



Gaithersburg Indoor Aquatic & Recreation Center

Community Workshop
Initial Concept Plan Review

February 26, 2007



History of Project

- Key Element of “Parks, Recreation and Open Space for the 21st Century,” adopted by Mayor & Council in November, 1999
 - “Enhance Indoor Aquatic Opportunities”
 - “Assess Desirability of Developing a new Indoor Pool Facility in the City”
 - “Additionally, consider indoor recreation/fitness components such as a gymnasium, etc.”



History of Project

- Originally planned for site adjacent to Lakelands Park, now occupied by Lakelands Park Middle School in cooperative agreement with MCPS.
- The Lakelands Park Planning Committee created the initial program for the Aquatic/Recreation Center in 2001.
- City purchased parcel at Edison Park Drive & Darnestown Road in 2001.
- Mayor & City Council began allocating capital dollars to project beginning in FY'03.





History of Project (cont.)

- City staff developed Program of Requirements & Building Components in 2004.
- An aquatic & recreation consultant hired in fall of 2004 to conduct site analysis as well as concept layout & preliminary cost projections. Ensure all program elements would work in building, and building would fit on site (50,000 to 60,000 S.F.).
- Mayor & City Council approved program elements based on site feasibility study in November of 2004.





History of Project (cont.)

- Montgomery County announced \$6M in funding April, 2006. County staff working on MOU to facilitate county resident use of facility.
- Request for proposal advertised August 2006 for architectural and engineering services for facility design.
- Contract awarded to SORG Associates November, 2006.
- Leadership in Energy & Environmental Design (LEED) study held January, 2007. SORG will provide details in their presentation.



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Site Analysis

- Site: 7.49 acre parcel at intersection of Route 28 & Edison Park Drive
- Site meets following preferred criteria:
 - Good visibility from major highway
 - Good access from local communities as target area
 - Available utilities
 - Limited site disturbances
 - Suitable parcel size & topography



Site Analysis

- Constraints of site
 - Steep slopes to the east
 - Steam valley buffer
 - Proximity to residential areas; minimize impact of noise and light



Program of Requirements

Major Components:

- Main Pool at least 75 ft. x 60 ft. featuring at least 8 lanes for Lap/Competition Swimming.
- 2 diving boards (1 & 3 meter).
- Shallow recreation/teaching pool (6,000 S.F.), with zero depth entry, water slides, kiddie slides, fountains, sprays, and other water features.



Program of Requirements Major Components (cont.):

- Two 10–person hydrotherapy pools
- Multipurpose room
- Locker/shower rooms
- Fitness center
- Gymnasium



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Program of Requirements

Ancillary Spaces:


- Lobby entry way & public restrooms
- Observation gallery
- Administrative & reception areas
- Poolside classroom
- Aquatic offices & first aid room
- Handicapped/family changing room
- Outdoor sun deck
- Birthday party room
- Pool & gym storage rooms
- Parking & landscaping





Facility Design – Guiding Principles

- Smart Growth & Green Buildings Initiatives – Silver Rating LEED
- Meet or exceed all U.S. swimming & diving regulations, City, County and State codes
- ADA/Accessibility
- Access from parking lot to facility, drop-off and pick-up access
- Flow of building
- Lighting & security
- Staffing efficiency



Introduction of SORG & Associates, P.C.

- Suman Sorg, Principal, is known for designs that are respectful of time and place.
- She leads one of the largest women-owned architecture firms on the east coast.
- The City was impressed with the firm's body of work, which includes numerous civic projects in the area: recreation centers, a Metropolitan Police Dept. classrooms and auditorium, work for American University, Anacostia High School, the State Department, and the Library of Congress.



Next Steps

- Proceed into schematic design phase which will give greater detail to each component (March 2007)
- Public Review Process (Spring – Summer 2007)
- Complete Construction Documents (January 2008)
- Advertise Invitation for Bid for construction (February – April 2008)
- Award contract (May 2008)
- Commence construction approx. June, 2008
- Anticipated opening: March, 2010

****Timeline is estimated***



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Additional Information

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