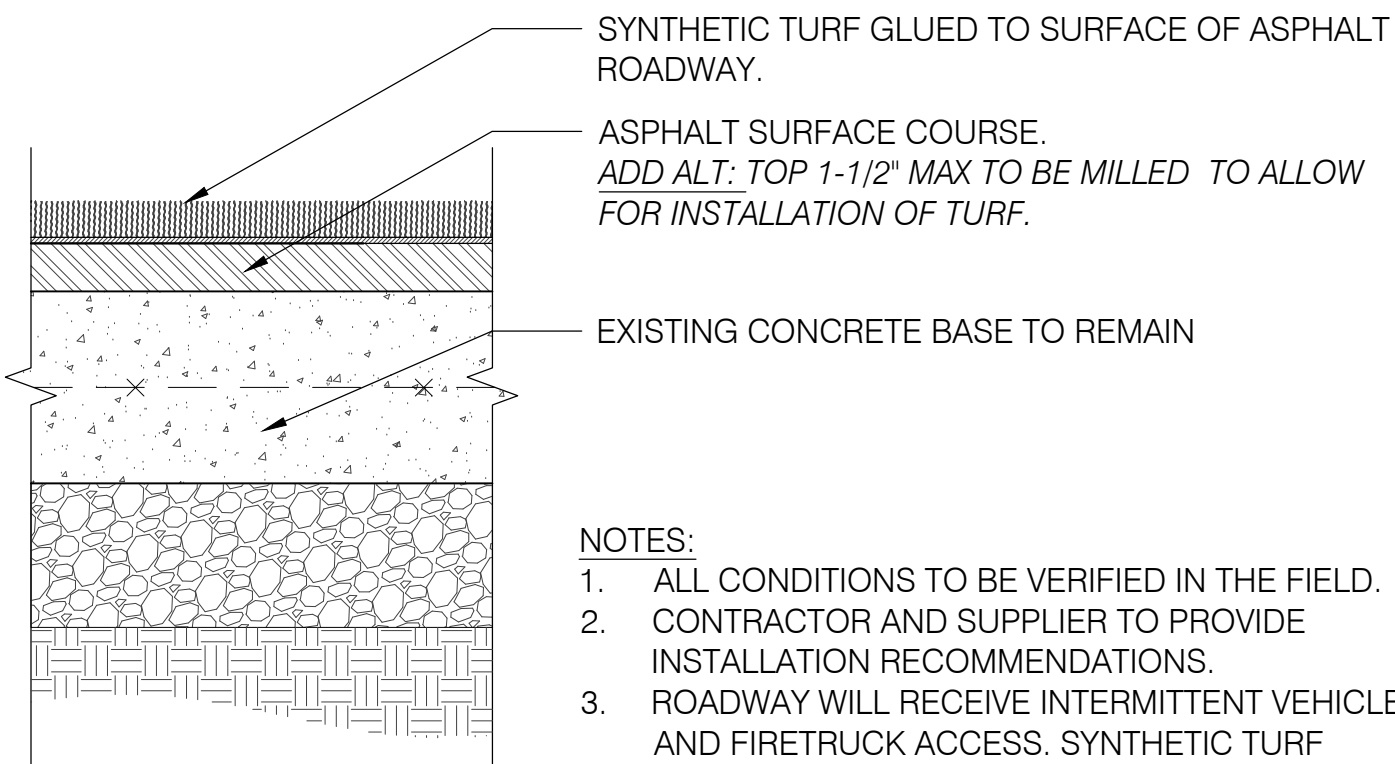
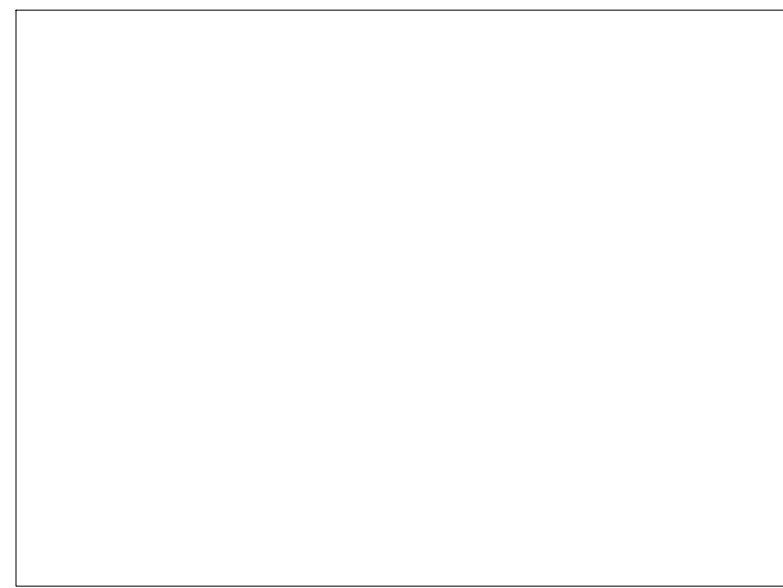
ANTI-STATIC COMPONENT

- New carbon-based anti-static ingredient molecularly bound into the face fiber that inhibits the buildup of static electricity.
- Anti-static components are used in the industry but SYNlawn brings the first DNA level addition.
- Testing shows up to a 17x reduction in static levels when StatBlock™ is introduced into the turf.

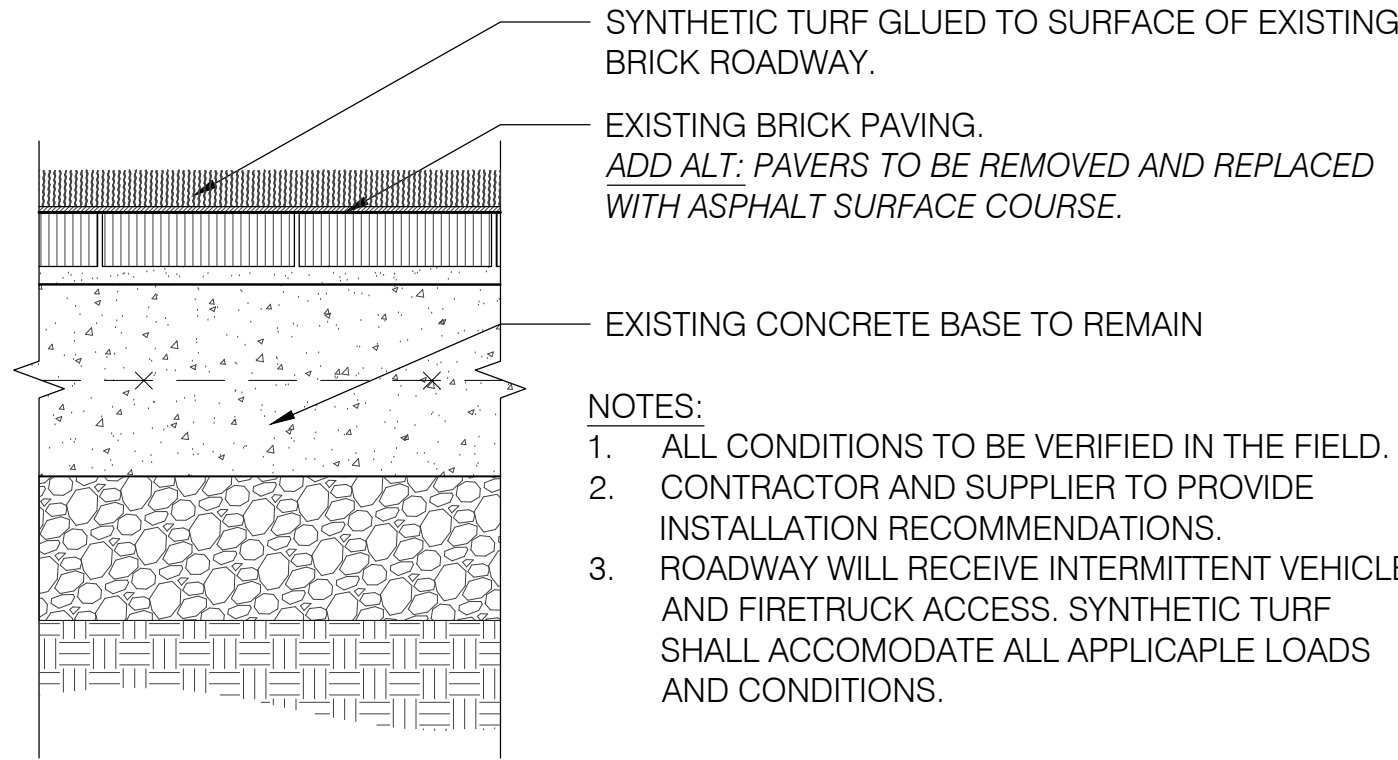
UP TO 17%

Reduction of Static Levels when using Statblock™

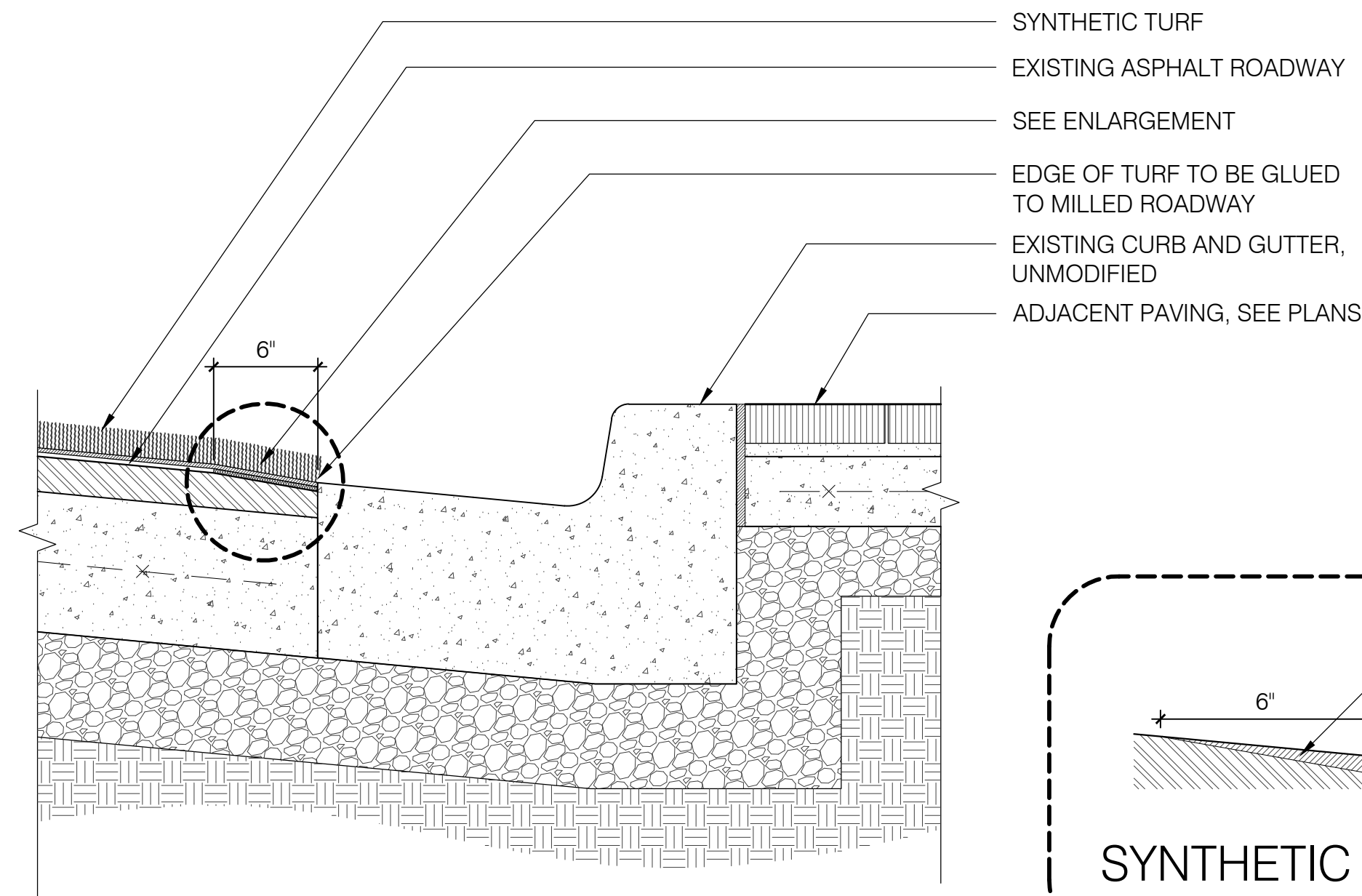




- NOTES:
1. ALL CONDITIONS TO BE VERIFIED IN THE FIELD.
 2. CONTRACTOR AND SUPPLIER TO PROVIDE INSTALLATION RECOMMENDATIONS.
 3. ROADWAY WILL RECEIVE INTERMITTENT VEHICLE AND FIRETRUCK ACCESS. SYNTHETIC TURF SHALL ACCOMMODATE ALL APPLICABLE LOADS AND CONDITIONS.



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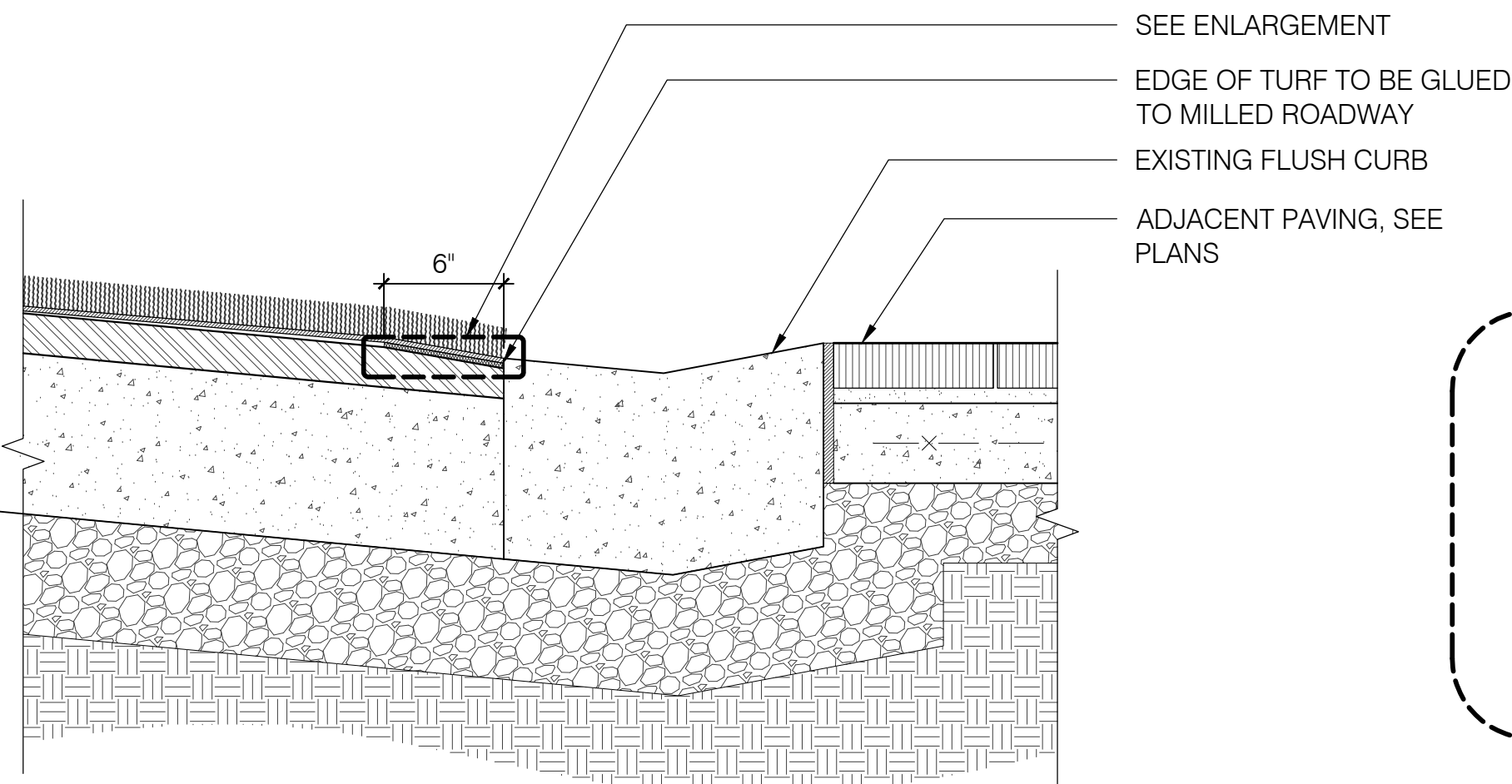


SYNTHETIC TURF MILLED ROAD

1 SYNTHETIC TURF AT ASPHALT PAVING
SCALE: 1 1/2" = 1'-0" SECTION

2 SYNTHETIC TURF ON EXISTING BRICK PAVING
SCALE: 1 1/2" = 1'-0" SECTION

3 SYNTHETIC TURF AT CURB AND GUTTER
SCALE: 1 1/2" = 1'-0" SECTION



4 SYNTHETIC TURF AT FLUSH CURB
SCALE: 1 1/2" = 1'-0" SECTION

PROPERTY LINE	---
LIMIT OF WORK	---
MATCHLINE	---

OWNER
PETERSON COMPANIES 12500 Fair Lakes Circle, Suite 400, Fairfax, Virginia 22033
FOULGER-PRATT 12435 Park Potomac Ave, Suite 200, Potomac, MD 20854

CONSULTANT
OCULUS
1611 CONNECTICUT AVE NW
3RD FLOOR
WASHINGTON DC 20009
202-588-5454
www.oculus.info

SEAL & SIGNATURE

PROJECT NAME

DOWNTOWN SILVER SPRING
916 Ellsworth Drive
Silver Spring, Maryland

KEY MAP

NOT FOR
CONSTRUCTION

SUBMISSIONS/ REVISIONS	
2019-10-15	INITIAL SUBMISSION
2020-01-13	RESUBMISSION

SCALE: SEE DWGS
DATE: 10/15/2019
PROJECT NUMBER: W1901

DETAILS - SYNTHETIC TURF

DRAWING TITLE:

L0802

SHEET NUMBER:

DEVELOPER'S CERTIFICATE
The undersigned agrees to execute all the features of the Site Plan Approval No. 81999002M, including Approval Conditions, Development Program and Certified Site Plan.
Developer's Name: Peterson Companies
Contact Person: Todd Langford
Address: 12500 Fair Lakes Circle, Suite 400, Fairfax, VA 22033
Phone: 202.631.7582
Signature: _____ Date: _____



| **SYNLAWN**®

CARE & MAINTENANCE Manual

SCM.v140324





INTRODUCTION

Thank you for choosing SYNLawn®. Even though your SYNLawn® does not require the traditional maintenance of natural grass, there are maintenance procedures that can help protect your investment and extend the useful life of your SYNLawn® brand turf.

The following procedures are important in helping to preserve your turf.

- **Keep it clean**
- **Brush periodically**
- **Do no abuse**
- **Report any problems promptly to your SYNLawn® dealer**

INITIAL REQUIREMENTS

SYNLawn® products/systems require a minimum two (2) week stabilization period. This period of time varies depending on local conditions, use, and product/system specifications. During this time, it may be necessary to make minor adjustments to the product and installation.

You should also review the Warranty provided to you for specific prohibitions and limitations confirmed therein.

If you have further questions, contact your local SYNLawn® dealer or contact SYNLawn® at 2680 Abutment Road, Dalton, GA 30721 or telephone us at 866-796-5296.

CLEANING AND STAIN REMOVAL

I. Keep it clean

A. Dust, pollen, and airborne pollutants

Rainfall is the best cleanser. In areas where rainfall is scarce, an occasional water flush is beneficial to cleanse the turf. For lightly soiled areas, it may be necessary to sponge mop with a five (5) percent solution of low sudsing household detergent in hot water followed by a thorough rinsing with hot water. For heavily soiled areas, repeat procedure for lightly soiled areas follow with sponge mopping using a three (3) percent solution of household ammonia in hot water followed by a thorough rinsing with hot water.

Synlawn® makes no representation, guarantees or warranties, express or implied, regarding the information contained herein.



B. Stains and other blemishes

The first rule is promptness. It is always easier to clean up a fresh spill than one that has dried and hardened. Remove any solid or paste-like deposit with a spatula or table knife. Blot up excess liquids with paper towels, a clean cloth, or a dry absorbent, such as kitty litter or fuller's earth. (Fuller's earth is an absorbent claylike earthy material and is often found as a component of kitty litter.) Dry absorbents can then be swept or vacuumed up afterwards.

Synthetic fibers have good resistance to staining. However, it is important to realize they are only one part of a sophisticated system of various components designed for overall performance. Some cleaning agents safe for the face fibers can be harmful to other components of the turf system. Therefore, cleaning agents are grouped into two sets, one of which can be used in liberal amounts directly on the turf surface, and the second of which should only be applied by rubbing a cloth soaked in the cleaner in order to minimize penetration of possible harmful agents below the turf surface. In the first group of cleaners which generally can be applied without any special precautions are the following:

- Simple Green bio-friendly cleaner. Follow the manufacturer's instructions.
- A warm, mild solution of granular household detergent or any low sudsing detergent for fine fabrics. Use approximately one teaspoon to one pint of water. This will handle most waterborne stains including:

Coffee	Ketchup	Cocoa	Blood
Tea	Butter	Ice cream	Urine
Fruit juices	Alcohol	Mustard	Dye
Vegetable juices	Cola	Glue	
Milk	Water colors	Latex paint	

- A three (3) percent solution of household ammonia in water may be used in lieu of household detergent for more stubborn stains.
- Do not use cleaners that contain chlorine bleaches or caustic cleaners (ph above (9) or highly acidic cleaners (ph. below 5).
- Rinse area thoroughly with clean cold water to remove any traces of soap or ammonia.
- Blot up excessive liquid.



The second group of cleaners must be applied sparingly with care taken to avoid penetration of the agent beneath the turf are the following:

- Mineral spirits or a grease spot remover like perchlorethylene (dry cleaning solution) of the type sold by most variety stores and supermarkets. In general, cleansers in this category should handle most oil-based stains including:

Asphalt and tar	Suntan oil	Nail polish
Cooking oil	Chewing gum	Crayon
Floor wax	Shoe polish	
Motor oil & grease	Lipstick	
Ballpoint ink	Paraffin wax	



Caution: Mineral spirits and other petroleum based solvents are flammable. Do not smoke or permit open flames near where these are being used. Be sure the area is well ventilated where solvent cleaners are used.

C. Animal Waste

Although all SYNLawn® products are pet friendly, there is additional maintenance necessary to keep odors to a minimum. Allow waste to dry and then dispose. Consider use of products such as Simple Green or Pro-vet-logic that are pet safe. Depending on the amount of usage and number of dogs, enzyme neutralizers may also be helpful to control odors. Neutralize with mixture of white distilled vinegar in an equal amount of water. Some odor control infills require flushing with water and some do not, so it's important to ask for specific recommendations from your local SYNLawn dealer in accordance with the infill product used for your installation.

D. Mineral deposits

Apply a mixture of white distilled vinegar in an equal amount of water to grass and lightly brush. Flush thoroughly with water after application.

E. Chewing gum or tree sap

In addition to dry cleaning fluid, chewing gum and tree sap can be removed by freezing. Aerosol packs of refrigerant are available from most carpet cleaning suppliers for this purpose, or dry ice can be used. After freezing, scrape with a knife.





F. Fungus or mold spots

A one (1) percent solution of hydrogen peroxide in water can be sponged on to the affected area. Flush thoroughly with clean water after application.

G. Oil paints and more difficult stains

Please consult your SYNLawn® dealer as these may require a commercial carpet cleaner.

Caution! Do not use high-pressure water spray with stream force in excess of 300 psi as this can severely damage the turf and displace any infill material.

BRUSHING

II. Periodic brushing

The frequency for suggested brushing is directly related to the amount of foot traffic you have in your turf area. Matting of fibers may occur in areas of high foot traffic, especially if fibers have become soiled with dirt and other airborne pollutants.

Periodic "cross brushing" of the turf with a Grandi Groomer rake can help restore the aesthetic appearance of the turf. "Cross brushing" means all brushing activity takes place against the grain, nap, or sweep of the turf fibers. By brushing against the turf, the fibers are "fluffed up". A brush with synthetic bristles should be used. The use of a Grandi Groomer is highly recommended.

Caution! Never use a brush with metal or wire bristles as these will change the turf fibers.

Take note to heavier trafficked areas for matting of fibers that might appear different than other areas that do not see heavy traffic. Brushing these areas is highly recommended as it will ensure the full life of your SYNLawn®. Brushing with a Grandi Groomer cannot hurt the turf, so brush as often as needed, again keeping in mind that the more traffic, the more frequent the brushing.

High traffic areas might include, but are not limited to:

- Commercial applications
- Multiple dogs
- Heavy play activity by children
- Paths in the yard that are traveled more often



Protect Your Grass

Although your SYNLawn® brand turf is made of tough, durable fibers, certain precautions should be taken to prevent damage to the turf.

- **Ensure that your SYNLawn® is not exposed to reflected sunlight from windows, metallic or other reflective items as this may cause fiber shrinkage and/or melting of fibers.**
- **Avoid leaving any heat-absorbent material on the turf during daylight hours. Clear or dark plastic sheeting, articles made of metal, garden hoses, pool floats or toys for example will absorb heat at a higher rate than the turf and may cause localized shrinkage as the temperature may exceed the turf stabilization temperature.**
- Lighted cigarettes cannot ignite the turf, but they can damage the turf by fusing the tips of the fibers together. Cigarettes, fireworks, and open flames should be kept away from the turf.
- Furniture and equipment with sharp or jagged edges should not be placed on turf as this may puncture or tear the turf.
- Cap off or remove nearby sprinkler heads. Water from sprinkler systems can leave mineral deposits on turf that may cause discoloration.
- **Ensure recommended "infill" levels are maintained.**

Report any issues/problems

Minor problems can become major problems if not corrected quickly. Any problem should be reported promptly to your local SYNLawn® dealer.

Conclusion

The proper care and maintenance program can enhance the aging, usefulness, and aesthetics of your SYNLawn® brand turf. This manual attempts to encounter and answer the most frequently asked questions regarding your SYNLawn®. However, there are always unanticipated questions or needs so do not hesitate to call us!

ASK YOUR SYNLawn® DEALER ABOUT THEIR LOW COST MAINTENANCE PROGRAM.

Safety Data Sheet

NORDOT® Adhesive/Prepolymer #34N-2

SDS Revision Date: 01/01/2019

1. Identification

1.1. Product identifier

Product Identity NORDOT® Adhesive/Prepolymer #34N-2

Alternate Names Polyisocyanate Resin

1.2. Relevant identified uses of the substance or mixture and uses advised against

Intended use See Technical Data Sheet.

Application Method See Technical Data Sheet.

1.3. Details of the supplier of the safety data sheet

Company Name Synthetic Surfaces Inc.
P.O. Box 241
2450 Plainfield Avenue, Scotch Plains
NJ 07076-0241

Emergency

CHEMTREC (USA) (800) 424-9300

24 hour Emergency Telephone No. (908) 233-6803

(908) 377-5112

Customer Service: Synthetic Surfaces, Inc. (908) 233-6803

2. Hazard(s) identification

2.1. Classification of the substance or mixture

Flam. Liq. 2;H225	Highly Flammable liquid and vapor.
Skin Irrit. 2;H315	Causes skin irritation.
Eye Irrit. 2;H319	Causes serious eye irritation.
Skin Sens. 1;H317	May cause an allergic skin reaction.
Resp. Sens. 1;H334	May cause allergy or asthma symptoms or breathing difficulties if inhaled.
Carc. 2;H351	Suspected of causing cancer.
STOT SE 3;H336	May cause drowsiness or dizziness.
STOT RE 2;H373	May cause damage to organs through prolonged or repeated exposure. Specific Target Organs: (Not Available)

2.2. Label elements

Using the Toxicity Data listed in section 11 and 12 the product is labeled as follows.



Danger

Safety Data Sheet
NORDOT® Adhesive/Prepolymer #34N-2
SDS Revision Date: 01/01/2019

H225 Highly flammable liquid and vapor.
H315 Causes skin irritation.
H317 May cause an allergic skin reaction.
H319 Causes serious eye irritation.
H334 May cause allergic or asthmatic symptoms or breathing difficulties if inhaled.
H336 May cause drowsiness and dizziness.
H351 Suspected of causing cancer.
H373 May cause damage to organs through prolonged or repeated exposure.

[Prevention]:

P201 Obtain special instructions before use.
P202 Do not handle until all safety precautions have been read and understood.
P210 Keep away from heat / sparks / open flames / hot surfaces - No smoking.
P235 Keep cool.
P240 Ground / bond container and receiving equipment.
P241 Use explosion-proof electrical / ventilating / light / equipment.
P242 Use only non-sparking tools.
P243 Take precautionary measures against static discharge.
P261 Avoid breathing dust / fume / gas / mist / vapors / spray.
P264 Wash thoroughly after handling.
P271 Use only outdoors or in a well-ventilated area.
P272 Contaminated work clothing should not be allowed out of the workplace.
P280 Wear protective gloves / eye protection / face protection.

[Response]:

P302+352 IF ON SKIN: Wash with plenty of soap and water.
P303+361+353 IF ON SKIN (or hair): Remove / Take off immediately all contaminated clothing. Rinse skin with water / shower.
P304+312 IF INHALED: Call a POISON CENTER or doctor / physician if you feel unwell.
P305+351+338 IF IN EYES: Rinse continuously with water for several minutes. Remove contact lenses if present and easy to do - continue rinsing.
P308+313 IF exposed or concerned: Get medical advice / attention.
P314 Get Medical advice / attention if you feel unwell.
P321 Specific treatment (see information on this label).
P333+313 If skin irritation or a rash occurs: Get medical advice / attention.
P337+313 If eye irritation persists: Get medical advice / attention.
P340 Remove victim to fresh air and keep at rest in a position comfortable for breathing.
P341 If breathing is difficult, remove victim to fresh air and keep at rest in a position comfortable for breathing.
P342+311 If experiencing respiratory symptoms: Call a POISON CENTER or doctor / physician.
P362 Take off contaminated clothing and wash before reuse.
P363 Wash contaminated clothing before reuse.
P370+378 In case of fire: Use extinguishing media listed in section 5 of SDS for extinction.

Safety Data Sheet

NORDOT® Adhesive/Prepolymer #34N-2

SDS Revision Date: 01/01/2019

[Storage]:

P403+233 Store in a well ventilated place. Keep container tightly closed.

P405 Store locked up.

[Disposal]:

P501 Dispose of contents / container in accordance with local / national regulations.

3. Composition/information on ingredients

This product contains the following substances that present a hazard within the meaning of the relevant State and Federal Hazardous Substances regulations.

Ingredient/Chemical Designations	Weight %	GHS Classification	Notes
Butanone CAS Number: 0000078-93-3	33 – 36	Flam. Liq. 2; H225 Eye Irrit. 2; H319 STOT SE 3; H336	[1][2]
Diphenylmethanediisocyanate CAS Number: 0000101-68-8	< 3	Carc. 2; H351 Acute tox. 4; H332 STOT RE 2; H373 Eye Irrit. 2; H319 STOT SE 3; H335 Skin Irrit. 2; H315 Resp. Sens. 1; H334 Skin Sens. 1; H317	[1][2]

[1] Substance classified with a health or environmental hazard.

[2] Substance with a workplace exposure limit.

[3] PBT-substance or vPvB-substance.

*The full texts of the phrases are shown in Section 16.

4. First aid measures

4.1. Description of first aid measures**General**

In all cases of doubt, or when symptoms persist, seek medical attention.
Never give anything by mouth to an unconscious person.

Inhalation

Remove to fresh air, keep patient warm and at rest. If breathing is irregular or stopped, give artificial respiration. If unconscious place in the recovery position and obtain immediate medical attention. Give nothing by mouth.

Eyes

Irrigate copiously with clean water for at least 15 minutes, holding the eyelids apart and seek medical attention.

Skin

Remove contaminated clothing. Wash skin thoroughly with soap and water or use a recognized skin cleanser.

Ingestion

If swallowed obtain immediate medical attention. Keep at rest. Do NOT induce vomiting.

Safety Data Sheet
NORDOT® Adhesive/Prepolymer #34N-2
SDS Revision Date: 01/01/2019

4.2. Most important symptoms and effects, both acute and delayed**Overview**

Acute: Causes irritation to eyes, respiratory tract and skin.

Chronic: May cause serious and possibly irreversible pulmonary injury.

Possible cancer hazard. Contains an ingredient which may cause cancer based on animal data (See Section 3 and Section 15 for each ingredient). Risk of cancer depends on duration and level of exposure.

Exposure to solvent vapor concentrations from the component solvents in excess of the stated occupational exposure limits may result in adverse health effects such as mucous membrane and respiratory system irritation and adverse effects on the kidneys, liver and central nervous system. Symptoms include headache, nausea, dizziness, fatigue, muscular weakness, drowsiness and in extreme cases, loss of consciousness.

Repeated or prolonged contact with the preparation may cause removal of natural fat from the skin resulting in dryness, irritation and possible non-allergic contact dermatitis. Solvents may also be absorbed through the skin. Splashes of liquid in the eyes may cause irritation and soreness with possible reversible damage. See section 2 for further details.

Inhalation

May cause drowsiness or dizziness. May cause allergy or asthma symptoms of breathing difficulties if inhaled.

Eyes

Causes serious eye irritation.

Skin

May cause an allergic skin reaction. Causes skin irritation.

5. Fire-fighting measures

5.1. Extinguishing media

Recommended extinguishing media; alcohol resistant foam, CO₂, powder. Avoid contact with water.

5.2. Special hazards arising from the substance or mixture

Hazardous decomposition: By fire: CO₂, CO, Oxides of Nitrogen

Keep away from heat / sparks / open flames / hot surfaces - No smoking.

Keep cool.

Ground / bond container and receiving equipment.

Use explosion-proof electrical / ventilating / light / equipment.

Use only non-sparking tools.

Take precautionary measures against static discharge.

Avoid breathing dust / fume / gas / mist / vapors / spray.

5.3. Advice for fire-fighters

Self-contained breathing apparatus. Avoid contact with water.

ERG Guide No.

6. Accidental release measures

6.1. Personal precautions, protective equipment and emergency procedures

Put on appropriate personal protective equipment (see section 8).

6.2. Environmental precautions

Do not allow spills to enter drains or waterways.

Safety Data Sheet

NORDOT® Adhesive/Prepolymer #34N-2

SDS Revision Date: 01/01/2019

Use good personal hygiene practices. Wash hands before eating, drinking, smoking or using toilet. Promptly remove soiled clothing and wash thoroughly before reuse.

6.3. Methods and material for containment and cleaning up

Avoid open flames or sparks. Provide adequate ventilation. Absorb with sweeping/cleaning compound.

Follow practice for disposal of flammable organic solvent and be in accordance with Federal, State and Local regulations regarding environmental control.

7. Handling and storage

7.1. Precautions for safe handling

Avoid open flames, sparks, static electricity or other sources of ignition. When spraying, use respiratory protection approved for organic vapors, isocyanates and solvents. The TLV for airborne isocyanates is 0.005 ppm. Be vigilant about no smoking, grounding equipment to avoid static electricity, plus avoid other possible sources of ignition.

See section 2 for further details. - [Prevention]:

7.2. Conditions for safe storage, including any incompatibilities

Handle containers carefully to prevent damage and spillage.

Persons with a history of asthma, allergies, chronic or recurrent respiratory disease should not be employed in any process in which this preparation is used.

Examination of lung function should be carried out on a regular basis on persons applying this preparation.

Incompatible materials: Avoid contact with water.

Do not store containers in direct sunlight, hot "desert like" or other high heat conditions as the increase in internal pressure from heat may cause the containers to rupture and/or explode. Provide adequate ventilation.

See section 2 for further details. - [Storage]:

7.3. Specific end use(s)

No data available.

8. Exposure controls and personal protection

8.1. Control parameters

Exposure

CAS No.	Ingredient	Source	Value
0000078-93-3	Butanone	OSHA	TWA 200 ppm (590 mg/m ³)
		ACGIH	TWA: 50 ppm STEL: 100 ppm
		NIOSH	TWA 200 ppm (590 mg/m ³) ST 300 ppm (885 mg/m ³)
		Supplier	No Established Limit
0000101-68-8	Diphenylmethanediisocyanate	OSHA	C 0.2 mg/m ³ (0.02 ppm)
		ACGIH	TWA: 0.005 ppm Ceiling: 0.01 ppmSkin, S
		NIOSH	TWA 0.05 mg/m ³ (0.005 ppm) C 0.2 mg/m ³ (0.020 ppm) [10-minute]
		Supplier	No Established Limit

Safety Data Sheet

NORDOT® Adhesive/Prepolymer #34N-2

SDS Revision Date: 01/01/2019

Carcinogen Data

CAS No.	Ingredient	Source	Value
0000078-93-3	Butanone	OSHA	Select Carcinogen: No
		NTP	Known: No; Suspected: No
		IARC	Group 1: No; Group 2a: No; Group 2b: No; Group 3: No; Group 4: No;
0000101-68-8	Diphenylmethanediisocyanate	OSHA	Select Carcinogen: No
		NTP	Known: No; Suspected: No
		IARC	Group 1: No; Group 2a: No; Group 2b: No; Group 3: Yes; Group 4: No;

8.2. Exposure controls

Respiratory	Approved for organic vapors, isocyanates and solvents.
Eyes	Chemical safety goggles
Skin	Wear overalls to keep skin contact to a minimum. Chemically resistant rubber or plastic
Engineering Controls	Provide adequate ventilation. Where reasonably practicable this should be achieved by the use of local exhaust ventilation and good general extraction. If these are not sufficient to maintain concentrations of particulates and any vapor below occupational exposure limits suitable respiratory protection must be worn.

Other Work Practices Use good personal hygiene practices. Wash hands before eating, drinking, smoking or using toilet. Promptly remove soiled clothing and wash thoroughly before reuse.

See section 2 for further details. - [Prevention]:

9. Physical and chemical properties

Appearance	Hazy, amber Liquid
Odor	Solvent odor
Odor threshold	Not Measured
pH	Not Measured
Melting point / freezing point	Not Measured
Initial boiling point and boiling range	Not Measured
Flash Point	21°F Tag Open Cup
Evaporation rate (Ether = 1)	Slower than ether
Flammability (solid, gas)	Not Applicable
Upper/lower flammability or explosive limits	Lower Explosive Limit: Not Measured Upper Explosive Limit: Not Measured
Vapor pressure (Pa)	Not Measured
Vapor Density	Heavier than air
Specific Gravity	0.99
Solubility in Water	Insoluble
Partition coefficient n-octanol/water (log Pow)	Not Measured

Safety Data Sheet

NORDOT® Adhesive/Prepolymer #34N-2

SDS Revision Date: 01/01/2019

Auto-ignition temperature	Not Measured
Decomposition temperature	Not Measured
Viscosity (cSt)	Not Measured
VOC Content (theoretical)	346 g/l
% Non-Volatile	64 - 67%

9.2. Other information

No other relevant information.

10. Stability and reactivity

10.1. Reactivity

Hazardous Polymerization will not occur.

10.2. Chemical stability

Stable under normal circumstances.

10.3. Possibility of hazardous reactions

No data available.

10.4. Conditions to avoid

Contact with moisture and other materials which react with isocyanates.

10.5. Incompatible materials

Avoid contact with water.

10.6. Hazardous decomposition products

By fire: CO₂, CO, Oxides of Nitrogen

11. Toxicological information

Acute toxicity

Exposure to solvent vapor concentrations from the component solvents in excess of the stated occupational exposure limits may result in adverse health effects such as mucous membrane and respiratory system irritation and adverse effects on the kidneys, liver and central nervous system. Symptoms include headache, nausea, dizziness, fatigue, muscular weakness, drowsiness and in extreme cases, loss of consciousness.

Repeated or prolonged contact with the preparation may cause removal of natural fat from the skin resulting in dryness, irritation and possible non-allergic contact dermatitis. Solvents may also be absorbed through the skin. Splashes of liquid in the eyes may cause irritation and soreness with possible reversible damage.

Ingredient	Oral LD50, mg/kg	Skin LD50, mg/kg	Inhalation Vapor LD50, mg/L/4hr	Inhalation Dust/Mist LD50, mg/L/4hr	Inhalation Gas LD50, ppm
Butanone - (78-93-3)	2,737.00, Rat - Category: 5	6,480.00, Rabbit - Category: NA	32.00, Mouse - Category: NA	No data available	No data available
Diphenylmethanediisocyanate - (101-68-8)	4,700.00, Rat - Category: 5	No data available	No data available	No data available	No data available

Note: When no route specific LD50 data is available for an acute toxin, the converted acute toxicity point estimate was used in the calculation of the product's ATE (Acute Toxicity Estimate).

Safety Data Sheet
NORDOT® Adhesive/Prepolymer #34N-2
SDS Revision Date: 01/01/2019

Classification	Category	Hazard Description
Acute toxicity (oral)	---	Not Applicable
Acute toxicity (dermal)	---	Not Applicable
Acute toxicity (inhalation)	---	Not Applicable
Skin corrosion/irritation	2	Causes skin irritation.
Serious eye damage/irritation	2	Causes serious eye irritation.
Respiratory sensitization	1	May cause allergy or asthma symptoms of breathing difficulties if inhaled.
Skin sensitization	1	May cause an allergic skin reaction.
Germ cell mutagenicity	---	Not Applicable
Carcinogenicity	2	Suspected of causing cancer.
STOT-single exposure	3	May cause drowsiness or dizziness.
STOT-repeated exposure	2	May cause damage to organs through prolonged or repeated exposure.
Aspiration hazard	---	Not Applicable

12. Ecological information

12.1. Toxicity

The preparation has been assessed following the conventional method of the Dangerous Preparations Directive 1999/45/EC and GHS and is not classified as dangerous for the environment, but contains substance(s) dangerous for the environment. See section 3 for details

Aquatic Ecotoxicity

Ingredient	96 hr LC50 fish, mg/l	48 hr EC50 crustacea, mg/l	ErC50 algae, mg/l
Butanone - (78-93-3)	400.00, Cyprinodon variegatus	520.00, Daphnia magna	500.00 (96 hr), Skeletonema costatum
Diphenylmethanediisocyanate - (101-68-8)	Not Available	129.70, Daphnia magna	Not Available

12.2. Persistence and degradability

There is no data available on the preparation itself.

12.3. Bioaccumulative potential

Not Measured

12.4. Mobility in soil

No data available.

12.5. Results of PBT and vPvB assessment

This product contains no PBT/vPvB chemicals.

12.6. Other adverse effects

No data available.

Safety Data Sheet

NORDOT® Adhesive/Prepolymer #34N-2

SDS Revision Date: 01/01/2019

13. Disposal considerations

13.1. Waste treatment methods

Observe all federal, state and local regulations when disposing of this substance.

14. Transport information

1. Carrier must be hazmat certified.
2. Packaging: five-gallon pail.
3. Gross weight: ~46.5 lbs.
4. Dimensions: ~12" diameter x 13" h.
5. This item is not stackable.
6. UN Number: 1133.
7. UN Packaging Group: II.

15. Regulatory information

Regulatory Overview The regulatory data in Section 15 is not intended to be all-inclusive, only selected regulations are represented.

Toxic Substance Control Act (TSCA) All components of this material are either listed or exempt from listing on the TSCA Inventory.

US EPA Tier II Hazards **Fire:** Yes
Sudden Release of Pressure: No
Reactive: No
Immediate (Acute): Yes
Delayed (Chronic): Yes

EPCRA 311/312 Chemicals and RQs (lbs):

Butanone (5,000.00)
Diphenylmethanediisocyanate (5,000.00)

EPCRA 302 Extremely Hazardous:

To the best of our knowledge, there are no chemicals at levels which require reporting under this statute.

EPCRA 313 Toxic Chemicals:

Diphenylmethanediisocyanate

Proposition 65 - Carcinogens (>0.0%):

To the best of our knowledge, there are no chemicals at levels which require reporting under this statute.

Proposition 65 - Developmental Toxins (>0.0%):

To the best of our knowledge, there are no chemicals at levels which require reporting under this statute.

Proposition 65 - Female Repro Toxins (>0.0%):

To the best of our knowledge, there are no chemicals at levels which require reporting under this statute.

Proposition 65 - Male Repro Toxins (>0.0%):

To the best of our knowledge, there are no chemicals at levels which require reporting under this statute.

New Jersey RTK Substances (>1%):

Butanone
Diphenylmethanediisocyanate

Safety Data Sheet
NORDOT® Adhesive/Prepolymer #34N-2
SDS Revision Date: 01/01/2019

Pennsylvania RTK Substances (>1%):

Butanone

Diphenylmethanediisocyanate

16. Other information

The information and recommendations contained herein are based upon data believed to be correct. However, no guarantee or warranty of any kind, expressed or implied, is made with respect to the information contained herein. We accept no responsibility and disclaim all liability for any harmful effects which may be caused by exposure to our products. Customers/users of this product must comply with all applicable health and safety laws, regulations, and orders.

The full text of the phrases appearing in section 3 is:

H225 Highly flammable liquid and vapor.

H315 Causes skin irritation.

H317 May cause an allergic skin reaction.

H319 Causes serious eye irritation.

H332 Harmful if inhaled.

H334 May cause allergic or asthmatic symptoms or breathing difficulties if inhaled.

H335 May cause respiratory irritation.

H336 May cause drowsiness and dizziness.

H351 Suspected of causing cancer.

H373 May cause damage to organs through prolonged or repeated exposure.

This is the first version in the GHS SDS format. Listings of changes from previous versions in other formats are not applicable.

The information in this document is believed to be correct as of the date issued. However, no warranty of merchantability, fitness for any particular purpose, or any other warranty is expressed or is to be implied regarding the accuracy or completeness of this information, the results to be obtained from the use of this product or information, the safety of this product, or the hazards related to its use. The information and product are furnished on the condition that the person receiving them shall make their own determination as to the suitability of the product for their particular purpose and on the condition that they assume the risk of their use thereof.

End of Document



SYNLAWN®

CERTIFICATION OF SAFETY



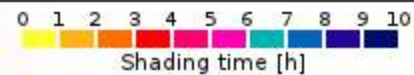
What does 100% Safe mean? It means that SYNLawn guarantees that every product made meets EPA, Consumer Product Safety Commission, Prop 65 and all California requirement and have been tested to ensure they uphold the highest standards in the synthetic grass industry.

100% Safe – for kids, for pets, for the environment. Made in the USA. 100% recyclable.



ATTACHMENT C

AREA TO RECEIVE
SYNTHETIC TURF



C - 27



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher R. Conklin
Director

June 01, 2020

Ms. Grace Bogdan, Planner Coordinator
Area 1 Planning Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

RE: Project Plan No. 91998005C
Downtown Silver Spring

REVISED LETTER

Dear Ms. Bogdan:

This letter **supersedes** the previous letter dated March 20, 2020. We have completed our review of the project plan amendment uploaded on eplans on January 13, 2020. We recommend approval of the plan subject to the following comments:

All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to the Department of Permitting Services (DPS) in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.

Significant Plan Review Comments

The following comments will be conditions of the certified of site plan:

1. With respect to the unabandoned portion of Ellsworth Drive in front of City Place (closer to Fenton Street intersection).
 - a) No clearing and grading or construction of improvements shall be permitted until the right of way is abandoned by the Montgomery County Council.

Office of the Director

101 Monroe Street 10th Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX

www.montgomerycountymd.gov

Located one block west of the Rockville Metro Station

Ms. Grace Bogdan
 Project Plan No. 91998005C
 June 01, 2020
 Page 2

- b) The applicant and the County need to agree to an amendment of the Ground Lease governing the portion of Ellsworth abandoned under Resolution 13-1429 to include this portion after it is abandoned.
 - c) The applicant enters into any other agreements with Montgomery County, and obtains all required permits to allow the construction of the proposed improvements in Ellsworth Drive closer to Fenton Street and in front of City Place (existing right-of-way portion).
2. With respect to the portion of Ellsworth that was abandoned under Resolution 13-1429:
- a) The applicant needs to file an abandonment application for a partial abandonment of the Public Access Easement (recorded in Book 21768 at Page 658) to limit vehicular access over Ellsworth to (i) ingress to and egress from the public garage at the intersection of Ellsworth Drive and Georgia Avenue and (ii) emergency vehicular access.
 - b) The partial abandonment must be approved by the Montgomery County Council.
 - c) The applicant and the County need to agree to an amendment of the Ground Lease.
 - d) The applicant needs to enter into any other agreements with the County and obtains all required permits to allow the construction of the proposed improvements in Ellsworth Drive with respect to the portion of Ellsworth that was abandoned under Resolution 13-1429.
 - e) Ingress and egress via Ellsworth Drive to the public garage at the corner of Ellsworth and Georgia must be provided 24 hours/day, 7 days/week, 365 days/year.
3. We defer to DPS or other approving agency for the installation of synthetic turf on top of existing roadway pavement.
4. We defer to DPS for any additional comments related to Site Plan Amendment (#81999002M)

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Mr. Deepak Somarajan, our Development Review Engineer for this project at deepak.somarajan@montgomerycountymd.gov or at (240) 777-7170.

Sincerely,

Deepak Somarajan

Deepak Somarajan, Engineer III
 Development Review Team
 Office to Transportation Policy

Ms. Grace Bogdan
Project Plan No. 91998005C
June 01, 2020
Page 3

SharePoint\teams\DOT\Director's Office\Development Review\Deepak\Project Plan\Downtown Silver Spring\Letter\ 91998005C-Downtown Silver Spring-DOT Project Plan Revised Letter

cc: Letters notebook

cc-e: Todd Langford	Peterson Companies
Paul Weinschenk	Peterson Companies
Ian Duke	VIKA Inc.
Barbara Sears	Miles & Stockbridge
Atiq Panjshiri	MCDPS RWPR
Sam Farhadi	MCDPS RWPR
Cliff Royalty	MC OCA
Gaul, Vickie	MC OCA
Eric Willis	MC DTE
Katie Mencarini	MNCPPC
Matthew Folden	MNCPPC
Chris Conklin	MCDOT Director
Rebecca Torma	MCDOT OTP
Deepak Somarajan	MCDOT OTP



ENGINEERING PLANNING LANDSCAPE ARCHITECTURE SURVEYING/GEOMATICS

Date: October 28, 2019

To: Mr. Mark Etheridge
Via: Email
Re: Downtown Silver Spring – 81999002M

Dear Mr. Etheridge

VIKA Maryland, LLC (VIKA) is seeking Montgomery County Department of Permitting Services (MCDPS) to grant an exemption of stormwater management requirements for this site because less than 5,000 square feet of land will be disturbed under this project. The site is exempt under Article II, 19-31(c).

The project is for maintenance and reconfiguration of existing impervious vehicular and pedestrian areas within public and private areas. The Applicant will replace the existing hardscape and pavers with newer materials and adding benches and tables; remove a wall at the corner of Colesville Road and Georgia Avenue; demolish the plaza elevator and move it within the building; and, demolish the plaza staircase and reconstruct it within a smaller footprint. There will be no increase to the impervious area.

M-NCPPC staff is requesting tangible proof for their staff report that DPS agrees this project is exempt from the SWM requirements. A Site Plan Amendment and a Project Plan Amendment are in intake review and waiting for this exemption notice.

Simply by signing this letter, MCDPS is acknowledging that this project is exempt from stormwater management requirements because the disturbance to the site is less than 5,000 square feet and is not associated with the construction of a new commercial building.

Sincerely,

Jeffrey B. Amateau, P.E.
Senior Associate

If this language dated October 28, 2019 is acceptable, please signify your acceptance by signing in the space provided and returning a copy to our office so that we may furnish it to MNCPPC for their records.

Mark C. Etheridge, Manager
Montgomery County Department of Permitting Services – Water Resources Section

Z:\50000-50500\50378\DOCUMENTS\ENGINEERING\SEC & SWM\CSWM\50378A exemption letter.docx

VIKA Maryland, LLC

20251 Century Boulevard, Suite 400 Germantown, Maryland 20874 301.916.4100 Fax 301.916.2262
Tysons, VA Germantown, MD Washington, DC
www.vika.com



Department of Permitting Services
Fire Department Access and Water Supply Comments

DATE: 26-May-20
TO: Jeff Amateau
 VIKA, Inc
FROM: Marie LaBaw
RE: Downtown Silver Spring - Ellsworth Drive
 81999002M

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **22-May-20**. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

***** See Statement of Performance Based Design and Statement of Operations: applicant is attempting to create festival space out of existing public right of way.**

Any method of access control not described in the attached Statement of Performance Based Design and the Statement of Operations shall be reviewed and approved by DPS Section of Fire Department Access & Water Supply prior to implementation.

All fire department vehicular access surfaces and subgrades shall meet minimum MCDOT tertiary road load bearing capacity.

No existing hydrants shall be removed or relocated as part of this approval. **



May 13, 2020

VIA DIGITAL DELIVERY

Ms. Marie LaBaw PhD, PE
Fire Department Access and Water Supply
Department of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville, MD 20850

**Re: Downtown Silver Spring
Performance Based Review
Site Plan #81999002M
VIKA PROJECT #VM50378A**

FIRE CODE ENFORCEMENT

Fire Department Access Review

Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation

BY: SML* FM: 43 DATE: 5/26/2020

Dear Marie:

On behalf of our client, Peterson Companies, the developer of the proposed site improvements within the Downtown Silver Spring Plaza, we are requesting the review and approval of a performance-based design for Site Plan # 81999002M.

In order to meet the prescriptive code requirements for this project, we have provided an access lane onto the site from Georgia Avenue & Fenton Street. The delineated fire access lane will meet the structural requirements for the 85,000 lbs. as Ellsworth Road was built to a public Standard originally, and the inherent road section/base will remain unchanged. As for access to the portions of the access lane within the abandoned Ellsworth Drive ROW, the area will be accessible to fire trucks via a mountable curb (MC-104.1).

In the center of the plaza area there is a proposed movable stage. The stage is comprised of multiple bench seating pieces when separated, but all connect into a singular piece to become a 'stage'. This stage will be constructed on fixed rails that will allow the stage piece(s) to shift along the designed pathway. However, at the stage's maximum extent, it will ensure the fire access travel lane is no less than 12' along Ellsworth Drive.

In addition to the proposed mountable curb, the developer is also proposing a layer of vehicular-rated artificial turf to be affixed to the existing asphalt within a portion of the abandoned Ellsworth Drive. This material will be securely adhered to the existing asphalt drive and is not to contain any infill material. As such, the artificial turf installation will not impede emergency vehicular access. In the event of a snowstorm or other weather phenomena that could impact fire access to and around the property, the developer has contracted with a snow removal company to ensure prompt removal. Snow removal from the surfaces of the artificial turf will consist of using a mechanical plow with an appropriate edge and/or hand brooms to ensure complete removal.

We hope that this letter and the Fire Access Plan are acceptable for your approval. Please contact me with any questions or if you need additional information

VIKA Maryland, LLC

20251 Century Boulevard, Suite 400 Germantown, Maryland 20874 301.916.4100 Fax 301.916.2262
Tysons, VA Germantown, MD Washington, DC

www.vika.com

May 22, 2020

VIA DIGITAL DELIVERY

Ms. Marie LaBaw PhD, PE
Fire Department Access and Water Supply
Department of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville, MD 20850

Re: **Downtown Silver Spring
Maintenance Agreement
Site Plan #81999002M
VIKA PROJECT #VM50378A**

FIRE CODE ENFORCEMENT

Fire Department Access Review

Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation

BY: SML* FM: 43 DATE: 5/26/2020

Dear Marie:

With regard to the proposed site improvements within the Downtown Silver Spring Plaza, we are providing the following long-term maintenance agreement for Site Plan # 81999002M.

Long-term Maintenance Agreement

When the forecast is calling for ice/snow conditions the following procedures are followed:

1. Perform pretreatment when rain/snow conditions are forecasted, and the temperature falls below freezing.
2. Snow removal is implemented once snow accumulation is greater than 2".
3. Will maintain at least a 20' wide clearance on the street between the curbs when snowfall accumulates greater than 2".
4. Different manufacturer approved equipment is used for each surface type. (Sidewalks, asphalt, turf, etc.)
5. Per the submitted plan, the stage is designed to be mobile on a fixed track system. The track system limits the movement of the stage in order to always maintain a life safety access route upon Ellsworth, between Fenton and Wayne, regardless of the configuration of the stage.
6. Future changes to this agreement will be brought to DPS before implementation.

Sincerely,


Paul Weinschenk
President, Retail

CC: K. Price, Peterson Cos.
D. Figueroa, Peterson Cos.
I. Duke, VIKa
B. Sears, Esq., Miles & Stockbridge

OCULUS

DATE: APRIL 17, 2020

PROJECT: DOWNTOWN SILVER SPRING

TO: ATIQ PANJSHIRI (MONTGOMERY COUNTY) ATIQ.PANJSHIRI@MONTGOMERYCOUNTY.GOV

FROM: BRIAN C. FLYNN (OCULUS)

SUBMITTAL NO: SYNTHETIC TURF ON ELLSWORTH DRIVE

CC: PAUL WEINSCHENK (PETERSON), BRYANT FOULGER (FOULGER-PRATT), DON HOOVER (OCULUS)

RESPONSE:

1. Product Specification:
 - a. The material specified is Syntipede243 from SynLawn with a 1" pile height;
 - b. The blades are polyethylene with an Enviroloc backing – including a "Super Yarn" offering anti-microbial, anti-static, and HeatBlock technology;
 - c. The backing is 15 / 18 PP 1-Part / 20 oz. Enviroloc – a durable two-part woven Polypropylene backing fabric constructed to lock in the tuft fibers. The backing fabric and stitched fibers receive a thick layer of a biobased Enviroloc coating created with polymers from sustainable resources, including soybean oil.
2. Flammability
 - a. Based on the manufacturer's published literature, the specified material has passed flammability testing according to D2859 "Standard Test Method for Ignition Characteristics of Finished Textile Floor Covering Materials"; This test method determines the flammability of finished textile floor covering materials when exposed to an ignition source; The specified material has passed this test and, as such, is rated as "flame resistant" under laboratory conditions.
 - b. The material also passed testing according to ASTM E108-17 "Standard Test Methods for Fire Tests of Roof Coverings, Class A Spread of Flame Testing". The specified material is therefore a Class A roofing material, offering the highest rating for resistance to fire. This test was conducted by the Southwest Research Institute, a 3rd-party independent testing agency. This test method is used to measure and describe the properties of materials, products, or assemblies in response to heat and flame under controlled laboratory conditions. The results indicate that there was no lateral spread of the flame beyond the path directly exposed to the flame. The turf melted in the direct path of the flame, but did not catch fire. If a burner could not light the turf on fire, it is reasonable to assume that cigarette would not as well.

3. Installation method

- a. We are proposing to install the turf by gluing it directly to the asphalt roadbed substrate (See the attached details). The glue will be applied continuously at the perimeter and in a pattern at the interior to ensure a good bond to the substrate. The edges of the drive at the concrete gutter will be milled to provide continuous drainage to the adjacent gutters. No infill will be used on the project.

4. Maintenance

- a. Since the turf will be attached directly to the roadbed, vehicles will be able to drive on the turf, but they will have to drive slowly. The only concern is for oil and/or other fluids leaking from the vehicle remaining on the turf. The attached maintenance guidelines discuss the procedures to remove stains from the turf emanating from vehicles and other potential sources of contamination.

5. Specified Adhesive

- a. The specified adhesive is SDS #34-2. The specification is attached.

6. Runoff

- a. We are unaware of any contamination coming from the specified turf. There is no infill specified, so the only materials are the fibers, backing, and glue. Every SynLawn product meets EPA, Consumer Product Safety Commission, and California Proposition 65, and other requirements.

7. Slippery when wet

- a. The manufacturer has not needed to test the turf for slip resistance in the past. We are currently investigating slip resistance testing with the manufacturer and will provide if we are able to obtain the test results.
- b. Similar material from the manufacturer is installed in public spaces throughout the country, including a similar installation at National Harbor in Maryland that has similar climate conditions. There has been no instance the manufacturer is aware of where a pedestrian slipped and fell on the synthetic turf.

8. Roadway Restoration

“What would it take to restore roadway to its current condition should the turf be removed in the future?”

Should the County decide to restore the area to a roadway in the future, the Applicant could simply pull up the turf. Because of the strength of the bond of the glue, some adhesive would remain attached to the asphalt roadway. The Applicant could surface mill the roadbed to eliminate any proud glue spots and repave and recoat the asphalt surface to have a fully functioning roadway. Because none of the drains along the turf area are being altered, drainage of the roadway would be as it is today.

9. Heat Build-up

“Synthetic turf is approximately 20 degrees hotter than Natural Grass, but not sure how much hotter than asphalt. Perhaps 10 degrees.”

This specified product contains built-in HeatBlock technology that minimizes rising temperatures by reflecting sunlight. The infrared reflective pigment embedded in the fibers of the turf help dissipate heat build-up, reduce thermal emissivity, and make this product as much as 20% cooler than similar artificial turf products.

In addition to the HeatBlock technology, the location of the existing roadway will help to minimize any heat build-up. The portion of Ellsworth Drive to receive the turf installation is a tree-covered and building-lined space. These factors will limit the amount of sun that reaches the surface of the turf. The attached heat map shows the amount of shading time resulting from the surrounding buildings for mid-summer (July 15). In addition, the tree coverage along Ellsworth Drive, not reflected in the calculation, will provide additional shading and further limit any potential heat build-up in the synthetic turf.

Table of Contents - Exhibits

1. Product Specification – 1: SYNLawn SYNTipede 243 ST243
2. Product Specification – 2: SY20027_SuperYarn
3. Installation Method: L0802 Details – Synthetic Turf
4. Maintenance: C&M Guide 2018
5. Specified Adhesive: SDS #34N-2 (2019-01-01)
6. Runoff: SYNLawn 100 percent safe certification
7. Heat Build-up: Ellsworth Drive – July 15 – Heat Map

Attachments - Exhibits

8. Flammability: ST243_E108 – Fire Rating

Exhibit 1: Product Specification - 1: SYNLawn SYNTipede 243 ST243

Exhibit 1: Product Specification - 2: SY20027_SuperYarn

Exhibit 3: Installation Method: L0802 Details - Synthetic Turf

Exhibit 4: Maintenance: C&M Guide 2018

Exhibit 5: Specified Adhesive: SDS #34N-2 (2019-01-01)

Exhibit 6: Runoff: SYNLawn 100 percent safe certification

Exhibit 7: Ellsworth Drive - July 15 - Heat Map



SYNLAWN®

Plant-Based Artificial Grass

ATTACHMENT D

PRODUCT SPECIFICATIONS



SYN Tipede 243

When performance matters, this turf delivers. With a low profile pile height and heavy-duty Super Yarn™ grass blades, this artificial grass provides strength and resiliency not commonly found in competitor turf varieties.

Grass Zone Yarn/Color	PE / Field Green / Apple
Grass Zone Denier	10,000 / 6
Thatch Zone Yarn/Color	PE / Field Green / Beige
Thatch Zone Denier	5,040 / 12
Grass Zone Yarn Shape	Omega
Finished Pile Height	1"
Finished Pile Weight	60 oz.
Backing	15 / 18 PP 2-Part / 20oz. EnviroLoc™
Tuft Gauge	3/8"
Total Weight	86 oz.
Tuft Bind	> 8 lbs.
Permeability	> 100 inches per / SY
Features	Sanitized®, EnviroLoc™, StatBlock™ Anti-Static, DualChill™ IR Reflective, Deluster, UV Stabilizers
Test Data	ASTM F1292, F1951, IPEMA Certified



Unmatched Lifetime Warranty



EnviroLoc™ Plant-Based Backing



Deluster and UV Protection



Class A Fire Rating



Foot Traffic



Softness



SUPER YARN™ TECHNOLOGY

Sanitized®
Antimicrobial

DualChill™
IR Reflective

StatBlock™
Anti-Static



Learn more at CADdetails.com

Not to scale. For illustration only.

RECOMMENDED USES



LANDSCAPE



PETS



PLAY



ROOFTOP



GOLF



SYNLAWN®
a sportgroup company



For ordering and questions, contact SYNLawn at 866-796-5296 or visit SYNLawn.com

Primary Yarn Polymer	Polyethylene	Primary Backing	15/18 PP 2-Part
Yarn Cross Section	Omega	Coating Type	20 oz. EnviroLoc™
Standard Color	Field Green / Apple	PE Yarn Denier / Ends	10,000 / 6
Fabric Construction	Tufted	Texturized Thatch Denier / Ends	5,040 / 12
Second Yarn Polymer Thatch	Polyethylene	Warranty Period	Limited Lifetime
Secondary Yarn Color	Field Green / Beige		

Finish Fabric	English System		ASTM Test
<i>Nominal Specification</i>	<i>Value</i>	<i>Units</i>	<i>Method</i>
Pile Height (Nominal)	1	inch	D-5823
Face Weight	60	oz/yd ²	D-5848
Total Fabric Weight	86	oz/yd ²	D-5848
Primary Backing Weight	6	oz/yd ²	D-5848
Secondary Coating Weight	20	oz/yd ²	D-5848
Tuft Bind	> 8	lbs.	D-1335
Grab Tear Strength (Average)	> 200	lbs.	D-5034
Total Yarn Linear Density	15,040	Denier	D-1577
Elongation to Break	> 30	%	D-2256
Yarn Breaking Strength	> 20	lbs.	D-5793
Machine Gauge	3/8	inches	D-5793
Flammability	Passed	-	D-2859
Water Permeability	344.31	in/hr	D-1551
Fabric Width	15	ft	-

Exhibit 1: Product Specification - 1: SYNLawn SYNTipede 243 ST243

Exhibit 1: Product Specification - 2: SY20027_SuperYarn

Exhibit 3: Installation Method: L0802 Details - Synthetic Turf

Exhibit 4: Maintenance: C&M Guide 2018

Exhibit 5: Specified Adhesive: SDS #34N-2 (2019-01-01)

Exhibit 6: Runoff: SYNLawn 100 percent safe certification

Exhibit 7: Ellsworth Drive - July 15 - Heat Map

SUPER YARN™

The Cleanest & **Safest Turf Available**



SUPER YARN™ TECHNOLOGY

-  **Sanitized®** Antimicrobial Technology
-  **DualChill™** IR Reflective Technology
-  **StatBlock™** Anti-Static Component



Super Yarn™ technology is a quantum leap in the advancement of synthetic turf products. Now in its fifth generation of artificial grass enhancements, SYNLawn's Super Yarn technology changes the landscape of the turf industry by binding three incredible features into one extruded grass yarn formulation. Bound at the molecular level, Super Yarn combines Sanitized® antimicrobial technology with DualChill™ IR reflective technology, and StatBlock™ anti-static technology to create the first of its kind artificial grass fiber.

- ▶ SYNLawn Super Yarn is the first fifth generation turf product produced and presented to the market.
- ▶ Super Yarn technology binds each additive to the molecular level of the fiber meaning that you cannot reach down and remove one element.
- ▶ SYNLawn is the only company in the industry to combine these three molecular components into a single yarn package.



100% RECYCLABLE



MADE IN
U. S. A.



For ordering and questions, contact SYNLawn at **866-796-5296** or visit **SYNLawn.com**



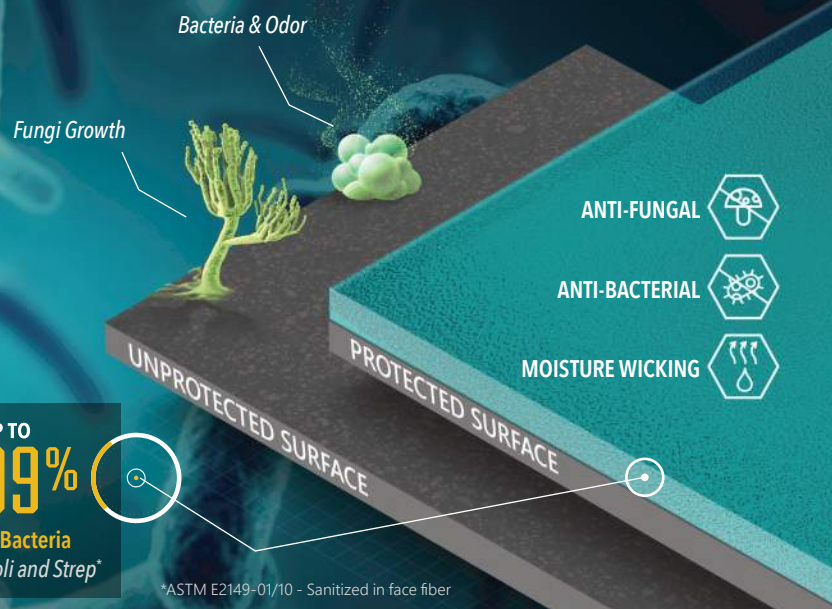
| **SYNLAWN®**

SANITIZED®

SILVER-BASED TECHNOLOGY



- Helps eliminate pet odors and provides long lasting protection against the formation of bacteria and algae.
- Works by eliminating bacterial growth and preventing the propagation of microbes on SYNlawn face fibers.
- Used for centuries, thus meaning the additive is very dependable and extremely safe.



DUALCHILL™

THERMAL SHIELD

- Infrared light is a detriment to turf. DualChill™ acts as a thermal shield ensuring IR is not absorbed into the fibers.
- DualChill's ability to act as a thermal shield strengthens the fibers allowing them to be more resilient and durable over long time periods.
- Test results done on the same fiber package, with and without DualChill™, shows that there is an average of a 42% increase in IR reflectivity.

STATBLOCK™

ANTI-STATIC COMPONENT

- New carbon-based anti-static ingredient molecularly bound into the face fiber that inhibits the buildup of static electricity.
- Anti-static components are used in the industry but SYNlawn brings the first DNA level addition.
- Testing shows up to a 17x reduction in static levels when StatBlock™ is introduced into the turf.

UP TO
17%
Reduction of Static Levels
when using Statblock™

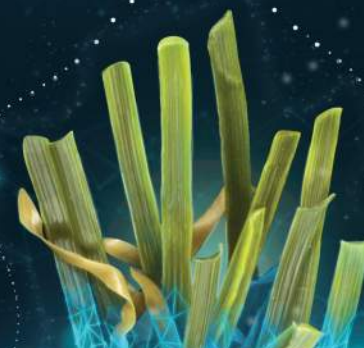


Exhibit 1: Product Specification - 1: SYNLawn SYNTipede 243 ST243

Exhibit 1: Product Specification - 2: SY20027_SuperYarn

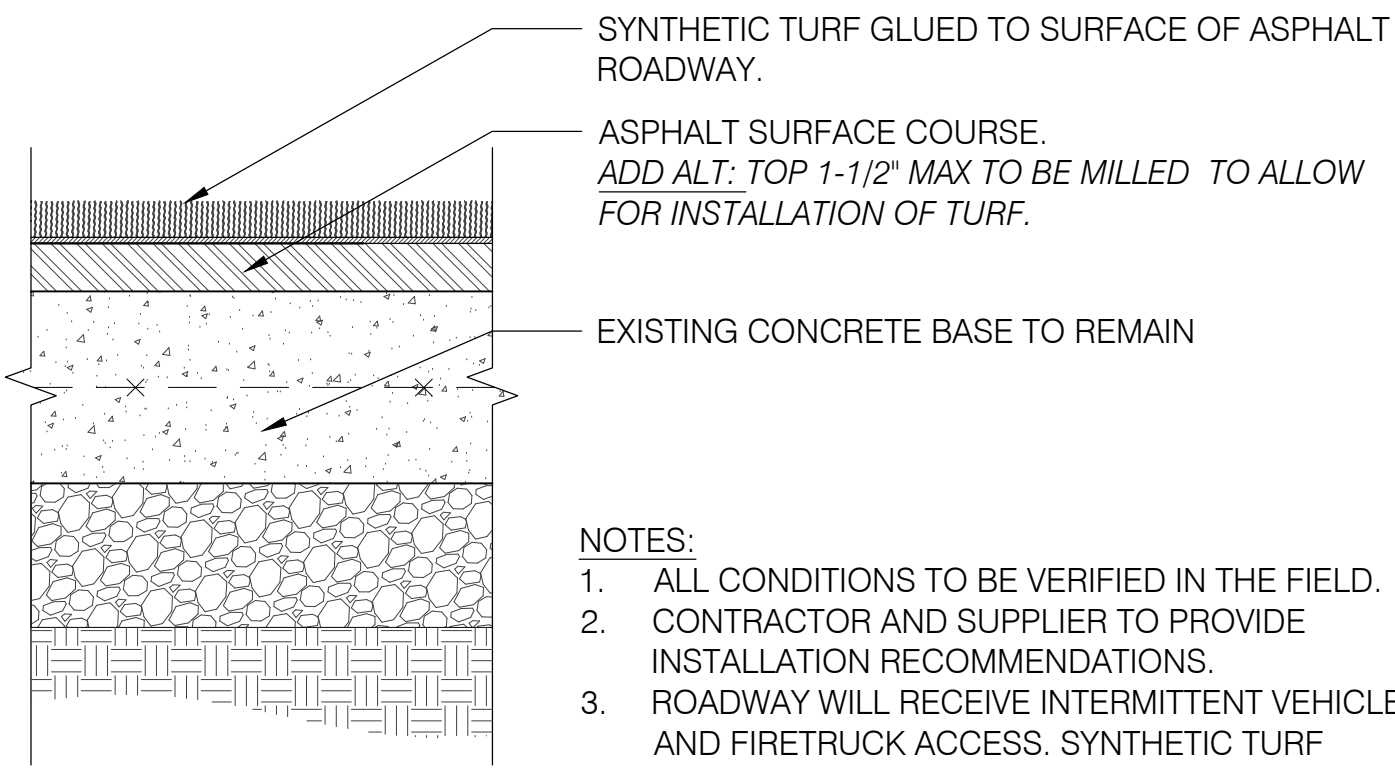
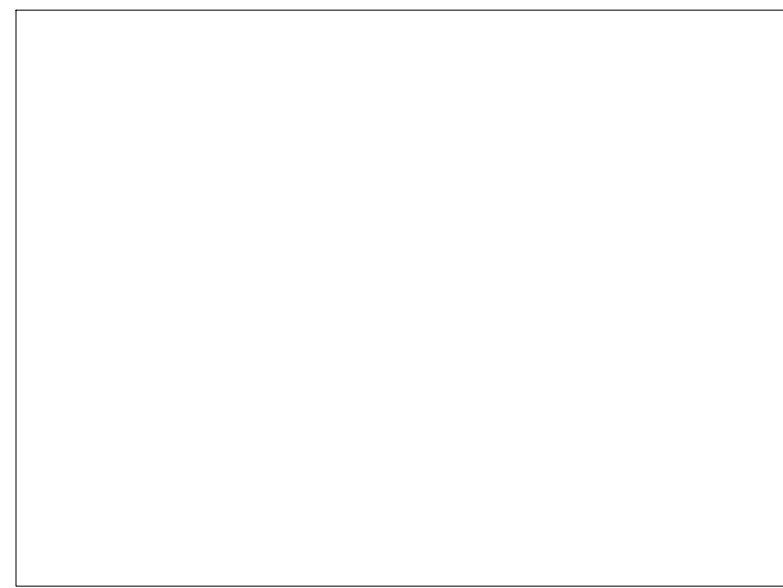
Exhibit 3: Installation Method: L0802 Details - Synthetic Turf

Exhibit 4: Maintenance: C&M Guide 2018

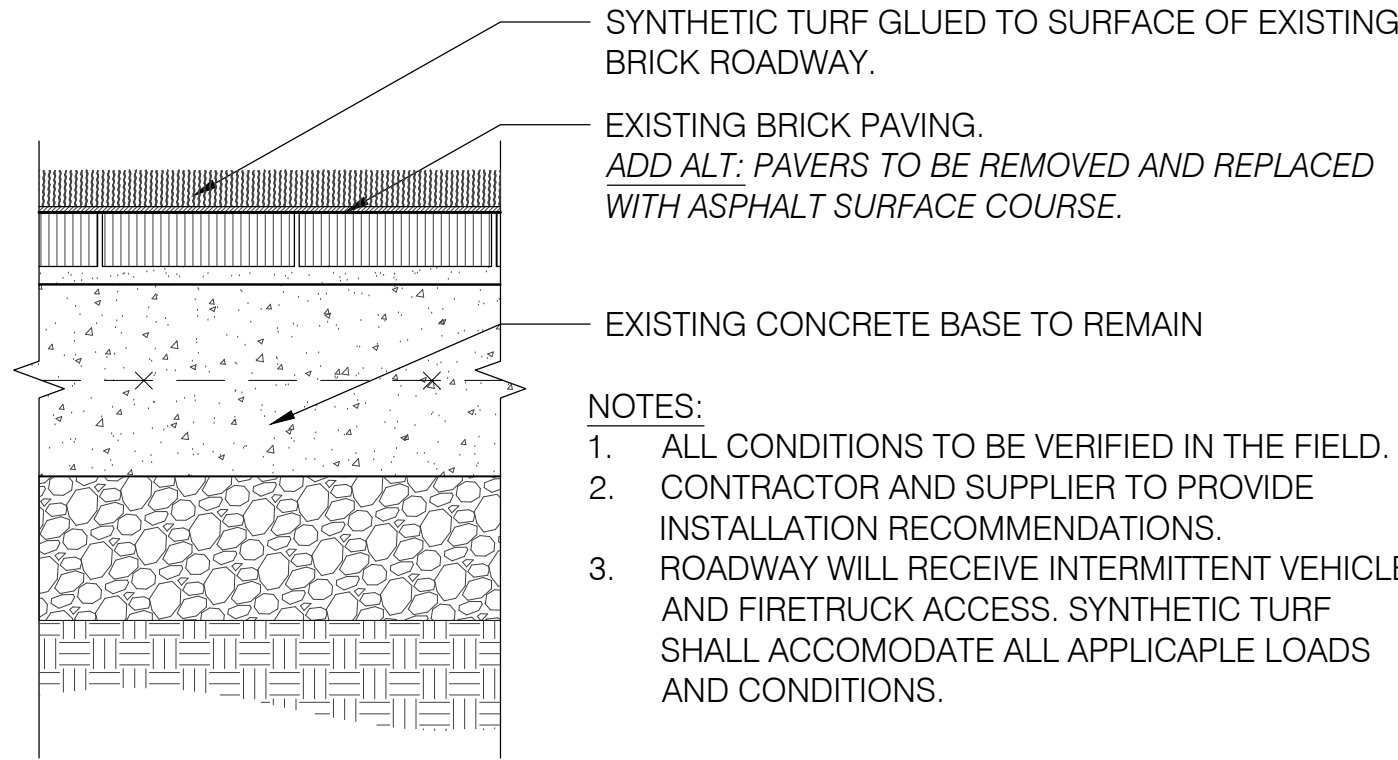
Exhibit 5: Specified Adhesive: SDS #34N-2 (2019-01-01)

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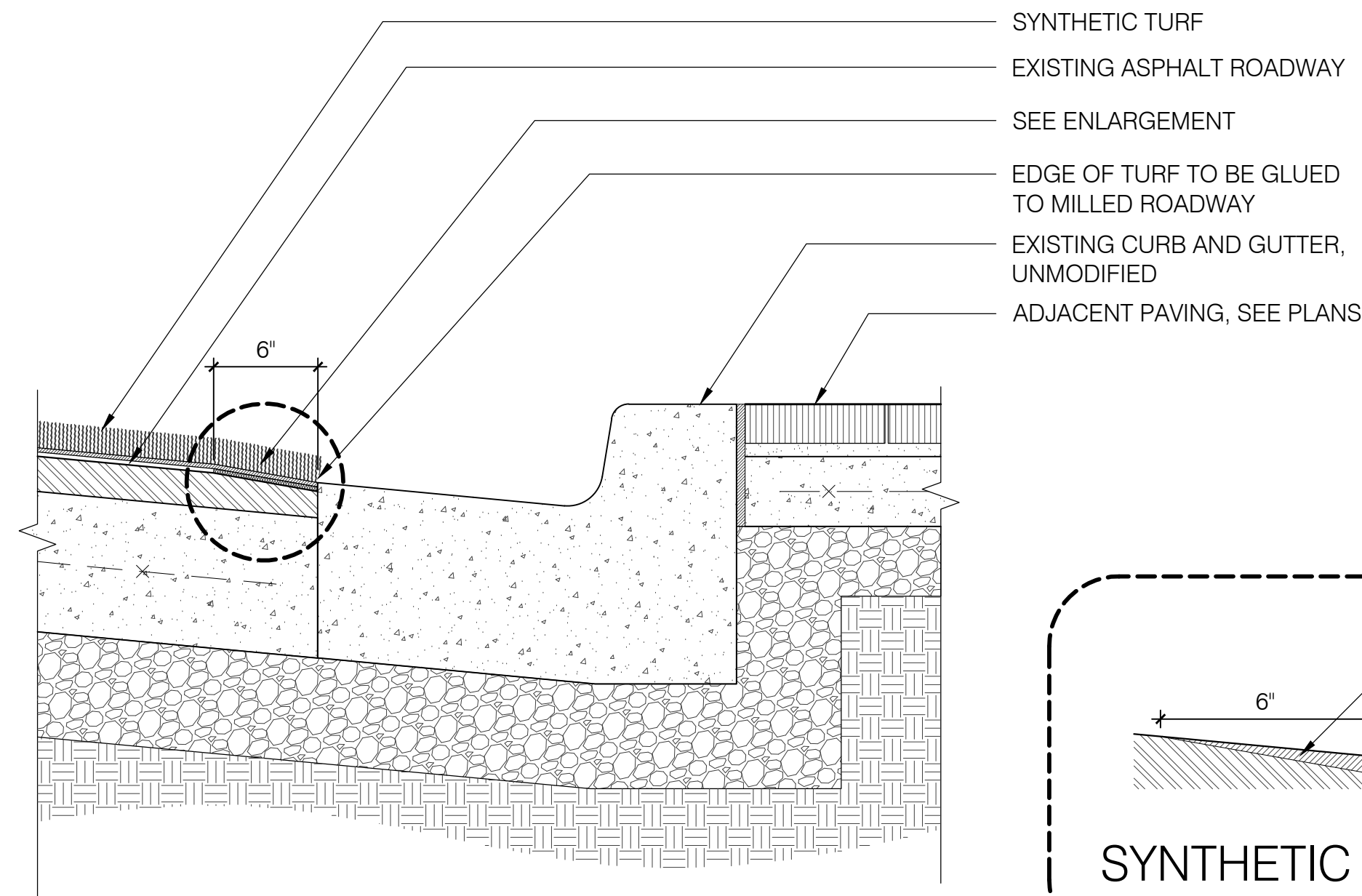
Exhibit 7: Ellsworth Drive - July 15 - Heat Map



- NOTES:
1. ALL CONDITIONS TO BE VERIFIED IN THE FIELD.
 2. CONTRACTOR AND SUPPLIER TO PROVIDE INSTALLATION RECOMMENDATIONS.
 3. ROADWAY WILL RECEIVE INTERMITTENT VEHICLE AND FIRETRUCK ACCESS. SYNTHETIC TURF SHALL ACCOMMODATE ALL APPLICABLE LOADS AND CONDITIONS.



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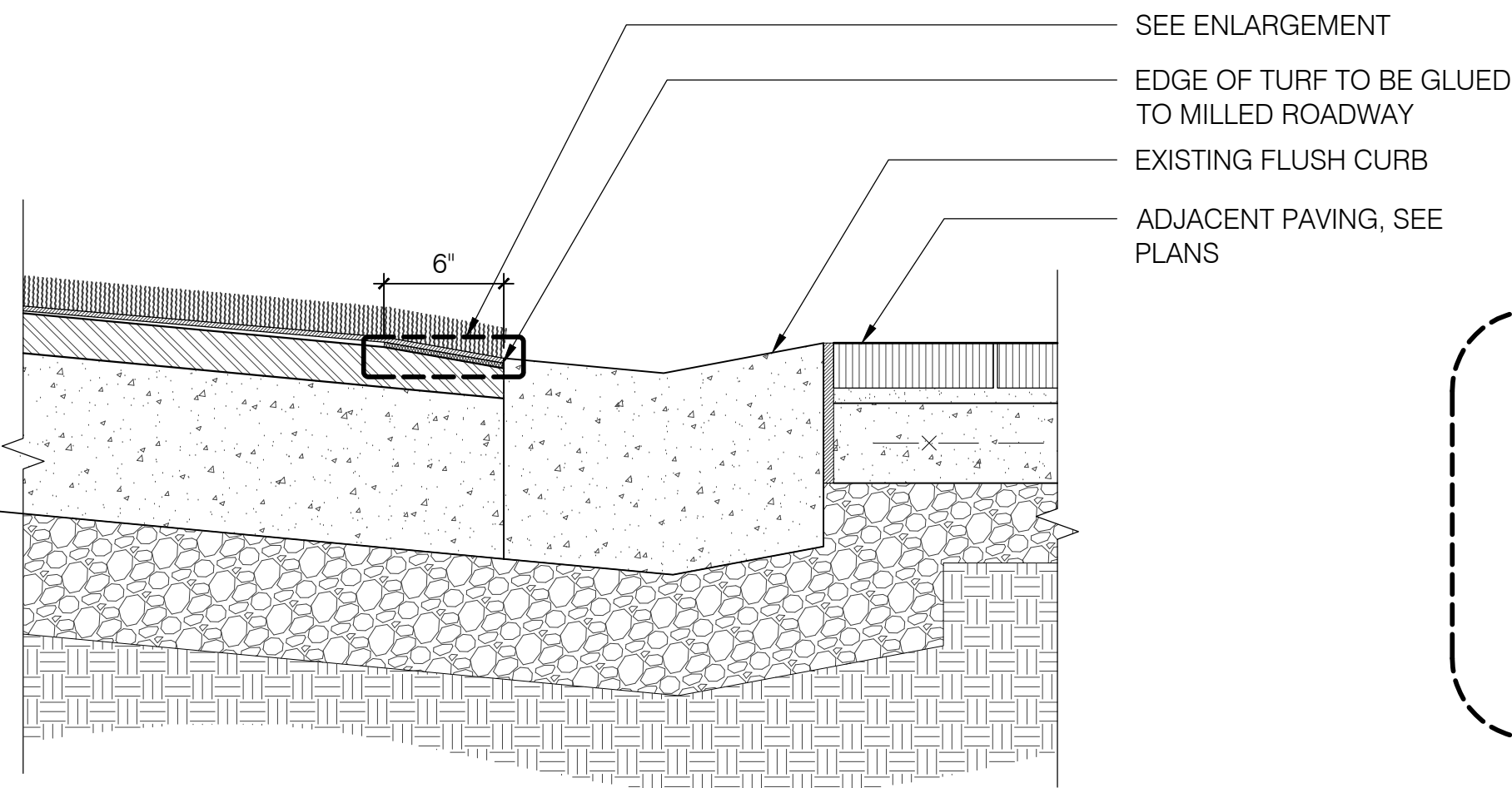


SYNTHETIC TURF MILLED ROAD

1 SYNTHETIC TURF AT ASPHALT PAVING
SCALE: 1 1/2" = 1'-0" SECTION

2 SYNTHETIC TURF ON EXISTING BRICK PAVING
SCALE: 1 1/2" = 1'-0" SECTION

3 SYNTHETIC TURF AT CURB AND GUTTER
SCALE: 1 1/2" = 1'-0" SECTION



4 SYNTHETIC TURF AT FLUSH CURB
SCALE: 1 1/2" = 1'-0" SECTION

OWNER
PETERSON COMPANIES 12500 Fair Lakes Circle Suite 400 Fairfax, Virginia 22033
FOULGER-PRATT 12435 Park Potomac Ave Suite 200 Potomac, MD 20854

CONSULTANT
OCULUS
1611 CONNECTICUT AVE NW
3RD FLOOR
WASHINGTON DC 20009
202-588-5454
www.oculus.info

SEAL & SIGNATURE

PROJECT NAME

DOWNTOWN SILVER SPRING
916 Ellsworth Drive
Silver Spring, Maryland

KEY MAP

NOT FOR
CONSTRUCTION

SUBMISSIONS/ REVISIONS	
2019-10-15	INITIAL SUBMISSION
2020-01-13	RESUBMISSION

SCALE: SEE DWGS

DATE: 10/15/2019

PROJECT NUMBER: W1901

DETAILS - SYNTHETIC TURF

DRAWING TITLE:

L0802

SHEET NUMBER:

DEVELOPER'S CERTIFICATE
The undersigned agrees to execute all the features of the Site Plan Approval No. 81999002M, including Approval Conditions, Development Program and Certified Site Plan.
Developer's Name: Peterson Companies
Contact Person: Todd Langford
Address: 12500 Fair Lakes Circle, Suite 400, Fairfax, VA 22033
Phone: 203.631.7582
Signature: _____ Date: _____

Exhibit 1: Product Specification - 1: SYNLawn SYNTipede 243 ST243

Exhibit 1: Product Specification - 2: SY20027_SuperYarn

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Exhibit 7: Ellsworth Drive - July 15 - Heat Map



| **SYNLAWN**®

CARE & MAINTENANCE Manual

SCM.v140324





INTRODUCTION

Thank you for choosing SYNLawn®. Even though your SYNLawn® does not require the traditional maintenance of natural grass, there are maintenance procedures that can help protect your investment and extend the useful life of your SYNLawn® brand turf.

The following procedures are important in helping to preserve your turf.

- **Keep it clean**
- **Brush periodically**
- **Do no abuse**
- **Report any problems promptly to your SYNLawn® dealer**

INITIAL REQUIREMENTS

SYNLawn® products/systems require a minimum two (2) week stabilization period. This period of time varies depending on local conditions, use, and product/system specifications. During this time, it may be necessary to make minor adjustments to the product and installation.

You should also review the Warranty provided to you for specific prohibitions and limitations confirmed therein.

If you have further questions, contact your local SYNLawn® dealer or contact SYNLawn® at 2680 Abutment Road, Dalton, GA 30721 or telephone us at 866-796-5296.

CLEANING AND STAIN REMOVAL

I. Keep it clean

A. Dust, pollen, and airborne pollutants

Rainfall is the best cleanser. In areas where rainfall is scarce, an occasional water flush is beneficial to cleanse the turf. For lightly soiled areas, it may be necessary to sponge mop with a five (5) percent solution of low sudsing household detergent in hot water followed by a thorough rinsing with hot water. For heavily soiled areas, repeat procedure for lightly soiled areas follow with sponge mopping using a three (3) percent solution of household ammonia in hot water followed by a thorough rinsing with hot water.

Synlawn® makes no representation, guarantees or warranties, express or implied, regarding the information contained herein.



B. Stains and other blemishes

The first rule is promptness. It is always easier to clean up a fresh spill than one that has dried and hardened. Remove any solid or paste-like deposit with a spatula or table knife. Blot up excess liquids with paper towels, a clean cloth, or a dry absorbent, such as kitty litter or fuller's earth. (Fuller's earth is an absorbent claylike earthy material and is often found as a component of kitty litter.) Dry absorbents can then be swept or vacuumed up afterwards.

Synthetic fibers have good resistance to staining. However, it is important to realize they are only one part of a sophisticated system of various components designed for overall performance. Some cleaning agents safe for the face fibers can be harmful to other components of the turf system. Therefore, cleaning agents are grouped into two sets, one of which can be used in liberal amounts directly on the turf surface, and the second of which should only be applied by rubbing a cloth soaked in the cleaner in order to minimize penetration of possible harmful agents below the turf surface. In the first group of cleaners which generally can be applied without any special precautions are the following:

- Simple Green bio-friendly cleaner. Follow the manufacturer's instructions.
- A warm, mild solution of granular household detergent or any low sudsing detergent for fine fabrics. Use approximately one teaspoon to one pint of water. This will handle most waterborne stains including:

Coffee	Ketchup	Cocoa	Blood
Tea	Butter	Ice cream	Urine
Fruit juices	Alcohol	Mustard	Dye
Vegetable juices	Cola	Glue	
Milk	Water colors	Latex paint	

- A three (3) percent solution of household ammonia in water may be used in lieu of household detergent for more stubborn stains.
- Do not use cleaners that contain chlorine bleaches or caustic cleaners (ph above (9) or highly acidic cleaners (ph. below 5).
- Rinse area thoroughly with clean cold water to remove any traces of soap or ammonia.
- Blot up excessive liquid.



The second group of cleaners must be applied sparingly with care taken to avoid penetration of the agent beneath the turf are the following:

- Mineral spirits or a grease spot remover like perchlorethylene (dry cleaning solution) of the type sold by most variety stores and supermarkets. In general, cleansers in this category should handle most oil-based stains including:

Asphalt and tar	Suntan oil	Nail polish
Cooking oil	Chewing gum	Crayon
Floor wax	Shoe polish	
Motor oil & grease	Lipstick	
Ballpoint ink	Paraffin wax	



Caution: Mineral spirits and other petroleum based solvents are flammable. Do not smoke or permit open flames near where these are being used. Be sure the area is well ventilated where solvent cleaners are used.

C. Animal Waste

Although all SYNLawn® products are pet friendly, there is additional maintenance necessary to keep odors to a minimum. Allow waste to dry and then dispose. Consider use of products such as Simple Green or Pro-vet-logic that are pet safe. Depending on the amount of usage and number of dogs, enzyme neutralizers may also be helpful to control odors. Neutralize with mixture of white distilled vinegar in an equal amount of water. Some odor control infills require flushing with water and some do not, so it's important to ask for specific recommendations from your local SYNLawn dealer in accordance with the infill product used for your installation.

D. Mineral deposits

Apply a mixture of white distilled vinegar in an equal amount of water to grass and lightly brush. Flush thoroughly with water after application.

E. Chewing gum or tree sap

In addition to dry cleaning fluid, chewing gum and tree sap can be removed by freezing. Aerosol packs of refrigerant are available from most carpet cleaning suppliers for this purpose, or dry ice can be used. After freezing, scrape with a knife.





F. Fungus or mold spots

A one (1) percent solution of hydrogen peroxide in water can be sponged on to the affected area. Flush thoroughly with clean water after application.

G. Oil paints and more difficult stains

Please consult your SYNLawn® dealer as these may require a commercial carpet cleaner.

Caution! Do not use high-pressure water spray with stream force in excess of 300 psi as this can severely damage the turf and displace any infill material.

BRUSHING

II. Periodic brushing

The frequency for suggested brushing is directly related to the amount of foot traffic you have in your turf area. Matting of fibers may occur in areas of high foot traffic, especially if fibers have become soiled with dirt and other airborne pollutants.

Periodic "cross brushing" of the turf with a Grandi Groomer rake can help restore the aesthetic appearance of the turf. "Cross brushing" means all brushing activity takes place against the grain, nap, or sweep of the turf fibers. By brushing against the turf, the fibers are "fluffed up". A brush with synthetic bristles should be used. The use of a Grandi Groomer is highly recommended.

Caution! Never use a brush with metal or wire bristles as these will change the turf fibers.

Take note to heavier trafficked areas for matting of fibers that might appear different than other areas that do not see heavy traffic. Brushing these areas is highly recommended as it will ensure the full life of your SYNLawn®. Brushing with a Grandi Groomer cannot hurt the turf, so brush as often as needed, again keeping in mind that the more traffic, the more frequent the brushing.

High traffic areas might include, but are not limited to:

- Commercial applications
- Multiple dogs
- Heavy play activity by children
- Paths in the yard that are traveled more often



Protect Your Grass

Although your SYNLawn® brand turf is made of tough, durable fibers, certain precautions should be taken to prevent damage to the turf.

- **Ensure that your SYNLawn® is not exposed to reflected sunlight from windows, metallic or other reflective items as this may cause fiber shrinkage and/or melting of fibers.**
- **Avoid leaving any heat-absorbent material on the turf during daylight hours. Clear or dark plastic sheeting, articles made of metal, garden hoses, pool floats or toys for example will absorb heat at a higher rate than the turf and may cause localized shrinkage as the temperature may exceed the turf stabilization temperature.**
- Lighted cigarettes cannot ignite the turf, but they can damage the turf by fusing the tips of the fibers together. Cigarettes, fireworks, and open flames should be kept away from the turf.
- Furniture and equipment with sharp or jagged edges should not be placed on turf as this may puncture or tear the turf.
- Cap off or remove nearby sprinkler heads. Water from sprinkler systems can leave mineral deposits on turf that may cause discoloration.
- **Ensure recommended "infill" levels are maintained.**

Report any issues/problems

Minor problems can become major problems if not corrected quickly. Any problem should be reported promptly to your local SYNLawn® dealer.

Conclusion

The proper care and maintenance program can enhance the aging, usefulness, and aesthetics of your SYNLawn® brand turf. This manual attempts to encounter and answer the most frequently asked questions regarding your SYNLawn®. However, there are always unanticipated questions or needs so do not hesitate to call us!

ASK YOUR SYNLawn® DEALER ABOUT THEIR LOW COST MAINTENANCE PROGRAM.

Exhibit 1: Product Specification - 1: SYNLawn SYNTipede 243 ST243

Exhibit 1: Product Specification - 2: SY20027_SuperYarn

Exhibit 3: Installation Method: L0802 Details - Synthetic Turf

Exhibit 4: Maintenance: C&M Guide 2018

Exhibit 5: Specified Adhesive: SDS #34N-2 (2019-01-01)

Exhibit 6: Runoff: SYNLawn 100 percent safe certification

Exhibit 7: Ellsworth Drive - July 15 - Heat Map

Safety Data Sheet

NORDOT® Adhesive/Prepolymer #34N-2

SDS Revision Date: 01/01/2019

1. Identification

1.1. Product identifier

Product Identity NORDOT® Adhesive/Prepolymer #34N-2

Alternate Names Polyisocyanate Resin

1.2. Relevant identified uses of the substance or mixture and uses advised against

Intended use See Technical Data Sheet.

Application Method See Technical Data Sheet.

1.3. Details of the supplier of the safety data sheet

Company Name Synthetic Surfaces Inc.
P.O. Box 241
2450 Plainfield Avenue, Scotch Plains
NJ 07076-0241

Emergency

CHEMTREC (USA) (800) 424-9300

24 hour Emergency Telephone No. (908) 233-6803

(908) 377-5112

Customer Service: Synthetic Surfaces, Inc. (908) 233-6803

2. Hazard(s) identification

2.1. Classification of the substance or mixture

Flam. Liq. 2;H225	Highly Flammable liquid and vapor.
Skin Irrit. 2;H315	Causes skin irritation.
Eye Irrit. 2;H319	Causes serious eye irritation.
Skin Sens. 1;H317	May cause an allergic skin reaction.
Resp. Sens. 1;H334	May cause allergy or asthma symptoms or breathing difficulties if inhaled.
Carc. 2;H351	Suspected of causing cancer.
STOT SE 3;H336	May cause drowsiness or dizziness.
STOT RE 2;H373	May cause damage to organs through prolonged or repeated exposure. Specific Target Organs: (Not Available)

2.2. Label elements

Using the Toxicity Data listed in section 11 and 12 the product is labeled as follows.



Danger

Safety Data Sheet
NORDOT® Adhesive/Prepolymer #34N-2
SDS Revision Date: 01/01/2019

H225 Highly flammable liquid and vapor.
H315 Causes skin irritation.
H317 May cause an allergic skin reaction.
H319 Causes serious eye irritation.
H334 May cause allergic or asthmatic symptoms or breathing difficulties if inhaled.
H336 May cause drowsiness and dizziness.
H351 Suspected of causing cancer.
H373 May cause damage to organs through prolonged or repeated exposure.

[Prevention]:

P201 Obtain special instructions before use.
P202 Do not handle until all safety precautions have been read and understood.
P210 Keep away from heat / sparks / open flames / hot surfaces - No smoking.
P235 Keep cool.
P240 Ground / bond container and receiving equipment.
P241 Use explosion-proof electrical / ventilating / light / equipment.
P242 Use only non-sparking tools.
P243 Take precautionary measures against static discharge.
P261 Avoid breathing dust / fume / gas / mist / vapors / spray.
P264 Wash thoroughly after handling.
P271 Use only outdoors or in a well-ventilated area.
P272 Contaminated work clothing should not be allowed out of the workplace.
P280 Wear protective gloves / eye protection / face protection.

[Response]:

P302+352 IF ON SKIN: Wash with plenty of soap and water.
P303+361+353 IF ON SKIN (or hair): Remove / Take off immediately all contaminated clothing. Rinse skin with water / shower.
P304+312 IF INHALED: Call a POISON CENTER or doctor / physician if you feel unwell.
P305+351+338 IF IN EYES: Rinse continuously with water for several minutes. Remove contact lenses if present and easy to do - continue rinsing.
P308+313 IF exposed or concerned: Get medical advice / attention.
P314 Get Medical advice / attention if you feel unwell.
P321 Specific treatment (see information on this label).
P333+313 If skin irritation or a rash occurs: Get medical advice / attention.
P337+313 If eye irritation persists: Get medical advice / attention.
P340 Remove victim to fresh air and keep at rest in a position comfortable for breathing.
P341 If breathing is difficult, remove victim to fresh air and keep at rest in a position comfortable for breathing.
P342+311 If experiencing respiratory symptoms: Call a POISON CENTER or doctor / physician.
P362 Take off contaminated clothing and wash before reuse.
P363 Wash contaminated clothing before reuse.
P370+378 In case of fire: Use extinguishing media listed in section 5 of SDS for extinction.

Safety Data Sheet

NORDOT® Adhesive/Prepolymer #34N-2

SDS Revision Date: 01/01/2019

[Storage]:

P403+233 Store in a well ventilated place. Keep container tightly closed.

P405 Store locked up.

[Disposal]:

P501 Dispose of contents / container in accordance with local / national regulations.

3. Composition/information on ingredients

This product contains the following substances that present a hazard within the meaning of the relevant State and Federal Hazardous Substances regulations.

Ingredient/Chemical Designations	Weight %	GHS Classification	Notes
Butanone CAS Number: 0000078-93-3	33 – 36	Flam. Liq. 2; H225 Eye Irrit. 2; H319 STOT SE 3; H336	[1][2]
Diphenylmethanediisocyanate CAS Number: 0000101-68-8	< 3	Carc. 2; H351 Acute tox. 4; H332 STOT RE 2; H373 Eye Irrit. 2; H319 STOT SE 3; H335 Skin Irrit. 2; H315 Resp. Sens. 1; H334 Skin Sens. 1; H317	[1][2]

[1] Substance classified with a health or environmental hazard.

[2] Substance with a workplace exposure limit.

[3] PBT-substance or vPvB-substance.

*The full texts of the phrases are shown in Section 16.

4. First aid measures

4.1. Description of first aid measures

General	In all cases of doubt, or when symptoms persist, seek medical attention. Never give anything by mouth to an unconscious person.
Inhalation	Remove to fresh air, keep patient warm and at rest. If breathing is irregular or stopped, give artificial respiration. If unconscious place in the recovery position and obtain immediate medical attention. Give nothing by mouth.
Eyes	Irrigate copiously with clean water for at least 15 minutes, holding the eyelids apart and seek medical attention.
Skin	Remove contaminated clothing. Wash skin thoroughly with soap and water or use a recognized skin cleanser.
Ingestion	If swallowed obtain immediate medical attention. Keep at rest. Do NOT induce vomiting.

Safety Data Sheet
NORDOT® Adhesive/Prepolymer #34N-2
SDS Revision Date: 01/01/2019

4.2. Most important symptoms and effects, both acute and delayed**Overview**

Acute: Causes irritation to eyes, respiratory tract and skin.

Chronic: May cause serious and possibly irreversible pulmonary injury.

Possible cancer hazard. Contains an ingredient which may cause cancer based on animal data (See Section 3 and Section 15 for each ingredient). Risk of cancer depends on duration and level of exposure.

Exposure to solvent vapor concentrations from the component solvents in excess of the stated occupational exposure limits may result in adverse health effects such as mucous membrane and respiratory system irritation and adverse effects on the kidneys, liver and central nervous system. Symptoms include headache, nausea, dizziness, fatigue, muscular weakness, drowsiness and in extreme cases, loss of consciousness.

Repeated or prolonged contact with the preparation may cause removal of natural fat from the skin resulting in dryness, irritation and possible non-allergic contact dermatitis. Solvents may also be absorbed through the skin. Splashes of liquid in the eyes may cause irritation and soreness with possible reversible damage. See section 2 for further details.

Inhalation

May cause drowsiness or dizziness. May cause allergy or asthma symptoms of breathing difficulties if inhaled.

Eyes

Causes serious eye irritation.

Skin

May cause an allergic skin reaction. Causes skin irritation.

5. Fire-fighting measures

5.1. Extinguishing media

Recommended extinguishing media; alcohol resistant foam, CO₂, powder. Avoid contact with water.

5.2. Special hazards arising from the substance or mixture

Hazardous decomposition: By fire: CO₂, CO, Oxides of Nitrogen

Keep away from heat / sparks / open flames / hot surfaces - No smoking.

Keep cool.

Ground / bond container and receiving equipment.

Use explosion-proof electrical / ventilating / light / equipment.

Use only non-sparking tools.

Take precautionary measures against static discharge.

Avoid breathing dust / fume / gas / mist / vapors / spray.

5.3. Advice for fire-fighters

Self-contained breathing apparatus. Avoid contact with water.

ERG Guide No.

6. Accidental release measures

6.1. Personal precautions, protective equipment and emergency procedures

Put on appropriate personal protective equipment (see section 8).

6.2. Environmental precautions

Do not allow spills to enter drains or waterways.

Safety Data Sheet

NORDOT® Adhesive/Prepolymer #34N-2

SDS Revision Date: 01/01/2019

Use good personal hygiene practices. Wash hands before eating, drinking, smoking or using toilet. Promptly remove soiled clothing and wash thoroughly before reuse.

6.3. Methods and material for containment and cleaning up

Avoid open flames or sparks. Provide adequate ventilation. Absorb with sweeping/cleaning compound.

Follow practice for disposal of flammable organic solvent and be in accordance with Federal, State and Local regulations regarding environmental control.

7. Handling and storage

7.1. Precautions for safe handling

Avoid open flames, sparks, static electricity or other sources of ignition. When spraying, use respiratory protection approved for organic vapors, isocyanates and solvents. The TLV for airborne isocyanates is 0.005 ppm. Be vigilant about no smoking, grounding equipment to avoid static electricity, plus avoid other possible sources of ignition.

See section 2 for further details. - [Prevention]:

7.2. Conditions for safe storage, including any incompatibilities

Handle containers carefully to prevent damage and spillage.

Persons with a history of asthma, allergies, chronic or recurrent respiratory disease should not be employed in any process in which this preparation is used.

Examination of lung function should be carried out on a regular basis on persons applying this preparation.

Incompatible materials: Avoid contact with water.

Do not store containers in direct sunlight, hot "desert like" or other high heat conditions as the increase in internal pressure from heat may cause the containers to rupture and/or explode. Provide adequate ventilation.

See section 2 for further details. - [Storage]:

7.3. Specific end use(s)

No data available.

8. Exposure controls and personal protection

8.1. Control parameters

Exposure

CAS No.	Ingredient	Source	Value
0000078-93-3	Butanone	OSHA	TWA 200 ppm (590 mg/m3)
		ACGIH	TWA: 50 ppm STEL: 100 ppm
		NIOSH	TWA 200 ppm (590 mg/m3) ST 300 ppm (885 mg/m3)
		Supplier	No Established Limit
0000101-68-8	Diphenylmethanediisocyanate	OSHA	C 0.2 mg/m3 (0.02 ppm)
		ACGIH	TWA: 0.005 ppm Ceiling: 0.01 ppmSkin, S
		NIOSH	TWA 0.05 mg/m3 (0.005 ppm) C 0.2 mg/m3 (0.020 ppm) [10-minute]
		Supplier	No Established Limit

Safety Data Sheet

NORDOT® Adhesive/Prepolymer #34N-2

SDS Revision Date: 01/01/2019

Carcinogen Data

CAS No.	Ingredient	Source	Value
0000078-93-3	Butanone	OSHA	Select Carcinogen: No
		NTP	Known: No; Suspected: No
		IARC	Group 1: No; Group 2a: No; Group 2b: No; Group 3: No; Group 4: No;
0000101-68-8	Diphenylmethanediisocyanate	OSHA	Select Carcinogen: No
		NTP	Known: No; Suspected: No
		IARC	Group 1: No; Group 2a: No; Group 2b: No; Group 3: Yes; Group 4: No;

8.2. Exposure controls

Respiratory	Approved for organic vapors, isocyanates and solvents.
Eyes	Chemical safety goggles
Skin	Wear overalls to keep skin contact to a minimum. Chemically resistant rubber or plastic
Engineering Controls	Provide adequate ventilation. Where reasonably practicable this should be achieved by the use of local exhaust ventilation and good general extraction. If these are not sufficient to maintain concentrations of particulates and any vapor below occupational exposure limits suitable respiratory protection must be worn.

Other Work Practices Use good personal hygiene practices. Wash hands before eating, drinking, smoking or using toilet. Promptly remove soiled clothing and wash thoroughly before reuse.

See section 2 for further details. - [Prevention]:

9. Physical and chemical properties

Appearance	Hazy, amber Liquid
Odor	Solvent odor
Odor threshold	Not Measured
pH	Not Measured
Melting point / freezing point	Not Measured
Initial boiling point and boiling range	Not Measured
Flash Point	21°F Tag Open Cup
Evaporation rate (Ether = 1)	Slower than ether
Flammability (solid, gas)	Not Applicable
Upper/lower flammability or explosive limits	Lower Explosive Limit: Not Measured Upper Explosive Limit: Not Measured
Vapor pressure (Pa)	Not Measured
Vapor Density	Heavier than air
Specific Gravity	0.99
Solubility in Water	Insoluble
Partition coefficient n-octanol/water (log Pow)	Not Measured

Safety Data Sheet

NORDOT® Adhesive/Prepolymer #34N-2

SDS Revision Date: 01/01/2019

Auto-ignition temperature	Not Measured
Decomposition temperature	Not Measured
Viscosity (cSt)	Not Measured
VOC Content (theoretical)	346 g/l
% Non-Volatile	64 - 67%

9.2. Other information

No other relevant information.

10. Stability and reactivity

10.1. Reactivity

Hazardous Polymerization will not occur.

10.2. Chemical stability

Stable under normal circumstances.

10.3. Possibility of hazardous reactions

No data available.

10.4. Conditions to avoid

Contact with moisture and other materials which react with isocyanates.

10.5. Incompatible materials

Avoid contact with water.

10.6. Hazardous decomposition products

By fire: CO₂, CO, Oxides of Nitrogen

11. Toxicological information

Acute toxicity

Exposure to solvent vapor concentrations from the component solvents in excess of the stated occupational exposure limits may result in adverse health effects such as mucous membrane and respiratory system irritation and adverse effects on the kidneys, liver and central nervous system. Symptoms include headache, nausea, dizziness, fatigue, muscular weakness, drowsiness and in extreme cases, loss of consciousness.

Repeated or prolonged contact with the preparation may cause removal of natural fat from the skin resulting in dryness, irritation and possible non-allergic contact dermatitis. Solvents may also be absorbed through the skin. Splashes of liquid in the eyes may cause irritation and soreness with possible reversible damage.

Ingredient	Oral LD50, mg/kg	Skin LD50, mg/kg	Inhalation Vapor LD50, mg/L/4hr	Inhalation Dust/Mist LD50, mg/L/4hr	Inhalation Gas LD50, ppm
Butanone - (78-93-3)	2,737.00, Rat - Category: 5	6,480.00, Rabbit - Category: NA	32.00, Mouse - Category: NA	No data available	No data available
Diphenylmethanediisocyanate - (101-68-8)	4,700.00, Rat - Category: 5	No data available	No data available	No data available	No data available

Note: When no route specific LD50 data is available for an acute toxin, the converted acute toxicity point estimate was used in the calculation of the product's ATE (Acute Toxicity Estimate).

Safety Data Sheet
NORDOT® Adhesive/Prepolymer #34N-2
SDS Revision Date: 01/01/2019

Classification	Category	Hazard Description
Acute toxicity (oral)	---	Not Applicable
Acute toxicity (dermal)	---	Not Applicable
Acute toxicity (inhalation)	---	Not Applicable
Skin corrosion/irritation	2	Causes skin irritation.
Serious eye damage/irritation	2	Causes serious eye irritation.
Respiratory sensitization	1	May cause allergy or asthma symptoms of breathing difficulties if inhaled.
Skin sensitization	1	May cause an allergic skin reaction.
Germ cell mutagenicity	---	Not Applicable
Carcinogenicity	2	Suspected of causing cancer.
STOT-single exposure	3	May cause drowsiness or dizziness.
STOT-repeated exposure	2	May cause damage to organs through prolonged or repeated exposure.
Aspiration hazard	---	Not Applicable

12. Ecological information

12.1. Toxicity

The preparation has been assessed following the conventional method of the Dangerous Preparations Directive 1999/45/EC and GHS and is not classified as dangerous for the environment, but contains substance(s) dangerous for the environment. See section 3 for details

Aquatic Ecotoxicity

Ingredient	96 hr LC50 fish, mg/l	48 hr EC50 crustacea, mg/l	ErC50 algae, mg/l
Butanone - (78-93-3)	400.00, Cyprinodon variegatus	520.00, Daphnia magna	500.00 (96 hr), Skeletonema costatum
Diphenylmethanediisocyanate - (101-68-8)	Not Available	129.70, Daphnia magna	Not Available

12.2. Persistence and degradability

There is no data available on the preparation itself.

12.3. Bioaccumulative potential

Not Measured

12.4. Mobility in soil

No data available.

12.5. Results of PBT and vPvB assessment

This product contains no PBT/vPvB chemicals.

12.6. Other adverse effects

No data available.

Safety Data Sheet

NORDOT® Adhesive/Prepolymer #34N-2

SDS Revision Date: 01/01/2019

13. Disposal considerations

13.1. Waste treatment methods

Observe all federal, state and local regulations when disposing of this substance.

14. Transport information

1. Carrier must be hazmat certified.
2. Packaging: five-gallon pail.
3. Gross weight: ~46.5 lbs.
4. Dimensions: ~12" diameter x 13" h.
5. This item is not stackable.
6. UN Number: 1133.
7. UN Packaging Group: II.

15. Regulatory information

Regulatory Overview	The regulatory data in Section 15 is not intended to be all-inclusive, only selected regulations are represented.
Toxic Substance Control Act (TSCA)	All components of this material are either listed or exempt from listing on the TSCA Inventory.
US EPA Tier II Hazards	Fire: Yes Sudden Release of Pressure: No Reactive: No Immediate (Acute): Yes Delayed (Chronic): Yes

EPCRA 311/312 Chemicals and RQs (lbs):

Butanone (5,000.00)
 Diphenylmethanediisocyanate (5,000.00)

EPCRA 302 Extremely Hazardous:

To the best of our knowledge, there are no chemicals at levels which require reporting under this statute.

EPCRA 313 Toxic Chemicals:

Diphenylmethanediisocyanate

Proposition 65 - Carcinogens (>0.0%):

To the best of our knowledge, there are no chemicals at levels which require reporting under this statute.

Proposition 65 - Developmental Toxins (>0.0%):

To the best of our knowledge, there are no chemicals at levels which require reporting under this statute.

Proposition 65 - Female Repro Toxins (>0.0%):

To the best of our knowledge, there are no chemicals at levels which require reporting under this statute.

Proposition 65 - Male Repro Toxins (>0.0%):

To the best of our knowledge, there are no chemicals at levels which require reporting under this statute.

New Jersey RTK Substances (>1%):

Butanone
 Diphenylmethanediisocyanate

Safety Data Sheet
NORDOT® Adhesive/Prepolymer #34N-2
SDS Revision Date: 01/01/2019

Pennsylvania RTK Substances (>1%):

Butanone

Diphenylmethanediisocyanate

16. Other information

The information and recommendations contained herein are based upon data believed to be correct. However, no guarantee or warranty of any kind, expressed or implied, is made with respect to the information contained herein. We accept no responsibility and disclaim all liability for any harmful effects which may be caused by exposure to our products. Customers/users of this product must comply with all applicable health and safety laws, regulations, and orders.

The full text of the phrases appearing in section 3 is:

H225 Highly flammable liquid and vapor.

H315 Causes skin irritation.

H317 May cause an allergic skin reaction.

H319 Causes serious eye irritation.

H332 Harmful if inhaled.

H334 May cause allergic or asthmatic symptoms or breathing difficulties if inhaled.

H335 May cause respiratory irritation.

H336 May cause drowsiness and dizziness.

H351 Suspected of causing cancer.

H373 May cause damage to organs through prolonged or repeated exposure.

This is the first version in the GHS SDS format. Listings of changes from previous versions in other formats are not applicable.

The information in this document is believed to be correct as of the date issued. However, no warranty of merchantability, fitness for any particular purpose, or any other warranty is expressed or is to be implied regarding the accuracy or completeness of this information, the results to be obtained from the use of this product or information, the safety of this product, or the hazards related to its use. The information and product are furnished on the condition that the person receiving them shall make their own determination as to the suitability of the product for their particular purpose and on the condition that they assume the risk of their use thereof.

End of Document

Exhibit 1: Product Specification - 1: SYNLawn SYNTipede 243 ST243

Exhibit 1: Product Specification - 2: SY20027_SuperYarn

Exhibit 3: Installation Method: L0802 Details - Synthetic Turf

Exhibit 4: Maintenance: C&M Guide 2018

Exhibit 5: Specified Adhesive: SDS #34N-2 (2019-01-01)

Exhibit 6: Runoff: SYNLawn 100 percent safe certification

Exhibit 7: Ellsworth Drive - July 15 - Heat Map



SYNLAWN®

CERTIFICATION OF SAFETY



What does 100% Safe mean? It means that SYNLawn guarantees that every product made meets EPA, Consumer Product Safety Commission, Prop 65 and all California requirement and have been tested to ensure they uphold the highest standards in the synthetic grass industry.

100% Safe – for kids, for pets, for the environment. Made in the USA. 100% recyclable.



Exhibit 1: Product Specification - 1: SYNLawn SYNTipede 243 ST243

Exhibit 1: Product Specification - 2: SY20027_SuperYarn

Exhibit 3: Installation Method: L0802 Details - Synthetic Turf

Exhibit 4: Maintenance: C&M Guide 2018

Exhibit 5: Specified Adhesive: SDS #34N-2 (2019-01-01)

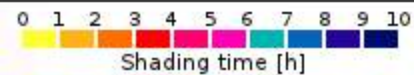
Exhibit 6: Runoff: SYNLawn 100 percent safe certification

Exhibit 7: Ellsworth Drive - July 15 - Heat Map

ATTACHMENT D

AREA TO RECEIVE
SYNTHETIC TURF

D - 41



SOUTHWEST RESEARCH INSTITUTE®

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CHEMISTRY AND CHEMICAL ENGINEERING DIVISION

FIRE TECHNOLOGY DEPARTMENT
WWW.FIRE.SWRI.ORG
FAX (210) 522-3377



EVALUATION OF THE EXTERNAL FIRE RESISTANCE CHARACTERISTICS OF ROOF COVERING SYSTEMS IN ACCORDANCE WITH ASTM E108-17, STANDARD TEST METHODS FOR FIRE TESTS OF ROOF COVERINGS, CLASS A SPREAD OF FLAME TESTING

MATERIAL ID: ST243
TRADE NAME: SYNTipede 243


FINAL REPORT
Consisting of 8 Pages

SwRI® Project No.: 01.24104.01.1201
Test Date: June 5, 2019
Report Date: July 2, 2019


Prepared for:

Synlawn
2680 Abutment Road SE
Dalton, GA 30721

Prepared By:


Natasha Albracht
Research Engineer
Material Flammability Section

Approved By:


Matthew S. Blais, Ph.D.
Director
Fire Technology Department

This report is for the information of the client. It may be used in its entirety for the purpose of securing product acceptance from duly constituted approval authorities. This report shall not be reproduced except in full, without the written approval of SwRI. Neither this report nor the name of the Institute shall be used in publicity or advertising.

1.0 INTRODUCTION

This report describes a fire performance evaluation conducted for Synlawn in accordance with ASTM E108-17, *Standard Test Methods for Fire Tests of Roof Coverings*, Class A Spread of Flame (SOF) test requirements. Testing was conducted at the Fire Technology Department of Southwest Research Institute (SwRI), located in San Antonio, Texas.

This test method should be used to measure and describe the properties of materials, products, or assemblies in response to heat and flame under controlled laboratory conditions and should not be used to describe or appraise the fire hazard or fire risk of materials, products, or assemblies under actual fire conditions. However, results of this test may be used as elements of a fire risk assessment which takes into account all the factors that are pertinent to an assessment of the fire hazard of a particular end use.

This report describes the testing of the assembly tested and the results obtained. The results presented in this report apply specifically to the material tested, in the manner tested, and not to the entire production of these or similar materials, nor to the performance when used in combination with other materials.

2.0 SAMPLE DESCRIPTION

SwRI received samples on April 24, 2019, and the test deck build and installation happened at a later date by SwRI personnel. The sample is described below in Table 1.

Table 1. Sample Description.

Material ID	Description	Color
ST243	Tufted synthetic turf with 15/18 PP 2-part/20 oz EnviroLoc backing.	Field Green/Apple

3.0 TEST SETUP AND CRITERIA

Class A tests are applicable to roof coverings that are effective against severe test exposure, afford a high degree of fire protection to the roof deck, do not slip from position, and do not present a flying brand hazard. When a roof covering is restricted for use on noncombustible decks (steel, concrete or gypsum) only the spread of flame test is required. To be regarded as Class A, a roofing system shall meet the requirements of two spread of flame tests. Each of the 3 ft-4 in. × 8 ft test decks were inclined at a slope of 1/2":12 and were exposed to a 1400°F ± 50°F flame for 10 min. All tests were performed in the presence of a 1056 ± 44-ft/min air velocity.

In order to meet acceptance criteria in accordance with ASTM E108-17, a roof covering material shall meet the following conditions when subjected to the particular class of fire tests:

1. At no time, during or after, the Class A spread of flame test:

- Any portion of the roof covering material be blown or fall off the test deck in the form of flaming or glowing brands that continue to glow after reaching the floor,
 - The roof deck be exposed (except for roof coverings restricted to use over noncombustible deck), or
 - Portions of the roof deck fall away in the form of particles that continue to glow after reaching the floor.
2. During the Class A spread of flame tests, the flaming shall not spread beyond 6 ft (1.8 m) and there shall be no significant lateral spread of flame from the path directly exposed to the test flame.

4.0 RESULTS

The material identified as *ST243* **passed** the Class A SoF tests according to the requirements of ASTM E108-17. Visual observations are presented in Appendix A and photographic documentation is in Appendix B.

APPENDIX A
VISUAL OBSERVATIONS
(CONSISTING OF 1 PAGE)

Test ID: #1
 Material ID: ST243
 Ambient air temperature: 77°F Relative humidity: 55%

Time (min:s)	Observations
00:00	Start of test; burner on.
10:00	Burner off. Turf melted in the flame path. PASS

Flame-Spread Distance and Time

Distance	1 ft	2 ft	3 ft	4 ft	5 ft	6 ft	7 ft	8 ft
Time (min:s)	—	—	—	—	—	—	—	—

Test ID: #2
 Material ID: ST243
 Ambient air temperature: 77°F Relative humidity: 52%

Time (min:s)	Observations
00:00	Start of test; burner on.
10:00	Burner off. Turf melted in application flame path. PASS

Flame-Spread Distance and Time.

Distance	1 ft	2 ft	3 ft	4 ft	5 ft	6 ft	7 ft	8 ft
Time (min:s)	—	—	—	—	—	—	—	—

APPENDIX B
PHOTOGRAPHIC DOCUMENTATION
(CONSISTING OF 2 PAGES)



Figure B-1. SoF Test #1. Test setup.

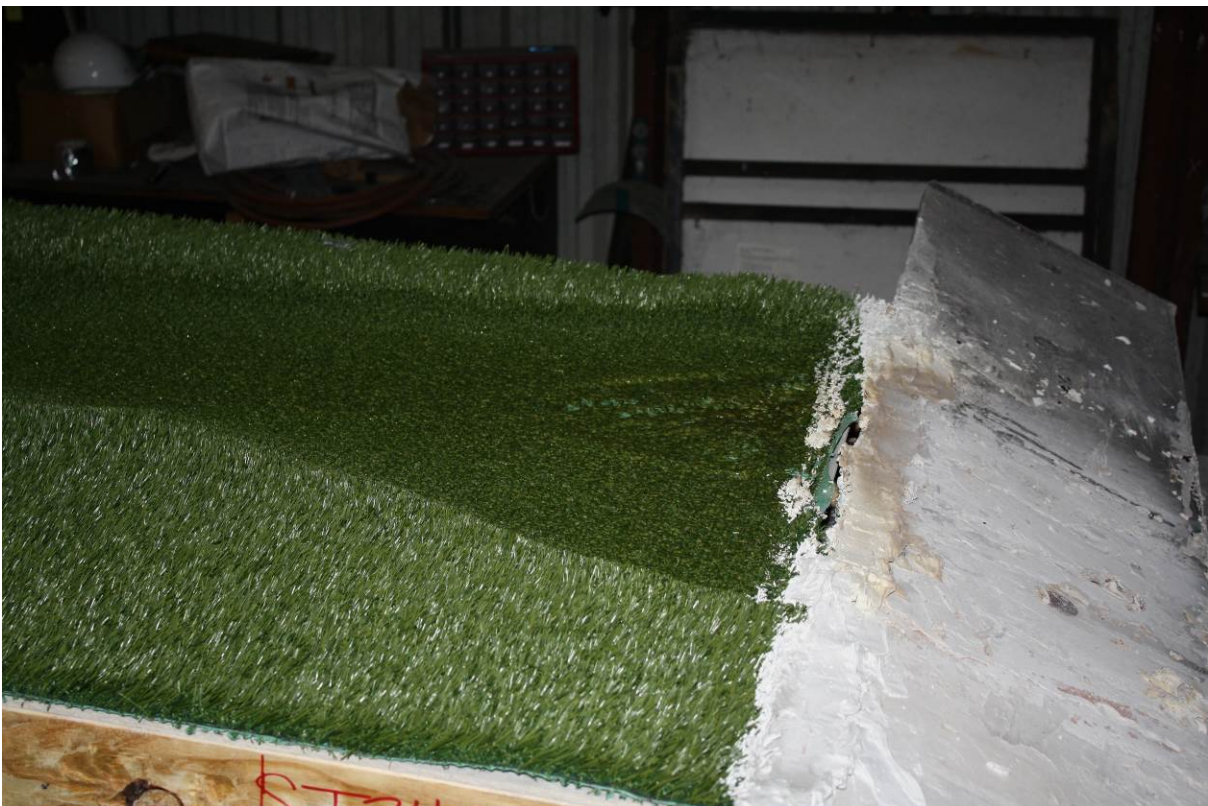


Figure B-2. SoF Test #1. Sample after flame exposure.



Figure B-3. SoF Test #2. Test setup.



Figure B-4. SoF Test #2. Sample after fire exposure.



ENGINEERS PLANNERS
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PETERSON COMPANIES
12500 Fair Lakes Circle
Suite 400
Fairfax, VA 22033
(301) 631-7507
Paul S. Weinschenk

DESIGN CONSULTANTS

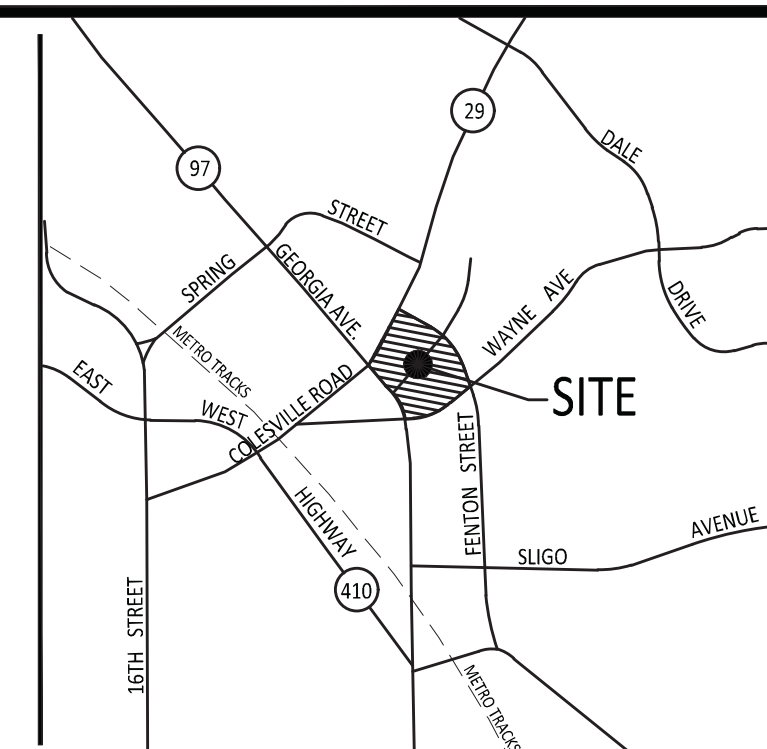
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1611 Connecticut Avenue NW
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Matthew Traucht

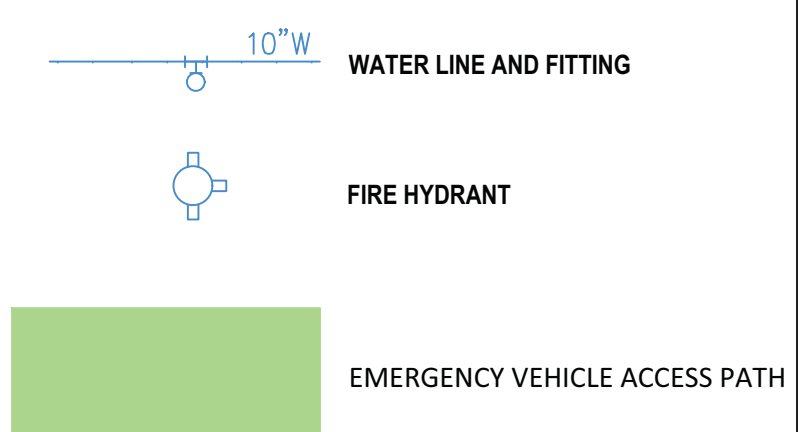
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Barbara Sears

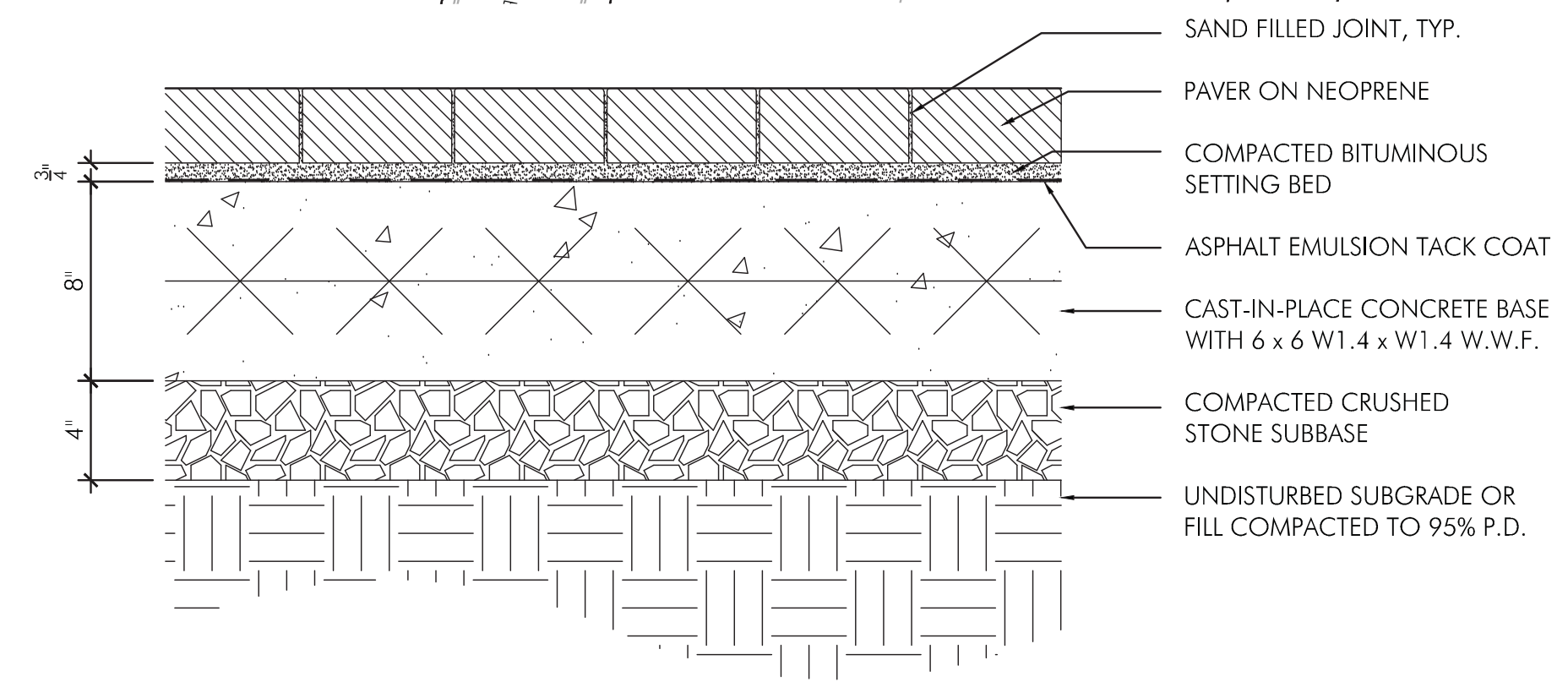
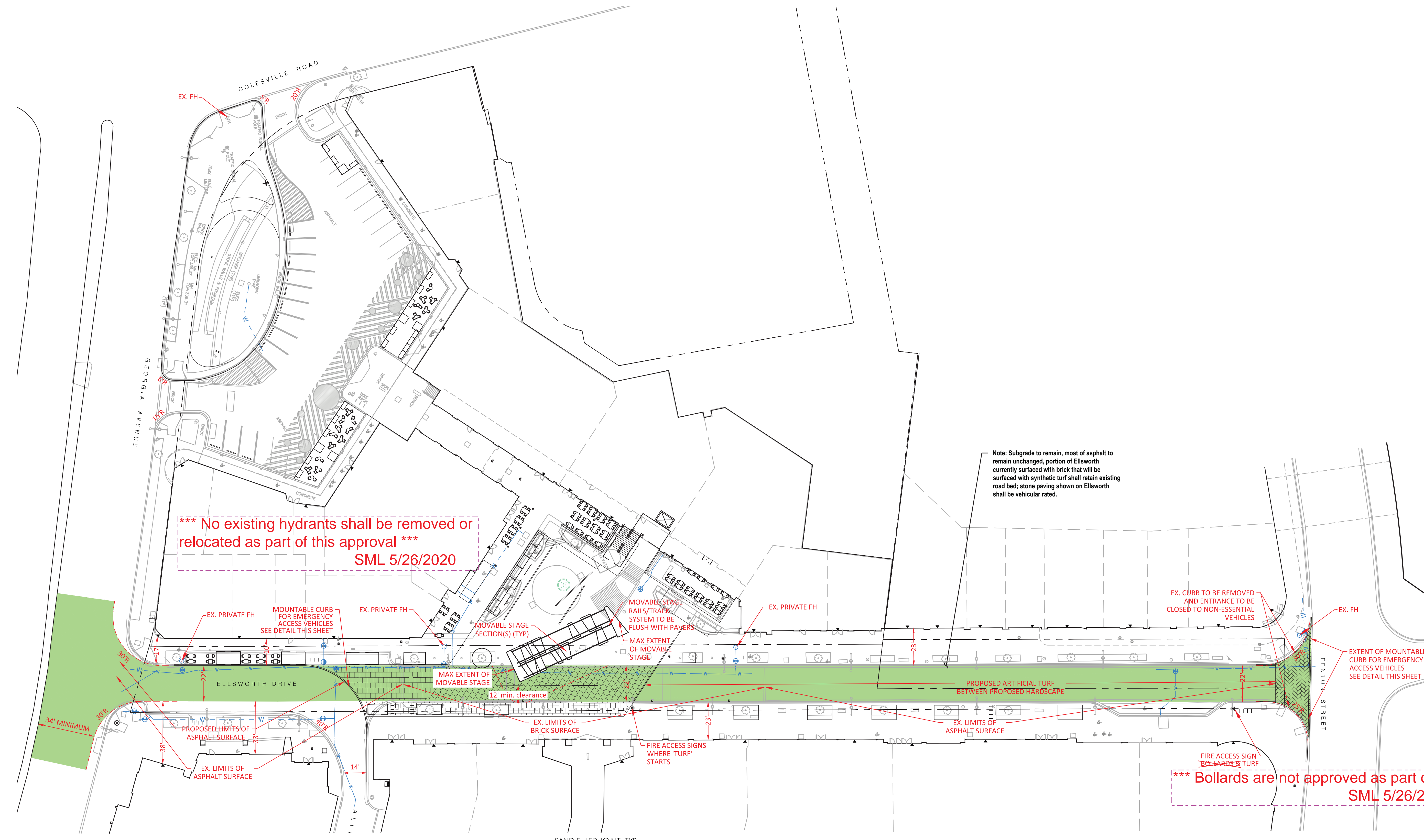
PLANNER, CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 Century Boulevard
Suite 400
Germantown MD, 20874
(301) 916-4100
Ian P. Duke

VICINITY MAP
SCALE: 1" = 2000'

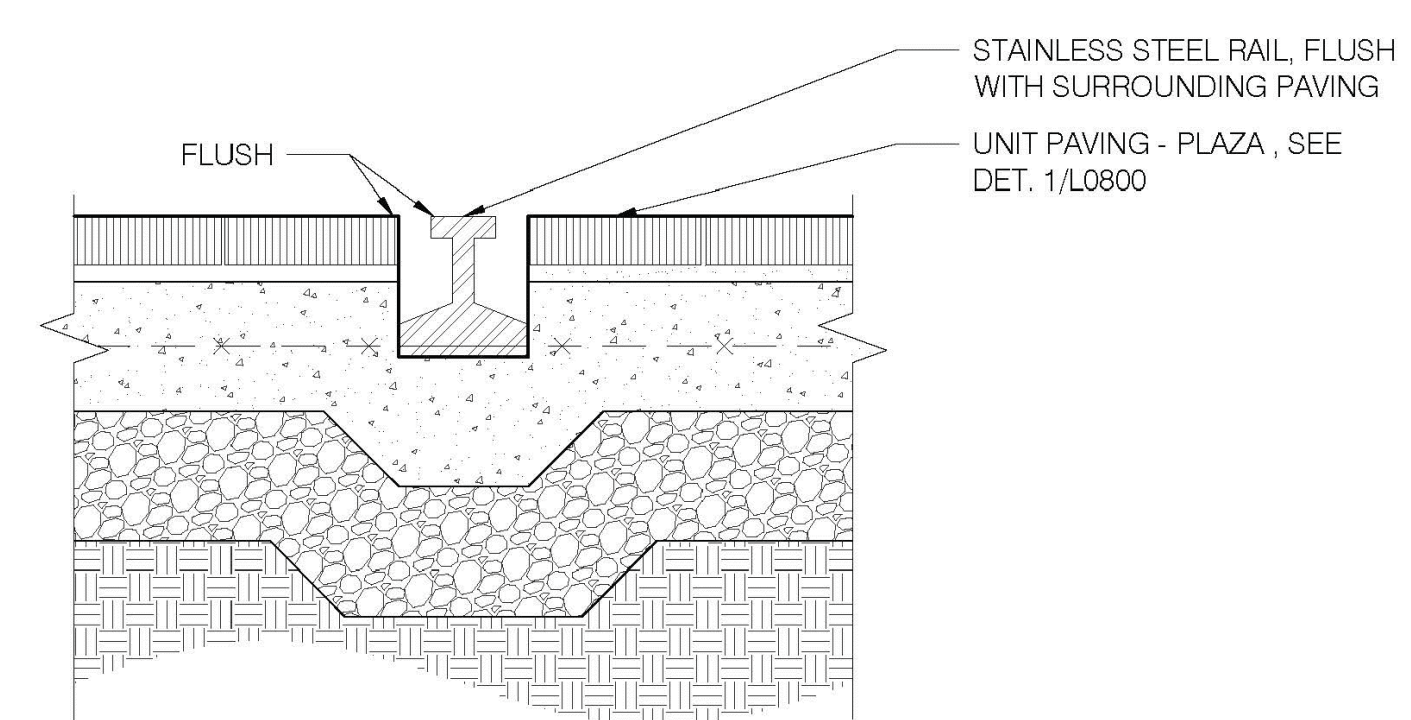
LEGEND



E-FILE STAMP

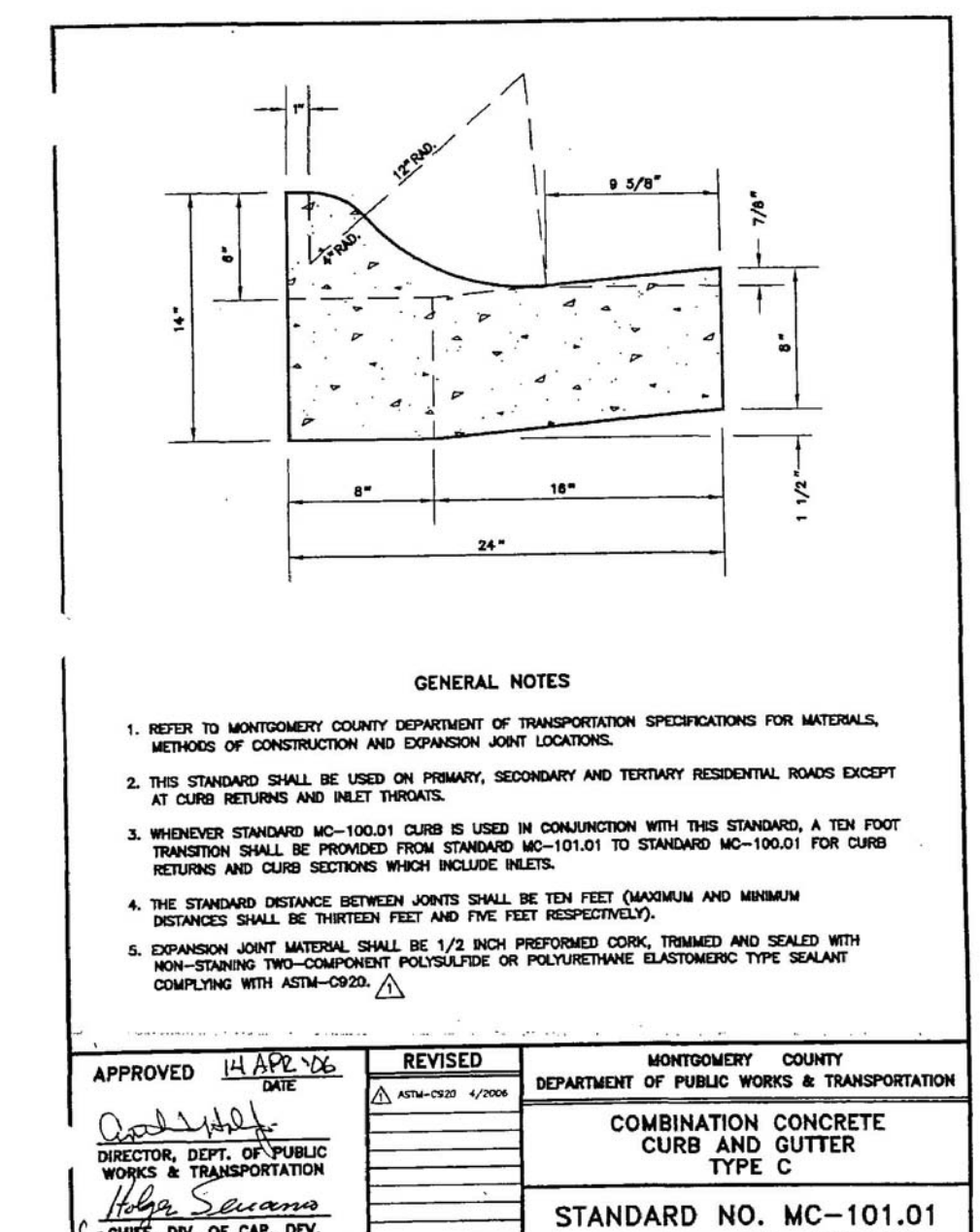
2 UNIT PAVING ON GRADE - VEHICULAR
NOT TO SCALE3 FIRE ACCESS SIGN
NOT TO SCALE

*** All fire department vehicular access surfaces and subgrades shall meet minimum MCDOT tertiary road load bearing capacity ***
SML 5/26/2020



STAGE LAYOUT - GENERAL NOTE:

1. STAGE NOT IN CONTRACT, DESIGN & FABRICATION BY OTHERS.
2. THE EDGE OF THE CLEAR SPACE FOR THE FIRE TRUCK ACCESS AT THE STAGE AREA IS SET BY A FIXED STAGE ELEMENT. THIS 12-FOOT CLEAR SPACE IS MAINTAINED AT ALL TIMES. BY DESIGN, THE MOVEABLE SEATING ELEMENTS THAT FORM THE STAGE MOVE ALONG FLUSH STEEL RAILS EMBEDDED IN THE PAVEMENT. THE STEEL RAILS AND SEATING ELEMENTS NEVER INFRINGE ON THE 12-FOOT CLEAR SPACE. IN ADDITION TO THE 12-FOOT CLEAR SPACE, A FIRE TRUCK HAS ADDITIONAL SPACE TO MANEUVER THROUGH THE ADJACENT LOW PLANTING AREA. AS ELLSWORTH DRIVE WOULD NOW BE PEDESTRIAN-ONLY, THE STAGE WAS LOCATED TO PROVIDE MAXIMUM VISIBILITY FROM EITHER END OF ELLSWORTH DRIVE.

4 RAIL/TRACK SYSTEM
NOT TO SCALE1 MOUNTABLE CURB DETAIL FOR FIRE ACCESS VEHICLE
NOT TO SCALE

Jeffrey B Amateau

Digitally signed by Jeffrey B Amateau
DN: c=US, o=Unaffiliated,
ou=A01427E00000165143289700000FC
85, cn=Jeffrey B Amateau
Date: 2020.05.22 07:09:54 -04'00'

FIRE CODE ENFORCEMENT

Fire Department Access Review

Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation.

BY: SML* PM: 43 DATE: 5/26/2020

*** SEE NOTES THIS SHEET

0 15 30 60
SCALE: 1"=30'



PROFESSIONAL SEAL



DOWNTOWN SILVER SPRING

13TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 210NW01
TAX MAP: JN343

DETAILED PLAN
FIRE ACCESS PLAN

DRAWN BY: _____
DESIGNED BY: _____
DATE ISSUED: _____
VIKA PROJECT
AGENCY NO. 81999002M
SHEET NO. 1 OF 1

***Revision: The conditions hereon supersede previous conditions of approval dated March 18, 2020.

81999002M Downtown Silver Spring

Contact: Sam Farhadi at 240 777-6333

We have reviewed site and landscape plans files:

“07-BSITE-81999002M-SP4.pdf V5” uploaded on/ dated **“5/13/2020”**,
“08-LL-81999002M-L0101.pdf V3” uploaded on/ dated **“5/8/2020”** and

The followings need to be conditions of the certified of site plan:

- 1) With respect to the unabandoned portion of Ellsworth Drive in front of City Place (closer to Fenton Street intersection):
 - (a) No clearing and grading or construction of improvements shall be permitted until the right of way is abandoned by the Montgomery County Council.
 - (b) The applicant and the County need to agree to an amendment of the Ground Lease governing the portion of Ellsworth abandoned under Resolution 13-1429 to include this portion after it is abandoned.
 - (c) The applicant enters into any other agreements with Montgomery County, and obtains all required permits to allow the construction of the proposed improvements in Ellsworth Drive closer to Fenton Street and in front of City Place (existing right-of-way portion).
- 2) With respect to the portion of Ellsworth that was abandoned under Resolution 13-1429:
 - (a) The applicant needs to file an abandonment application for a partial abandonment of the Public Access Easement (recorded in Book 21768 at Page 658) to limit vehicular access over Ellsworth to (i) ingress to and egress from the public garage at the intersection of Ellsworth Drive and Georgia Avenue and (ii) emergency vehicular access.
 - (b) The partial abandonment should be approved by the Montgomery County Council.
 - (c) The applicant and the County need to agree to an amendment of the Ground Lease.
 - (d) The applicant needs to enter into any other agreements with the County and obtains all required permits to allow the construction of the proposed improvements in Ellsworth Drive with respect to the portion of Ellsworth that was abandoned under Resolution 13-1429.
 - (e) Ingress and egress via Ellsworth Drive to the public garage at the corner of Ellsworth and Georgia must be provided 24 hours/day, 7 days/week, 365 days/year.

DPS-ROW CONDITIONS OF APPROVAL

ATTACHMENT D
May 20, 2020

- 3) Proposed streetscape within Fenton Street ROW needs to comply with standard Silver Spring streetscape.
- 4) The proposed Synthetic Turf installation on top of the existing roadway pavement, is conditioned on the approval of Ellsworth Drive abandonment by the County Council.
- 5) The applicant must obtain a permit pursuant to section 49-11 of the County Code, for the installations of all removable elements under 49-11(a)(3) and Bill 39-18 within the existing Public Right of Way.



SILVER SPRING CITIZENS ADVISORY BOARD

January 29, 2020

Marc Elrich, County Executive
Montgomery County

[Delivered via e-mail]

Advice from the Silver Spring Citizens Advisory Board re:

Foulger-Pratt Plans for Ellsworth (downtown Silver Spring)

Dear County Executive Elrich,

The Silver Spring Citizens Advisory Board attended the Foulger-Pratt presentation on September 16 on the changes being made to downtown Silver Spring and, after careful consideration, we offer the following advice:

- We understand that the current fountain/splash pad is old and suffers from a great number of technical troubles and agree with the need for changes to the feature. However, **we strongly urge that a new and improved splash pad be installed** as opposed to the complete removal of such a beloved feature which is enjoyed not only by those with young families, but all the community.
- The painting and, thereby, brightening of the buildings is a welcome feature, but we would urge Foulger-Pratt to **utilize local artists for future mural painting**. Montgomery County has a large number of renowned artists and we feel we should promote them when the opportunity presents itself, especially considering the Arts & Humanities Council of Montgomery Council is located in Downtown Silver Spring.
- This Board believes that the limiting of parking in front of Panera is acceptable, but should still **allow for handicapped and ride-share parking**.
- **The closing of Ellsworth drive is overdue and welcome.** With that said, we recommend that any closure allow for the **ability for bikers and skaters to safely ride through the area**. Further, we would advise that changes are made in a manner that **ensures that the farmers market on the site is not affected**. Additionally, it is critical that **those with disabilities and seniors are able to navigate the new design safely**. As such, the suggested turf will need to be well maintained. We would further suggest and advise that the turf and other **materials used be environmentally friendly**.
- On a related point, ADA accessibility was highlighted during the presentation, but Silver Spring is an aging community and ADA is a minimum standard. If this area is to be “refreshed” and offer new and revolutionary public activities, we need to **ensure all of our residents are able to fully enjoy them and access the area safely**. At this time, several stores on premises are inaccessible to those with disabilities. This must be remedied, and we cannot, in good conscience, condone changes if, under the best circumstances, those changes do not address these issues or, at worst, could exacerbate them. It is more cost-effective to incorporate these changes now, than to wait for ADA compliance standards to be updated with mandatory changes. Beyond the design and redevelopment of the site, resources should be available to blind and deaf users in the form of upgraded websites and customer service tools, ensuring that design and development plans for the site are fully communicated to all members of the community.

Foulger-Pratt Plans for Ellsworth (downtown Silver Spring)

Lastly, the community would like a commitment to using **zero hostile design features**.

While we do express the concerns, recommendations, and advice listed above, **overall, we look forward to experiencing this newly refreshed downtown Silver Spring** and the exciting new opportunities that will arrive with it.

Sincerely on behalf of the board,

Matt Losak*
Chair

Michelle Desidero*
Vice-Chair

Mark Mendez*
Secretary

Lysette House*
Parliamentarian

(*Signatures on file)

CC:

Montgomery County Council Members
Reemberto Rodriguez, Silver Spring Regional Area Director
Members of the SSCAB



April 20, 2020

To: Casey Anderson, Chair, Montgomery County Planning Board
Cc: Natali Fani-Gonzalez, Vice Chair, Montgomery County Planning Board
Gerald R. Clichy, Commissioner, Montgomery County Planning Board
Tina Patterson, Commissioner, Montgomery County Planning Board
Partap Verma, Commissioner, Montgomery County Planning Board

Marc Elrich, County Executive, Montgomery County

Sidney Katz, President, Montgomery County Council
Tom Hucker, Vice President, Montgomery County Council
Gabe Alborno, Councilmember, Montgomery County Council
Andrew Friedson, Councilmember, Montgomery County Council
Evan Glass, Councilmember, Montgomery County Council
Will Jawando, Councilmember, Montgomery County Council
Nancy Navarro, Councilmember, Montgomery County Council
Craig Rice, Councilmember, Montgomery County Council
Hans Riemer, Councilmember, Montgomery County Council

Reference: Project Plan No. 91998005C and Site Plan No. 81999002M
Foulger Pratt proposal to install plastic carpet on Ellsworth Drive, Downtown Silver Spring, Montgomery County Planning Board hearing, possibly in May

Dear Chair Anderson:

“DO NO HARM”

We are writing on behalf of the Friends of Sligo Creek (FOSC) to state our opposition to the proposal by the developer Foulger Pratt to install plastic carpet on a portion of Ellsworth Drive in Downtown Silver Spring, part of the DTSS project now pending before the Planning Board. The proposal may be before you soon, possibly at a May meeting.

FOSC is the nonprofit organization dedicated to protecting and improving the health, safety and environmental quality of the Sligo Creek Watershed, in partnership with Montgomery and Prince George's County governments and agencies, Montgomery Parks and the people in our communities.

Your decision will affect our water quality.

FOSC urges the Planning Board to reject the proposal to put plastic carpet on Ellsworth Drive. The proposal raises troubling issues concerning its likely effects on the quality of our water, public safety, and watershed health. Simply put, we expect that Sligo Creek and our watershed would be degraded by installation of the plastic carpet.

Details of our specific concerns are below.

However, we would be remiss if we did not draw your attention to a set of issues that are likely to be front and center on the public policy agenda in the near future. The developer's proposal raises issues that may not be easily addressed under current regulations but are nonetheless critical to the protection of human health and watershed health. Scientists are starting to raise health concerns over the use of the PFAS family of chemicals in synthetic turf, including the "blades" of plastic grass and possibly the turf backing.¹ We have not seen studies of manufacturer SYNLawn's SYNTipede243 product and do not know if any exist, but, ***to protect the public, it is important that the Planning Board and County Executive obtain technical information from the firm about its use of any PFAS in its product.***

We are also very troubled about how limited publicly available information on the product proposed and product testing is, based on project filings on the Planning Board's website and information on the manufacturer's website (SYNLawn.com). Synthetic carpets are known to contain uniquely harmful constituents such as heavy metals in pigments, color stabilizers, UV inhibitors, plasticizers, non-stick chemicals, and flame retardant.

We all need to know what's in this product. To further clarify the risks to Sligo Creek and the watershed, we have requested technical information from the carpet's manufacturer (SYNLawn) and the manufacturer of the storm water management facility now in place under Ellsworth to protect Sligo Creek from Downtown Silver Spring runoff (Contech's StormFilter). We understand that SYNLawn will have proprietary concerns, but to understand public risks, we need better information.

Due diligence to protect Sligo Creek is also a responsibility of government. ***We strongly urge that the Planning Board and County Executive will step up their due diligence with the applicant, carpet manufacturer and DTSS storm water management facility manufacturer so that any decision can be based on sound science and risk assessment.***

¹According to recent studies, the artificial grass "blades" in synthetic turf may contain PFAS chemicals, known as "forever chemicals" (ie, they don't break down). PFAS chemicals are thought to be used to keep the plastic "blades" from sticking to the extrusion machinery. Some industry members have noted that they have no other cost effective process. PFAS chemicals also have been identified in certain products' backing. Researchers have called for firms to identify any PFAS used in the manufacturing of their turf product. For details on the science, see the February 2020 Fact Sheet on Per-and Poly-fluoroalkyl Substances (PFAS) in Artificial Turf Carpet by the well-respected TURI (Toxics Use Reduction Institute) at UMass Lowell; and recent work by PEER (Public Employees for Environmental Responsibility) and The Ecology Center. https://www.turi.org/TURI_Publications/TURI_Chemical_Fact_Sheets/PFAS_in_Artificial_Turf_Carpet; <https://www.peer.org/industry-in-a-dither-about-pfas-in-synthetic-turf/> SYNLawn products have not been tested in publicly available research, as far as we can tell, but until SYNLawn reassures the Planning Board and County, the PFAS question remains open. We should not give SYNLawn the benefit of the doubt.

In conclusion, we urge Foulger Pratt and the Planning Board to do no harm to our water or watershed. There are healthier and safer solutions for Ellsworth that can be adopted – without the risks involved. Why not choose healthier and safer solutions that protect Sligo Creek – and pose no potential risks and liability for the County?

Healthier and Safer Solutions to Protect Sligo Creek

- *The best solution to protect Sligo Creek would be to remove the asphalt and replace it with undergrading and permeable pavement (stone or concrete, no synthetics) on Ellsworth - not plastic turf.*

This solution would:

- (1) Protect the current Ellsworth storm water maintenance facility in place because it would not be burdened by the new plastics pollution load (it is probably not up to protecting Sligo Creek from the new plastics pollutants);
- (2) Lower the temperature of runoff into Sligo Creek (runoff from plastic is hotter; higher water temperatures kill aquatic life); and
- (3) Slow down storm water run-off (run off is faster on plastic surfaces; rapid runoff rates are degrading our stream and riparian buffers).

Permeable pavement would be an improvement over the current asphalt.

- *Another option would be to use a “green streets” concept to channel storm water runoff and then cover the remaining asphalt with durable wood planking. Asphalt could be removed in strategically placed areas on the sides and where utilities are not underneath, which could then serve as multiple mini-water retention and or infiltration sites. The remaining asphalt could be covered with durable wood planking or other stone or concrete paver material strategically designed to help to slow and route storm water run-off to mini-garden areas.*
- *A distant next best option might well be to leave the asphalt in place.*

Our concerns are set out in detail below.

Our Concerns.

We object to the installation of plastic carpet (and the particular plastic carpet proposed) on Ellsworth Drive on public safety, health, and environmental grounds:

1. **The plastic grass product proposed is substantially petroleum-based.** It is not “environmentally friendly”, contrary to representations by the manufacturer that some input materials are plant-based and the product is “Bio-based Synthetic

Turf”.² (See Appendix 1 for product details provided by the manufacturer.) Rather, the substantial petroleum content makes the product flammable, as the County’s Departments of Permitting Services and Transportation have recognized.³ ***Montgomery County should not allow people to use and vehicles to drive on a flammable surface.***

2. Plastic carpets are known to many in the scientific community to contain hazardous chemicals related to higher cancer rates and disruption of human growth regulators, to name just a few very serious concerns. ***Runoff containing these toxicants should not be allowed into Sligo Creek.***
3. **According to the manufacturer, the product proposed is not designed or certified for heavy foot traffic or the vehicular use that will occur on Ellsworth**, a very busy and complex stretch of Downtown Silver Spring.

The manufacturer recommends the product only for landscape, pets, play, rooftop, and golf. (See Appendix 2) Foulger Pratt proposes closing off Ellsworth to normal vehicle traffic so that only minimal access is allowed, but emergency vehicles, delivery trucks and weekly Farmers’ Market trucks would still be able to drive on it, according to its filings with the Planning Board. Any other option would be better: **plastic carpets are not up to or certified for the type of use proposed.**

4. **Bearing more weight and friction than the carpet was designed for, the plastic blades of grass and their synthetic backing can be expected to degrade even more rapidly than “normal”.**⁴ By permitting this carpet to be installed, the Planning Board and County make it very likely that the degraded carpet will show up in Sligo Creek, in either particulate or dissolved chemical form.
5. Storm water management filtration under Ellsworth is the main line of defense protecting Sligo Creek from pollutants coming down from DTSS. Keeping a filter cleared of sediment is critical, so how and how rapidly the carpet will degrade in

² The environmentally friendly features of the product SYNLawn’s SYNTipede 243 appear to be exaggerated. According to technical specifications on the product website, the synthetic grass blades are made of polyethylene and the turf backing is made out of polypropylene. Both are petroleum-based. SYNLawn’s proprietary coating of the carpet backing (Enviroloc) is described as containing “biobased resources including soybean oil”, but a closer look at the manufacturer’s description indicates that it, too, is heavily petroleum-based. See Appendix 1.

³ The County’s Department of Permitting Services has recognized the flammability hazard in its review of the proposal. See DAIC Document 81999002M-DPS-RPP.pdf. The Department of Transportation also opposes the use of synthetic turf on Ellsworth because it is flammable. See DAIC Document 91998005C. On its website, the manufacturer represents its products as having a Class A Fire Rating, but it is not at all clear how this rating was determined.

⁴ A widely accepted rule of thumb is that 5-10% of a plastic synturf carpet typically disintegrates off the carpet each year. On this basis, have the Planning Board and County Executive estimated the amount of plastic debris to be expected for the quantity of SYNTipede 243 plastic carpeting proposed? Keep in mind, this figure would need to be adjusted to reflect the fact that the product will likely deteriorate faster than “normal” because the product is not designed for the specific usage proposed. Also, because installation is unusual and does not appear to be recommended by the manufacturer (it is proposed to go on top of the asphalt), even more friction is likely to be generated, resulting in faster plastic deterioration.

combination with the design of Contech's StormFilter storm water management facility under Ellsworth are significant.

Because it was not designed for SYNLawn and has been in place since around 2005, we would not expect Contech's system to be up to the job.⁵ We are also concerned that the normal pre-plastic pollution operation of the system itself will likely be degraded by the additional pollution burden. Normal maintenance will not be enough.⁶

Furthermore, we do not know if the storm water runoff flow rate would change and how that would affect current the storm water facility. Typically, the flow rate for synthetic turf would be higher.

An additional critical question: how will Sligo Creek be protected from hotter storm water runoff? Outdoor plastic carpets typically heat up more than most other surfaces despite chemical treatment. Hotter storm water temperatures will kill life in Sligo Creek. Winter issues concerning anti-ice treatment are also important. Have the Planning Board and County determined that this storm water system can handle the new pollutant load in all weather?

We urge the Planning Department, the Department of Permitting Services, the Department of Environmental Protection and Montgomery Parks to investigate our concerns by requesting additional technical details and research from the applicant, SYNLawn and the designers of the current SWM system under Ellsworth.

Key information includes the particulate and chemical filtration capability of the SWM system now in place; the chemical and particulate size properties of how the plastic carpet/synthetic turf typically deteriorates; and the expected temperature of the carpet (average and peak) and how the storm water facility will handle this.

- 6. *Prior to a Planning Board decision on this proposal, we request that a thorough review of the storm water management situation be undertaken by the County in light of the concerns we have raised.*** While we understand that the applicant has represented the particular project would disturb less than 5,000

⁵ We are also trying to find out from DEP whether any special storm water protection was put in place for the several years that artificial turf was installed on what is now the ice rink area on Veterans' Plaza. It is important to note that the product used at the time was not the same product that is now proposed by the applicant and that the usage proposed did not involve any vehicular or similarly heavy foot traffic, for which the product was not designed. From what we can tell so far, there is no evidence that the StormFilter storm water maintenance facility was designed to handle the artificial turf that was installed at the time.

⁶ To evaluate whether the existing storm water facilities can handle the new pollution load, we have asked SYNLawn for information on how its product deteriorates, whether it degrades in chemical or particulate form and, if in particulate form, what size particles? We have also reached out to the manufacturer of the Ellsworth storm water facilities (Contech's StormFilter), designed to protect Sligo Creek from DTSS runoff, to find out what particulate size and chemicals its facilities are designed to handle. Preliminary guidance from Contech suggests that the product now in place is not what they now suggest to handle storm water runoff from artificial turf. While more frequent maintenance of the facility by DEP would help protect our Creek, it probably would not be enough.

square feet of surface area and therefore is exempt from storm water management requirements, we have not been able to confirm its calculations. ***We request confirmation from the County and Planning Board staff on the dimensions of the proposed carpet area.***

7. **The coronavirus situation raises additional public health questions about our ability to keep this product clean and whether our storm water management system in place under Ellsworth can handle relevant cleaning agents or anti-microbial technology.**⁷ Will the County have to close down part of Ellsworth because it is a health hazard, if we have a situation in the future similar to what we face now? It is important that SYNLawN will provide technical details about sanitization of its product and possible effects on water that can be evaluated by the County.

Conclusion. Plastic carpets used in outdoor public spaces pose major threats to our water and environmental quality. These threats are often unrecognized or unacknowledged, in part because technical product information may be proprietary and may not be available. As is often the case, the only way the public can know enough about the product in order to evaluate it is to buy a sample and have it tested.

Nonetheless, in this case, there is enough information on the product to raise large red flags about the public risks.

What is at stake? Sligo Creek is the focus of many of our communities. As the current quarantine situation clearly illustrates, people cherish Sligo Creek. People rely upon it and are active in improving - not harming – its water quality. Our wildlife depends on it. What goes into Sligo Creek ultimately ends up in the Chesapeake Bay and our drinking water. Our water is not protected from this type of plastic pollution.

We urge the Planning Board, County Executive, County Council and Foulger Pratt to “Do No Harm”. The Planning Board should deny this proposal to install synthetic turf carpeting on Ellsworth.

Please require installation of permeable pavement rather than plastic carpeting/synthetic turf to protect public health and safety, Sligo Creek and the watershed.

Thank you for your consideration.

Additional details documenting our concerns taken directly from the product manufacturer’s website are below.

⁷ According to a recent study published in correspondence to The New England Journal of Medicine, the current COVID19 virus can stay on plastic up to three days.

https://www.nejm.org/doi/full/10.1056/NEJMc2004973?query=featured_home

Sincerely,

Mike Smith, President, Friends of Sligo Creek

Kit Gage, Director of Advocacy, Friends of Sligo Creek
Advocacy@fosc.org

The Water Quality Committee, Friends of Sligo Creek
WaterQuality@fosc.org

cc: Adam Ortiz, Department of Environmental Protection
Hadi Mansouri, Acting Director, Department of Permitting Service
Christopher Conklin, Director, MCDOT
Mike Riley, Director, Montgomery Parks

Gwen Wright, Planning Director, Montgomery County Planning Board
Robert Kronenburg, Deputy Planning Director, Montgomery County Planning Board
Elza Hisel-McCoy, Chief, Area 1, Montgomery County Planning Board
Stephanie Dickel, Supervisor, Area 1, Montgomery County Planning Board
Grace Bogdan, Plan Coordinator, Area 1 (the reviewer of the proposal), Montgomery County Planning Board
Steve Shofar, Manager II, Intergovernmental Affairs Division, Department of Environmental Protection
Stan Edwards, Manager II, Energy, Climate and Compliance Division, Department of Environmental Protection
Pamela Parker, Stormwater BMP Maintenance and Inspection Program, Department of Environmental Protection
Mark.Etheridge, Manager, Water Resources Plan Review, Montgomery County, Department of Permitting Services
Atiq Panjshiri, Manager, Right-of-Way Review, Montgomery County Department of Permitting Services
Sam.Farhadi, Plan Reviewer, Right-of-Way Plan Review, Montgomery County, Department of Permitting Services
David Kuykendall, Plan Reviewer, Water Resources Plan Review, Montgomery County, Department of Permitting Services
Tim Cupples, Chief, Division of Transportation Engineering, Montgomery County Department of Transportation
Dan Sheridan, Chief, Transportation Planning and Design Section, Division of Transportation Engineering, Department of Transportation
Bill Hamilton, Supervisor, Natural Resources Stewardship, Montgomery Parks
Matt Harper, Supervisor, Resource Analysis, Montgomery Parks

APPENDIX 1

The plastic carpet proposed (SYNLawn's SYNTipede 243) is substantially petroleum-based, even though the manufacturer highlights materials described as plant-based and markets the product as "Bio-based Synthetic Turf". Because of the large petroleum content, it is flammable, as the County's Department of Permitting Services and Department of Transportation have recognized.

We have been able to document the petroleum-based content, in the manufacturer's own words.

Screenshots 1 – 3 below are pages from the manufacturer's website that list technical specifications for the plastic carpet proposed for Ellsworth Drive. Screenshots 1 and 2 document in the manufacturer's own words that the product's grass blades (called "yarns") and its primary backing are made of petroleum-based plastics:

- The artificial blades of grass are made of polyethylene (a thermoplastic polymer)
- The primary turf backing is polypropylene-based.

SYNLawn's claim that its plastic carpet is environmentally friendly and bio-based rests solely on the contents of its proprietary Enviroloc turf coating. (See Screenshots 1 and 3.) The company describes Enviroloc as replacing a "large portion of petroleum-based polymers (up to 60%) with bio-based polymers created from sustainable resources including soybean oil."

Taking the converse of SYNLawn's petroleum claim, at least 40% of polymers for the turf backing are petroleum-based. Without additional information, the actual percentage of petroleum-based polymers for coating of the backing is impossible to determine.

Similarly, there is not sufficient information to assess the description of soybean oil and other sustainable resource content. Scientifically, biopolymers are not necessarily benign. Many of these polymers have been designed to be environmentally persistent. Micro or nano particles from a persistent biopolymer may be just as hazardous as those from a synthetic polymer.

We urge the Planning Board and County Executive to request that SYNLawn provide additional technical information in support of its descriptions.

SCREENSHOT 1

Product Specifications for Syntipede 243 From Manufacturer Synlawn's Website:

- The backing and grass blades (referred to as “yarn”) are petroleum-based plastics. See also Screenshot 2.
- The manufacturer claims that the proprietary coating of its backing (Enviroloc) is “plant- based”.
- But more details provided by the manufacturer are not consistent with its plant-based claim. See Screenshot 3 below.

Grass Zone Yarn/Color	PE / Field Green / Apple
Grass Zone Denier	10,000 / 6
Thatch Zone Yarn/Color	PE / Field Green / Beige
Thatch Zone Denier	5,040 / 12
Grass Zone Yarn Shape	Omega
Finished Pile Height	1"
Finished Pile Weight	60 oz.
Backing	15 / 18 PP 2-Part / 20oz. EnviroLoc™
Tuft Gauge	3/8"
Total Weight	86 oz.
Tuft Blnd	> 8 lbs.
Permeability	> 300 inches per / SY
Features	Sanitized*, EnviroLoc™, StatBlock™ Anti-Static, DualChill™ IR Reflective, Deluster, UV Stabilizers
Test Data	ASTM F1292, F1951, IPEMA Certified

Unmatched Lifetime Warranty

EnviroLoc™ Plant-Based Backing

Deluster and UV Protection

Class A Fire Rating

Foot Traffic

Softness

SUPER YARN™ TECHNOLOGY

Sanitized* Antimicrobial DualChill™ IR Reflective StatBlock™ Anti-Static

Artificial Grass Fiber

Compacted Aggregate Base

Geotextile Weed Barrier

Learn more at CADdetails.com

Not to scale. For illustration only.

RECOMMENDED USES

LANDSCAPE — PETS — PLAY — ROOFTOP — GOLF

Source: <https://www.synlawn.com/wp-content/uploads/2019/12/SYNLawn-SYNTipede-243-ST243.pdf>, consulted April 7, 2020.

Screenshot 2: Additional SYNTipede 243 Petroleum-based Specifications from SYNLawn's Website

SYNLAWN® a sportgroup company		SYNTipede 243	
Primary Yarn Polymer	Polyethylene	Primary Backing	15/18 PP 2-Part
Yarn Cross Section	Omega	Coating Type	20 oz. EnviroLoc™
Standard Color	Field Green / Apple	PE Yarn Denier / Ends	10,000 / 6
Fabric Construction	Tufted	Texturized Thatch Denier / Ends	5,040 / 12
Second Yarn Polymer Thatch	Polyethylene	Warranty Period	Limited Lifetime
Secondary Yarn Color	Field Green / Beige		

Source: <https://www.synlawn.com/wp-content/uploads/2019/12/SYNLawn-SYNTipede-243-ST243.pdf>, consulted April 7, 2020.

Screenshot 3: How “Truly Green” is SYNTipede 243 ? SYNLawn's Website Describes its Proprietary Enviroloc Turf Coating

- The manufacturer claims that the proprietary coating of its backing (Enviroloc) is “plant-based”.
- The company describes Enviroloc as replacing a “large portion of petroleum-based polymers (up to 60%) with bio-based polymers created from sustainable resources including soybean oil.”
- Taking the converse of SYNLawn's petroleum claim, at least 40% of polymers for the turf backing are petroleum-based. Without additional information, the actual content is impossible to evaluate.

Truly 'green' technology.

SYNLawn's exclusive EnviroLoc™ Backing System is an environmentally-friendly, multi-layer component system that “locks” in durable turf fibers, thereby, extending the product's life cycle. Made in the USA, the EnviroLoc™ Backing System replaces a large portion of *petroleum*-based polymers (up to 60%) with *biobased* polymers created from sustainable resources including soybean oil.

The EnviroLoc™ Backing System uses a durable 2-part woven Polypropylene backing fabric constructed to lock in tufted grass fibers. After tufting, the backing fabric and stitched grass fibers receive a thick layer of SYNLawn's proprietary biobased EnviroLoc™ coating. Together, these components provide a sturdy anchor for fibers creating less “shedding” as well as create an environmentally responsible approach to synthetic grass.

Source: <https://www.synlawn.com/enviroloc-backing-system/>, consulted April 7, 2020.

APPENDIX 2

Plastic carpet/synthetic turf is the wrong thing to install on Ellsworth Drive. SYNLawn's products are not designed for the type of usage that will occur if the proposal goes through.

As Screenshot 4 (below) from the website documents, the manufacturer recommends the product only for landscape, pets, play, rooftop, and golf. It is not designed for the very heavy foot traffic or vehicular use that will occur on Ellsworth Drive.

Foulger Pratt proposes closing off Ellsworth to normal vehicle traffic, but emergency vehicles, delivery trucks and weekly Farmers' Market trucks would still be able to drive on it.

No substitute would be any better: plastic carpets are not up to or certified for the type of use proposed.

Note also that the listed certifications are not relevant for the use proposed.

Screenshot 4: Recommended uses of SYNLawn's SYNTipede 243 are for "landscape, pets, play, rooftop and golf", according to the manufacturer

Grass Zone Yarn/Color	PE / Field Green / Apple
Grass Zone Denier	10,000 / 6
Thatch Zone Yarn/Color	PE / Field Green / Beige
Thatch Zone Denier	5,040 / 12
Grass Zone Yarn Shape	Omega
Finished Pile Height	1"
Finished Pile Weight	60 oz.
Backing	15 / 18 PP 2-Part / 20oz. EnviroLoc™
Tuft Gauge	3/8"
Total Weight	86 oz.
Tuft Blnd	> 8 lbs.
Permeability	> 300 inches per / SY
Features	Sanitized*, EnviroLoc™, StatBlock™ Anti-Static, DualChill™ IR Reflective, Deluster, UV Stabilizers
Test Data	ASTM F1292, F1951, IPEMA Certified

- Unmatched Lifetime Warranty
- EnviroLoc™ Plant-Based Backing
- Deluster and UV Protection
- Class A Fire Rating

Foot Traffic

Softness

SUPER YARN™ TECHNOLOGY

Sanitized*
Antimicrobial

DualChill™
IR Reflective

StatBlock™
Anti-Static

Artificial Grass Fiber

Compacted Aggregate Base

Geotextile Weed Barrier

Learn more at CADdetails.com

Not to scale. For illustration only.

RECOMMENDED USES

LANDSCAPE

PETS

PLAY

ROOFTOP


GOLF





Source: <https://www.synlawn.com/wp-content/uploads/2019/12/SYNLawn-SYNTipede-243-ST243.pdf>, consulted April 7, 2020.


Email

Artificial turf on Ellsworth ...

E-mail

From  Jane Harman

To  <MCP-Chair MCP-Chair>;  Leo Juezan;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc  councilmember.hucker@montgomerycountymd.gov

Subject Artificial turf on Ellsworth Ave in Silver Spring

Date Sent

Date Received

4/1/2020 11:56 AM

Dear Planning Board Chair Casey Anderson,

This idea is about the worst since the installation of the horribly bright blue lighting along Ellsworth Avenue by a few of the storefronts there. Turning night into a garish imitation of daylight was ill-conceived and tasteless.

Now there is an idea to invoke ugly artificial turf along this same stretch? This will age very poorly, looking tackier and tackier as the months go by.

By contrast, digging up the asphalt and planting native trees and shrubs along carefully planned walkways will grow into increasingly beautiful, cooling shade enjoyable by pedestrians for decades. I suggest the example of the Riverwalk in San Antonio, where hundreds of hugely profitable businesses reap the benefit of such a wise landscaping decision. The city planners there chose this second planning strategy - no artificial turf there.

Someone in the leadership of our county needs to reverse this trend for poor urban planning in Silver Spring.

Sincerely,

Jane Harman
7241 Garland Ave
Takoma Park, MD 20912

Attachments

File Name	File Size (Bytes)	
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		Page 1

Email

Ellsworth artificial turf

E-mail

From  Catherine Brousseau

To  <MCP-Chair MCP-Chair>;  Leo Juezan;  MCP-Chair #;  MCP-Chair@mc.org

Cc

Subject Ellsworth artificial turf

Date Sent **Date Received** 4/1/2020 2:58 PM

Dear Mr. Anderson,


I am a long-term resident of Silver Spring MD, and live close enough to downtown that I often walk there in good weather. I **oppose to the installation of artificial turn on Ellsworth Street** in the heart of Silver Spring. Yes, it has become a town-center of sorts. Yes, it bustles with commerce and families gathering, children romping, teenagers hanging out, and people spending money for food, entertainment, and consumer goods.

However, I do not see it as a "playground" or a street that tempts someone to sit or lie on it. I see it as a thoroughfare for walking, occasional vehicles, and festivities. To that end, Ellsworth Street needs to have a surface that is easy to wash and clear of trash, that is open bandstand and food market trucks, as well as above mentioned activities; that is, tarmac.

Thank you for your public service to our county, particularly in these difficult times.

Sincerely, Catherine Brousseau
9039 Sligo Creek Parkway


Attachments







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0 - 0 of 0 (0 selected)		Page 1



Email

Downtown Silver Spring Pr...

Email

From  Stephen Estrada

To  <MCP-Chair MCP-Chair>;  Councilmember Hucker;  Leo Juezan;  MCP-Chair #;  MCP-Chair@mncppc-mc.org;  Tom Hucker

Cc  lesliesmithmsw@gmail.com;  Stephen Estrada

Subject Downtown Silver Spring Project Plan No. 91998005C and Site Plan No. 81999002M

Date Sent **Date Received** 4/3/2020 9:22 PM

I am OPPOSED TO PLASTIC TURF on Ellsworth St. in downtown Silver Spring for the following reasons:

- This material is not rated for the type of use and abuse it will be subjected to.
- As it deteriorates plastic fibers will be released into the environment and into the Sligo waterway where it will cause harm to natural systems.
- It will quickly become worn and dirty and will look like hell.
- Even when new it looks cheap.
- I'd like to know whose harebrained idea this was and why it is being foisted on residents of Silver Spring. There are other alternatives such as more benches and seating arrangements, natural pavers and more attractive streetscaping. If the idea is simply to save money, then do nothing and leave the street the way it is which is fine.

Plastic turf is the worst possible alternative and just further downgrades the look of Downtown Silver Spring!

Sincerely,
Stephen Estrada

Stephen Estrada

se@stephenestradaart.com

[https://nam03.safelinks.protection.outlook.com/?](https://nam03.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.stephenestradaart.com%2F&data=02%7C01%7CMCP-Chair%40mncppc-mc.org%7Cf191163cad6847105d5a08d7d8360dc7%7Ca9061e0c24ca4c1cbeff039bb8c05816%7C0%7C1%7C637215598994645956&sdata=r6RfxedVxl1Iz0b9yoLpvRaEfd7nPALPNNhBmJHJUy4%3D&reserve)


[url=http%3A%2F%2Fwww.stephenestradaart.com%2F&data=02%7C01%7CMCP-Chair%40mncppc-mc.org%7Cf191163cad6847105d5a08d7d8360dc7%7Ca9061e0c24ca4c1cbeff039bb8c05816%7C0%7C1%7C637215598994645956&sdata=r6RfxedVxl1Iz0b9yoLpvRaEfd7nPALPNNhBmJHJUy4%3D&reserve](http%3A%2F%2Fwww.stephenestradaart.com%2F&data=02%7C01%7CMCP-Chair%40mncppc-mc.org%7Cf191163cad6847105d5a08d7d8360dc7%7Ca9061e0c24ca4c1cbeff039bb8c05816%7C0%7C1%7C637215598994645956&sdata=r6RfxedVxl1Iz0b9yoLpvRaEfd7nPALPNNhBmJHJUy4%3D&reserve)
d=0







610 Greenbrier Drive
Silver Spring MD 20910



Email

Downtown Silver Spring Pr...

E-mail

From  **Stephen Estrada**

To  <MCP-Chair MCP-Chair>;  Councilmember Hucker;  Leo Juezan;  MCP-Chair #;  MCP-Chair@mncppc-mc.org;  Tom Hucker

Cc  lesliesmithmsw@gmail.com;  **Stephen Estrada**

Subject Downtown Silver Spring Project Plan No. 91998005C and Site Plan No. 81999002M

Date Sent **Date Received** 4/3/2020 9:22 PM

I am OPPOSED TO PLASTIC TURF on Ellsworth St. in downtown Silver Spring for the following reasons:

- This material is not rated for the type of use and abuse it will be subjected to.
- As it deteriorates plastic fibers will be released into the environment and into the Sligo waterway where it will cause harm to natural systems.
- It will quickly become worn and dirty and will look like hell.
- Even when new it looks cheap.
- I'd like to know whose harebrained idea this was and why it is being foisted on residents of Silver Spring. There are other alternatives such as more benches and seating arrangements, natural pavers and more attractive streetscaping. If the idea is simply to save money, then do nothing and leave the street the way it is which is fine.

Plastic turf is the worst possible alternative and just further downgrades the look of Downtown Silver Spring!


Sincerely,
Stephen Estrada




Stephen Estrada
se@stephenestradaart.com
<https://nam03.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.stephenestradaart.com%2F&data=02%7C01%7CMCP-Chair%40mncppc-mc.org%7Cf191163cad6847105d5a08d7d8360dc7%7Ca9061e0c24ca4c1cbeff039bb8c05816%7C0%7C1%7C637215598994645956&sdata=r6RfxedVxl1Iz0b9yoLpvRaEfd7nPALPNNhBmJHJUy4%3D&reserveid=0>
610 Greenbrier Drive
Silver Spring MD 20910

Email

Regarding artificial turf in ...

E-mail

From  [Meghan Hess](#)

To  [<MCP-Chair MCP-Chair>](#);  [Leo Juezan](#);  [MCP-Chair #](#);  [MCP-Chair@mncppc-mc.org](#)

Cc

Subject Regarding artificial turf in downtown Silver Spring

Date Sent

Date Received


4/3/2020 2:28 PM

Downtown Silver Spring Project Plan No. 91998005C and Site Plan No. 81999002M

I truly do not understand the appeal of artificial turf in the downtown Silver Spring area. I have enjoyed the brightening up of the buildings and look forward to the renovation of public space, but turf is a bizarre proposal. It won't be comfortable like grass, and it won't be durable like asphalt. If the idea is to make the ground more "fun" like the buildings why not paint the asphalt? That would raise fewer durability concerns (especially related to water quality), would be easier to clean, would allow full access by vehicles for emergencies and for the farmers market (or for unforeseen events like now, when the street is open to vehicles for restaurant carry out!) It would have to be repainted occasionally, sure, but turf would be sure to require a great deal of maintenance as well.

Meghan Hess
506 Pershing Drive

Attachments


File Name	File Size (Bytes)	
 <p>There are no Attachments to show in this view. To get started, create one or more Attachments.</p>		
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Email

Plastic carpet/terf in down...

E-mail

From  [Cathy Henderson](#)

To  [<MCP-Chair MCP-Chair>](#);  [MCP-Chair #](#);  [MCP-Chair@mncppc-mc.org](#)

Cc

Subject Plastic carpet/terf in downtown Silver Spring


Date Sent **Date Received** 5/7/2020 5:47 PM

If this was 1950 rather than 2020, I might find this idea funny. However, there is no reason on this earth to use plastic which is hard to clean, is not biodegradable and pollutes our streams. Why not use paint to designate areas! Cheap and very effective. Chairs are better than sitting on the ground. Consider the health of generations to come. Do the right thing!

Use common sense and scientific expertise; that is why we pay you the big bucks.

Sincerely,
Cathy Henderson


Attachments




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There are no Attachments to show in this view. To get started, create one or more Attachments.		
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Email

Oppose turf carpet on Ells...

E-mail

From  mvlally@gmail.com

To  <[MCP-Chair MCP-Chair](#)>;  [MCP-Chair #](#);  MCP-Chair@mncppc-mc.org

Cc

Subject Oppose turf carpet on Ellsworth


Date Sent **Date Received** 5/8/2020 6:45 PM

Please do not put down a giant plastic carpet on Ellsworth Dr in DTSS. This will be so detrimental to Sligo Creek, and to the environment.
Thank you,
Marian Lally on Normandy Drive, Silver Spring

--

Follow me on Instagram @DoThisNotThatFitness


Attachments



File Name	File Size (Bytes)	
		
There are no Attachments to show in this view. To get started, create one or more Attachments.		
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Email

Proposal for Plastic Carpet ...

E-mail

From  [James Ehrman](#)

To  [<MCP-Chair MCP-Chair>](#);  [MCP-Chair #](#);  MCP-Chair@mncppc-mc.org

Cc

Subject Proposal for Plastic Carpet on Ellsworth (DTSS)

Date Sent **Date Received** 5/10/2020 4:52 PM

I write as a resident of County Council District 5, whose home is located between Downtown Silver Spring and Sligo Creek.


I have read the statement provided the Planning Board by Friends of Sligo Creek. I am not technically qualified to add or otherwise comment on its contents -- other than note that the multiple concerns it raises warrant processing Foulger Pratt's plastic carpeting proposal with caution.

What I can add, as a County resident living near both DTSS and Sligo Creek, is my surprise to learn Foulger Pratt has gone ahead with this proposal, notwithstanding the many objections submitted by area residents in months past. We form, after all, the core neighborhood patronizing commercial enterprises located in and around the area where this "carpeting" is to be placed. Although Foulger Pratt may be discounting our objections, I wonder if that nonchalance extends to DTSS commercial tenants' views -- who would bear the brunt of consumer discomfort at being complicit in jeopardizing Sligo Creek's health.

What seems especially ironic in this situation is that Foulger Pratt is itself a beneficiary of "neighborhood objections" -- inasmuch as they contributed to the dismantling of an earlier proposal for revitalizing a derelict downtown and laid the foundation for what DTSS has become. In considering this proposal, I hope the Planning Board takes into account not just unanswered technical concerns associated with plastic carpeting but the known ones of area residents.

James Ehrman


Attachments




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Email

Re: Project 91998005C Plas...

E-mail

From  [Anne Vorce](#)

To  <[MCP-Chair MCP-Chair](#)>;  [MCP-Chair #](#);  [MCP-Chair@mncppc-mc.org](#)

Cc

Subject Re: Project 91998005C Plastic carpet

Date Sent **Date Received** 5/11/2020 4:31 PM

Thanks so much, Ms. Coello.

Anne Vorce

-----Original Message-----

From: MCP-Chair <[mcp-chair@mncppc-mc.org](#)>
 To: Avorce <[avorce@aol.com](#)>
 Sent: Mon, May 11, 2020 12:57 pm
 Subject: RE: Project 91998005C Plastic carpet

Good afternoon Ms. Vorce,

I am confirming receipt for distribution and confirming it will be included in the record.

Thank you,

Catherine Coello, *Administrative Assistant*

The Maryland-National Park and Planning Commission
 Montgomery County Chair's Office
 8787 Georgia Ave, Silver Spring, MD 20910
 Main: 301-495-4605 | Direct: 301-495-4608 | Fax: 301-495-1320
www.MontgomeryPlanningBoard.org

From: Avorce <[avorce@aol.com](#)>
Sent: Monday, May 11, 2020 12:24 PM
To: MCP-Chair <[mcp-chair@mncppc-mc.org](#)>
Subject: Fwd: Project 91998005C Plastic carpet

Hello Ms. Coello.

I was just writing to confirm that you had received and had distributed Friend's of Sligo Creek's (FOSC's) testimony/letter on Project Plan No. 91998005C and Site Plan 81999002M, sent via email by FOSC's Advocacy Director Kit Gage on April 20. Her email to you all is below.

We may have already received your confirmation, but I am just double checking.

Thank yo.

Anne Vorce, FOSC

-----Original Message-----

From: Kit Gage <kgage@verizon.net>

To: Anderson, Casey <Casey.Anderson@mncppc-mc.org>

Cc: natali.Fani-Gonzalez@mncppc-mc.org; Gerald.Clichy@mncppc-mc.org; Tina.Patterson@mncppc.org; Partap.Verma@mncppc-mc.org <Partap.Verma@mncppc-mc.org>; Gwen.Wright@montgomeryplanning.org; Robert.Kronenburg@montgomeryplanning.org; mccoy@montgomeryplanning.org; stephanie.dickel@montgomeryplanning.org; grace.bogdan@montgomeryplanning.org

Sent: Mon, Apr 20, 2020 3:19 pm

Subject: Project 91998005C Plastic carpet

Project Plan No. 91998005C and Site Plan 81999002M

Chair Anderson, Vice Chair Fani-Gonzalez and Commissioners,
Please see attached written testimony on the Founger Pratt proposal to install plastic carpet on a portion of Ellsworth Drive in Silver Spring, a portion of the project now under consideration.


Please be in touch with any questions or updates on hearing and project status.

Kit Gage
Advocacy Director
Friends of Sligo Creek

On behalf of Mike Smith, President, and the Water Quality Committee.

CC: Separately to Montgomery County Executive
Montgomery County Council
Adam Ortiz, Director DEP
Hadi Mansouri, Acting DPS
Mike Riley, Director Montg. Parks
Other staffers in DEP, Permitting, DOT, Parks

Attachments

File Name	File Size (Bytes)	
		
There are no Attachments to show in this view. To get started, create one or more Attachments.		

Email

Correspondence FW: artific...

E-mail

From  mcp-crm-tracker@mncppc-mc.org

To  <MCP-Chair MCP-Chair>;  MCP-Chair #;  MCP-Chair@mncppc-mc.org

Cc

Subject Correspondence FW: artificial turf in downtown Silver Spring

Date Sent **Date Received** 5/19/2020 10:36 AM

From: Tanya DeKona <tdekona@hotmail.com>
Sent: Thursday, April 30, 2020 1:19 PM
To: Anderson, Casey <Casey.Anderson@mncppc-mc.org>
Subject: artificial turf in downtown Silver Spring

Dear Ms. Anderson,

I would like to express my strong opposition to laying artificial turf on Ellsworth street in Silver Spring. It wears badly, causes terrible pollution, and is hard to dispose of. Those are just some of the reasons why this is a bad idea.

You have the letter from Friends of Sligo Creek (FOSC) presenting excellent details of the harms of this change. As a volunteer who participates in FOSC clean ups and regularly picks up trash and recycling on my walks, I can't believe this harmful plastic turf is even a consideration. As a resident of Montgomery County all my life, I do not want my taxes to add to the offense.

I vote for leaving the street as is. If change is absolutely necessary, laying down pavers to help with run off would be my second choice. What I absolutely oppose is artificial turf.

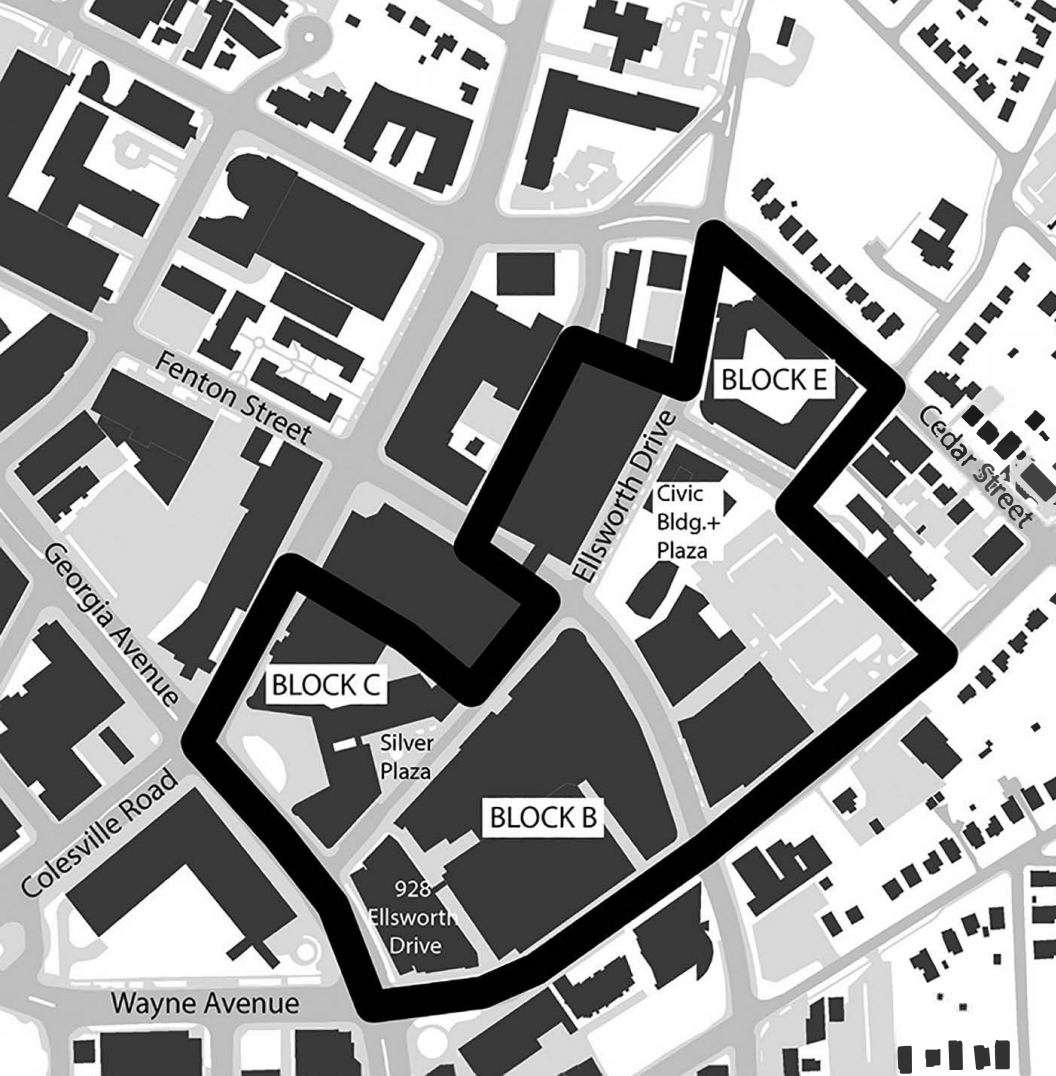
Thank you for reconsidering artifical turf.

I would welcome your reply.

Sincerely yours,

Tanya DeKona
 7407 Buffalo Avenue
 Takoma Park, Maryland 20912-4125

Attachments



Downtown Silver Spring Index of Approved Plans February 2016		ATTACHMENT F	
Plan Type	Plan Number	Approval Date	Affected Site
Project Plan	919980050	3.2.1999	Whole Site
	91998005A	9.1.1999	Block B
	91998005B	11.2.2006	Block E
Preliminary Plan	119981070	3.2.1999	Whole Site
	11998107A	9.1.1999	Whole Site
	11998107B	11.9.2006	Block E
Site Plan	819990020	3.2.1999	Whole Site
	81999002A	9.1.1999	Whole Site
	81999002B	6.20.2001	Silver Plaza
	81999002C	7.29.2003	Block C
	81999002D	8.5.2004	Block B
	81999002E	9.9.2004	928 Ellsworth Drive
	81999002F	11.2.2006	Block E
	81999002G	11.15.2007	Civic Building & Plaza
	81999002H	5.10.2010	Block E
	81999002I	5.28.2010	Civic Building & Plaza
	81999002J	5.5.2011	Block E
	81999002K	Submitted	Block C
F - 1	81999002L	1.28.2016	Block C