



GOOD HOPE NEIGHBORHOOD RECREATION CENTER

COMMUNITY MEETING MAY 22, 2014



PROJECT DESCRIPTION

- Demolition of existing building and new construction.
- Construction of a gymnasium, exercise/weight room, activity room, game room.
- A key constraint is the limit on impervious site area, due to the Paint Branch Special Protection Area, resulting in expansion requirement that do not increase the building footprint.
- The new facility will be designed to conform to the Montgomery County manual for planning, design, and construction of sustainable building, including meeting green building/ sustainability goals; Montgomery County Energy Design Guidelines; and the Americans with Disabilities Act (ADA).
- The project will be designed to comply with Leadership in Energy and Environmental Design (LEED) guidelines for LEED Silver certification.
- The project is in preliminary design phase.
- Estimated Construction: 24 months
 - Construction start: Summer 2015
 - Projection Completion: Summer 2017



01 EXISTING CONDITIONS

- 01.1 SITE OVERVIEW
- 01.2 SITE UTILIZATION
- 01.3 EXISTING SITE VIEWS
- 01.4 EXISTING BUILDING CONDITIONS
- 01.5 SPECIAL PROTECTION AREA



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01.1 SITE OVERVIEW

LOCATION-

Good Hope Regional Park, 14715 Good hope Road, Silver Spring, MD

PROPERTY SIZE-

574,347 SF (13.19 Acres)

ZONING-

RE-2C

SPECIAL PROTECTION AREA-

Upper Paint Branch SPA

SITE ACCESS-

Good Hope Road (primary vehicular and pedestrian access) and Twig Road (pedestrian access to fields)

PUBLIC TRANSPORTATION-

Ride-on Bus Route 39

PARKING-

68 Existing Spaces (3 accessible)



PROPERTY LINE



BUS ROUTE



VEHICLE ACCESS ROADS



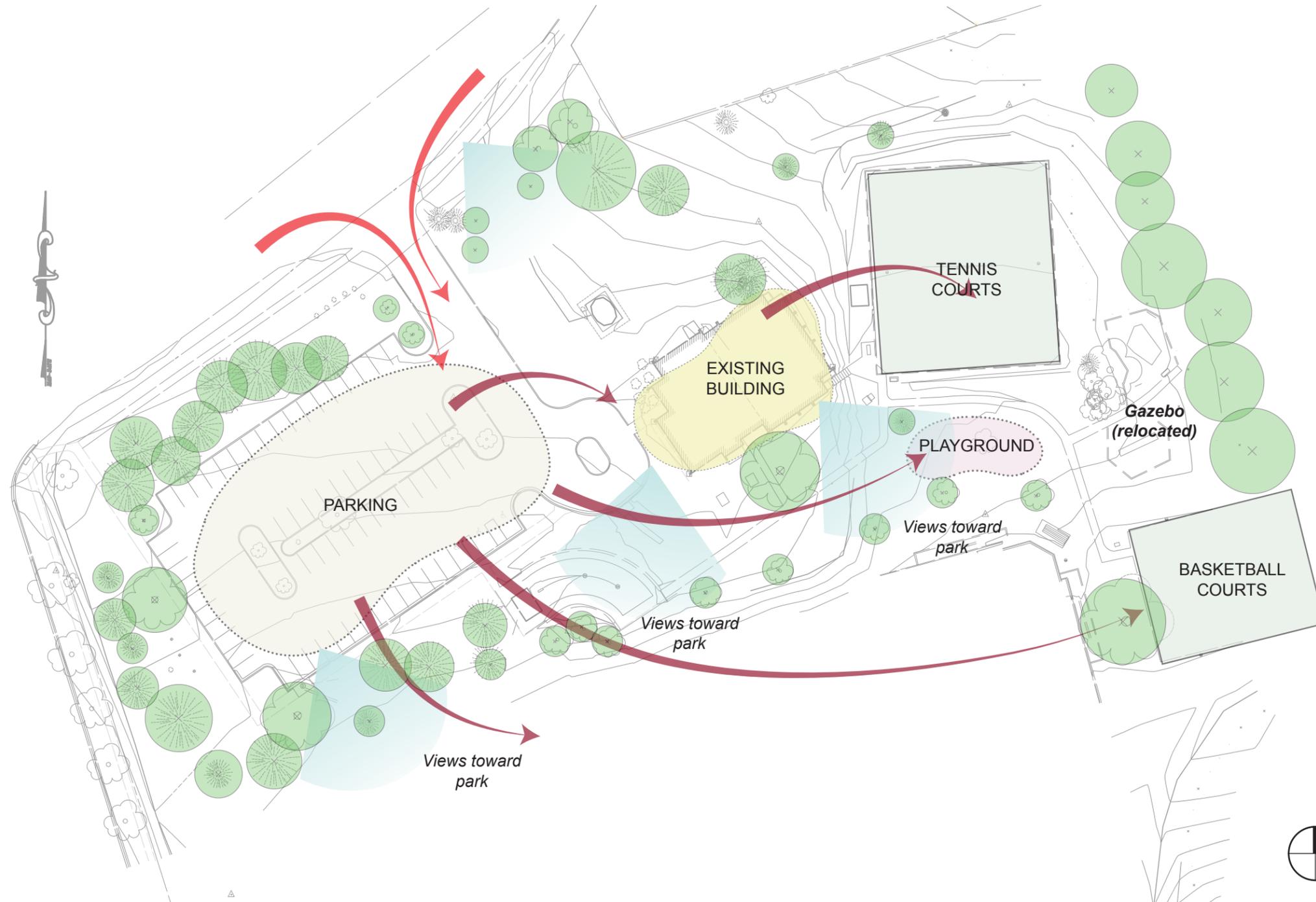
PEDESTRIAN WALKWAYS



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01.2 SITE UTILIZATION



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01.3 EXISTING SITE VIEWS



A
View from northwest corner of site



D
Existing pump shed



B
Existing drive access



E
South corner of existing building



C
View of surroundings from parking lot



F
Baseball field



G
View towards fields



H
East corner of existing building



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01.4 EXISTING BUILDING CONDITIONS



A
Entry view from drop off



D
Southeast corner



B
Southwest corner



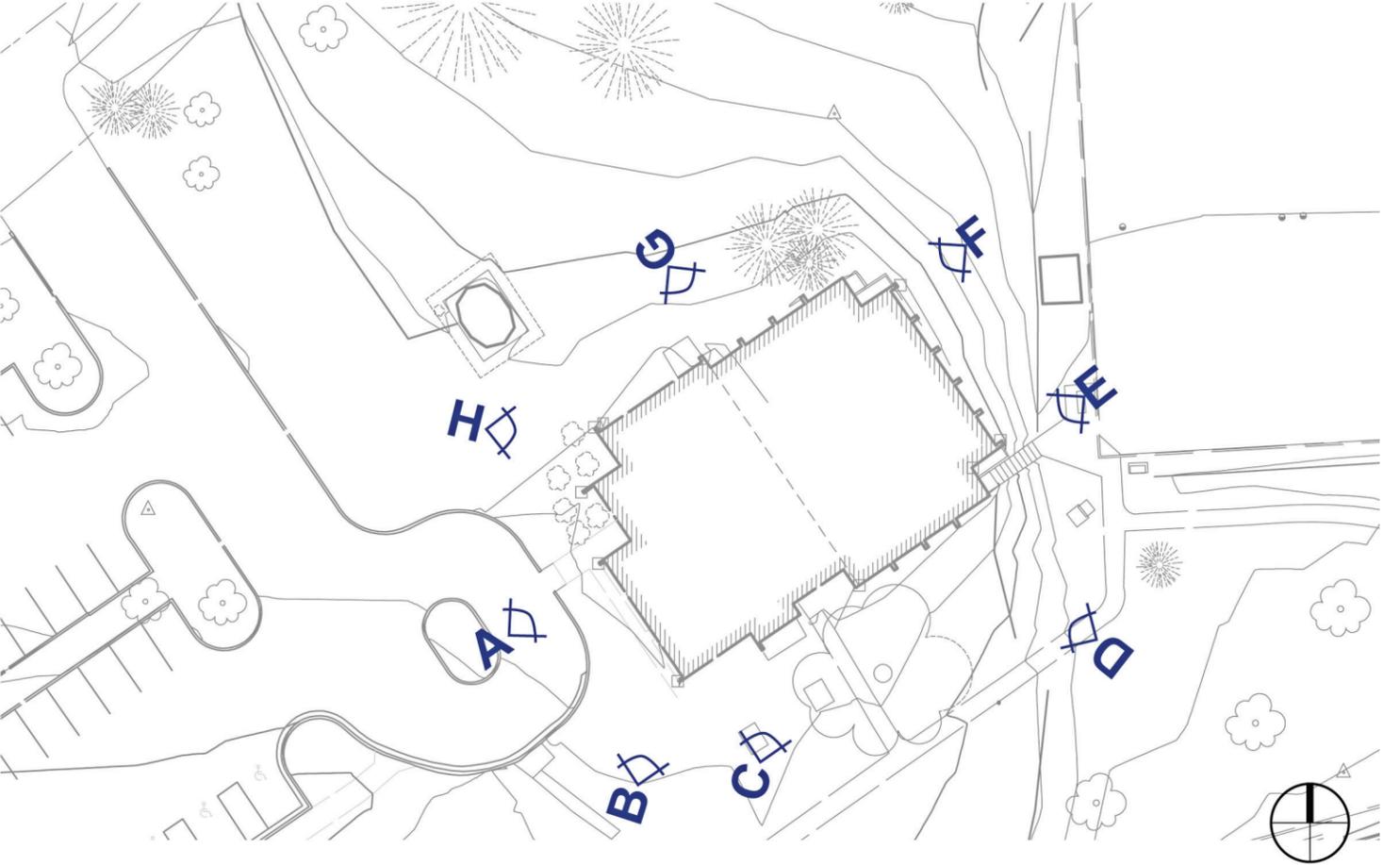
E
Rear stair / partial rear facade



C
South access door



F
Northeast corner



G
North access door



H
Northwest corner



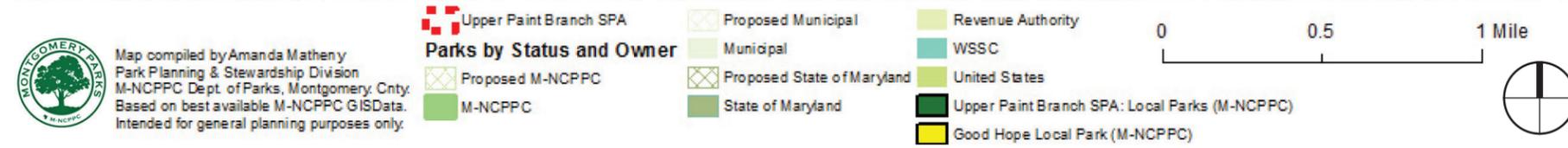
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01.5 SPECIAL PROTECTION AREA

UPPER PAINT BRANCH SPA:

- Special Protection Area (SPA) is a part of Montgomery County that has high-quality or unusually sensitive water resources or other environmental features.
- Ordinance established for this SPA to prohibit certain land uses and limit impervious surface coverage for new developments and certain expansions.
- Existing Impervious Surface coverage is 13.19%.
- Proposed site layout will result in a reduction to the existing coverage.



Map compiled by Amanda Matheny
Park Planning & Stewardship Division
M-NCPPC Dept. of Parks, Montgomery Cnty.
Based on best available M-NCPPC GISData.
Intended for general planning purposes only.



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02 DESIGN CONCEPTS

- 02.1 PROGRAM & SITE REQUIREMENTS
- 02.2 OPTION ONE
- 02.3 OPTION TWO
- 02.4 OPTION THREE
- 02.5 SITE PLAN
- 02.6 PARK PLAN



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02.1 PROGRAM & SITE REQUIREMENTS



PROGRAM REQUIREMENTS:

Primary Considerations

- Project shall meet the programmatic, operational and functional needs of Montgomery County Recreation.
- Project shall be accessible to persons with disabilities in compliance with ADA.
- Promote community, wellness, and social Interaction in a welcoming, comfortable environment.
- Energy-efficient design (LEED Silver).
- Enhanced community presence.
- Staff visual access/ security.

Program of Requirements (POR):

- Gymnasium - (Regulation Middle School Basketball)
- Exercise / Fitness Room
- Multipurpose Social and Activities Hall
- Games Room
- Computer Room
- Office / Workroom

SITE REQUIREMENTS:

- Existing Park components including fields, courts, and public way access, shall be accessible to persons with disabilities in compliance with ADA.
- Site impervious coverage shall not exceed existing coverage.
- Existing Playground to be relocated.
- Existing Gazebo to be relocated.
- Site grading and drainage to be designed to meet County stormwater management requirements.



02.2 SITE UTILIZATION - OPTION ONE



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02.2 COMPARISON - OPTION ONE

| OPTION 1 | ADVANTAGES: | DISADVANTAGES: |
|--|---|---|
| <ul style="list-style-type: none">• Building Footprint- 13,120 SF• Est. Impervious Site Cover- 13.03% | <ul style="list-style-type: none">• Provides full building replacement.• New building will better engage Good Hope Road, establishing an improved community presence over existing facility.• Limits site disturbance around existing parking area.• Will have good views to fields. | <ul style="list-style-type: none">• Limited visibility of existing courts from road and parking will not be addressed.• Connectivity of site amenities and parking access will not be improved.• Largest building footprint of the three options.• More limited site area available for geothermal field compared to Option 3.• Not enough site area to provide segmented, better-scaled parking lot with a functional, central landscaped area as in Option 3. |



02.3 SITE UTILIZATION - OPTION TWO



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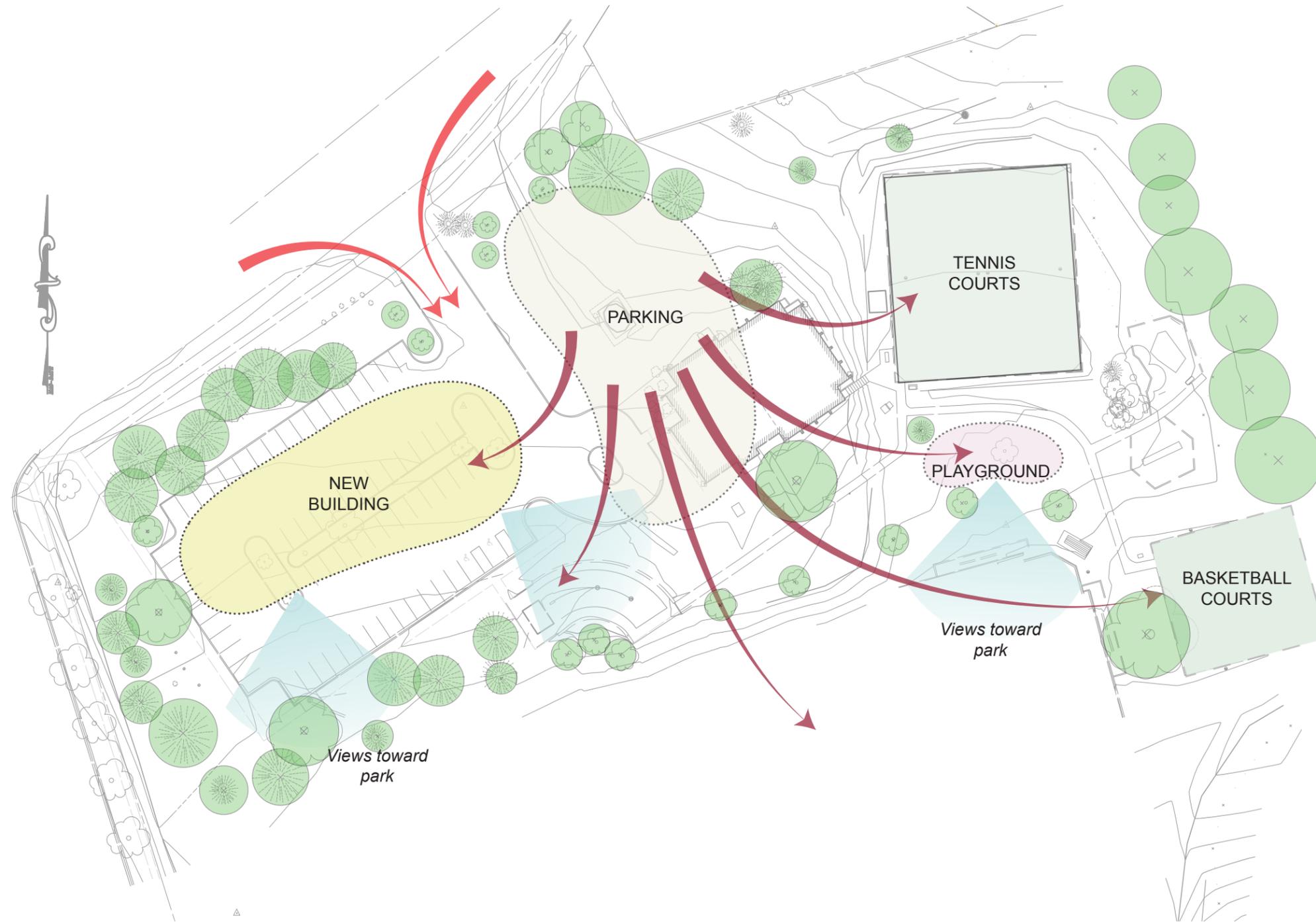


02.3 COMPARISON - OPTION TWO

| OPTION 2 | ADVANTAGES: | DISADVANTAGES: |
|---|--|---|
| <ul style="list-style-type: none">• Building Footprint- 12,435 SF• Est. Impervious Site Cover- 12.9% | <ul style="list-style-type: none">• Provides full building replacement with exception to Gym structure.• Limits site disturbance around existing parking area.• Will have good views to fields. | <ul style="list-style-type: none">• Limited visibility of building and existing courts from road will not be addressed.• Connectivity of site amenities and parking access will not be improved.• Retaining the existing gym will limit site placement and building layout options.• Gymnasium size dimensions will remain below minimum regulation size.• Exterior walls and roof of the gymnasium will require significant work to bring them up to code.• Existing Gym massing and exterior treatment will need to be integrated with overall design.• More limited site area available for geothermal field compared to Option 3.• Not enough site area to provide segmented, better-scaled parking lot with a functional, central landscaped area as in Option 3. |



02.4 SITE UTILIZATION - OPTION THREE



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02.4 COMPARISON - OPTION THREE

| OPTION 3 | ADVANTAGES: | |
|---|--|---|
| <ul style="list-style-type: none">• Building Footprint- 12,881 SF• Est. Impervious Site Cover- 12.8% | <ul style="list-style-type: none">• Corrects the existing poor site utilization, where the parking is in the most remote location and the building is hidden from public view and blocks the view of the tennis courts from arrival points.• Enhanced community presence of new recreational center along Good Hope Road; establishes a stronger relationship between the building and the neighborhood as well as traffic on Good Hope Road.• Provides centralized parking, improved and more direct access to all site amenities.• Increased visibility of existing courts from arrival points.• Mezzanine design results in the smallest building footprint of the three options, which allows for design flexibility in meeting SPA impervious cover requirements.• Mezzanine design allows for more net area to be built and is more interesting from an architectural standpoint.• Excellent views to fields.• Provides more opportunities to locate the geothermal well field, since they could be drilled at the site of the parking area before paving begins. | <ul style="list-style-type: none">• Provides the smallest footprint of the three options resulting in less impervious coverage against the SPA limits.• Replacement of existing parking lot will allow for improvement of the stormwater quality and treatment at the new parking lot area to meet current SWM requirements.• Improves overall ADA accessibility to site amenities with centralized parking in addition to the miscellaneous site improvements included in the scope of work. <p>DISADVANTAGES:</p> <ul style="list-style-type: none">• Full parking replacement and elevator will require additional construction scope.• Mezzanine design will require revision to normal operational methods used at one story facilities. |



02.5 SITE PLAN



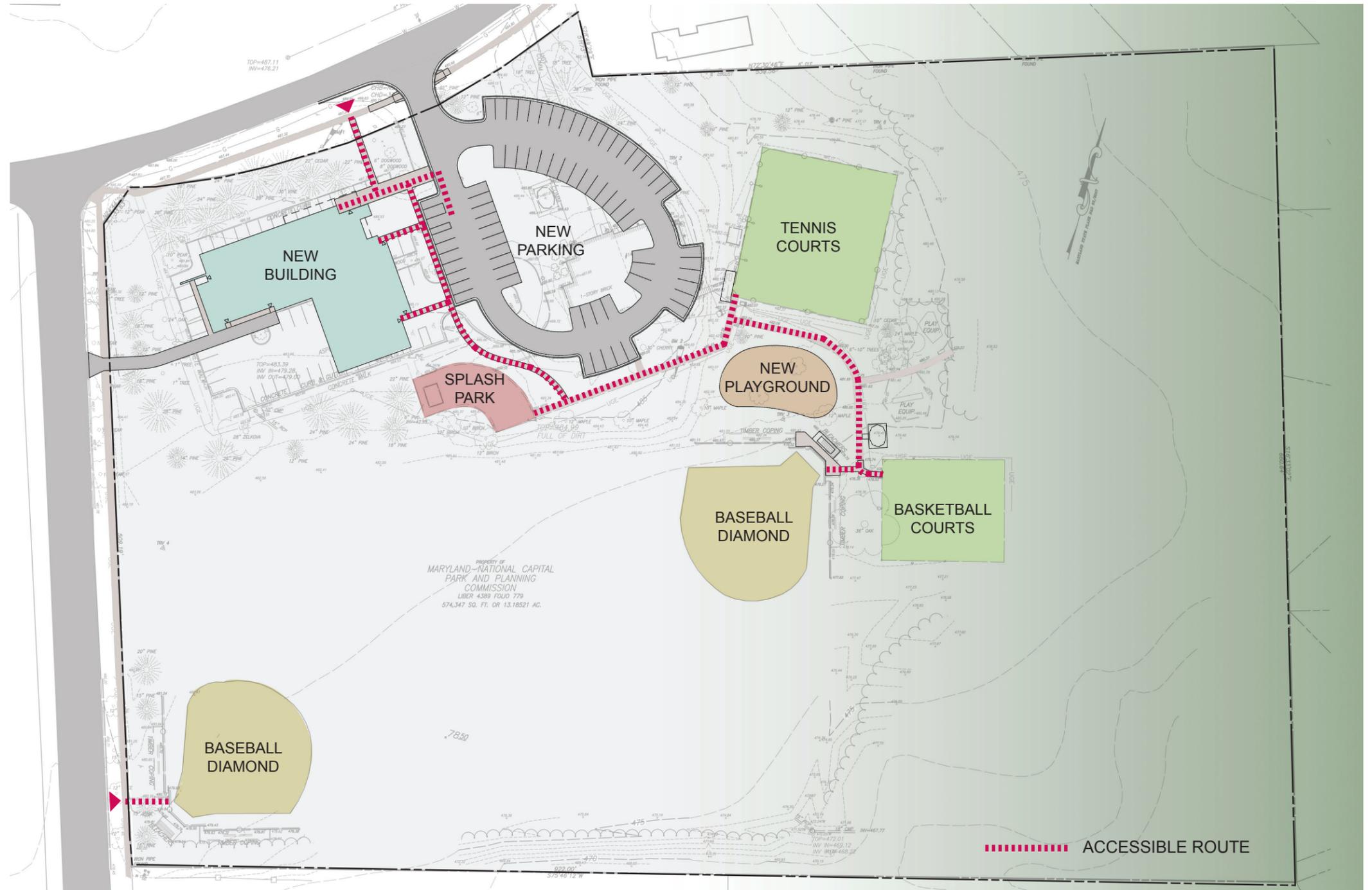
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02.6 PARK PLAN

PARK IMPROVEMENTS

- New Parking - Existing parking to be replaced with new parking area.
- Accessibility (ADA) - New and refurbished walkways are proposed to connect existing infields, courts, splashpark, and playground to accessible routes.
- Playground - Existing playground will be replaced and relocated. Playground to meet accessibility requirements.
- Stormwater Management - As part of this project, new and existing site features will be managed to meet the most current County and State stormwater management requirements.



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QUESTIONS?



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