



CPSC Park Master Plan Open House Presentation

June 8, 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



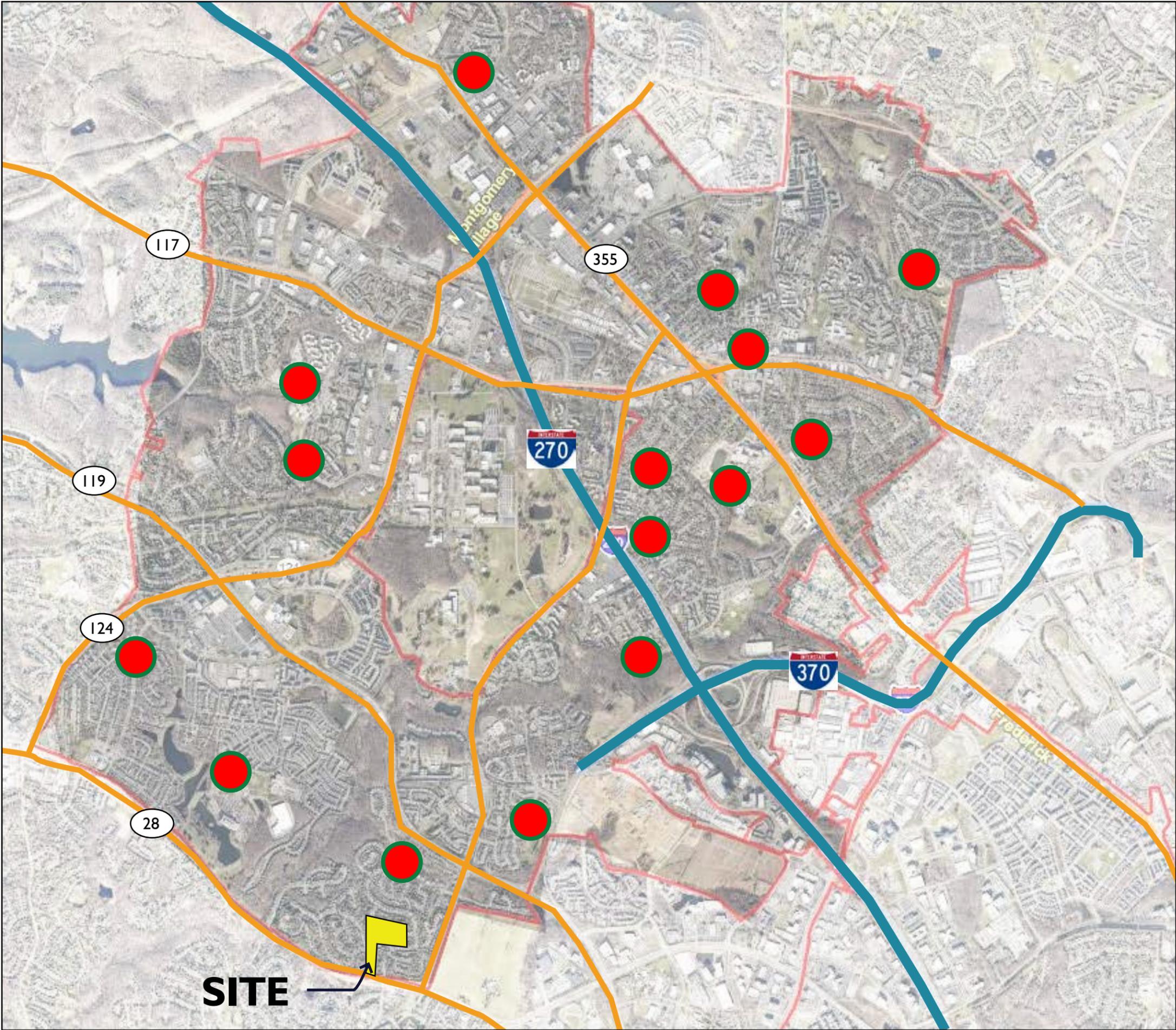
Environmental & Health



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'

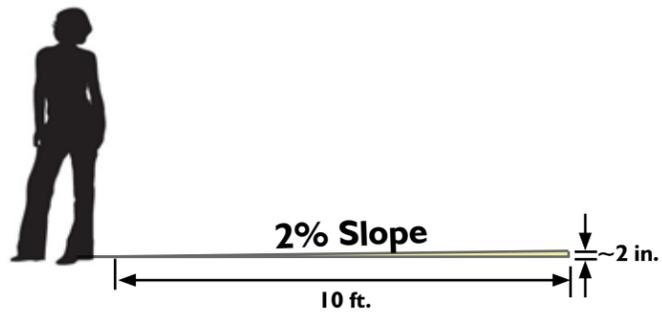
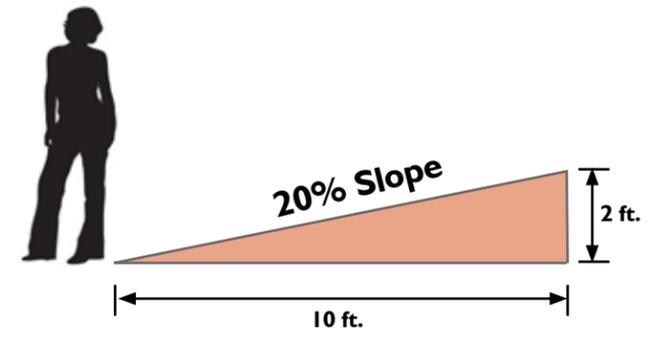


I Mile Trail
 The Washington Monument to U.S. Capital



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

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

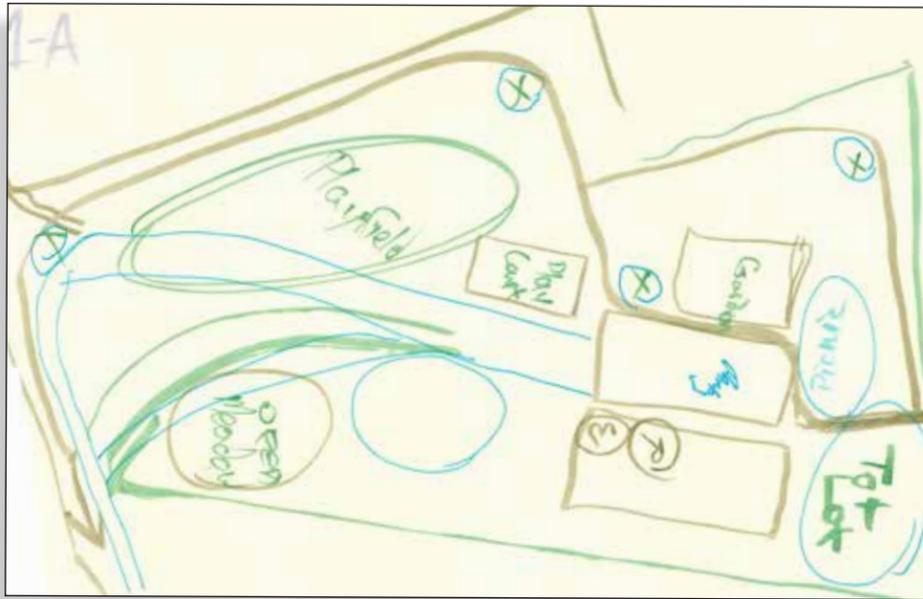


Preferred Park Components

- 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.

Total SF Needed = +/- 12,500



CONCEPT & RESPONSES



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

PT 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



Final Concepts



Nature Play

Tot Lot

Open Space

Community Gardens

Entry Circle

Amphitheater

Multi-Purpose Park Building

Active Zone

Preferred Concept

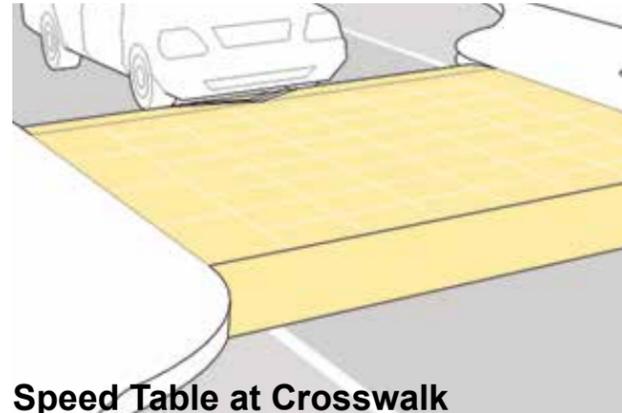
Entry Circle



Entry Circle



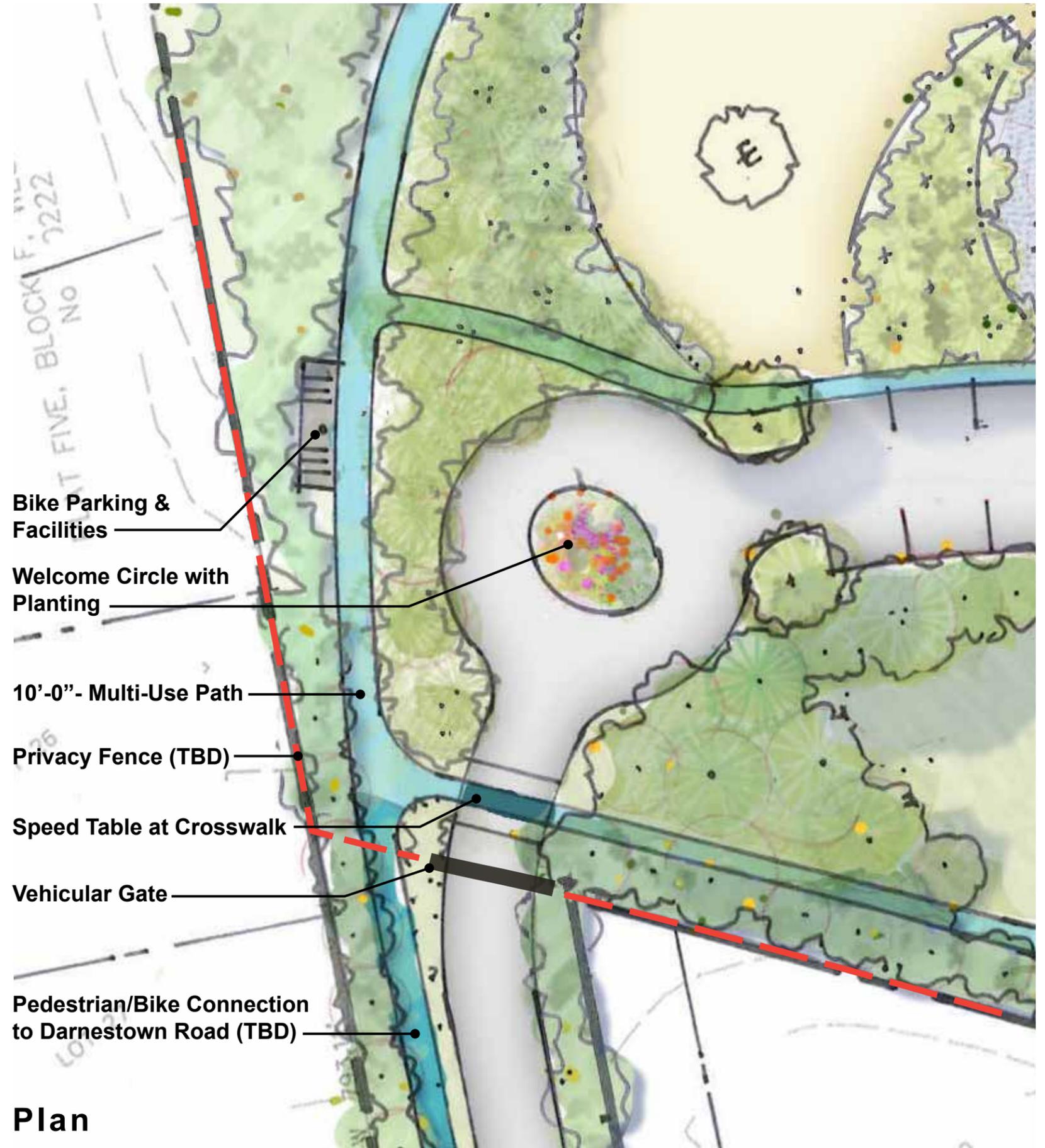
Welcome Circle with Planting



Speed Table at Crosswalk



10'-0"- Multi-Use Path



Plan

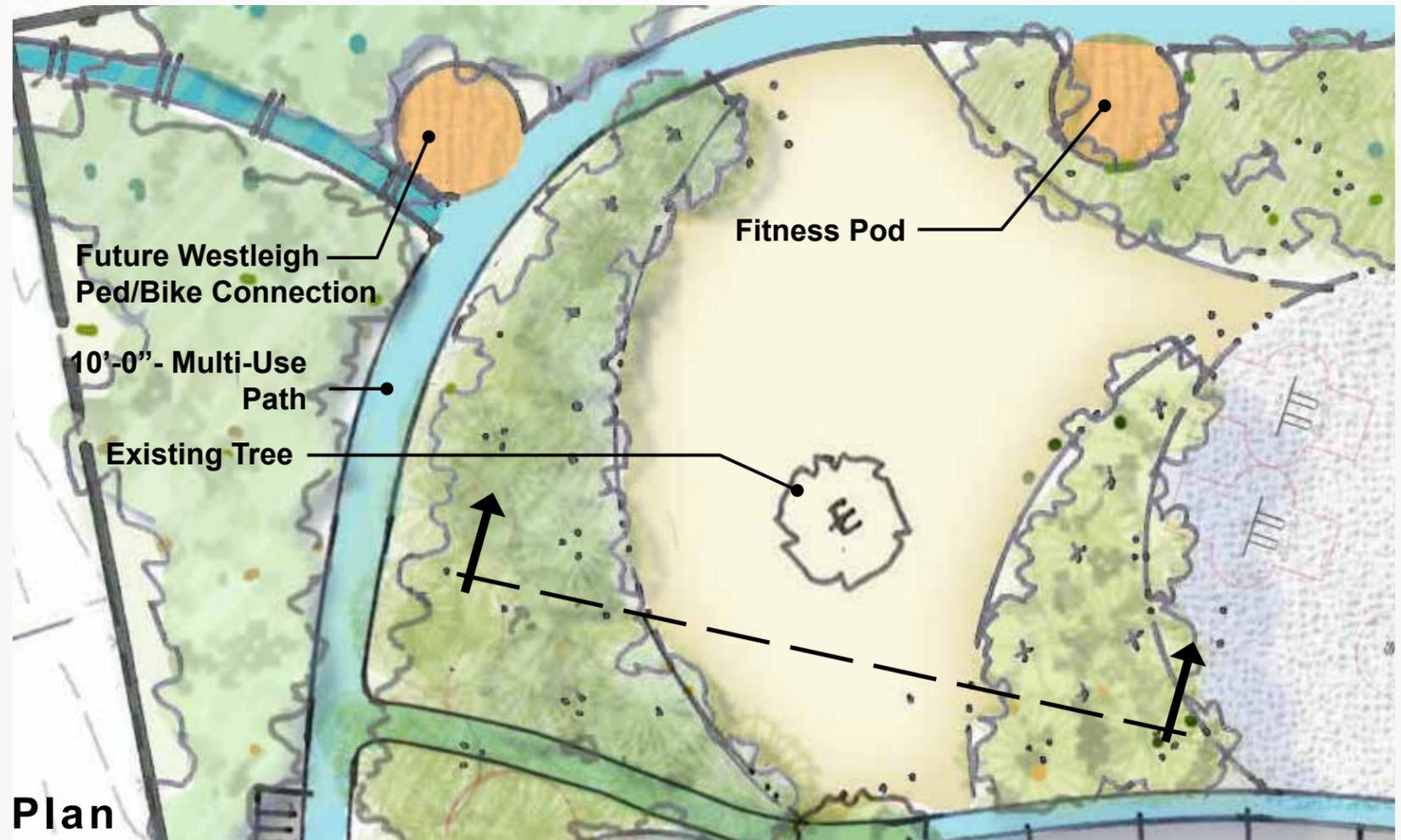


Nature Play

Entry Circle



Nature Play





Nature Play

Tot Lot

Entry Circle

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

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

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

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

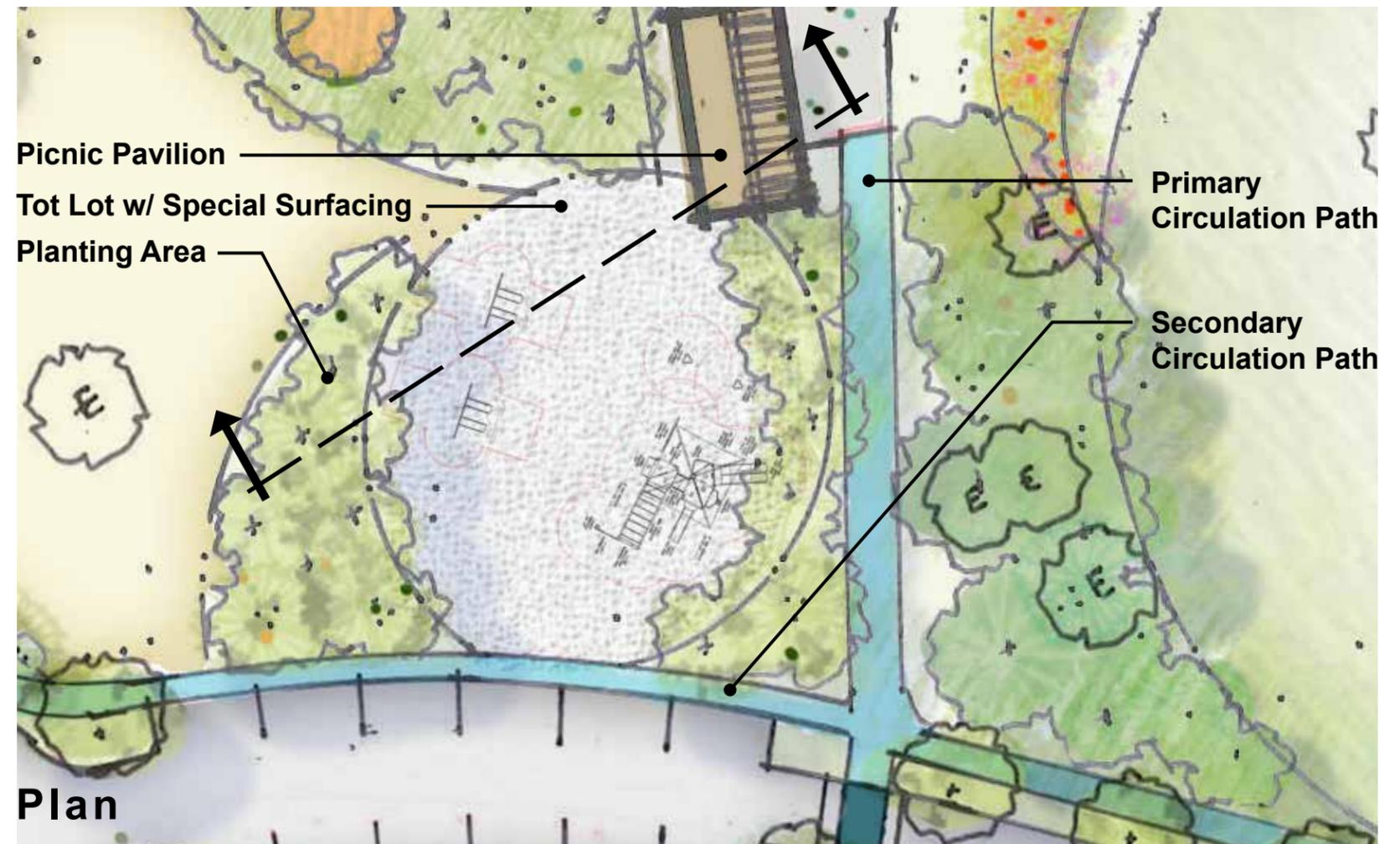
PLAT 5, BLOCK C, WASHINGTONIAN WOODS, PLAT No. 17311

ARGOSY COURT (28' RIGHT OF WAY)

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

2021.08.20
12:28:27 PM

Tot Lot





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

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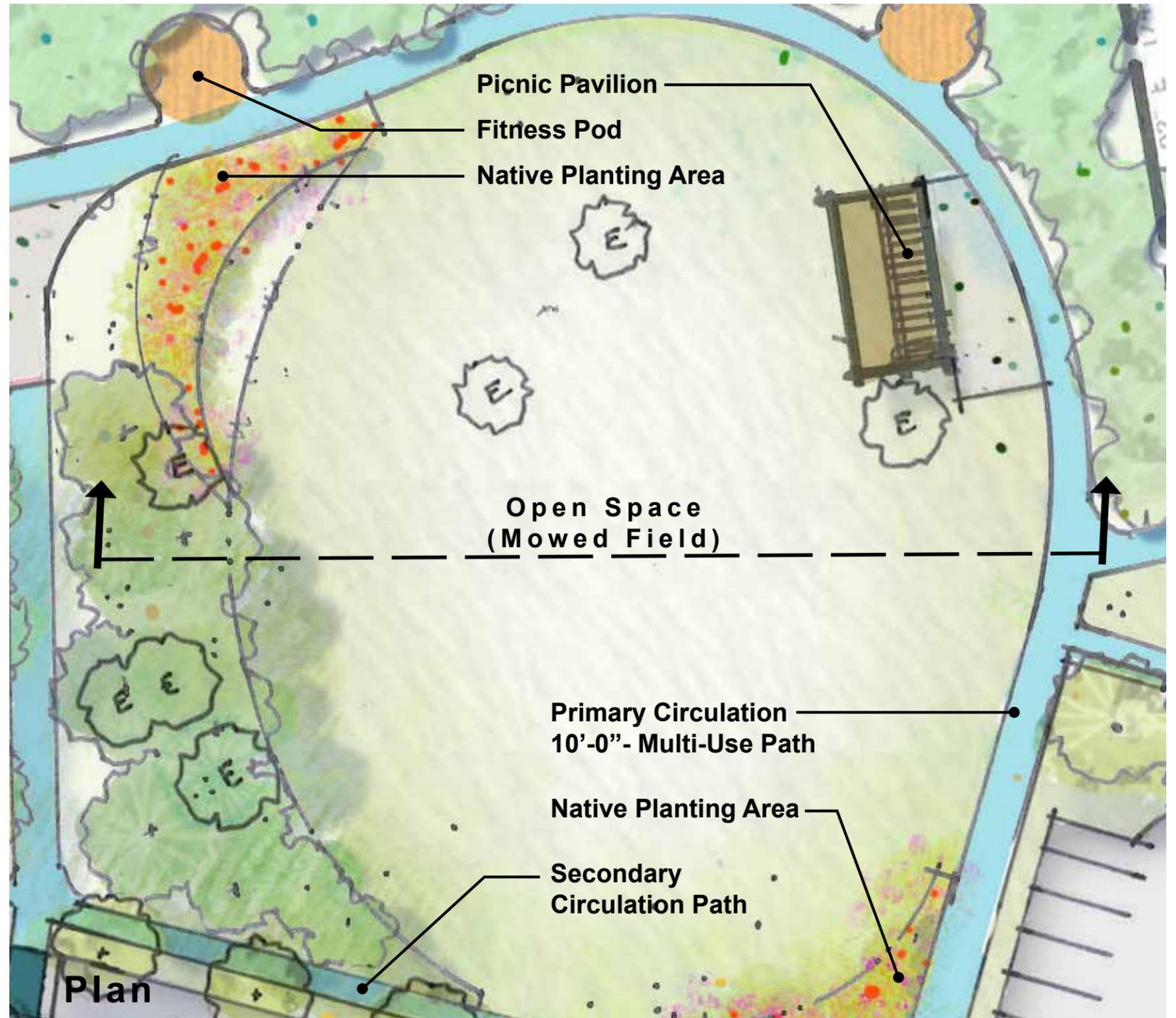
PLAT 5, BLOCK C, WASHINGTONIAN WOODS, PLAT No. 17311

ARGOSY COURT (28' RIGHT OF WAY)

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

DATE: 12/20/2017
PROJECT: 17027-17025

Open Space





Nature Play

Open Space

Tot Lot

Entry Circle

Amphitheater

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

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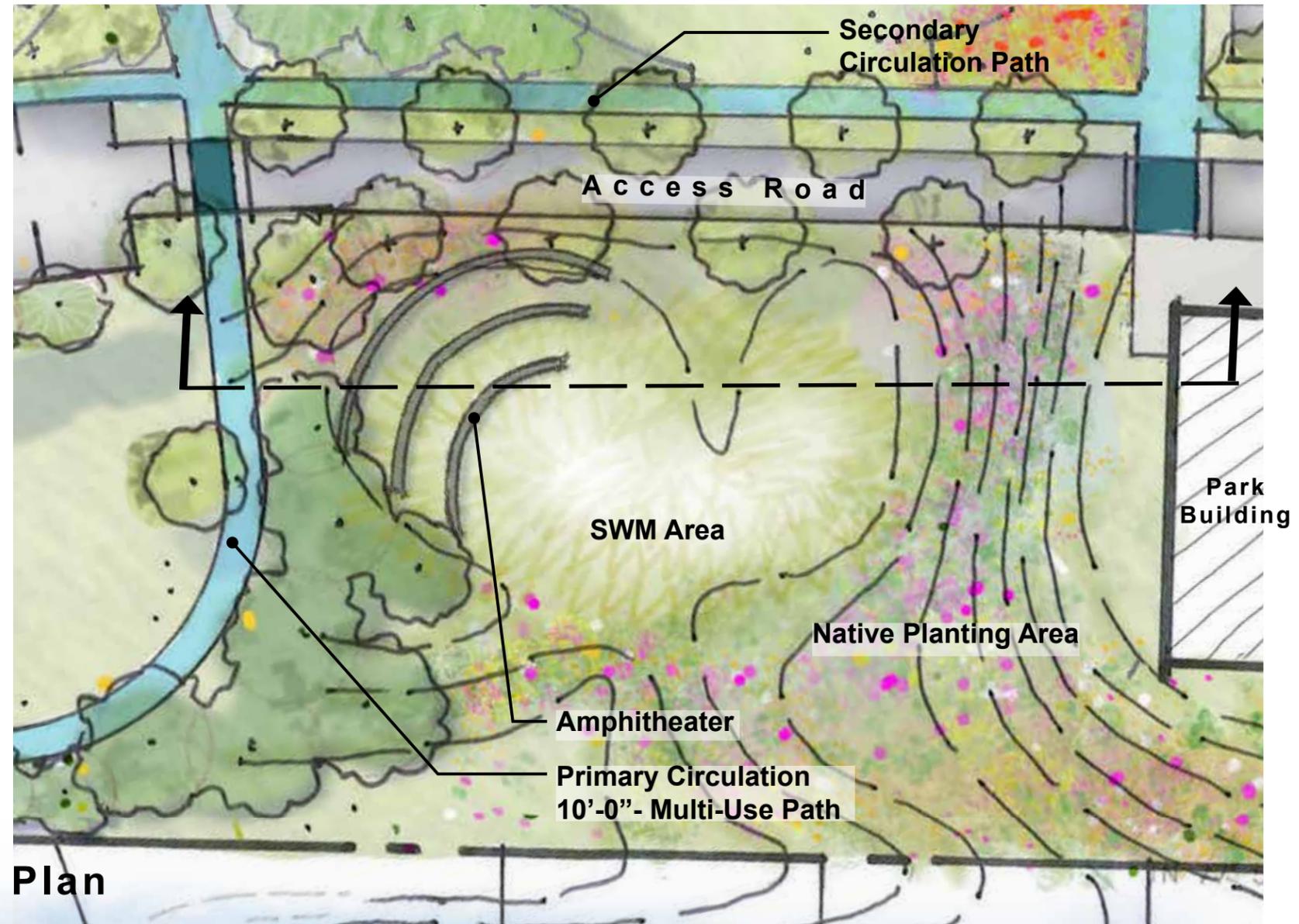
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ARGOSY COURT (28' RIGHT OF WAY)

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

2021.2021
12-20-2021

Amphitheater





Nature Play

Tot Lot

Open Space

Entry Circle

Amphitheater

**Multi-Purpose
Park Building**

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

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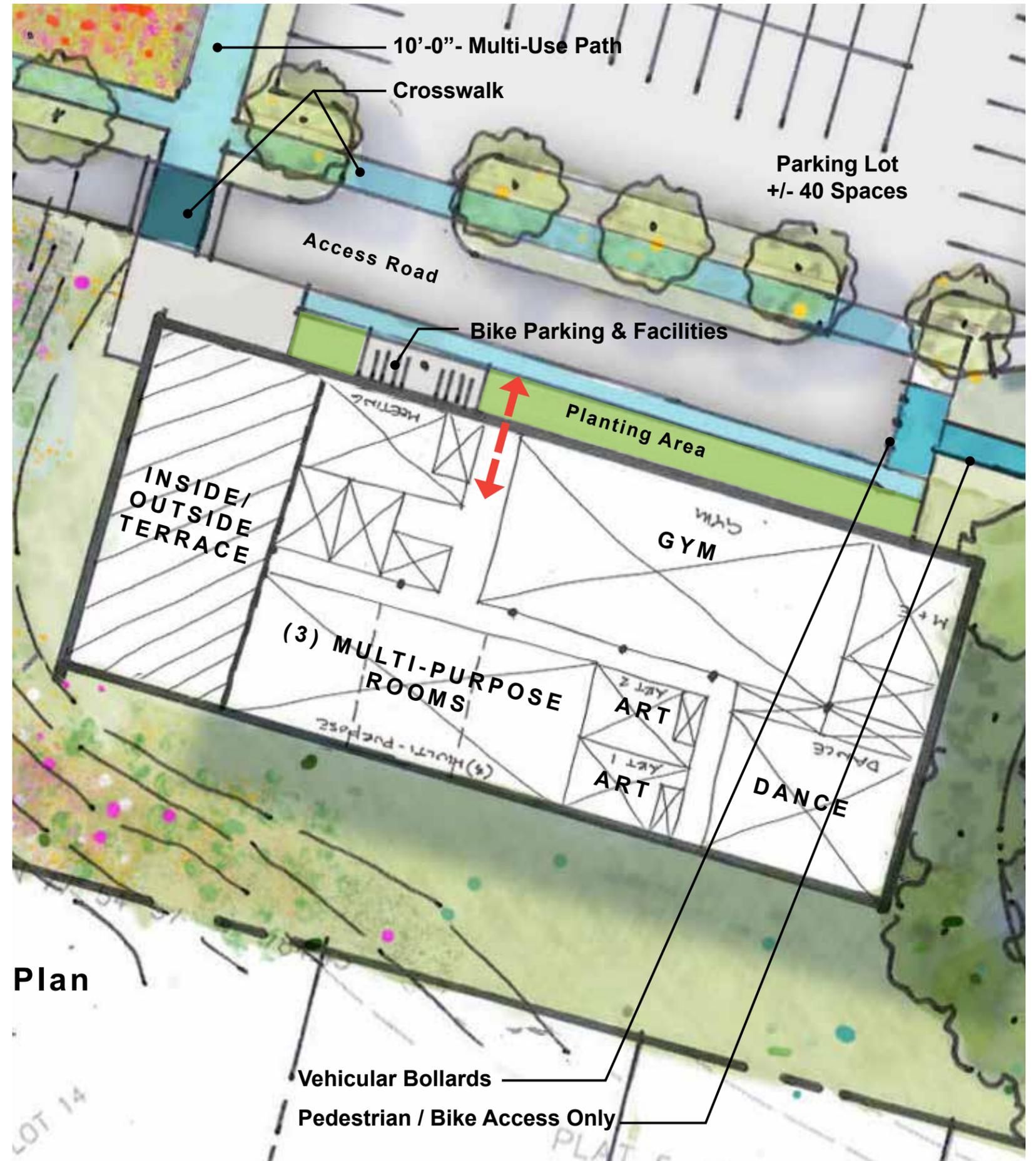
PLAT 5, BLOCK C, WASHINGTONIAN WOODS, PLAT No. 17311

ARGOSY COURT
(28' RIGHT OF WAY)

10' PLE, P.1
TERTIARY S
(28' RIGHT OF WAY)

2021.2021
12-20-2021

Multi-Purpose Park Building



Nature Play

Tot Lot

Open Space

Entry Circle

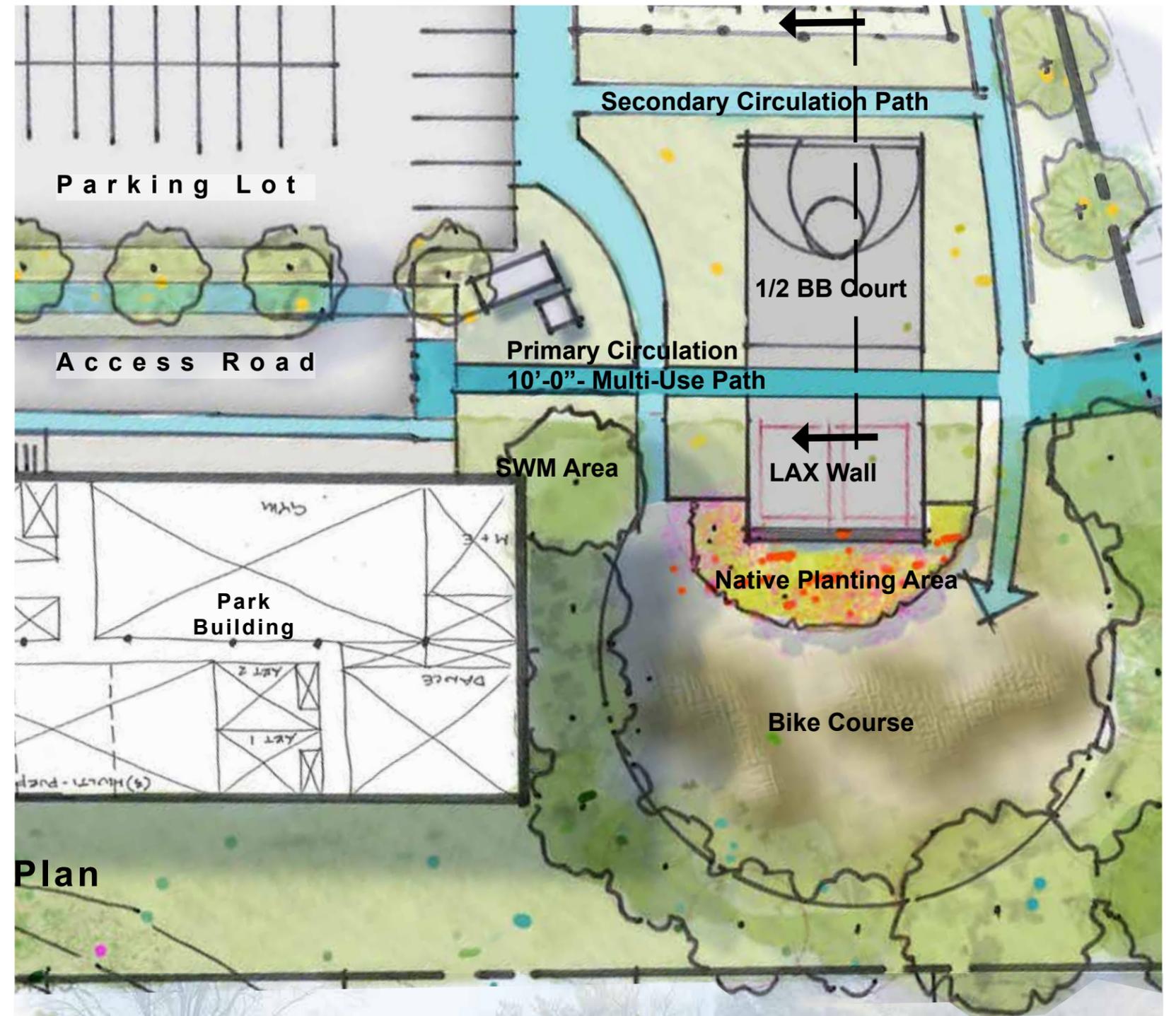
Amphitheater

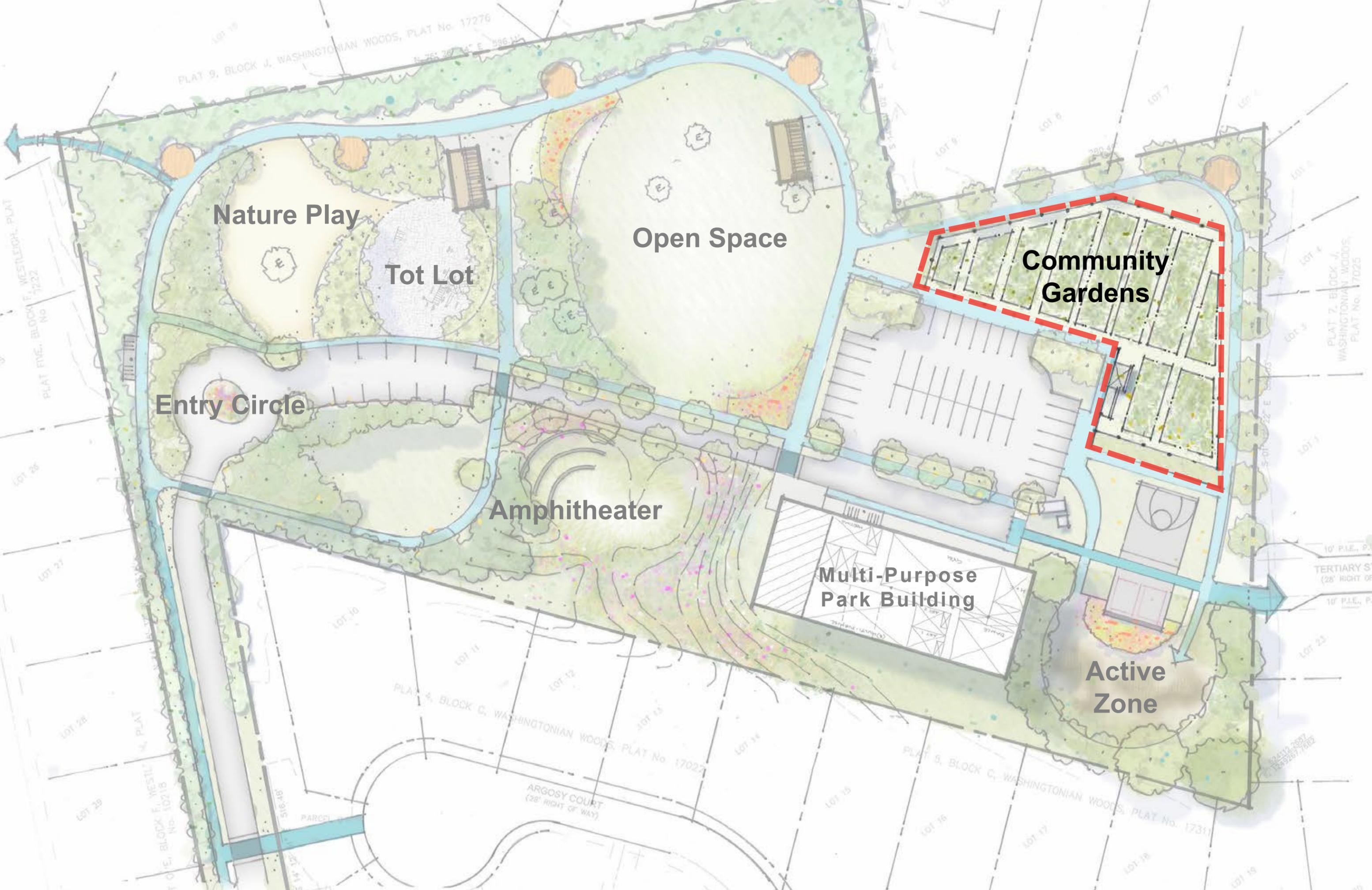
**Multi-Purpose
Park Building**

**Active
Zone**



Active Zone





Nature Play

Tot Lot

Open Space

Community Gardens

Entry Circle

Amphitheater

Multi-Purpose Park Building

Active Zone

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

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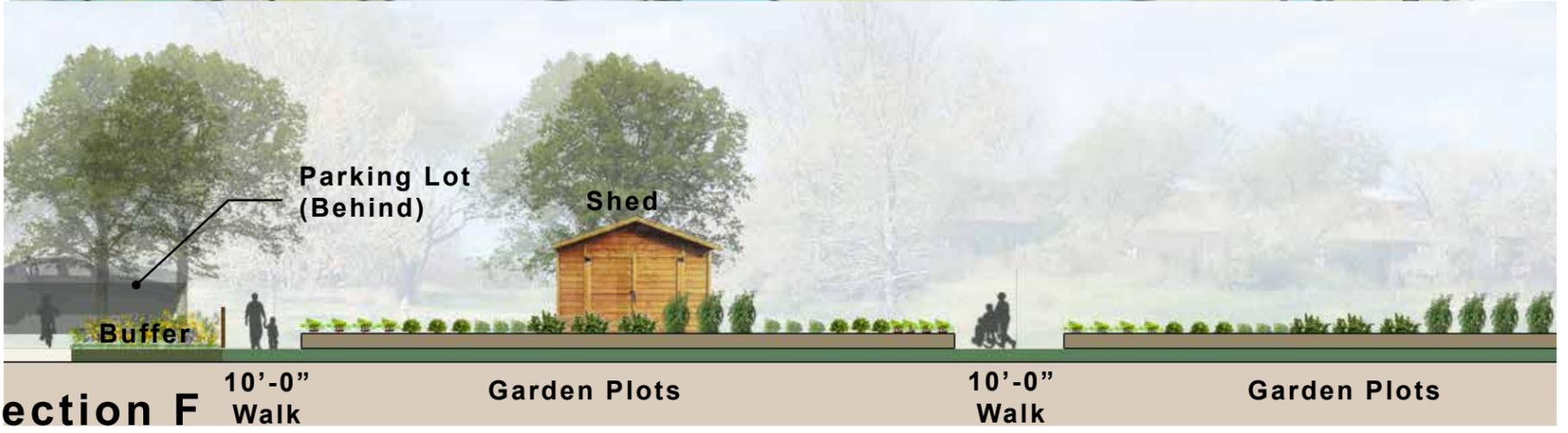
PLAT 5, BLOCK C, WASHINGTONIAN WOODS, PLAT No. 17311

ARGOSY COURT (28' RIGHT OF WAY)

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

DATE: 12/20/2017
PROJECT: 17-0267-7100

Community Garden



Section F



**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?

