

# MAYOR & COUNCIL AGENDA COVER SHEET

**MEETING DATE:**

August 20, 2007

**CALL TO PODIUM:**

Michele McGleish

**RESPONSIBLE STAFF:**

Michele McGleish  
 Peter Geiling  
 Bill Bullough

**AGENDA ITEM:**

(please check one)

<input type="checkbox"/>	Presentation
<input type="checkbox"/>	Proclamation/Certificate
<input type="checkbox"/>	Appointment
<input type="checkbox"/>	Public Hearing
<input type="checkbox"/>	Historic District
<input type="checkbox"/>	Consent Item
<input type="checkbox"/>	Ordinance
<input type="checkbox"/>	Resolution
<input type="checkbox"/>	Policy Discussion
<input type="checkbox"/>	Work Session Discussion Item
<input checked="" type="checkbox"/>	Other: <b>Public Discussion</b>

**PUBLIC HEARING HISTORY:**

(Please complete this section if agenda item is a public hearing)

Introduced	
Advertised	
Hearing Date	
Record Held Open	
Policy Discussion	

**TITLE:**

Gaithersburg Aquatic/Recreation Center Revised Concept Plan

*(Mayor Katz will invite the Planning Commission to sit at the dais during this portion of the meeting.)*

**SUPPORTING BACKGROUND:**

On April 30, 2007, a public meeting was conducted to review the concept plan for the Gaithersburg Aquatic and Recreation Center. Based on feedback from this meeting and further review a revised concept plan has been completed.

SORG and Associates architectural firm will offer a three dimensional power point presentation of the revised concept plan prior to formally submitting a preliminary and final site plan to the Planning Commission. The revised concept plan includes a revised site/landscape plan, interior space layouts, leisure pool design concepts, and revised conceptual elevations. Proposed exterior building materials will be presented at the meeting. SORG will specifically address issues raised by the Mayor and Council and Planning Commission at the April 30, 2007 meeting.

This project continues to be on schedule. Staff anticipates Planning Commission review this fall. A construction contract is scheduled to be awarded during early FY 09. Site development and construction is budgeted at \$19 million (with allowances for inflation) to be expended during FY 09 and FY 10. The facility would be completed in late FY 10.

**DESIRED OUTCOME:**

Discuss revised plan and approve concept plan.

MEMORANDUM TO: Mayor and City Council  
Planning Commission

VIA: David B. Humpton, City Manager

FROM: Michele R. McGleish, Director  
Parks, Recreation, and Culture

DATE: August 15, 2007

SUBJECT: Questions Raised During the April 30, 2007 Work Session on the  
Proposed Aquatic/Recreation Center

Below you will find the questions and answers generated from the April 30, 2007 Work Session on the proposed Aquatic/Recreation Center. Updated/revised responses appear in bold as the concept plan has become more refined. SORG Architects will address any design questions raised during the Work Session more in depth during their presentation. In addition, they will propose recommended materials.

Q. 54% recovery rate is projected for revenue. Is that the same percentage for outdoor pool at Bohrer Park?

A. **Yes, FY'08 projects 54.85% revenue for the Water Park.**

Q. What is the revenue recovery percentage for indoor pool at Gaithersburg Aquatic Center?

A. **60.31%. Montgomery County Public Schools (MCPS) pays utilities.**

Q. Do you have rentals for swim team at the Gaithersburg Aquatic Center?

A. **Yes.**

Q. The projected numbers for operating and revenue are for opening in 2010. Do you expect them to increase in 5 year growth?

A. **Yes, both numbers are expected to increase. These are base line figures after researching similar operations throughout Montgomery County.**

Q. Do you expect 54% the revenue and expenses to increase?

A. **As the project is further designed/developed, a more firm figure will be forecasted. There are a lot of variables right now.**

Q. Will attendance decrease in the summer months at an indoor facility?

A. **Some people will choose indoor preferably as some will choose the outdoors for recreational swim. We will continue to offer lessons and fitness classes throughout the summer season and expect continual attendance.**

Q. How much are we spending on existing indoor pool?

A. **FY'08 Projected:**  
**\$284,979 operating budget**  
**\$ 33,400 PW Buildings & Grounds account**  
**Total: \$318,379**

August 15, 2007

Page Two

Q. If all three new components; recreation, competition and gym are being used, what's the capacity?

A. **About 800 a day.**

Q. On the current design, the end gym building is not visible, not eye catching.

A. **That end area will be a delivery entrance towards the back with a buffer along Route 28.**

Q. How far below grade will the end of the building drop?

A. **10 Feet.**

Q. Can we do something like the DC Gymnasium SORG designed (with top glass windows)? The building has to be distinctive from 28.

A. **The glass area on leisure pool side has been reduced to add to the side along Route 28. Glass is to be tinted, not mirrored. Jim, Bill, and Michele toured through the Gymnasium in DC the week of August 6<sup>th</sup>. Staff was very impressed with the design but had concerns with glare, heat gain, hence tinting and placement of the glass.**

Q. What is the height of the proposed building?

A. **30 feet, 2 story.**

Q. Concern was expressed about the deck area at pool being tight in the floor plan.

A. **Programming a multi use area is a tough balancing act. We feel that the deck dimensions as we now envision them will be adequate for most all events.**

Q. Is there a glass wall between the reception and swim areas?

A. **Yes.**

Q. How many square feet in lobby?

A. **Approximately 1000 sq. feet. The building is 62,000 sq. ft., trying to hold to what each program needs.**

Q. The observation deck is not over entire gym is it?

A. **No.**

Q. Concern expressed about the outside profile of building. What utilities will be located on the lower roof of gym?

A. **Only condensing units will be located outside on the roof of the gymnasium, closest to natatorium, and will be fully screened. This will be shown on a diagram/power point slide. All 3 roofs will be green as in reflective, not vegetative in nature.**

Q. Will a cat walk be in the building?

A. **No. Two sets of stairs and one elevator. There is a tube slide and open slide, zero entrance to recreation pool, two hydrotherapy pools, a swim channel and vortex (water swirls in a small circular area) are being considered. Kidde slides, water spray features and a tot lagoon are being also being considered for the shallow portion.**

August 15, 2007

Page Three

Q. Concerns were expressed about service road being a security risk behind the building.

A. **The road has been narrowed and restricted to public access, still allowing deliveries and emergency access.**

Q. Would building colorization help with view from 28, making it distinctive?

A. **Proposed materials will be shown by the Architect. This building will be noticed, distinctive and a landmark for the City.**

Q. Is it intentional for the gym to be separate from the pool?

A. **Yes, so both can be programmed independently.**

Q. Are there any plans for outdoor patio?

A. **Yes, a sundeck to the south.**



# GAITHERSBURG AQUATIC/RECREATION CENTER

Gaithersburg, MD

City of Gaithersburg

August 20, 2007

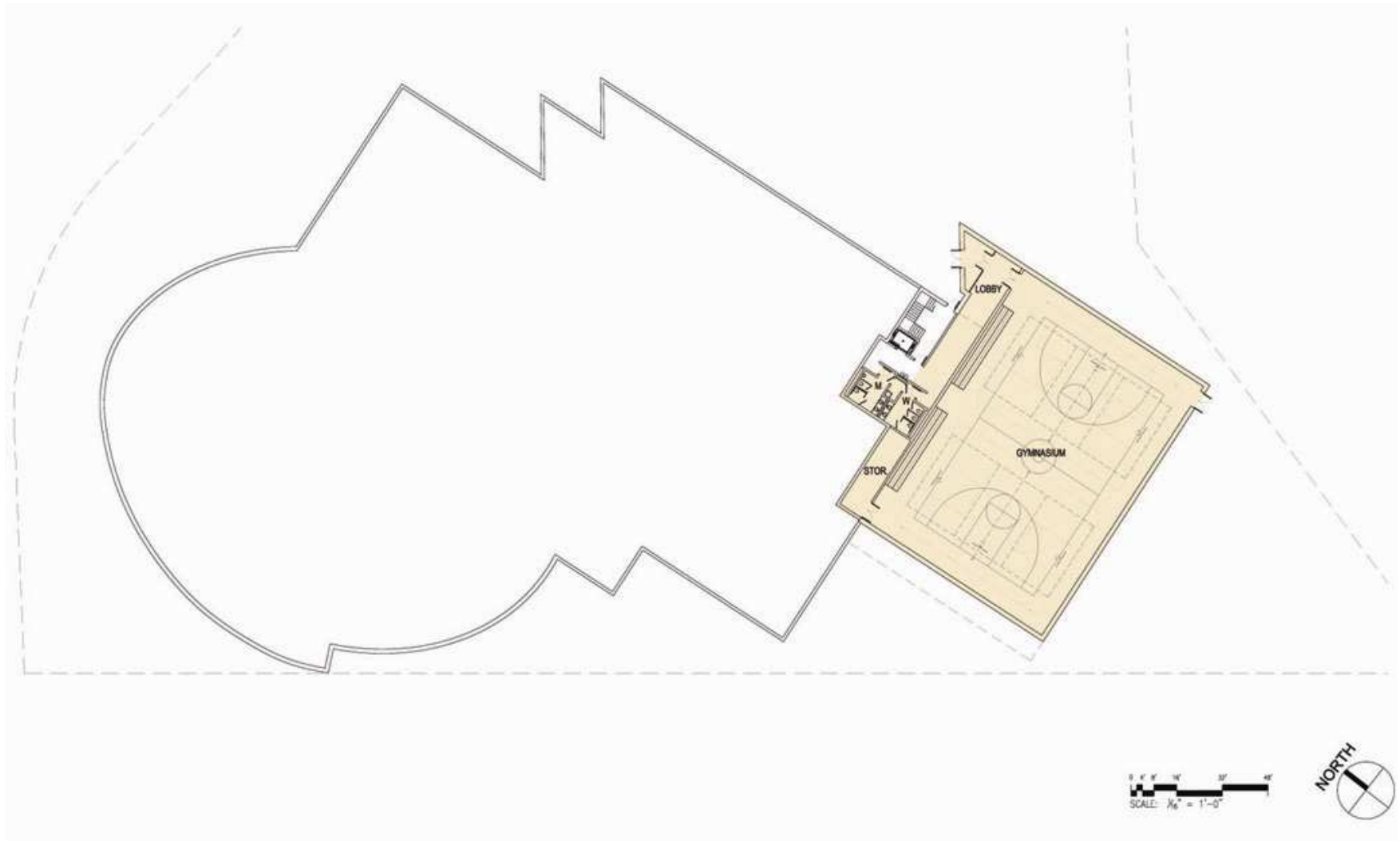
7:30 PM

**SORG**

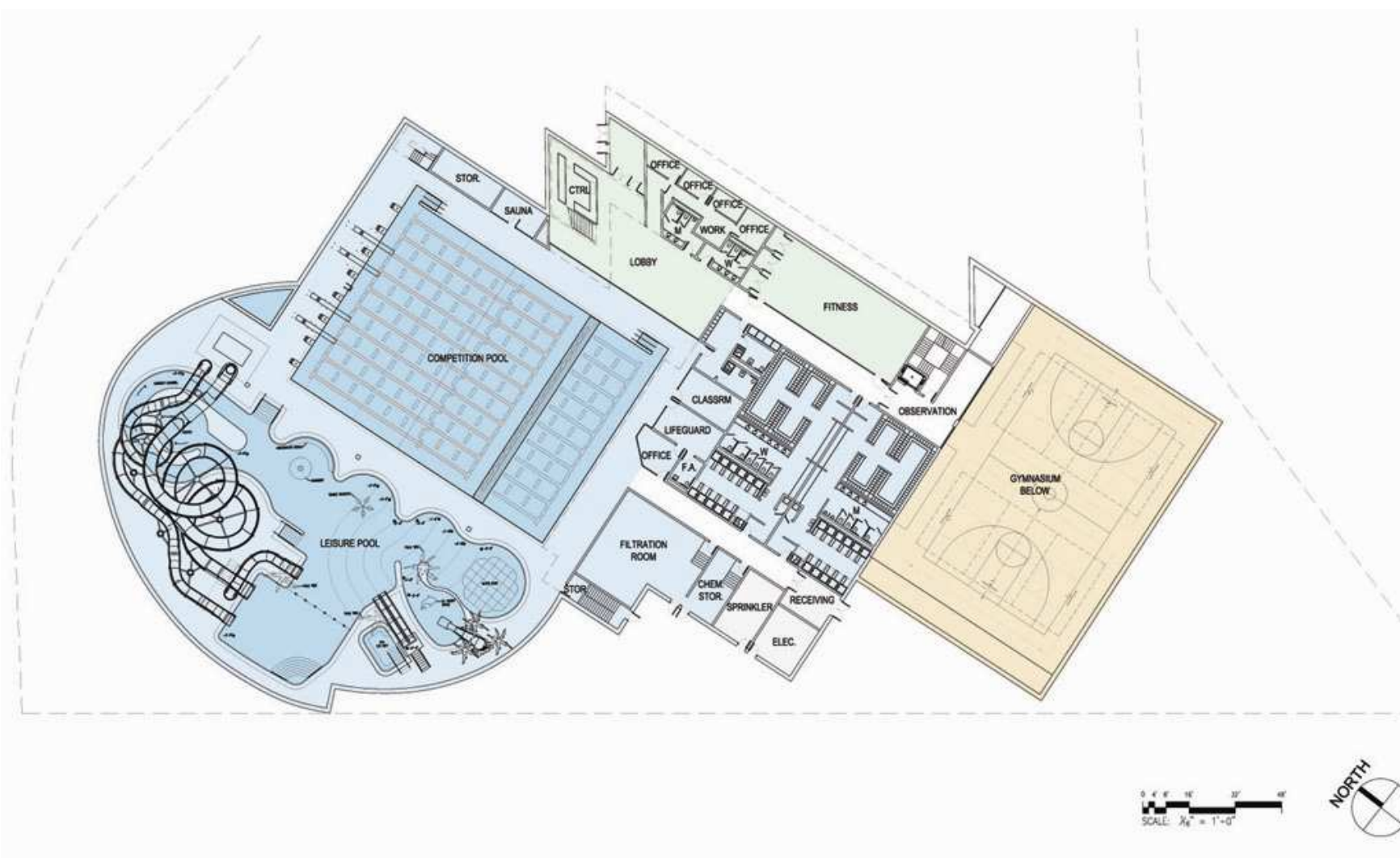
# SITE PLAN



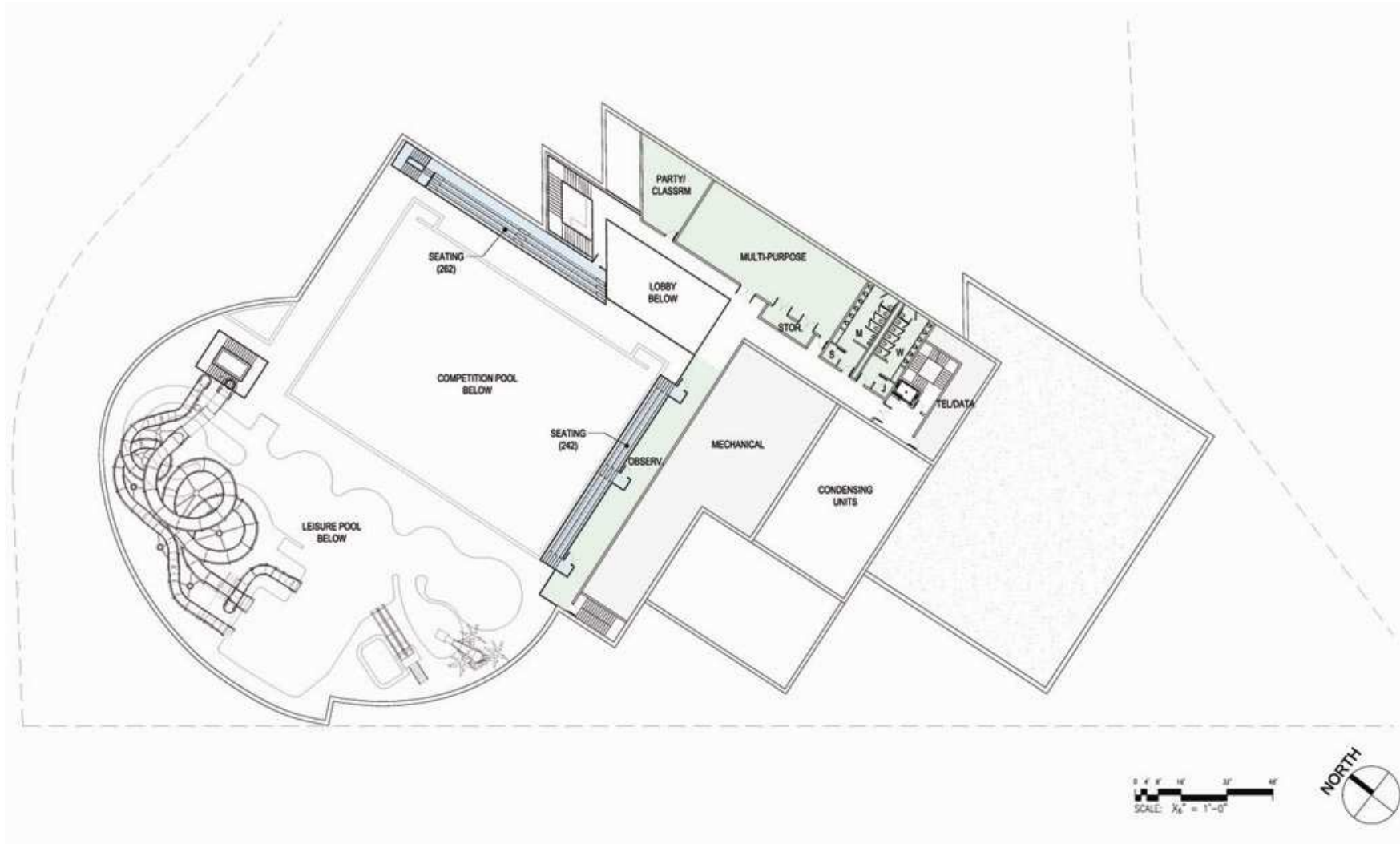
# GROUND FLOOR PLAN



# FIRST FLOOR PLAN



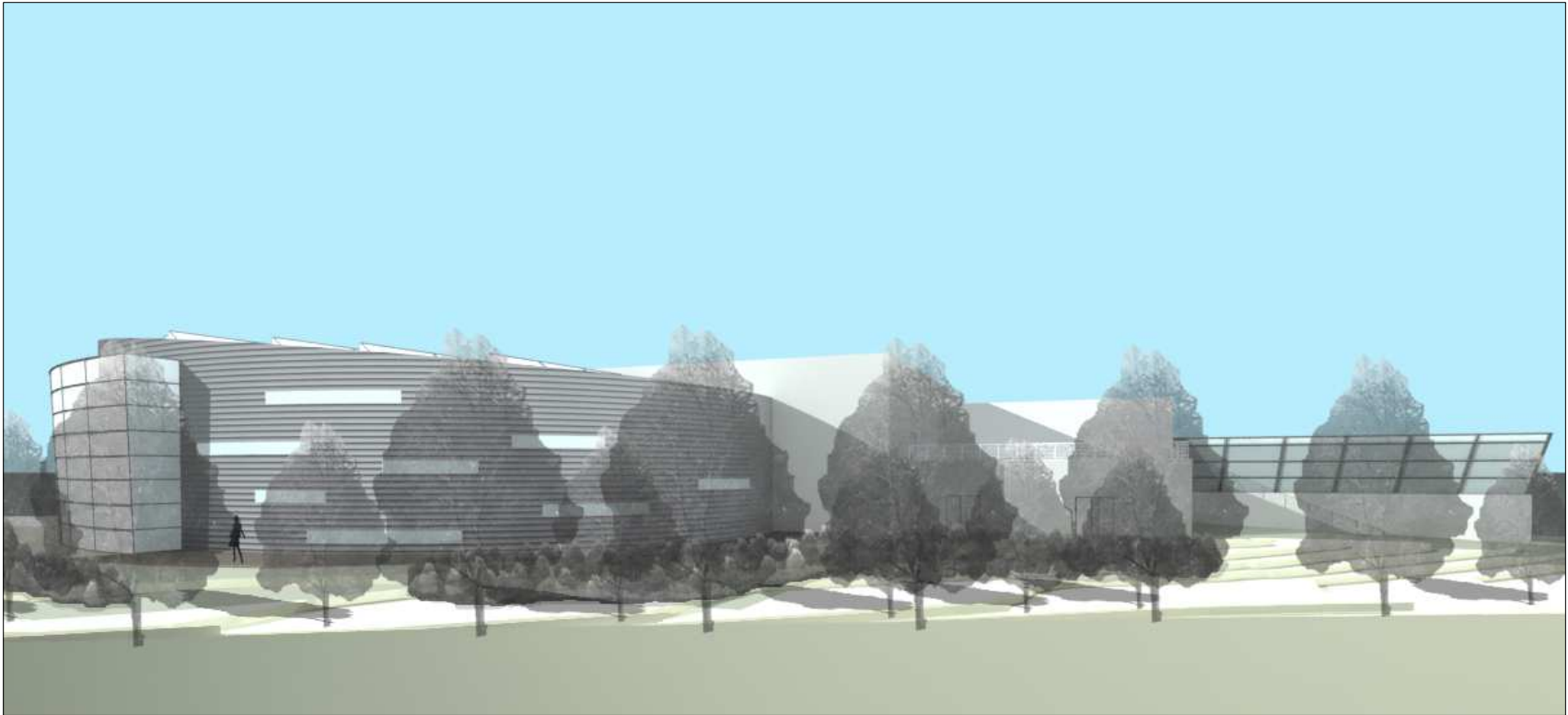
# SECOND FLOOR PLAN



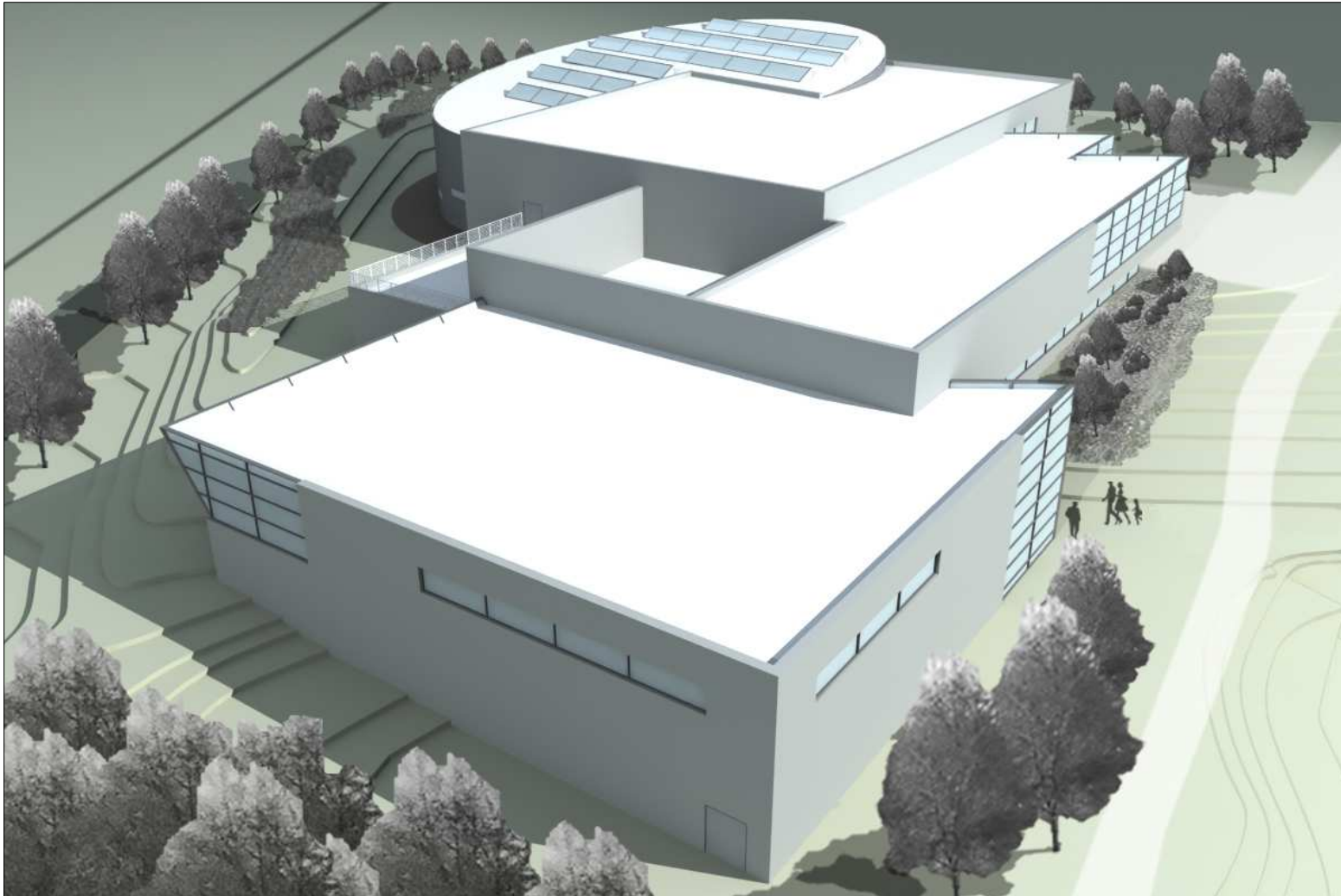
# VIEW OF EXTERIOR



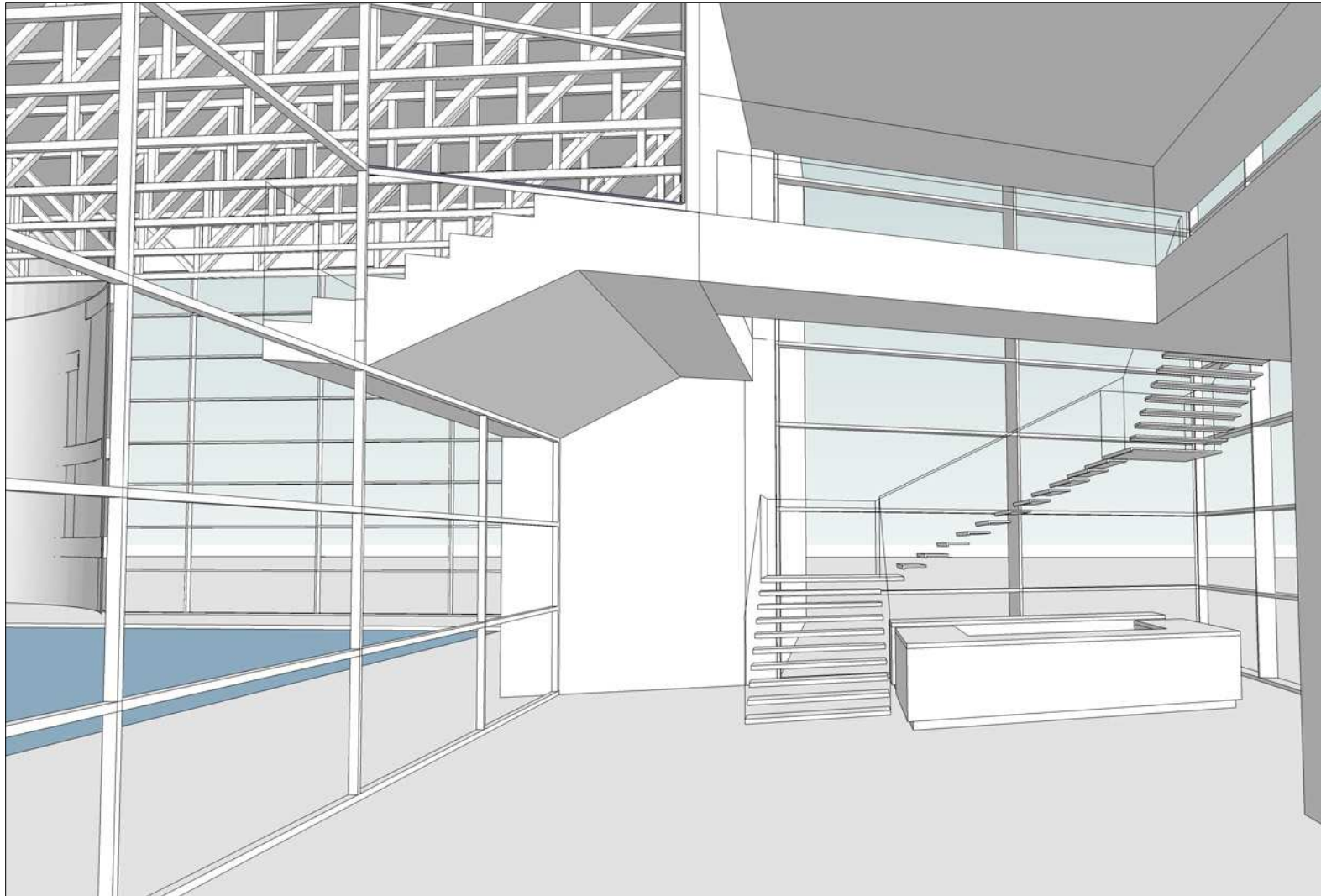
# VIEW OF EXTERIOR



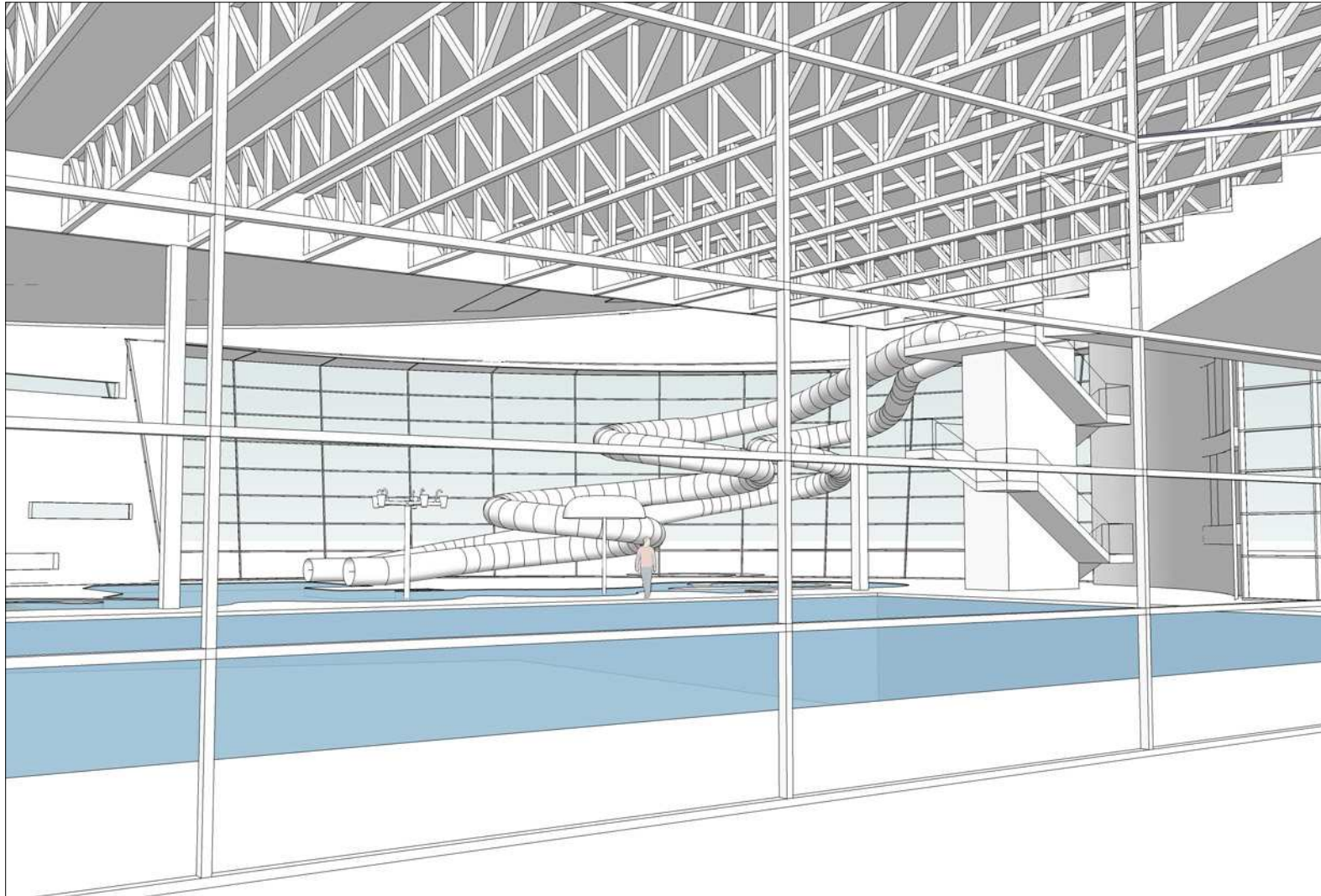
# VIEW OF EXTERIOR



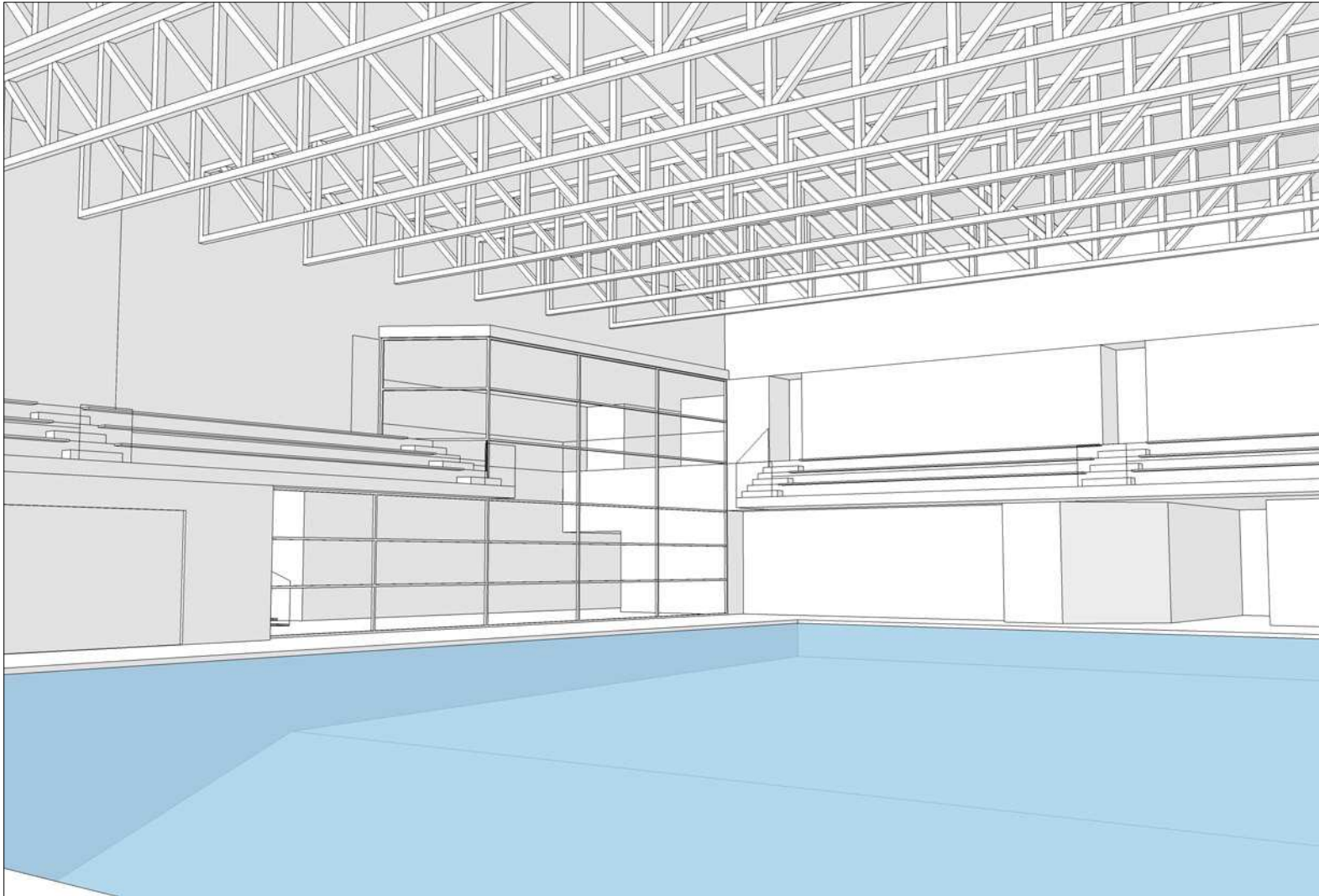
# VIEW OF INTERIOR



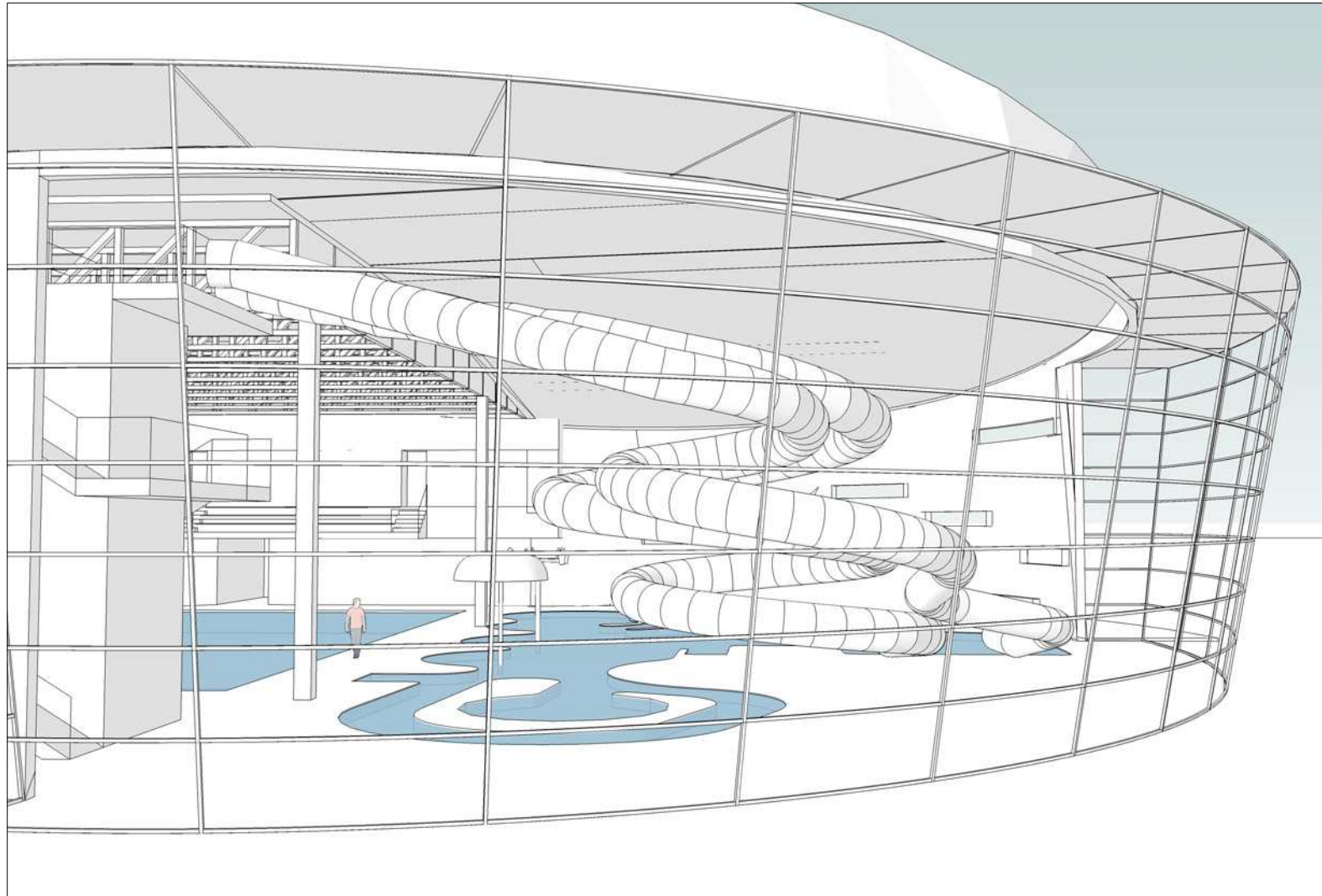
# VIEW OF INTERIOR



# VIEW OF INTERIOR



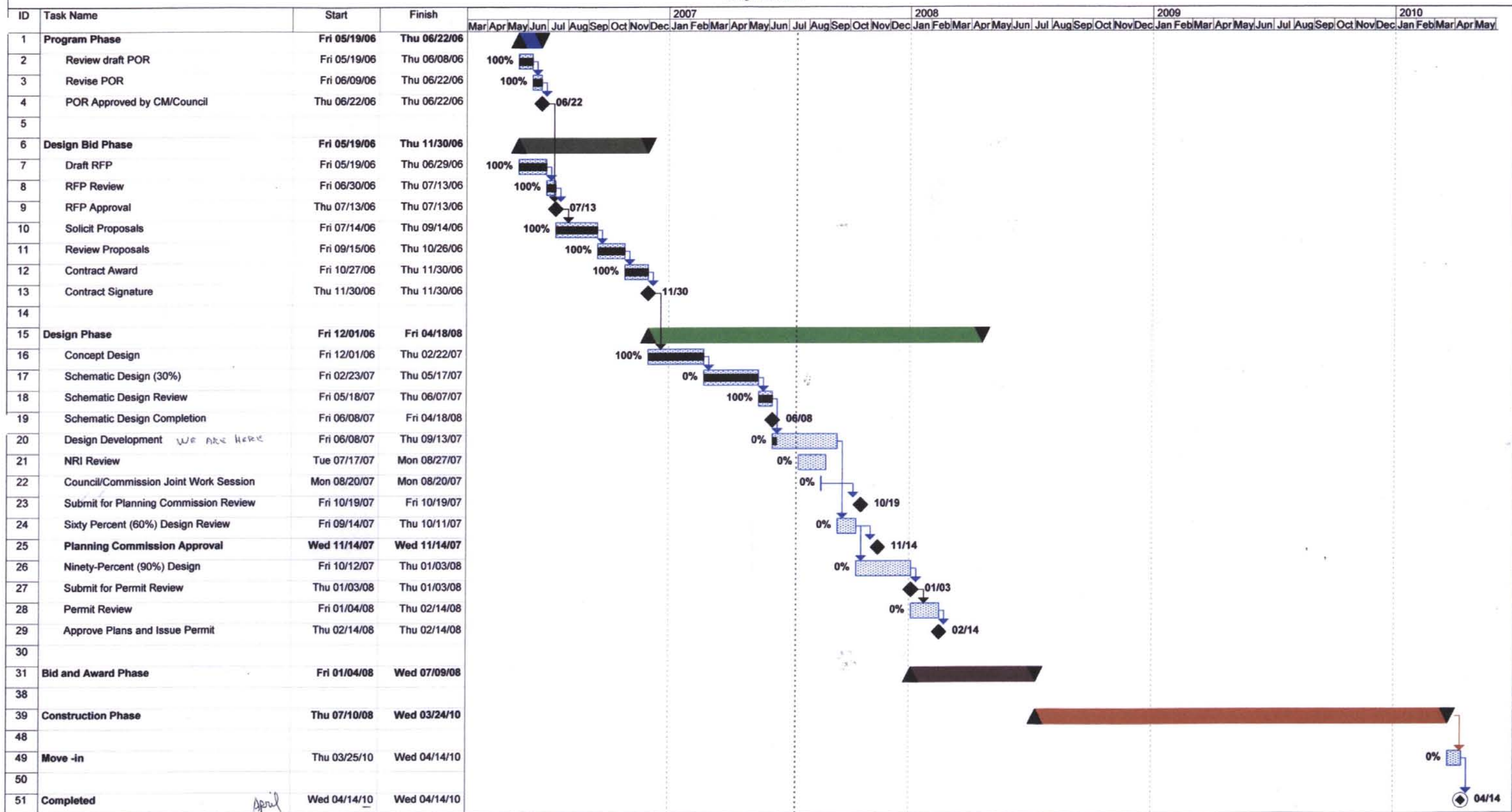
# VIEW OF INTERIOR



**Sorg and Associates, P.C.**

*As of July*

City of Gaithersburg  
Gaithersburg Aquatic and Recreation Center  
Design Time-line  
Design-Bid-Build



Project: Time-line\_07\_12\_07.mpp  
Date: Fri 07/13/07

Task Progress Summary External Tasks Deadline

Split Milestone Project Summary External Milestone