



# CPSC Park Master Plan City Council Presentation

August 1, 2016





**Background**

## Meeting Schedule

- Meeting #1 - January 20
- Meeting #2 - February 3
- Meeting #3 - February 17
- Meeting #4 - March 02
- Meeting #5 - March 16
- Meeting #6 - April 06
- Meeting #7 (On Site)  
- April 20
- Meeting #8 - May 18
- Community Open House  
- June 09

# Ad Hoc Committee Responsibilities

- Tour and review property
- Share neighborhood perspectives and concerns
- Consider park name
- Consider neighborhood pedestrian and bicycle circulation and connectivity
- Consider vehicular access from RT. 28
- Work with COG and design consultant to provide guidance and key recommendations to the Mayor and City Council
- Understand programming needs of COG

# Value of the Park



**Social**



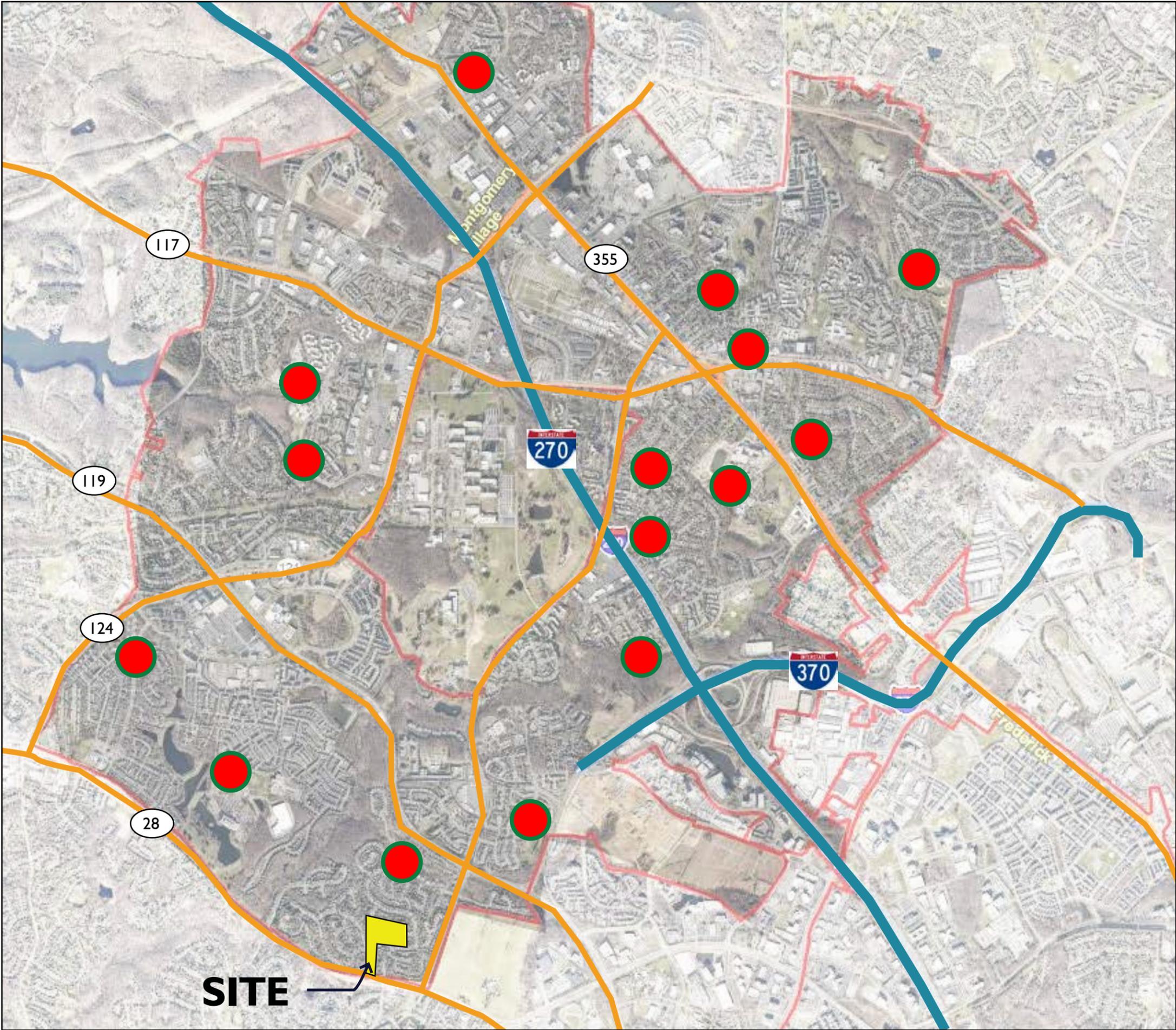
**Environmental & Health**



**Economic**

# Connections

- Vehicular Circulation
- Bicycle Network
- Pedestrian
- Environmental
- City of Gaithersburg Park System



# Types of Parks



**Passive**



**Active**



**Programmed**

# Trends in Parks

- Nature Play
- Sensory Pod
- Inclusive Play
- Classes/Programming
- Fitness Equipment
- Restrooms



# Spatial Relationships



**Picnic Area**  
 22' x 46'  
 8 Picnic Tables (52" x 60")  
 2 Pedestal Grills (15" x 20")



**Parking Lot**  
 Total : 40 Spaces Includes 2 accessible parking spaces  
 +/- 40' x 200'



**Tot Lot**  
 +/- 50' x 60'

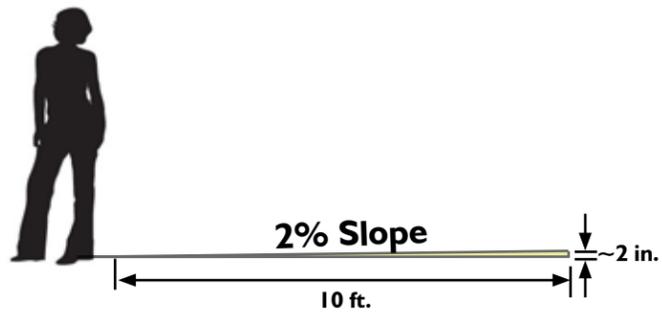
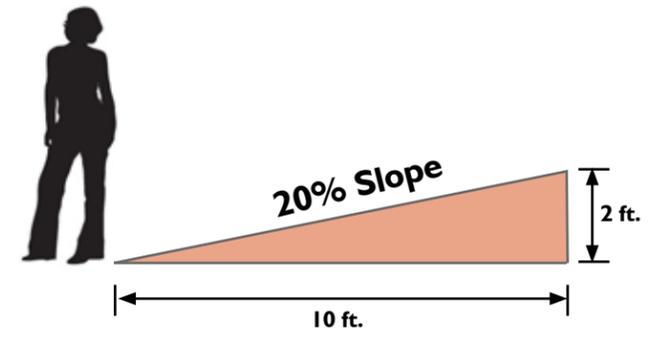


**I Mile Trail**  
 The Washington Monument to U.S. Capital



**Open/event Lawn**  
 3300 sq. ft. for 300 people  
 +/- 50' x 60'

# Existing Conditions





# Design Exploration

# Visual Preference Survey



PERIMETER FENCE



NOISE WALL



EXISTING PRIVACY FENCE



SCREEN PLANTING



CART



RESTROOM FACILITIES



INDOOR, YEAR-ROUND ACTIVITY CENTER



CELEBRATION / REFERENCE OF SITE HISTORY





# Preference Summary

## 5-8 Dots:

- Paved Walking Trail
- Nature Play Space
- Un-programmed Play Space
- Small Parking Area (<40)
- Bike Connections
- Outdoor Fitness Equipment
- Covered Picnic Pavilions

## 2-4 Dots:

- Meadows/Natural Plantings
- Rainwater Showcased
- Community Garden Plots
- Seating
- Sport Courts
- Restrooms
- Amphitheater
- Uncovered Picnic Tables

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## 2 Dots:

- Reference to Site
- History
- Water Station
- Warehouse Reuse

## 1 Dot

- Screen Planting
- Large Parking (>40)
- Informal Gathering

## Black Dots (Dislike)

- Dog Run
- Warehouse Reuse

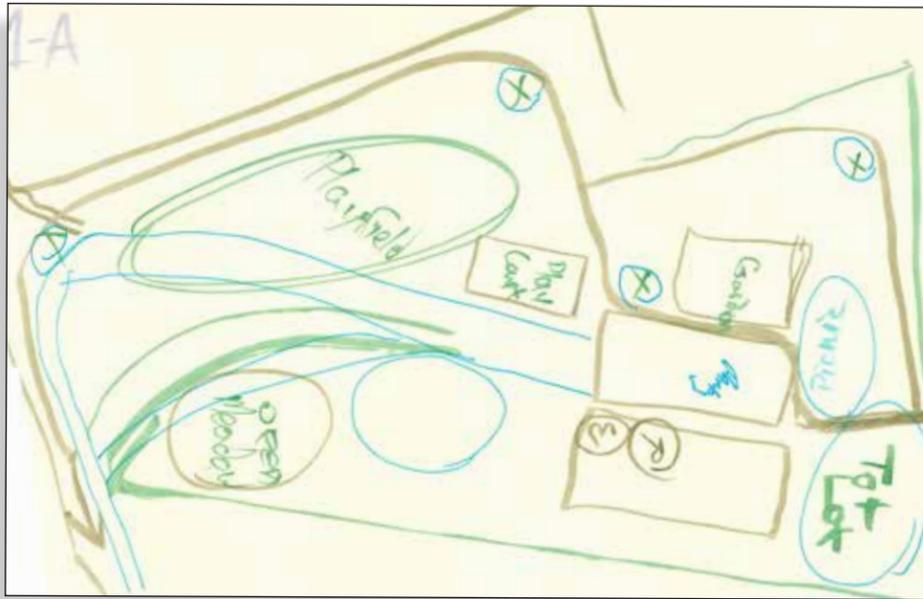


# Preferred Park Components

- Repurposed warehouse for classes, lounge/meeting spaces, active play for small groups
- Open space for pick-up field sports
- Walking/jogging trail
- Fitness areas
- Bike trail connected to wider bike network
- Nature play areas
- Community gardens
- Playground
- Outdoor amphitheater/performance space
- Shade/picnic structure
- Parking

# Locating Park Components

- Main Entrance at Existing Road
- Perimeter Walking Trail
- Proposed Pedestrian Connections at Marsh Lane and to Westleigh (potentially at Argosy)
- Parking Located Similar to Existing
- SWM in Existing Location
- Include Community Gardens
- Locate Multiple Fitness Pods
- Bike Course
- Amphitheater at SWM Pond Location
- Sledding Area
- History of Site Plaque





**Smaller Building, New Location**



**Restroom Building Only**



**Existing Building to Remain**

# Minimum Size Requirements for Program Spaces

- Dance Studio = 2,100 sq. ft.
- Gymnasium = 4,200 sq. ft.
- Multi-Use Activity Room (3) = 1,050 sq.ft./each
- Storage = 500 sq. ft.
- Studio/Arts & Craft Rooms (3) = 400 sq. ft./each
- Ancillary Space = +/- 1,300 sq. ft.

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**Total SF Needed = +/- 12,500**





# Preliminary Concepts

# Concepts with Building



- ①
- Existing Building (19,000 sq.ft.)
  - One Vehicular Access Point
  - Main Parking Near Entrance



- ②
- Existing Building (19,000 sq.ft.)
  - Two Vehicular Access Points
  - Main Parking at Building
  - No Thru Road



- ③
- New Building (10,000 sq.ft.), New Location
  - Parking at Building
  - No Thru Road

# Concepts without Building



- ④
- No Programmable Building
  - One Parking Area
  - No Thru Road



- ⑤
- No Building
  - Three Regulation Sized Fields
  - Two Parking Areas
  - Significant Grading

# Revised Plans



**New Building - Location A**



**New Building - Location B**



**Repurposed Building**

# CONCEPT 3 RESPONSES



## Feedback

- Locate Tot Lot and Nature Play Together
- Separate Basketball from Tot Lot
- No Vehicular Access from Marsh Lane
- Need Building Programming to Ensure Park Success
- Include Meadow Planting
- Add Small Parking Area
- Add Picnic, Practice Wall



## Public Meeting - June 8th

- The City was Encouraged to Explore Additional Connections to Surrounding Neighborhoods
- Positive Comments to Proposed Park Elements
- Additional Discussion Needed to Explore Potential Building Uses and Impacts on the Park and Surrounding Neighborhoods
- Concern Related to Parking and Night Use of Park
- Majority Supported the Preferred Concept w/ some Support of Alternative Concept



**Final Concepts**



**Nature Play**

**Tot Lot**

**Open Space**

**Community Gardens**

**Entry Circle**

**Amphitheater**

**Multi-Purpose Park Building**

**Active Zone**

**Preferred Concept**

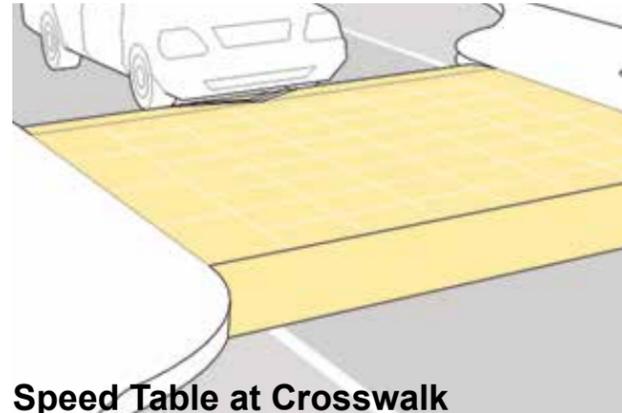
**Entry Circle**



# Entry Circle



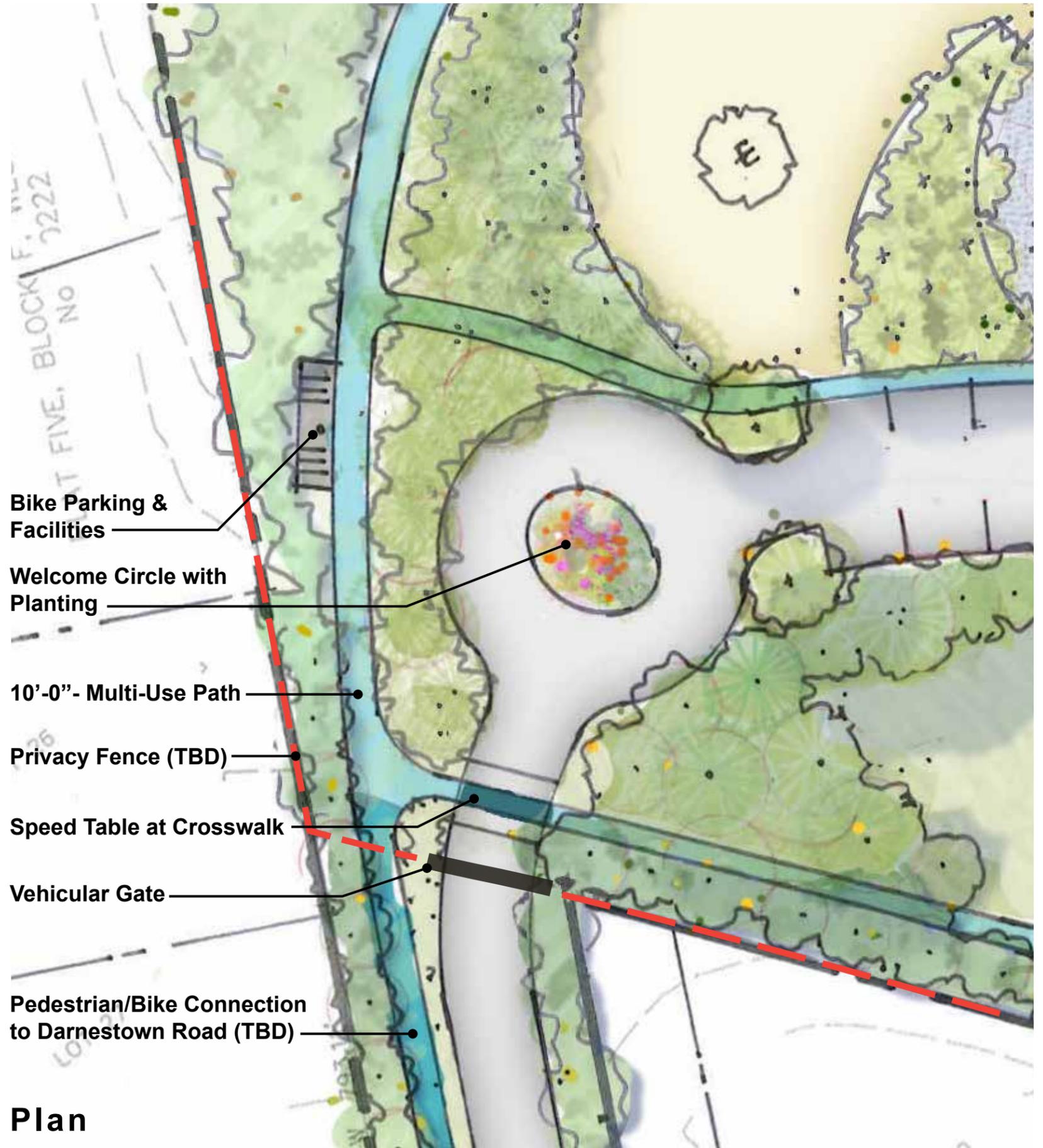
Welcome Circle with Planting



Speed Table at Crosswalk



10'-0" - Multi-Use Path



Plan



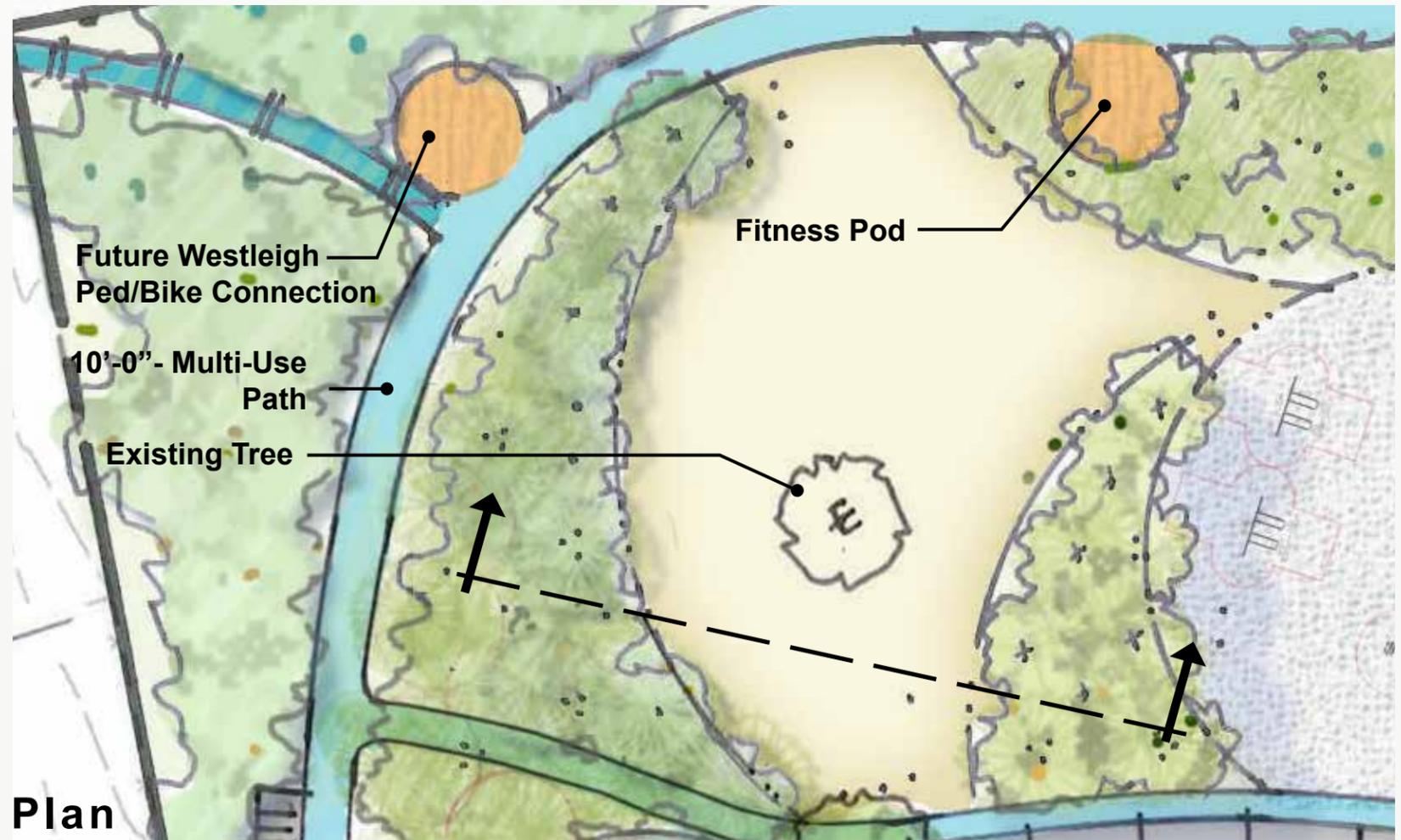
**Nature Play**

Entry Circle



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# Nature Play





Nature Play

Tot Lot

Entry Circle

PLAT 9, BLOCK J, WASHINGTONIAN WOODS, PLAT No. 17276

PLAT FIVE, BLOCK F, WESTLICK, PLAT No. 1222

PLAT 7, BLOCK J, WASHINGTONIAN WOODS, PLAT No. 17025

PLAT 4, BLOCK C, WASHINGTONIAN WOODS, PLAT No. 17027

PLAT 5, BLOCK C, WASHINGTONIAN WOODS, PLAT No. 17311

ARGOSY COURT (28' RIGHT OF WAY)

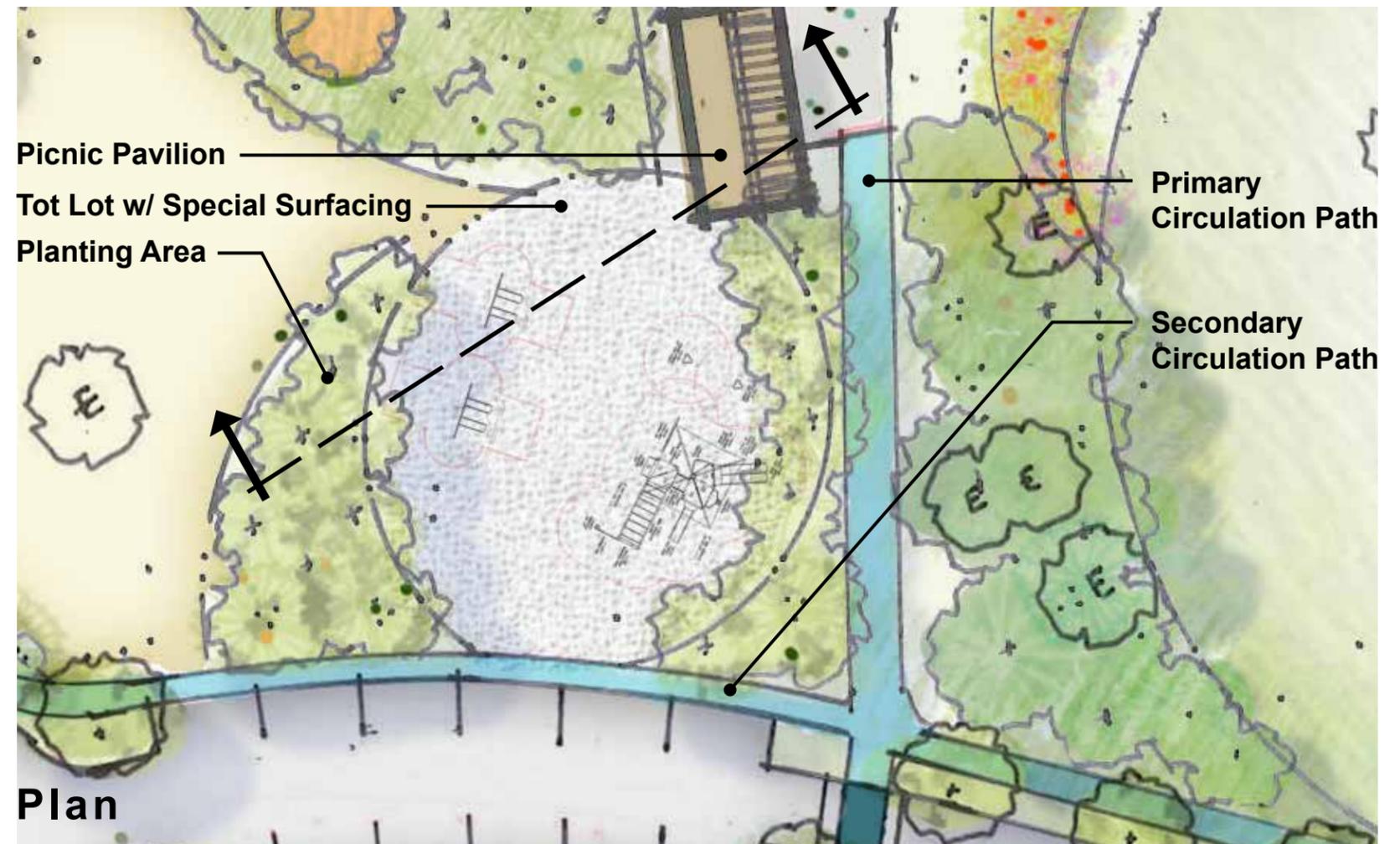
10' PLE, P.I. TERTIARY S (28' RIGHT OF WAY) 10' PLE

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# Tot Lot



Picnic Pavilion



Plan



Planting Area

Play Equipment Area

Picnic Pavilion

Section B



**Nature Play**

**Tot Lot**

**Open Space**

**Entry Circle**

PLAT 9, BLOCK J, WASHINGTONIAN WOODS, PLAT No. 17276

PLAT FIVE, BLOCK F, WESTLEIGH, PLAT No. 1222

PLAT 7, BLOCK J, WASHINGTONIAN WOODS, PLAT No. 17025

PLAT 4, BLOCK C, WASHINGTONIAN WOODS, PLAT No. 17027

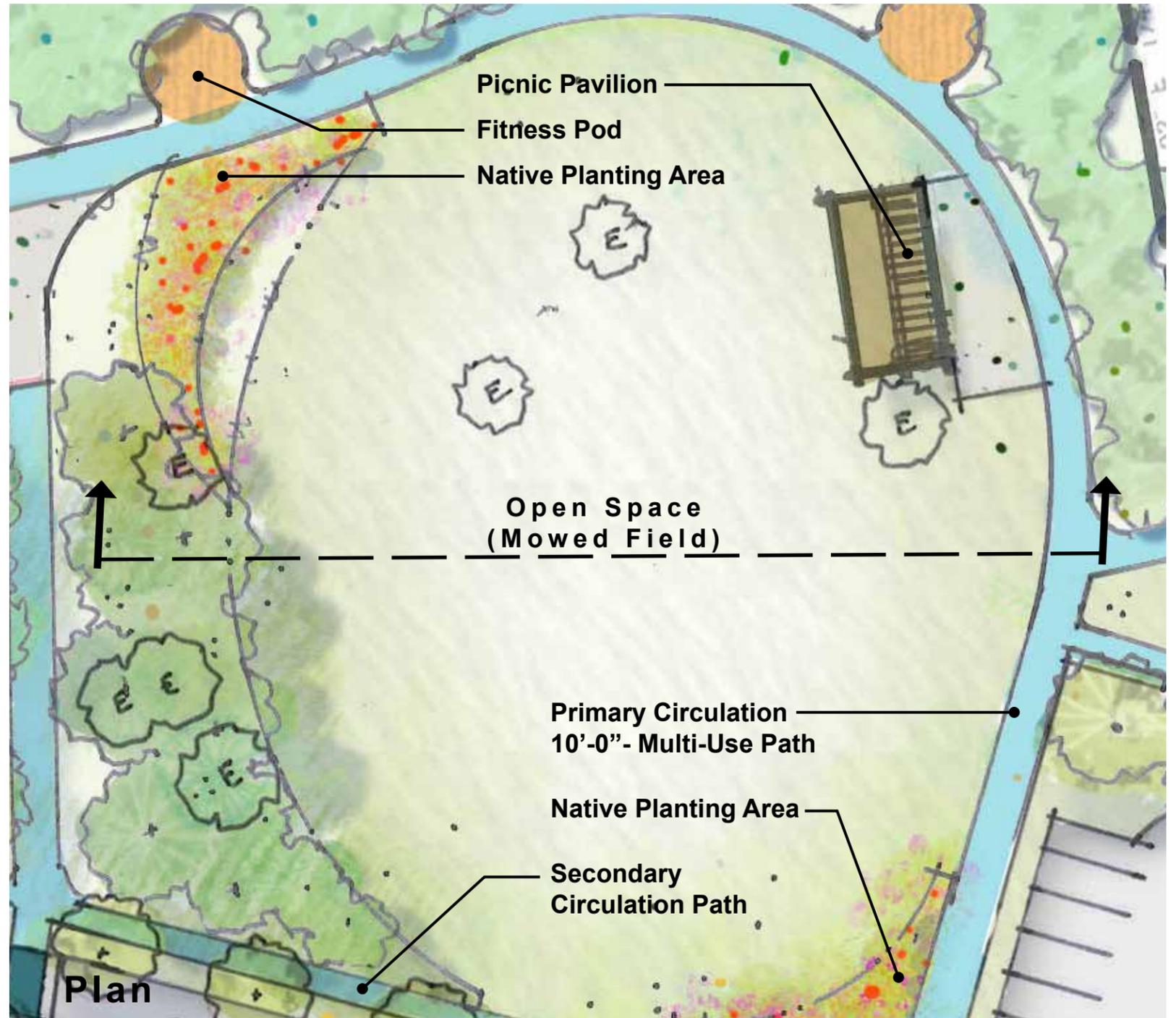
PLAT 5, BLOCK C, WASHINGTONIAN WOODS, PLAT No. 17311

ARGOSY COURT  
(28' RIGHT OF WAY)

10' P.L.E., P.I.  
TERTIARY S  
(28' RIGHT OF WAY)  
10' P.L.E.

2021.2021  
12-20-2021

# Open Space





**Nature Play**

**Open Space**

**Tot Lot**

**Entry Circle**

**Amphitheater**

PLAT 9, BLOCK J, WASHINGTONIAN WOODS, PLAT No. 17276

PLAT FIVE, BLOCK F, WESTLEIGH, PLAT No. 1222

PLAT 7, BLOCK J, WASHINGTONIAN WOODS, PLAT No. 17025

PLAT 4, BLOCK C, WASHINGTONIAN WOODS, PLAT No. 17027

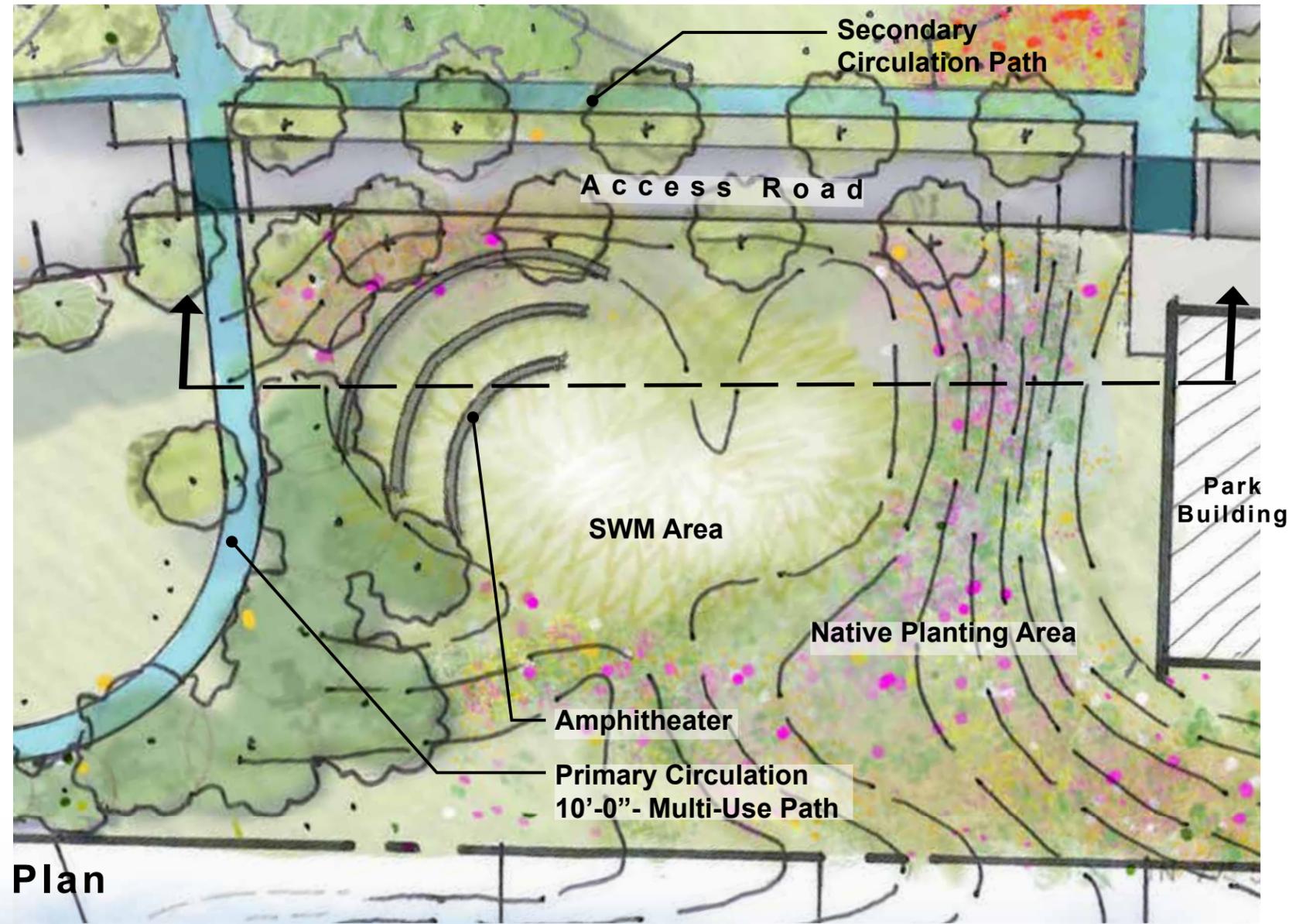
PLAT 5, BLOCK C, WASHINGTONIAN WOODS, PLAT No. 17311

ARGOSY COURT (28' RIGHT OF WAY)

10' PLE. P.S. TERTIARY S (28' RIGHT OF WAY) 10' PLE.

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# Amphitheater





**Nature Play**

**Tot Lot**

**Open Space**

**Entry Circle**

**Amphitheater**

**Multi-Purpose  
Park Building**

PLAT 9, BLOCK J, WASHINGTONIAN WOODS, PLAT No. 17276

PLAT FIVE, BLOCK F, WESTLICK, PLAT No. 1222

PLAT 7, BLOCK J, WASHINGTONIAN WOODS, PLAT No. 17025

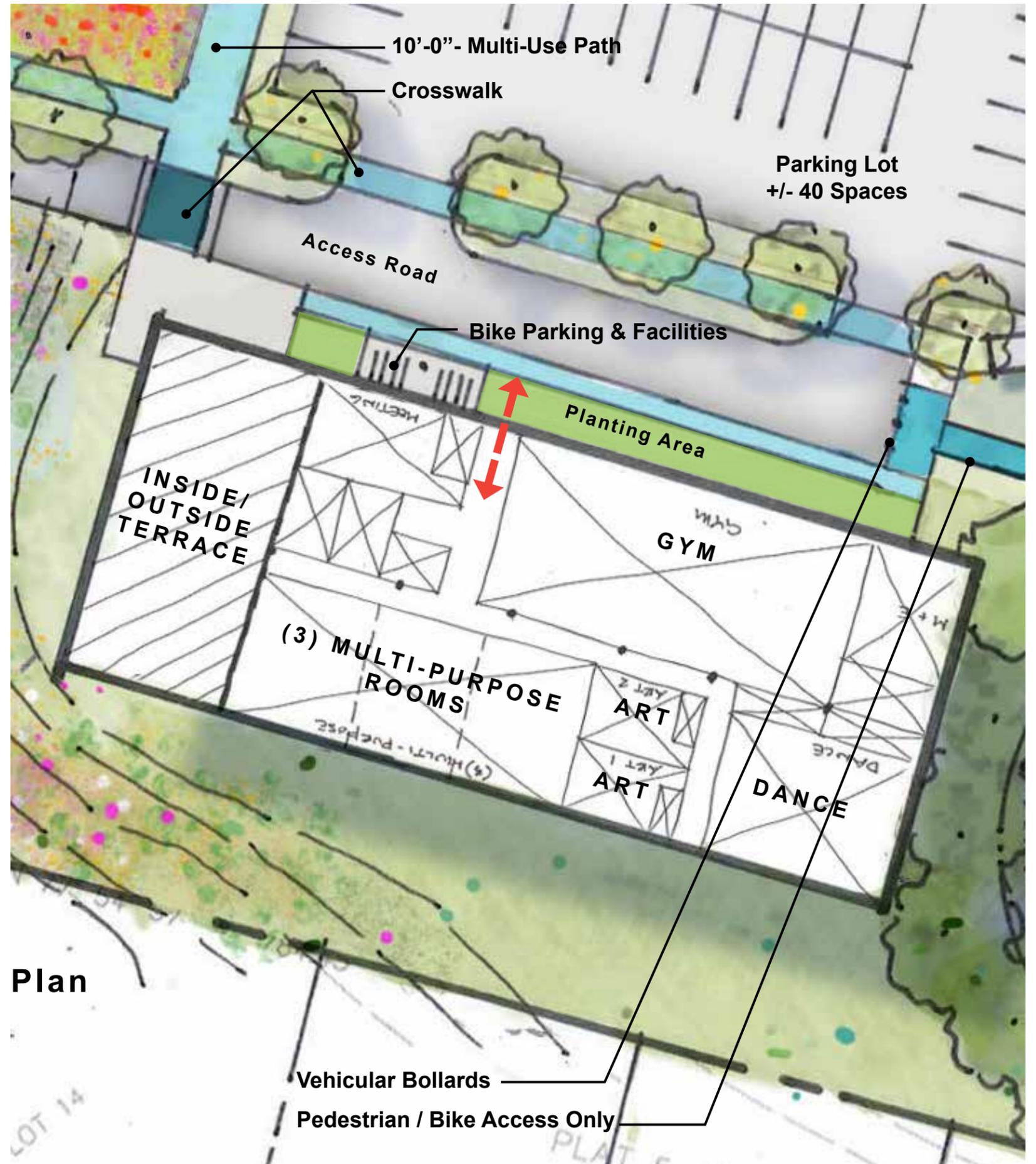
PLAT 4, BLOCK C, WASHINGTONIAN WOODS, PLAT No. 17027

PLAT 5, BLOCK C, WASHINGTONIAN WOODS, PLAT No. 17311

ARGOSY COURT  
(28' RIGHT OF WAY)

SCALE: 1" = 20'

# Multi-Purpose Park Building



**Nature Play**

**Tot Lot**

**Open Space**

**Entry Circle**

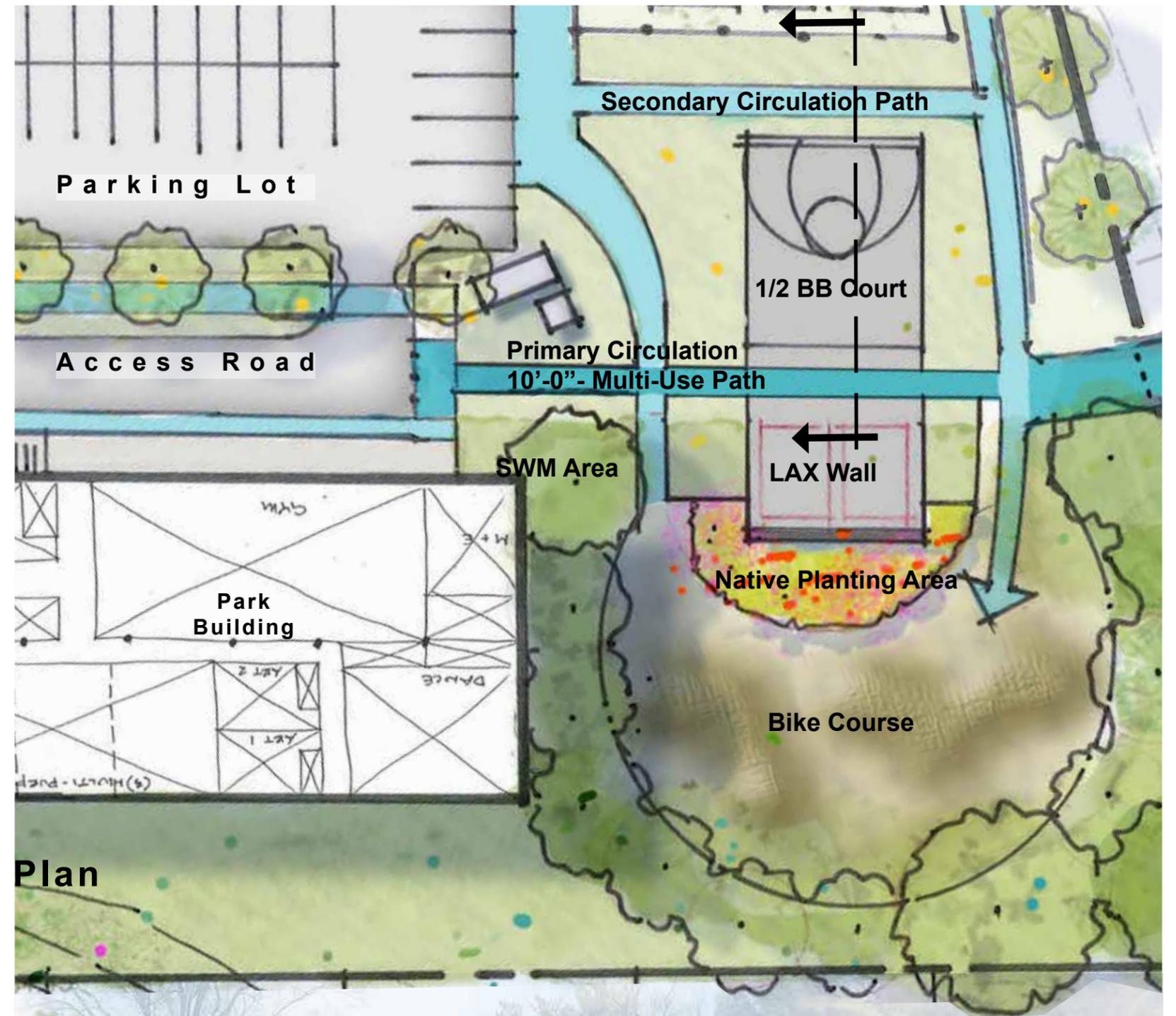
**Amphitheater**

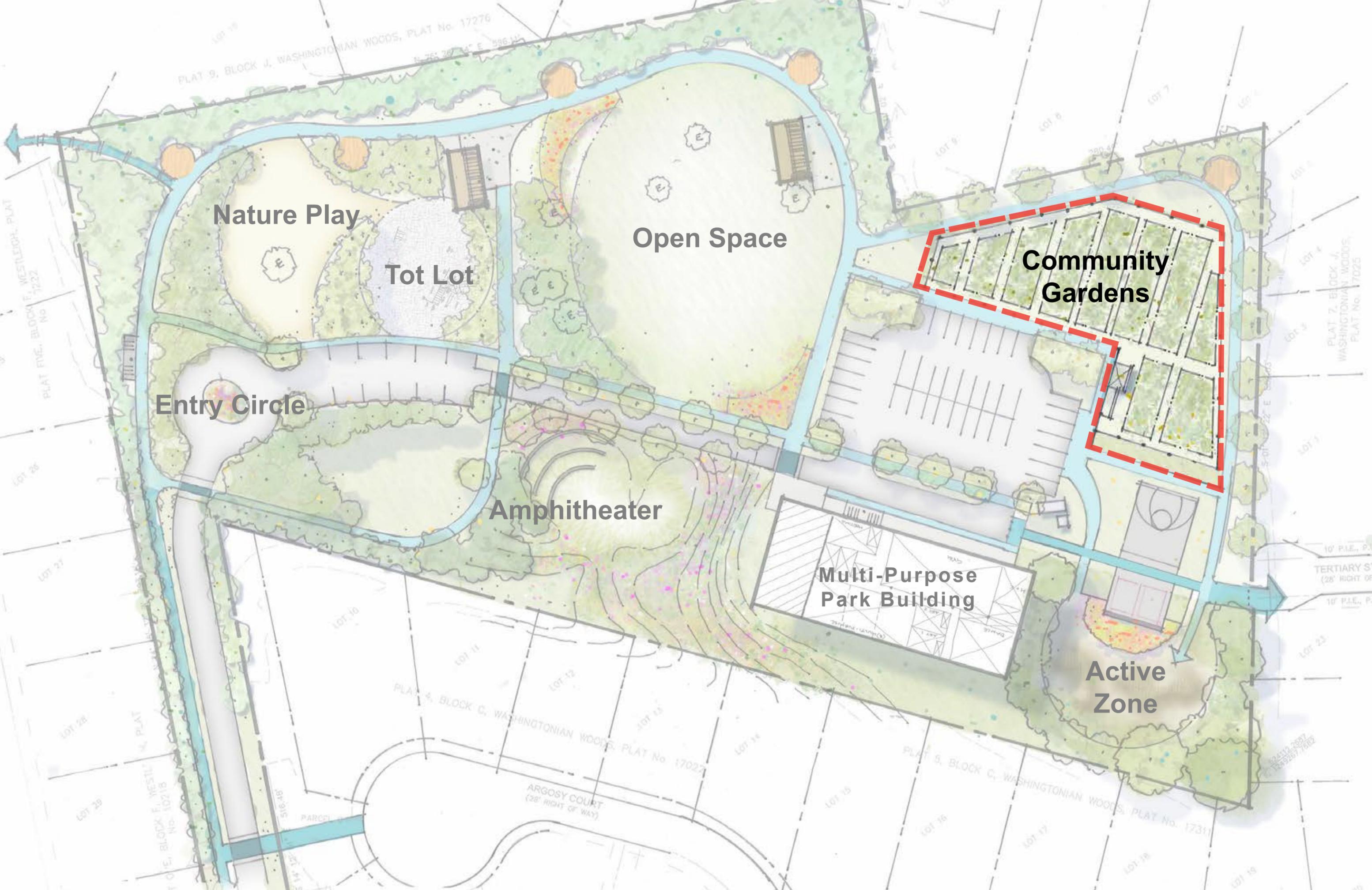
**Multi-Purpose  
Park Building**

**Active  
Zone**



# Active Zone





**Nature Play**

**Tot Lot**

**Open Space**

**Entry Circle**

**Amphitheater**

**Community Gardens**

**Multi-Purpose Park Building**

**Active Zone**

PLAT 9, BLOCK J, WASHINGTONIAN WOODS, PLAT No. 17276

PLAT FIVE, BLOCK F, WESTLICK, PLAT No. 1222

PLAT 7, BLOCK J, WASHINGTONIAN WOODS, PLAT No. 17025

PLAT 4, BLOCK C, WASHINGTONIAN WOODS, PLAT No. 17027

PLAT 5, BLOCK C, WASHINGTONIAN WOODS, PLAT No. 17311

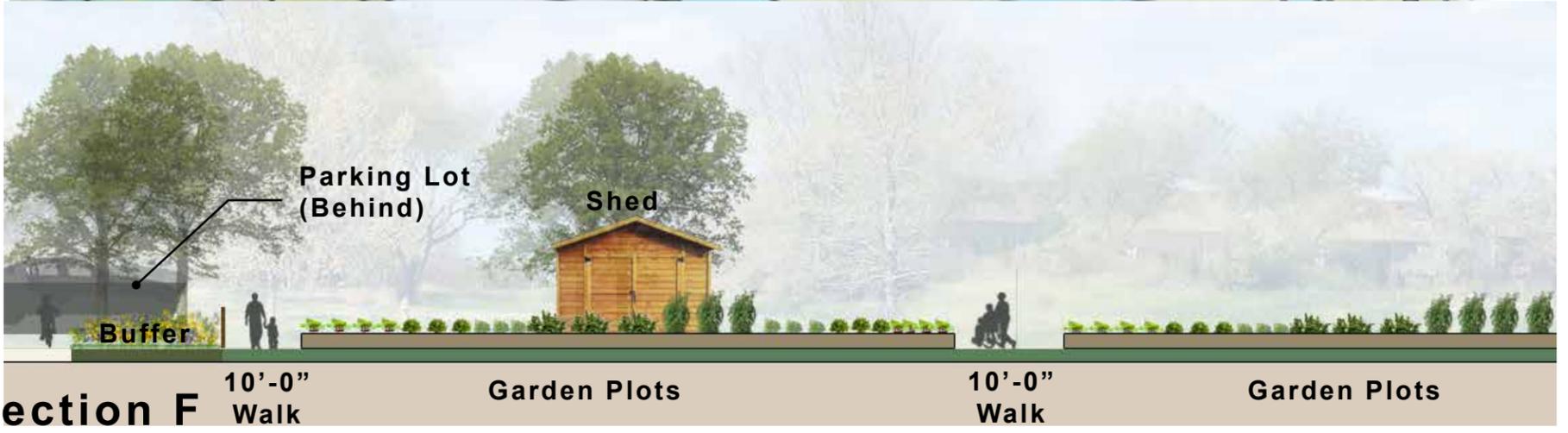
PLAT 6, BLOCK F, WESTLICK, PLAT No. 10215

ARGOSY COURT (28' RIGHT OF WAY)

10' P.L.E., P.I. TERTIARY S (28' RIGHT OF WAY) 10' P.L.E.

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# Community Garden





**Smaller Building  
New Location**

**Community  
Gardens**

**Nature Play**

**Tot Lot**

**Bike  
Course**

**Open Space**

**Amphitheater**

**Tot Lot**

**Alternate Concept**

# Alternate Concept

- Smaller Building (10,000 SF)
- Limited Vehicular Access
- Rearranged Park Elements
  - Community Garden
  - Tot Lot
  - Open Space
  - Bike Course
  - Amphitheater
  - Nature Play





# Success Is...

- Be connected
- Enhance the City of Gaithersburg
- Include active uses
- Have a clear/distinct character
- Include passive uses
- Be multigenerational
- Focus on aesthetics
- Provide new function for the building

**QUESTIONS?**

