



live more, play more

Maryland-National Capital Park and Planning Commission

GOOD LUCK COMMUNITY CENTER
FEASIBILITY PLANNING

Program Confirmation
January 24, 2022



Meeting Agenda

MONDAY 1/24/2022

- 01** Progress & Key Findings
- 02** Draft Program & Preliminary Test Fit
- 03** Next Steps

Today's goals:

- Update you on our progress
- Get your feedback on draft material
- Discuss next steps



Schedule

Milestone 1: Review Docs & Develop Hypothesis

Kickoff meeting

Milestone 2: Confirm Site & Building Program

Community engagement

Program verification work session

Milestone 3: Develop Test Fits & Concept

Work session to review test fits

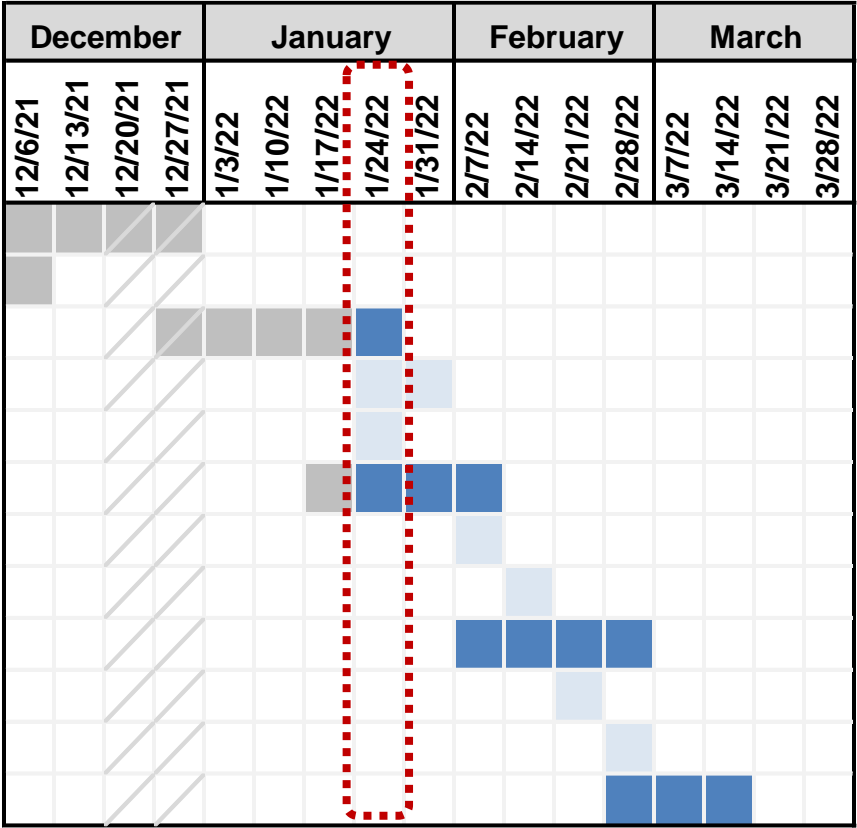
Work session to review blocking & stacking

Milestone 4: Develop Implementation Plan

Work session to review budget

Work session to review phasing and schedule

Final Documentation



Progress

WHAT HAVE WE BEEN UP TO?

Activities:

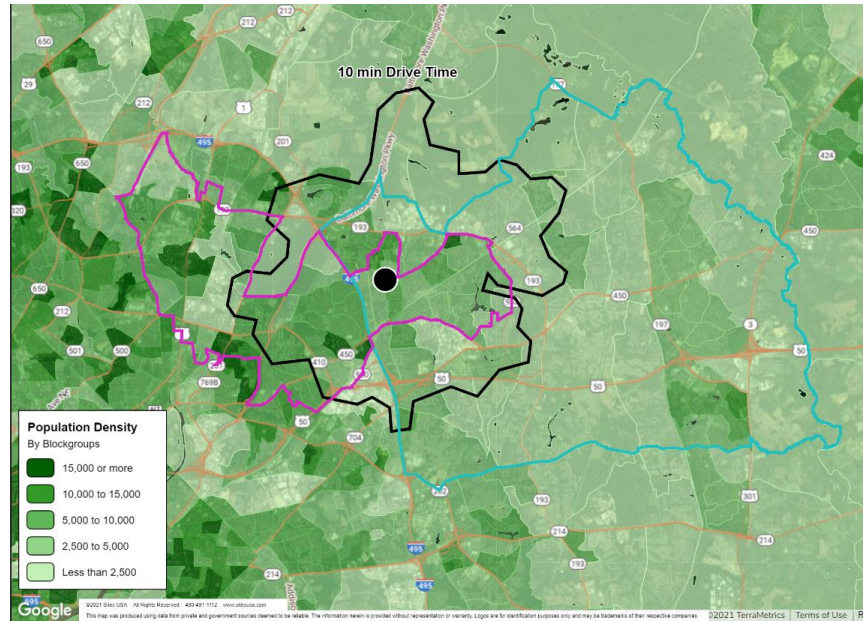
- GLCC Site Visit
- Stakeholder Interviews
- Demographic Analysis
- Kentland Site Visit
- Reviewed Community Center Programs
- Review Maintenance Logs
- Examined Existing Site & Zoning

Outcomes:

- ✓ Draft Program
- ✓ Preliminary Test Fit

Demographic Analysis

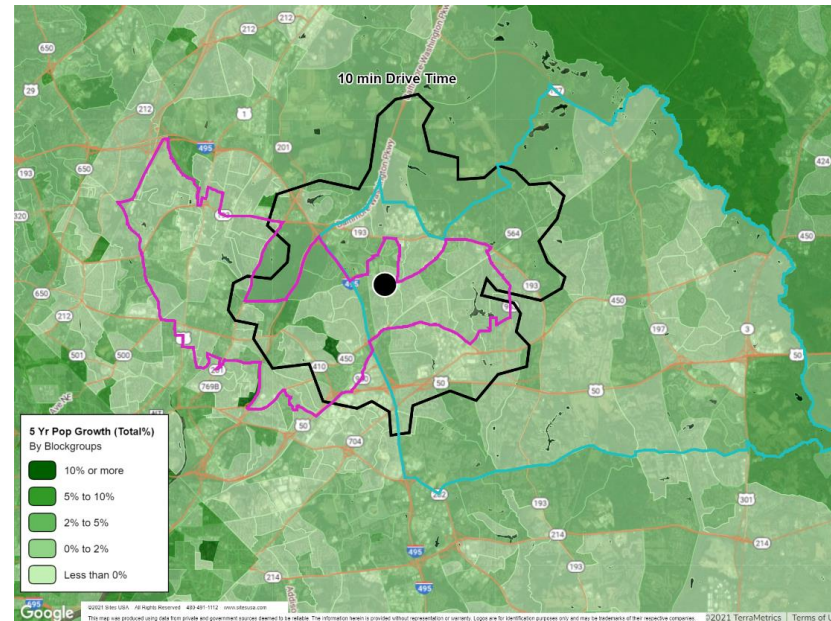
GOOD LUCK COMMUNITY



Population Density

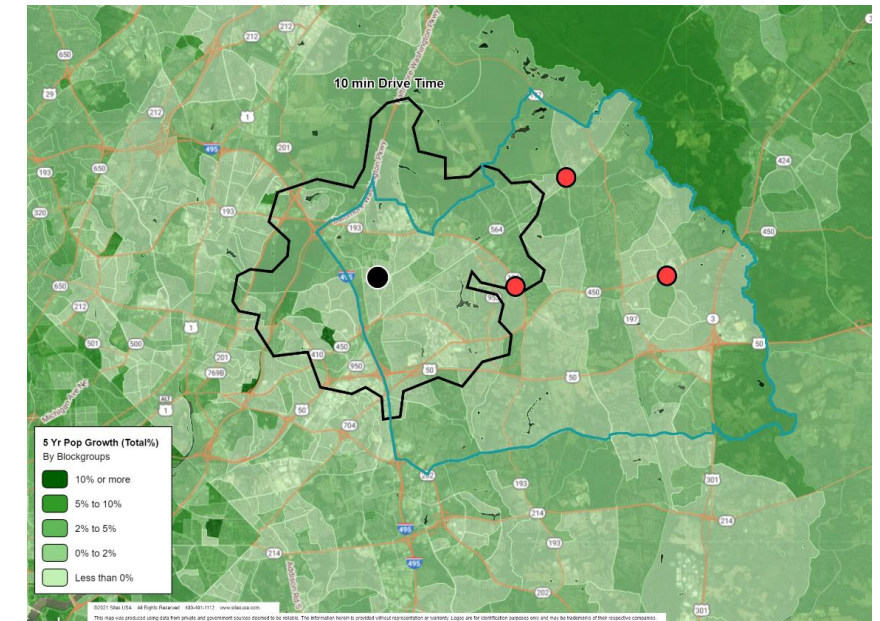
Good Luck is moderately dense compared to Service Area 3

- Councilmanic District 3
- Service Area 3
- 10 Min Drivetime



Projected Population Growth

Good Luck is projected to see nominal population growth over the next 5 years

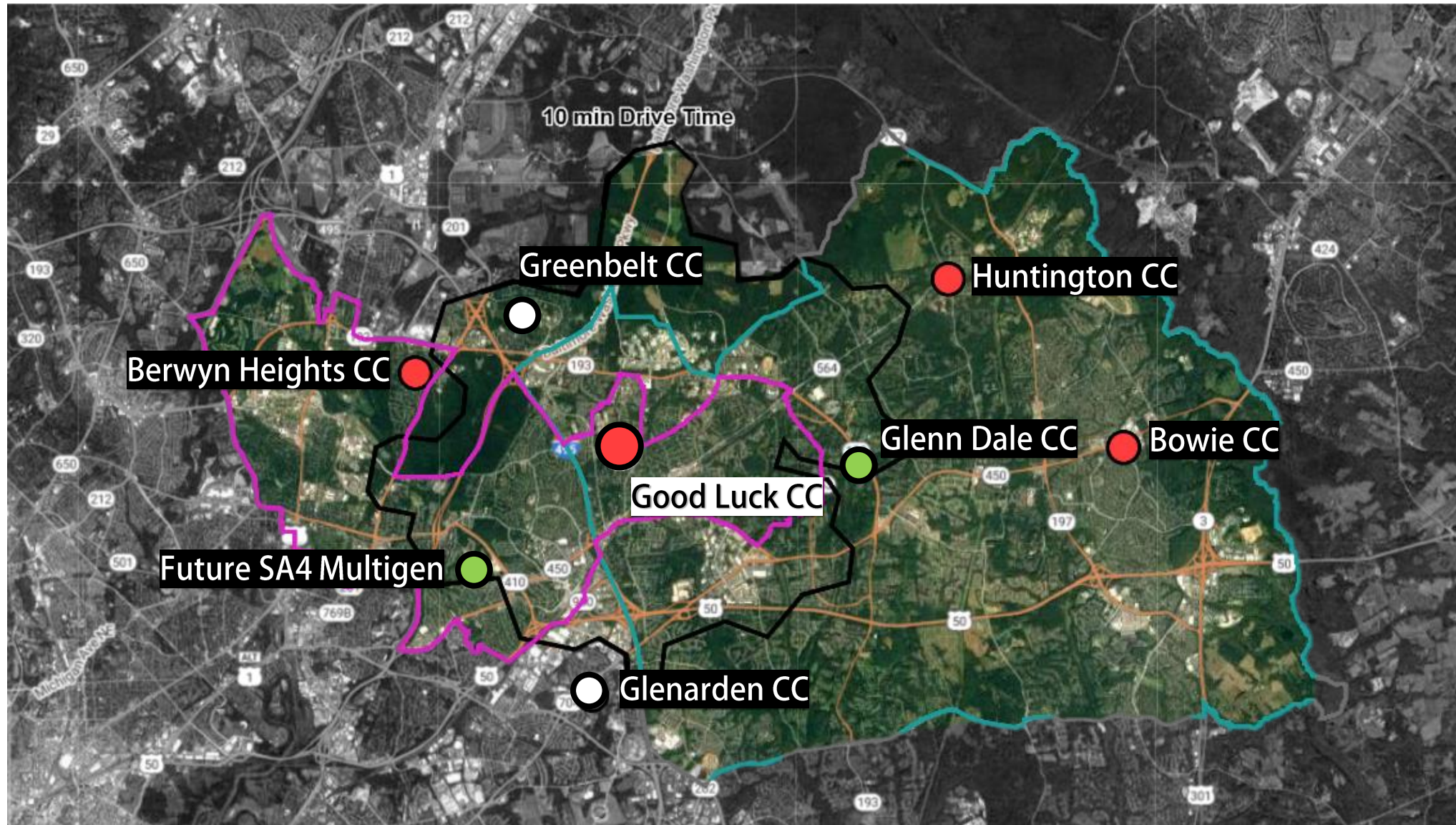


Population Growth in SA3

Good Luck is not located near the projected population growth in SA3. Huntington CC and Bowie CC are proximate to areas with a higher projected growth.

Context

GLCC



- Councilmanic District 3
- Service Area 3
- 10 Min Drivetime
- M-NCPPC Community Center
- Future Multigen
- Municipal Community Center

Level of Service – Updated

SERVICE AREA 3

- › **Calculations updated and corrected**
 - Updated LOS based on population increase
 - Removed aquatic space for Glenn Dale Multigen
- › **Results in projected need of 32,000 SF**
 - Glenn Dale Multigen will provide the bulk of needed recreation space in SA3
 - Some indoor recreation space will still be needed across service area
- › **Recommend expanding Good Luck to provide some of this space**

Service Area 3	Square Feet
Formula 2040 Goal	211,000
Planned Space	235,000
Projected Surplus of Space (+)	24,000

Service Area 3 (updated)	Square Feet
Updated LOS Calculation	216,000
Planned Space	184,000
Projected Need for Space (-)	-32,000



GOOD LUCK COMMUNITY CENTER

Good Luck Community Center

GOOD LUCK CC

Key Takeaways

GLCC

Heavily utilized community facility

- Indoor spaces maxed out (peak: 9-11a, 6-9p)
- Spaces are undersized for their needs
Facility unable to offer more programming
No court leagues or rentals due to high utilization

Limited outdoor programming

- Fields not programmed due to parking limitations
- No field leagues or rentals due to parking limitations
- Playground very popular, baseball field underutilized

Recurring building issues

- HVAC problems and temperature extremes year-round
- Gymnasium roof leaks despite consistent maintenance
- Indoor storage augmented with outdoor units

Kentland seen as aspirational model

- Facility and Regional Directors desire a facility like Kentland CC

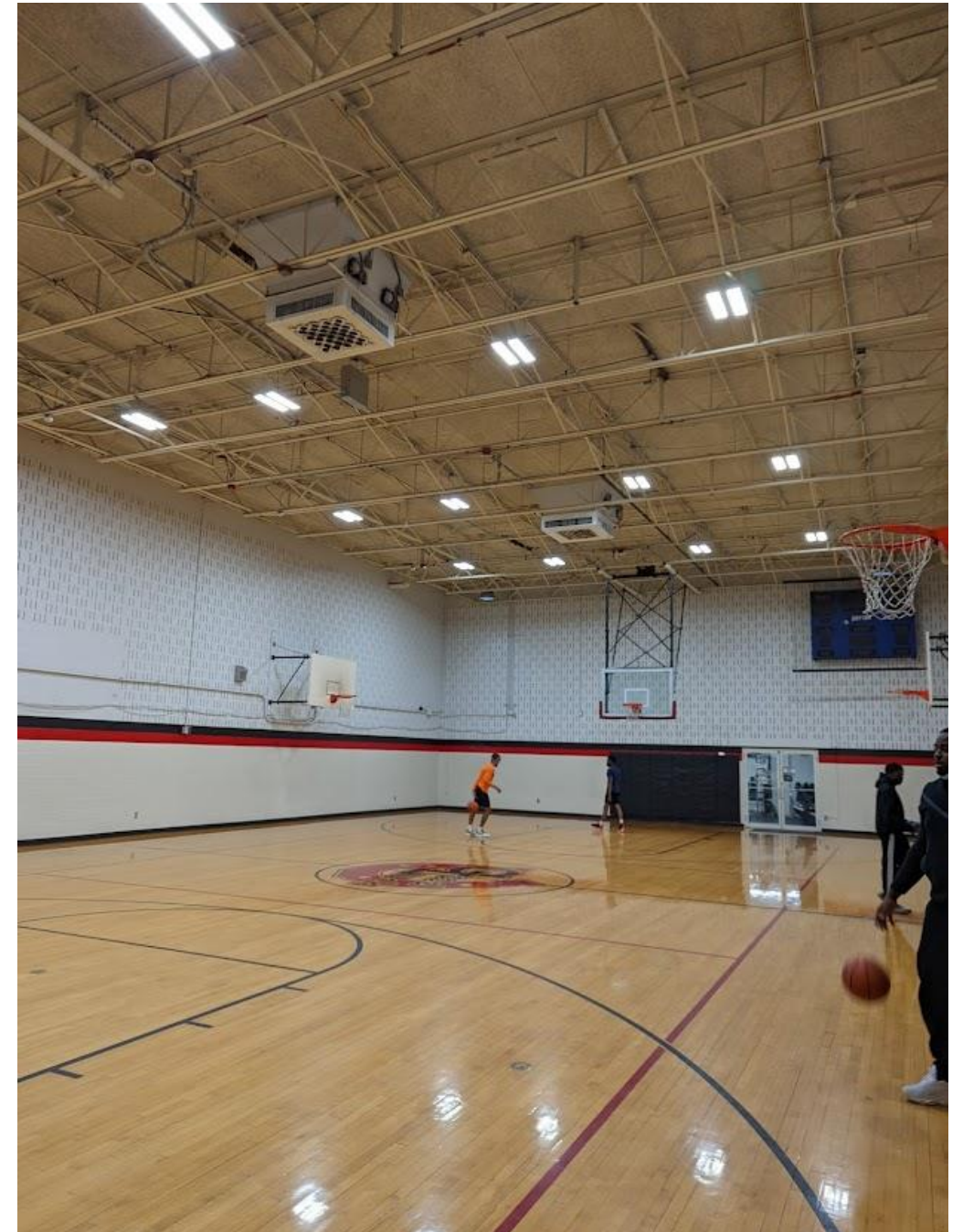


Existing Conditions

GLCC

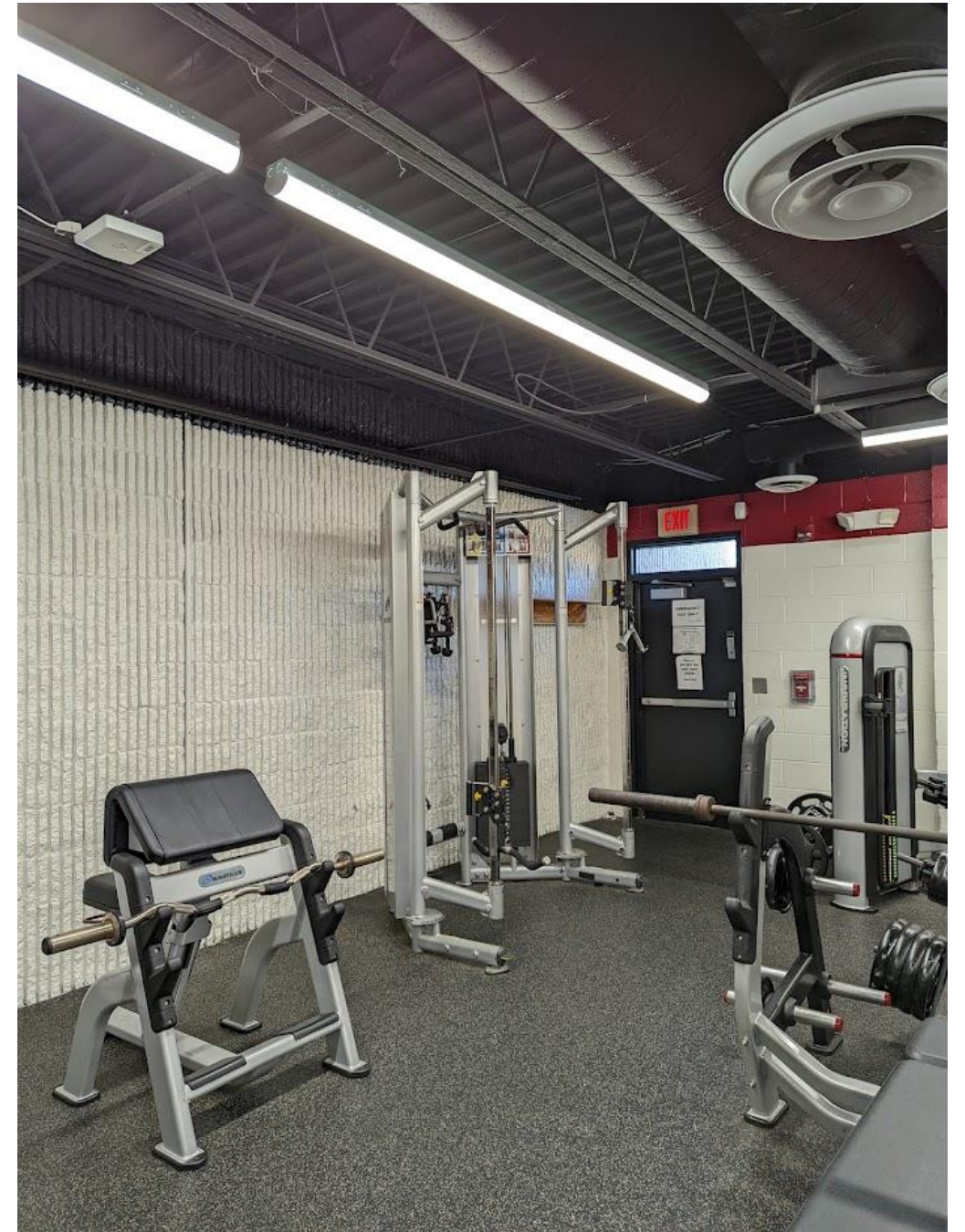


Gymnasium



Existing Conditions

GLCC

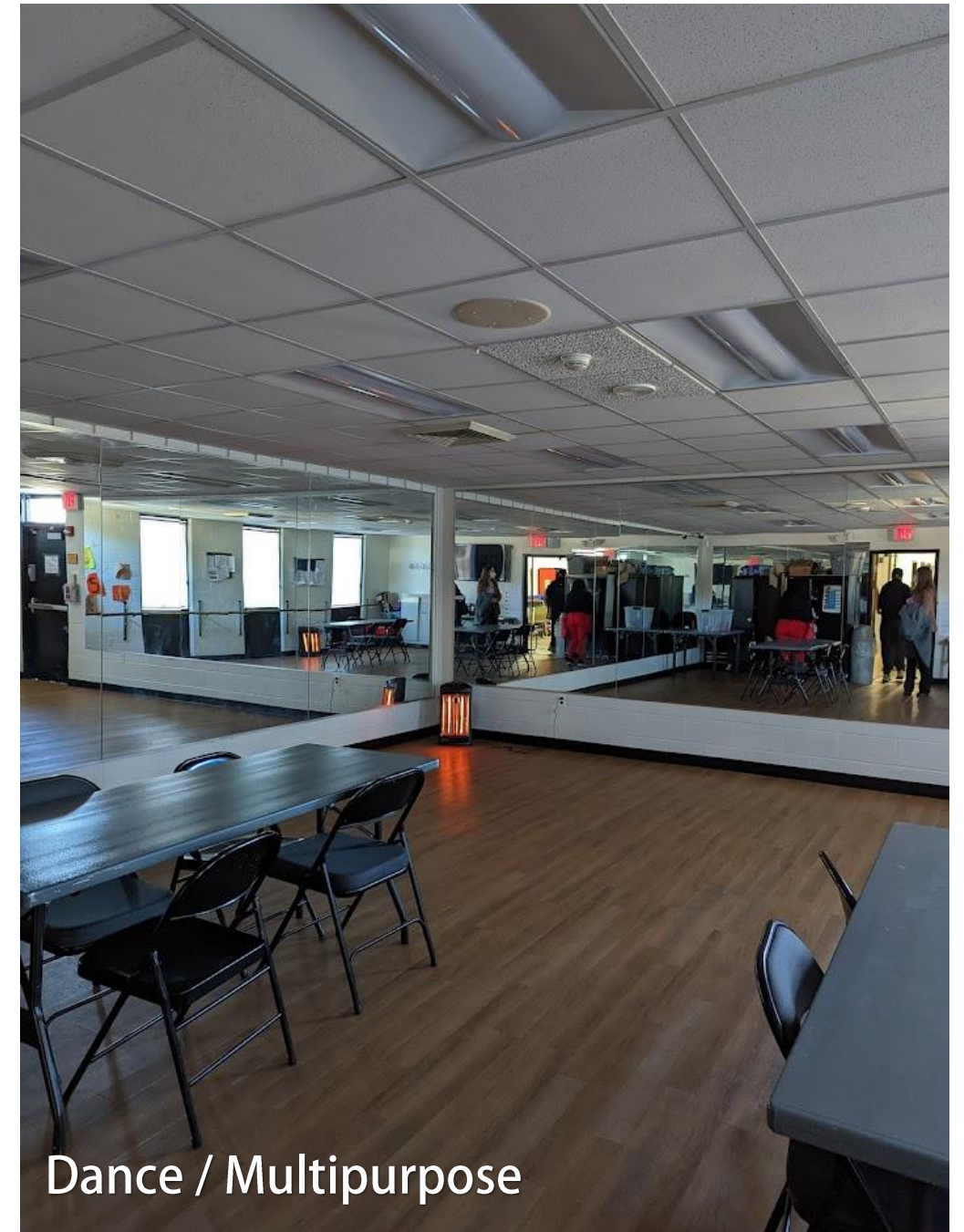


Existing Conditions

GLCC



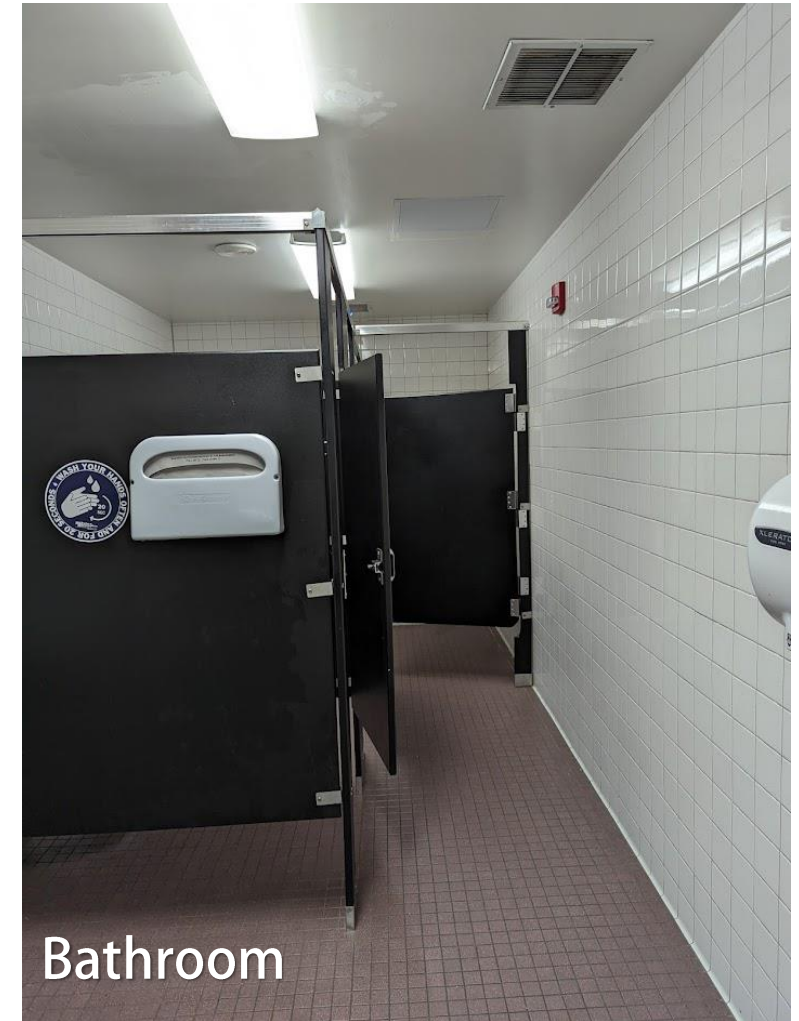
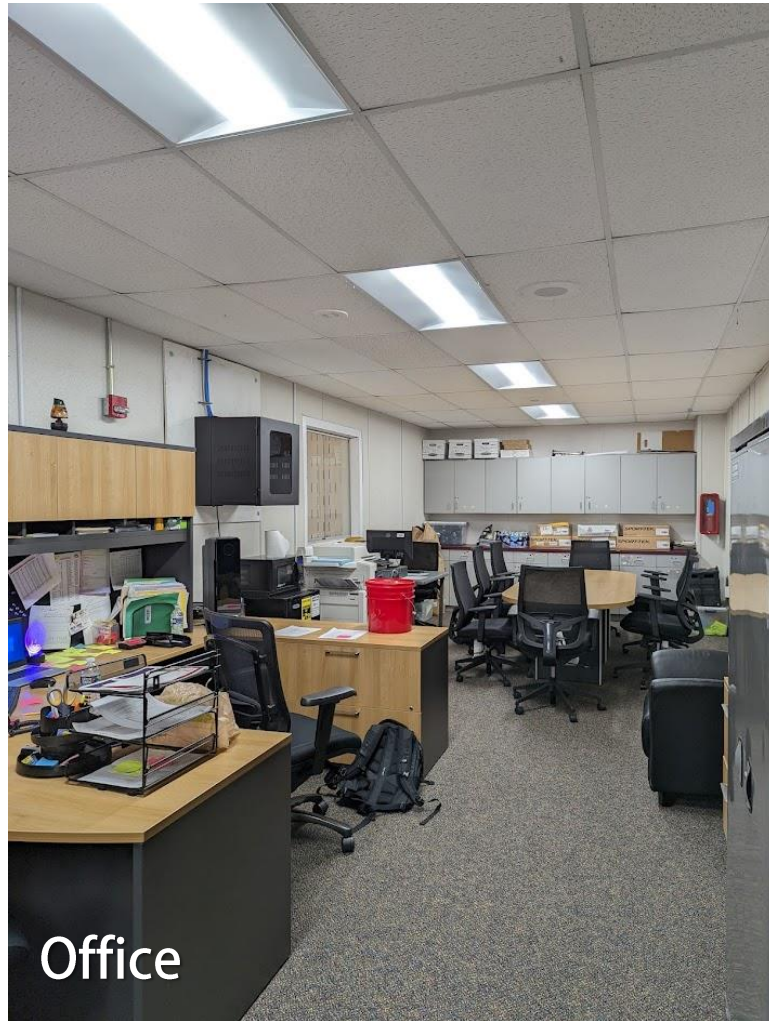
Preschool / Multipurpose (w/ Kitchenette)



Dance / Multipurpose

Existing Conditions

GLCC



Existing Conditions

GLCC



Playground



Picnic Shelter

Existing Conditions

GLCC



Soccer Field / Baseball Diamond



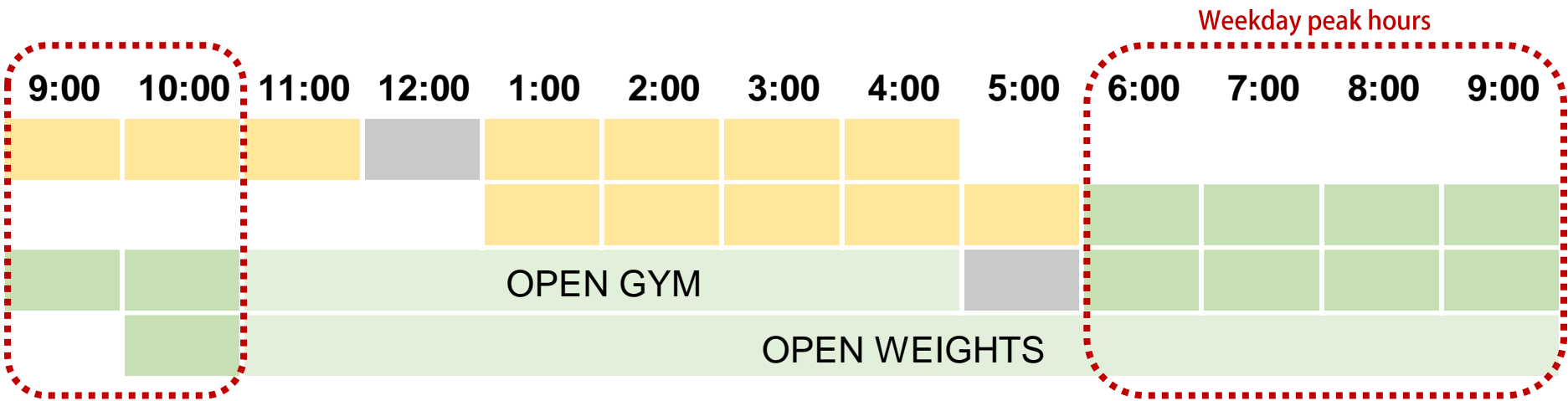
Tennis / Basketball

Schedule & Programs

GLCC

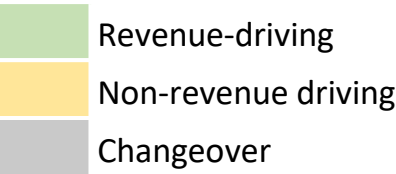
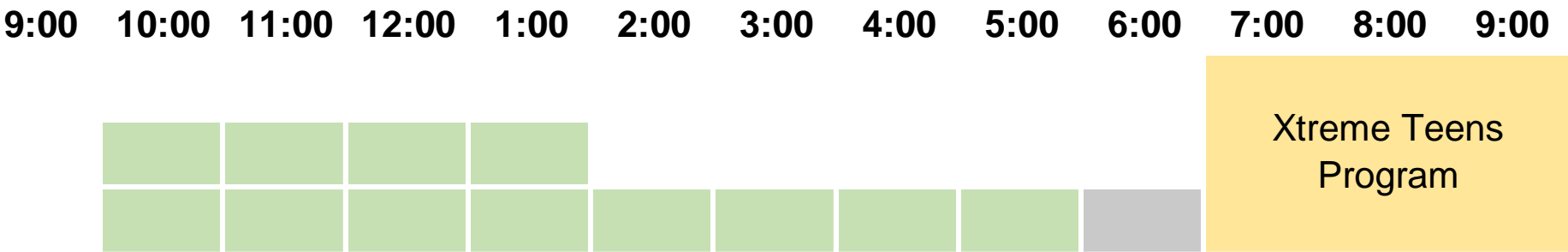
Weekday - Typical

PreSchool Room
Dance/Meeting Room
Gymnasium
Weight Room



Saturday - Typical

PreSchool Room
Dance/Meeting Room
Gym
Weight Room



Other Findings

STAKEHOLDER INTERVIEWS

Youth & Community Sports

- › GLCC is a very popular. Prioritize community needs, not competitive spaces for league play
- › The community has access to numerous leagues and organizations in the area
- › GLCC can connect and introduce the community to sports with YCSD as partner
- › Smaller, flexible outdoor spaces can be more beneficial (i.e. 50 yd. turf, sports court w/ soccer lines)
- › Lanham B&GC has their own outdoor facilities, uses schools for court space

Arts & Cultural Heritage

- › ACHD is interested in showcasing local artists in community centers
- › Exhibits & displays, small performances, summer concert series

Maintenance & Development

- › Maintenance logs showed consistent, mostly routine activity

Draft Goals

GLCC



Provide modern spaces that are flexible to serve multiple needs



Increase access to indoor courts with seating



Prioritize community recreation needs



Improve outdoor recreation and link to indoor spaces



Enhance site presence and add parking

03

Program



Goals → Program

GLCC

Goals	Program
Provide modern and flexible spaces	New, larger facility Bigger spaces that can expand to adjacent rooms
Increase access to indoor courts with seating	Modern gym with two courts, expanded base/sidelines Seating area, entry zone, and scoreboards
Prioritize community recreation needs	Larger weight room Larger multipurpose spaces can support larger programs, fitness classes, rentals Teen Lounge Preschool
Improve outdoor recreation and link to indoor spaces	Medium-size field with connection to facility Maintain existing playground
Enhance site presence and add parking	Increase parking to support indoor and outdoor programming

Program Review

GLCC

Program Summary (rounded)						
Program Elements	Peppermill	Westphalia	Marlow	Deerfield	Kentland	Good Luck
Community Zone	1,500	700	1,000	1,600	5,300	2,000
Support Zone	1,200	2,900	1,500	800	1,300	1,200
Gymnasium	6,800	6,200	7,500	6,500	8,900	8,900
Program Spaces	4,000	4,000	8,100	5,000	12,300	7,200
Total NASF	13,500	13,800	18,100	13,900	27,800	19,300
Total GASF	16,000	17,000	23,000	15,700	32,000	25,100

Square footages are based on floor plan takeoffs and are approximate.

Draft Program

GLCC

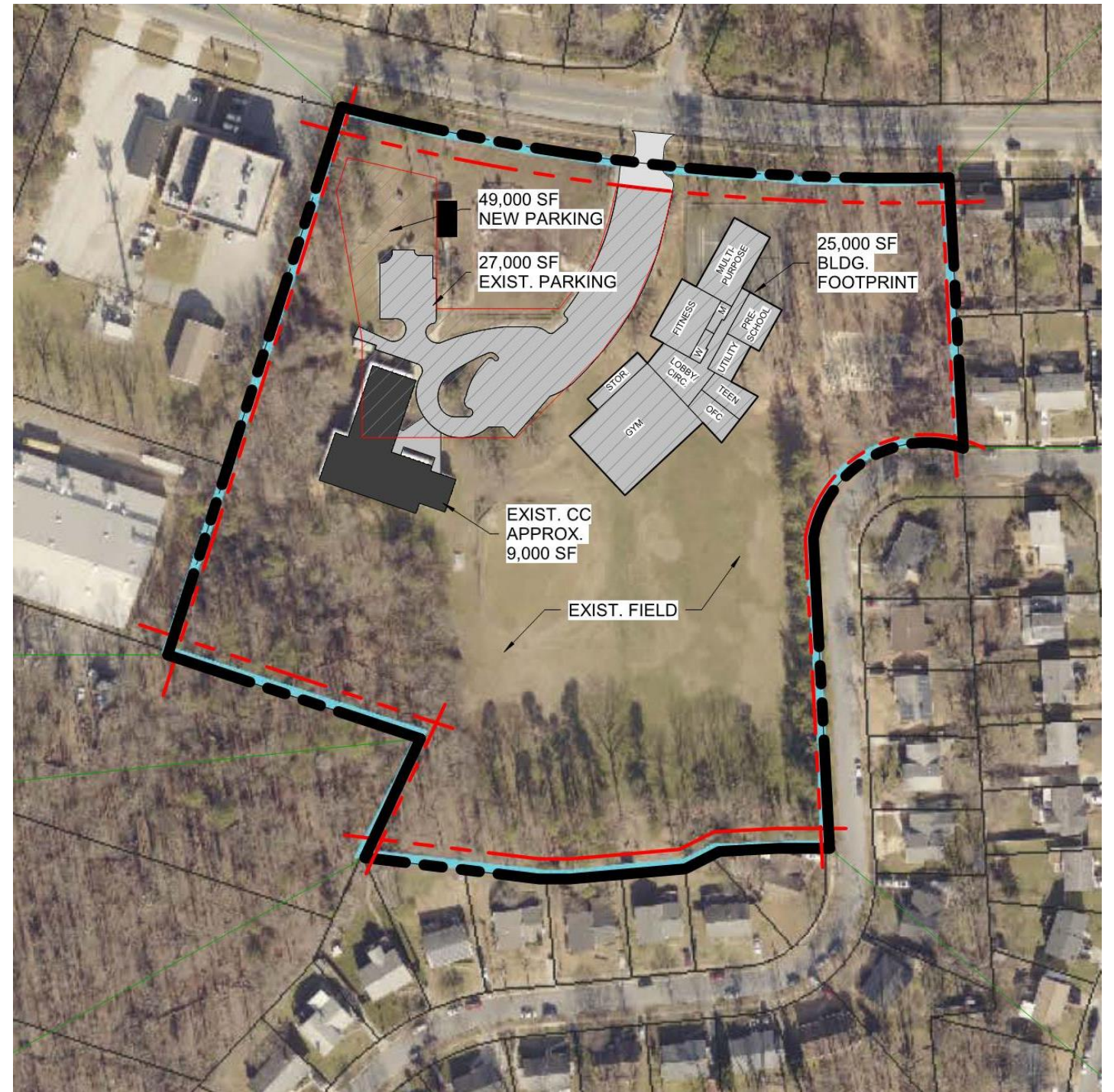
Program Elements	NASF	GASF	Notes
<u>Community Zone</u>	1,950	2,535	Balances Kentland and Peppermill
<u>Support Zone</u>	1,235	1,606	Aligns with Peppermill
<u>Gymnasium</u>	8,895	11,564	Aligns with Kentland
<u>Fitness</u>	2,905	3,777	Balances Kentland and Peppermill
<u>Teen Lounge</u>	1,055	1,372	Partial Kentlands Program Spaces
<u>Community Program & Multipl</u>	3,265	4,245	Partial Kentlands Program Spaces
Preschool	1,275		Confirm licensing req't
Meeting Rooms	1,400		Larger than Kentland, but only 2 rooms instead of 3
Dance/ Performing Arts	0		Aligns with Kentland
Total Baseline Program	19,305	25,097	

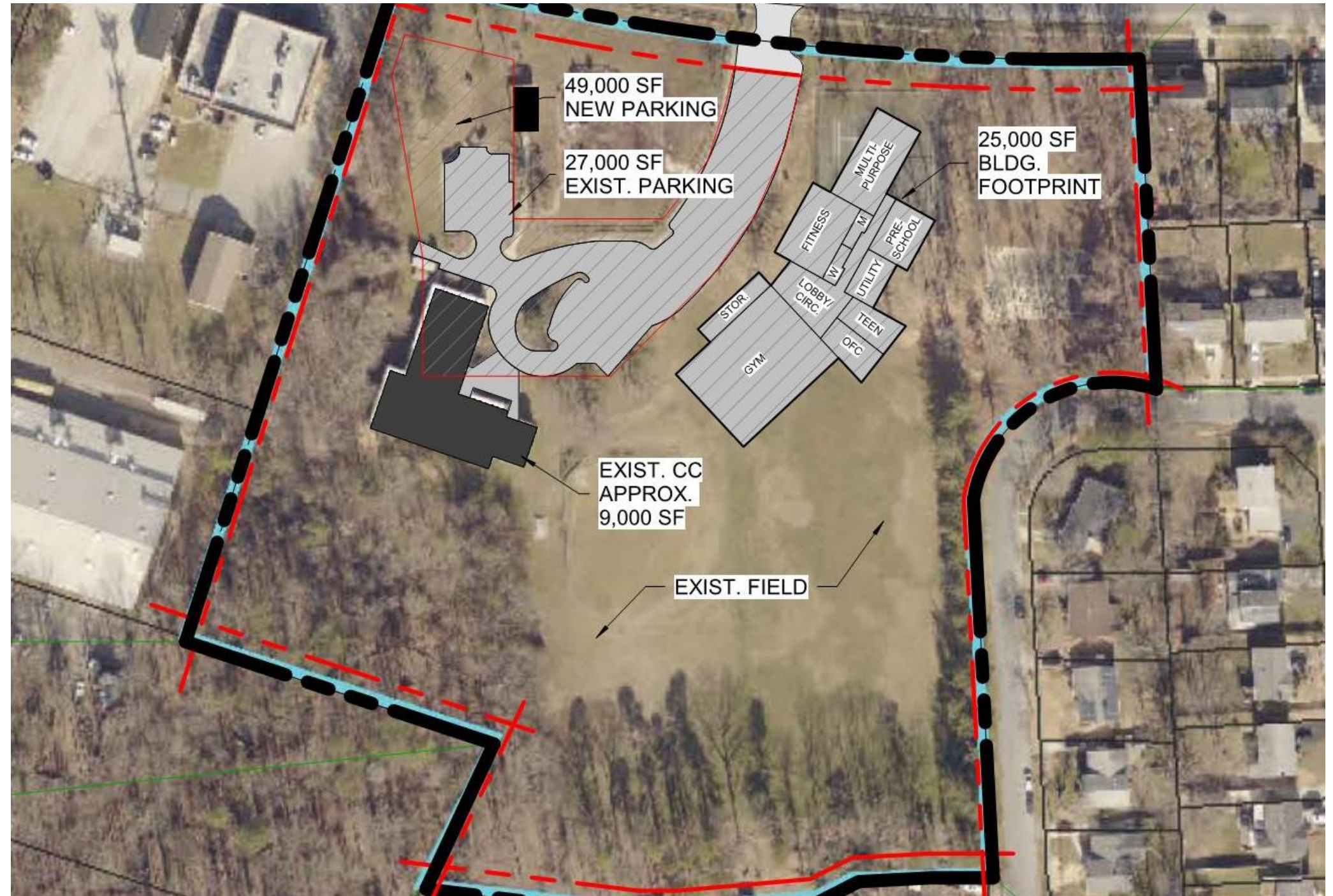
Building Efficiency @ 30%

Test Fit

GLCC

- › Preliminary test fit
 - Aligns with current program draft
 - Minimal site disruption
 - Expand existing parking
 - Outdoor program TBD
- › Other Considerations
 - Sustainability
 - Zoning
 - Trees
 - Frontage





04

Next Steps



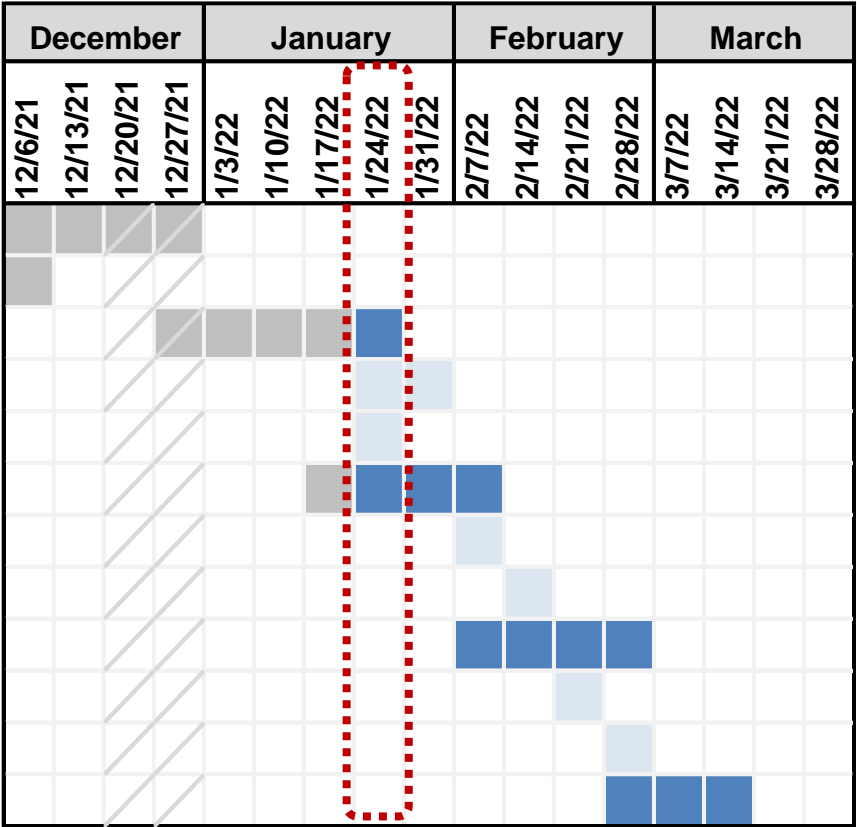
Next Steps

GLCC

- ☐ Validate & Finalize Program
 - Community engagement
 - GLCC Facility Director
 - Confirm adjacencies
- ☐ Test Fit / Blocking & Stacking
- ☐ Budget & Implementation Plan
- ☐ Training Documentation
- ☐ Other considerations?

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Thank you



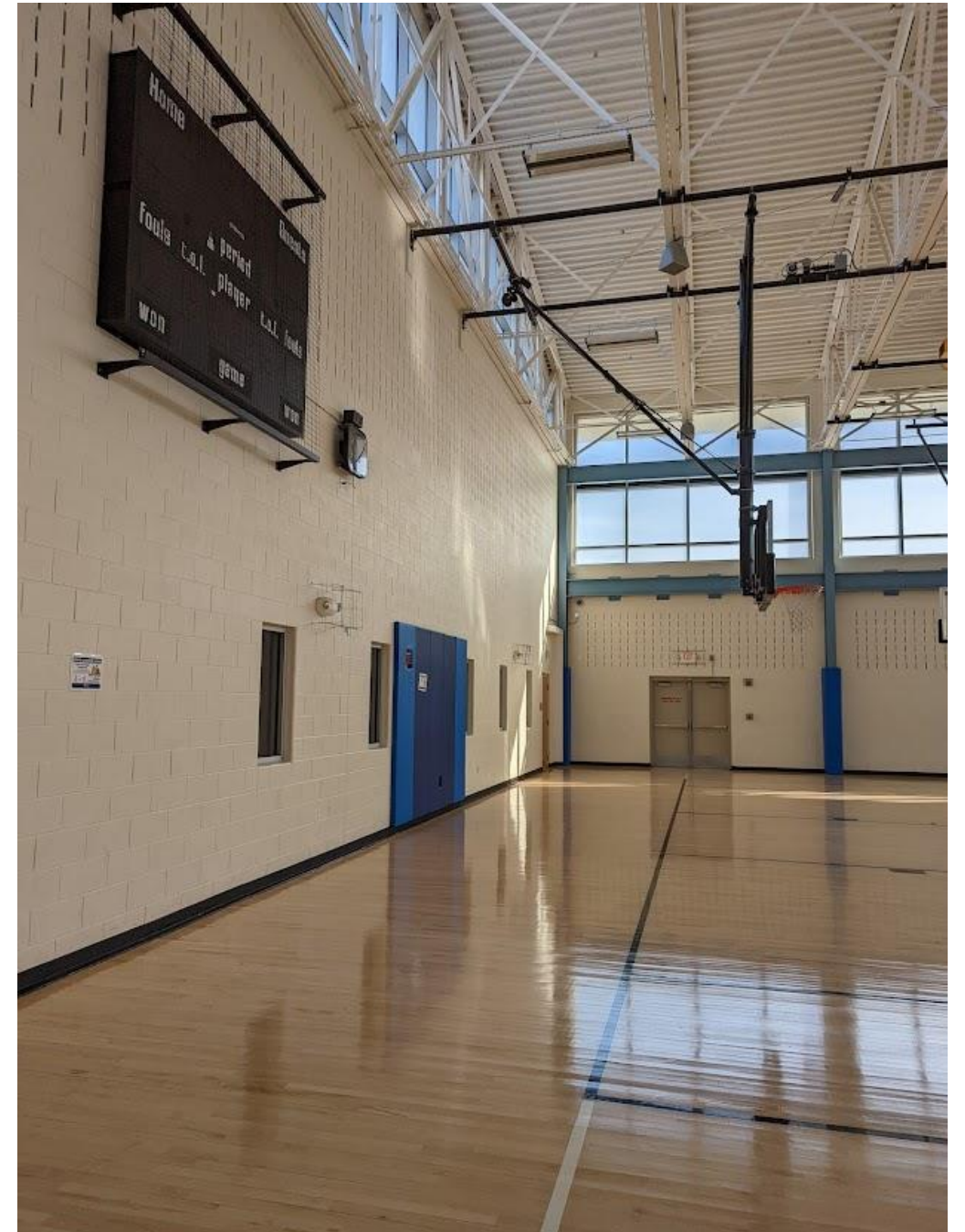
Kentland Community Center

Facility Tour

KENTLAND CC



Gymnasium

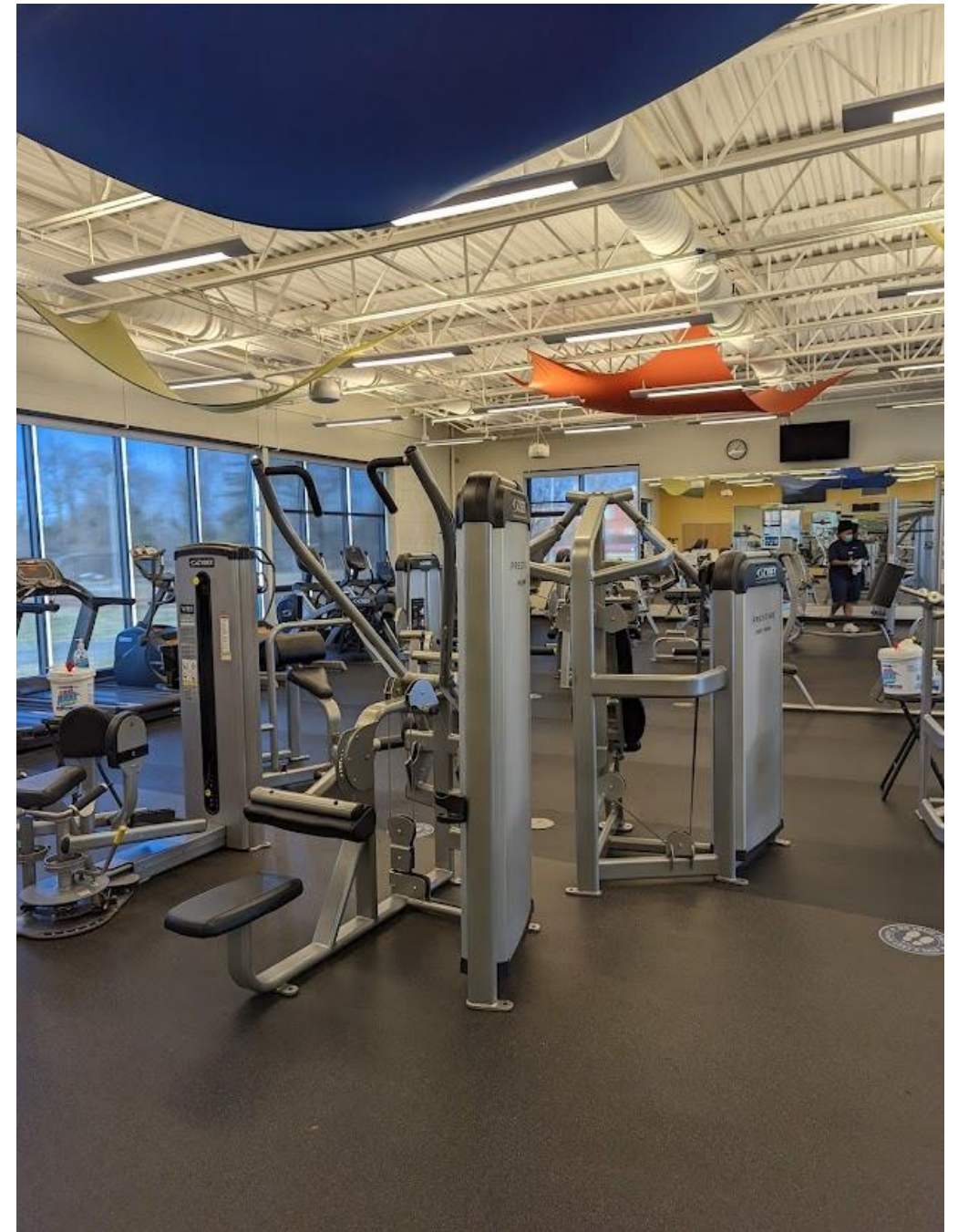


Facility Tour

KENTLAND CC

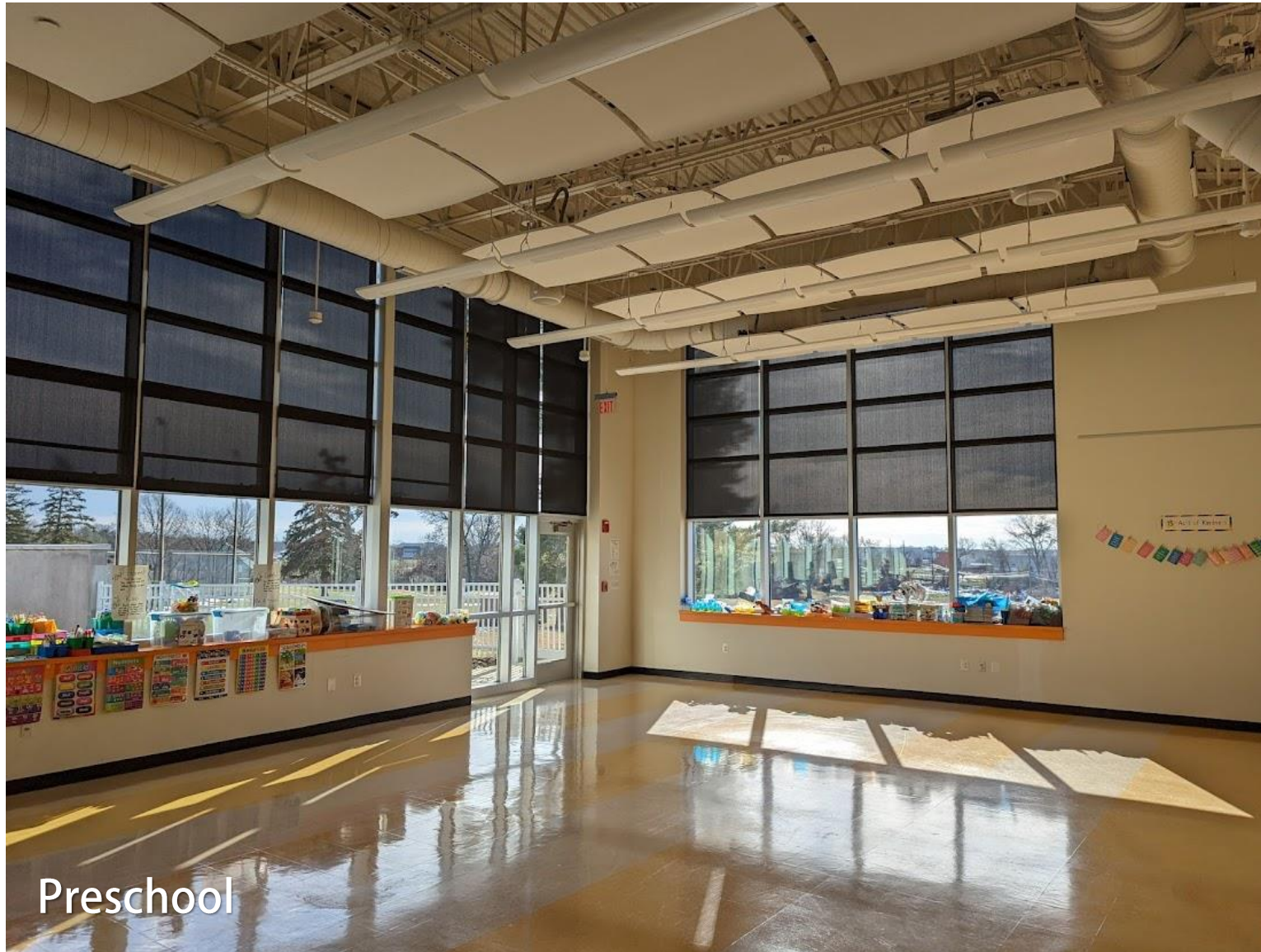


Weight & Fitness



Facility Tour

KENTLAND CC

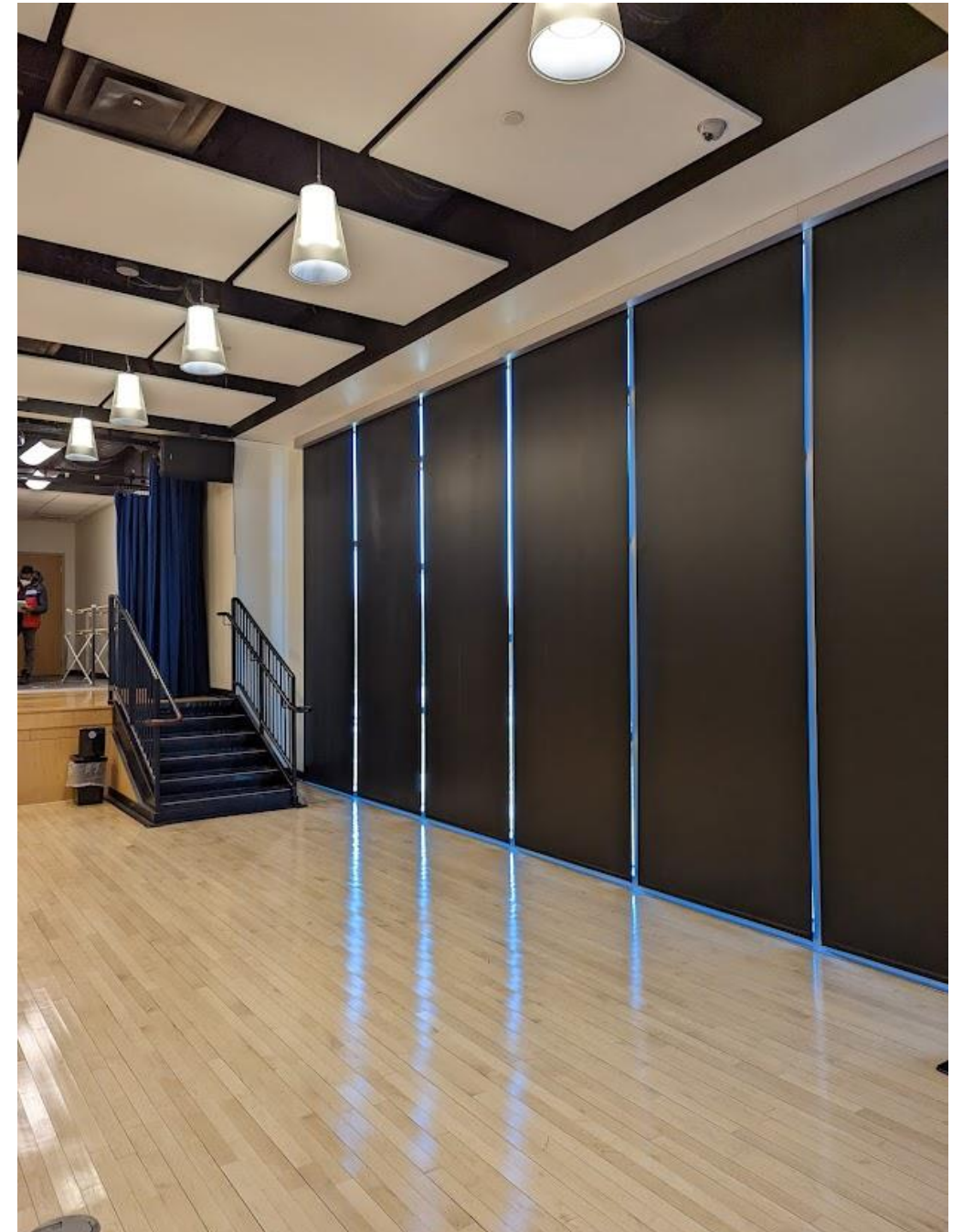


Facility Tour

KENTLAND CC



Theater

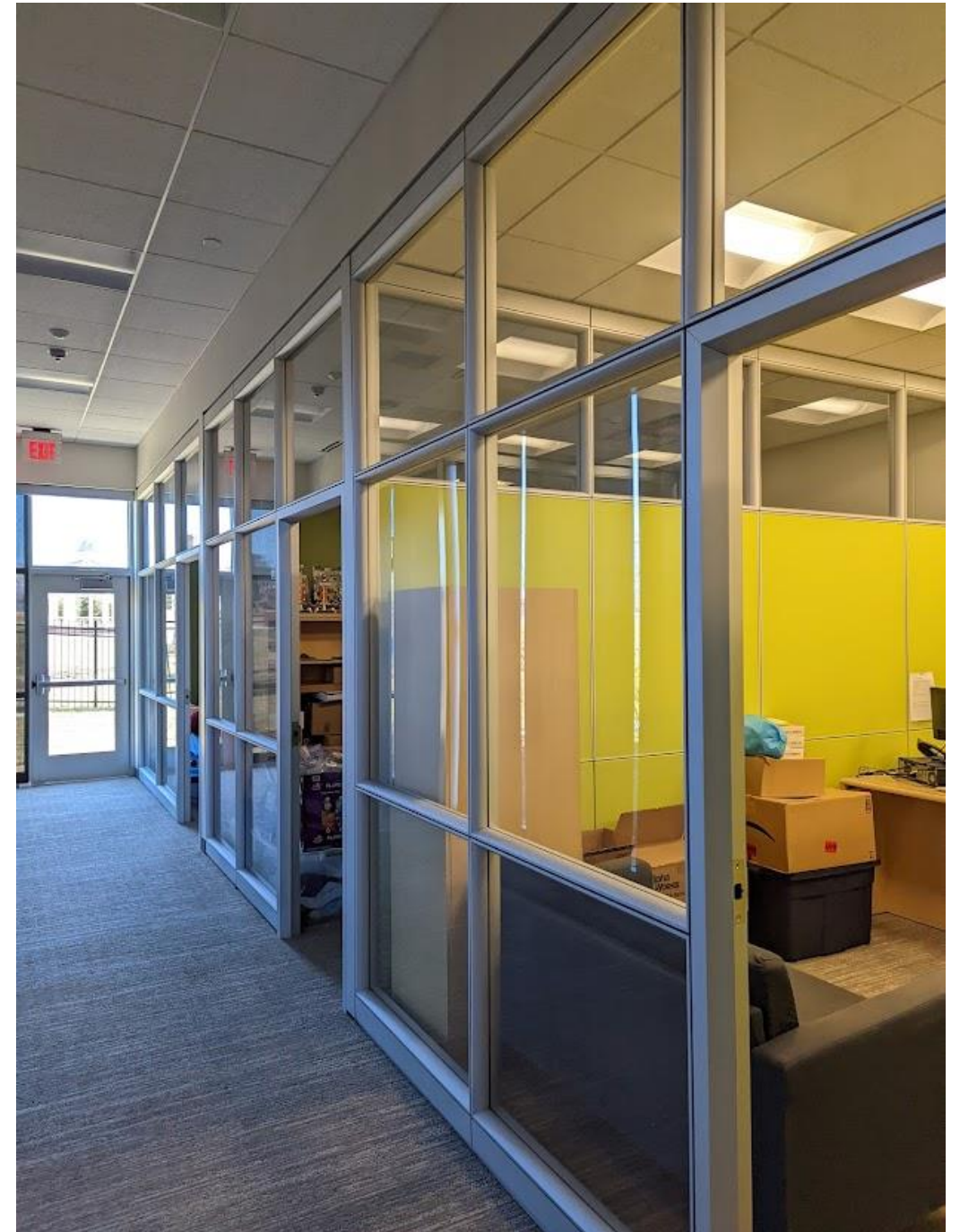


Facility Tour

KENTLAND CC



Lobby & Admin



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