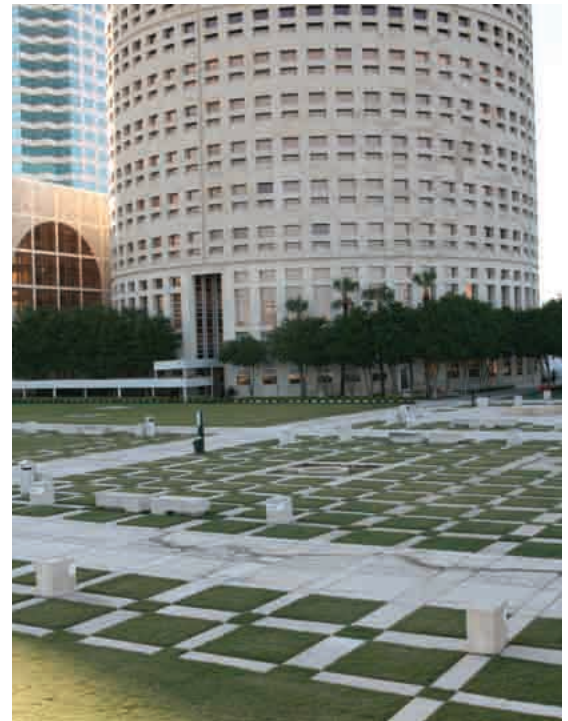


## Kiley Park - Tampa, Florida



### Green Roof Plaza Restoration saves Dan Kiley's Park

Kiley Garden comprises an 80,000 sq.ft. recreation area in Tampa downtown. Dan Kiley, a world-renowned landscape architect, designed the park in mathematical proportion to the 31-story office tower, the Pavilion at Rivergate Tower, originally the NCNB building. The park follows a geometric layout of water, paths and lawns and was completed in 1988.

#### Challenge

Soon after, water began to leak into the underground parking garage below the park, which led the owners to drain fountains and plant grass in a large reflecting pool. Drainage was insufficient, causing the brackish water of the Hillsborough River to backflow into the gardens, killing the crape myrtles. Sprinklers and irrigation systems leaked into the parking garage below. The large limestone pavers and topsoil were too heavy for It's

the garage's crumbling supports. Even the crape myrtles themselves, planted back in 1988, were the wrong species. Finally, the city of Tampa talked about removing the park altogether, in order to make room for a new art museum. But local architects Chris Vela and Philip Crosby spoke out and formed Yard OPS. They began staging park clean ups and advocating for the restoration of Kiley Gardens. In 2005, Florida Trust for Historic Preservation placed Kiley on its "11 Most Endangered Sites" list and Vela and Crosby were awarded the American Institute of Architects Presidents Award for their work trying to save Kiley Gardens. Due to the engagement of local politicians, residents and activists, restoration began in 2006. Par Development was in charge of trying to salvage all the original blocks, pieces and put them back together again. All the labor that was done from the removal of the trees, dead plants, waterproofing and reinstalling everything, was done by hand. The patterns had to be

reduced though they tried to preserve the best elements of the garden. This project was important because of its respect to architect Dan Kiley. The design of the park is fascinating because it is a green roof on top of a parking garage. It's just that 20 years ago the technology to waterproof was not as efficient as it is today.

## Solution

After clearing away the trees, the city began to assess the extent of the damage to the parking garage and determine the costs associated with restoration. The complete built-up had to be removed down to the concrete deck. Tarheel Roofing, Inc., St. Petersburg, long-term certified contractor for liquid-applied Kemper System waterproofing membranes installed the new waterproofing system over the cleaned and primed surface. "We made a mock up", says Bob Tarheel, head of the Tarheel Roofing, "and the City came out and they looked at it and they could really see the product. It's the best, that's why we got the job." The technical performance of the membrane was convincing: The liquid-applied resin adheres to the substrate over the entire surface and forms a seamless membrane. Due to its fleece reinforcement, the membrane is capable to bridge cracks and to compensate for structural movements. The fact that the membrane is rot and root resistant and FLL tested made Kemper System the ideal choice for waterproofing the complete plaza and planters. A 20 year warranty finally convinced the owner (Tampa town council) to opt for the best technology available, putting water issues to an end. On top of the waterproofing membrane, soil was replaced with a lighter hybrid of sand, rock and topsoil, lessening the weight load on the parking garage below. Many of Kiley's original pavers were restored and reinstalled, as well as several water features to maintain Kiley's original design.

## Kemper System - over 50 years of experience in cold liquid-applied resins

Kemper System is a leading manufacturer of liquid-applied waterproofing and roofing systems for high profile applications. Kemper System fleece-reinforced, cold-applied resin membranes reliably protect the most renowned buildings such as the Empire State Building, the Freedom Tower, Fenway Park, Madison Square Garden, Falling Water, Woodruff High Museum of Art. Building Owners and property managers base their trust on a proven performance of over 50 years. Kemper System focuses on sustainable products with renewable resources and solvent-free applications.



### Building Owner:

City of Tampa

### Contractor:

TarHeel Roofing, Inc

### Year of completion:

2008

### Surface size:

103,000 sq.ft.