

# Welcome to the second community meeting for the Marlow Heights project!

The meeting will begin at approximately 6:30 p.m. and last for approximately 60 minutes.

*Disclaimer: This meeting will be recorded.*



# OVERVIEW

## Agenda

1. Introductions and Ground Rules
2. Project Overview
3. Schedule Review
4. What We Heard
5. Revised Concept Design

*\*Pause for Questions*

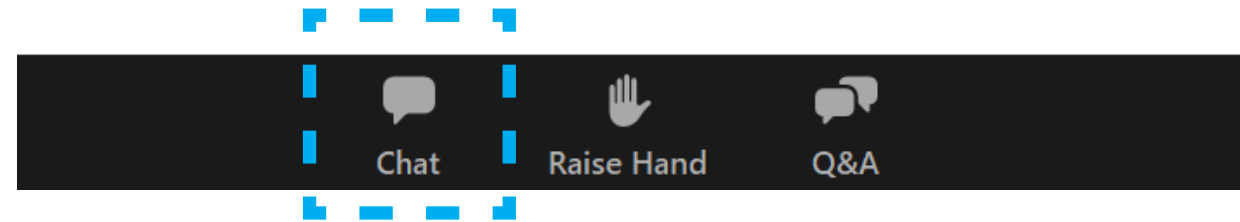
6. Site Examples and Discussion
7. Next Steps

*\*Q & A*



# Participation Guide

## Useful Tips



**Share your questions or comments in the chat at any time during the meeting.**  
The team will acknowledge questions at designated times this evening.

**Visit [www.pgparcs.com/MarlowHeightsProject](http://www.pgparcs.com/MarlowHeightsProject) for more information**  
All project updates and materials shared this evening are available at this website.

**Fill out the survey on the website or at the existing facility!**  
The team will continue responding to comments received throughout the design process.  
*Hard copies will be available at the front desk of the existing facility.*

**Write down any questions to share with us at a later time.**

**Keep your calendar nearby.**

# PROJECT HISTORY & PLANNING

## 2013 Planning Study

Formula 2040: Functional Master Plan for Parks, Recreation, and Open Space Recommendations

## 2019 Feasibility Study

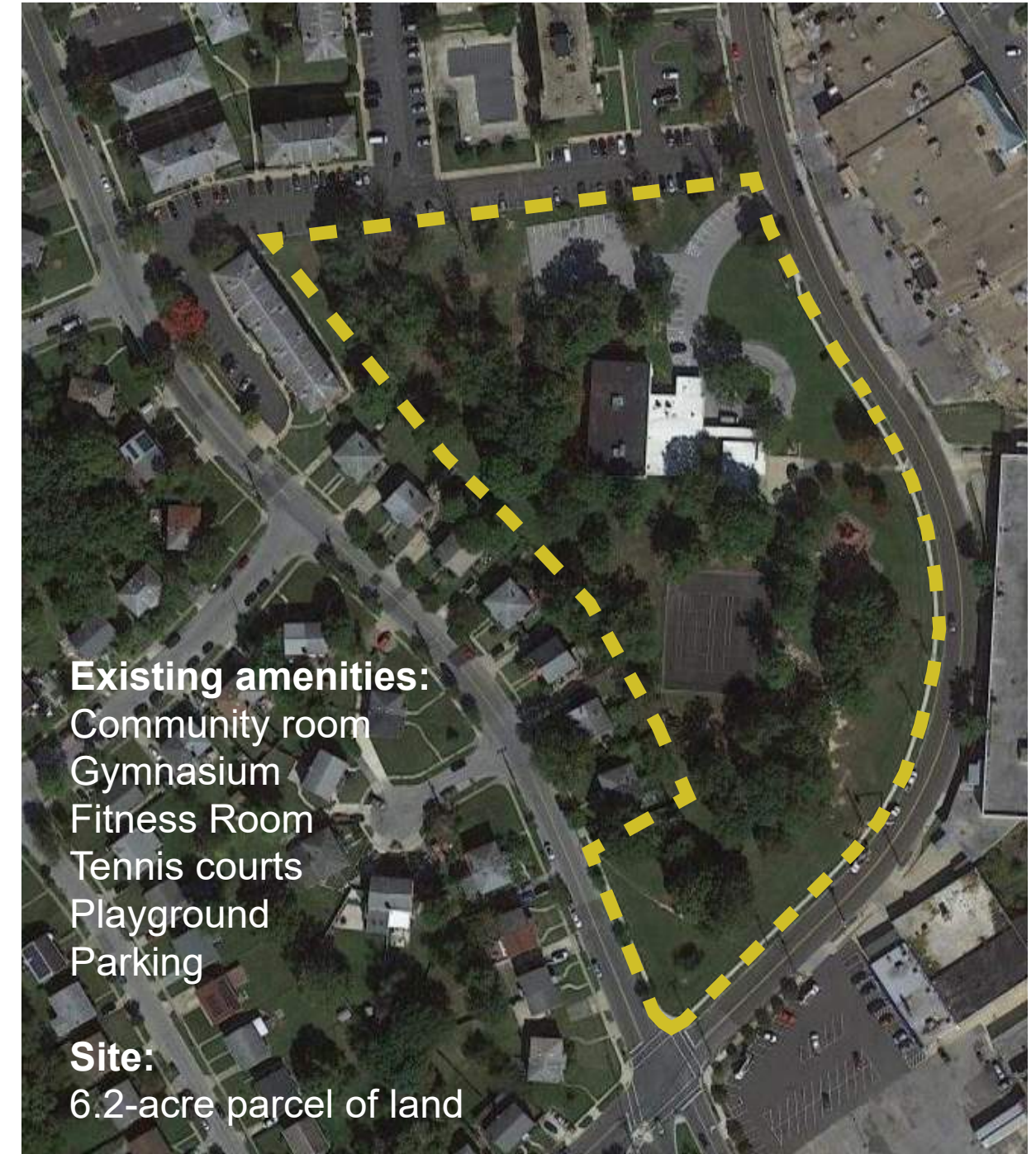
Evaluated the Marlow Heights Community Center site and future needs.

Confirmed that multigenerational community center was not viable due to the limited size of the site.

Recommended a modernized community center with 22,000 square-feet of program space.

## 2021 Current Project Overall Goal:

Design and construction of a new 22,000 square-foot community recreation facility and site amenities.



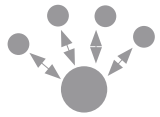
### Existing amenities:

- Community room
- Gymnasium
- Fitness Room
- Tennis courts
- Playground
- Parking

### Site:

6.2-acre parcel of land

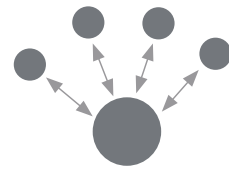




## Community #1 Information Gathering

Wednesday  
Jan 5, 2022

- | Team introductions
- | Project overview
- | RFP design response
- | Program feedback
- | Character & meaning



## Community #2 Concept Development

Wednesday  
Feb 9, 2022

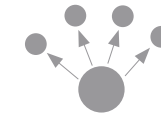
- | Project review
- | Program feedback
- | Final concept design



## Community #3 Schematic Design

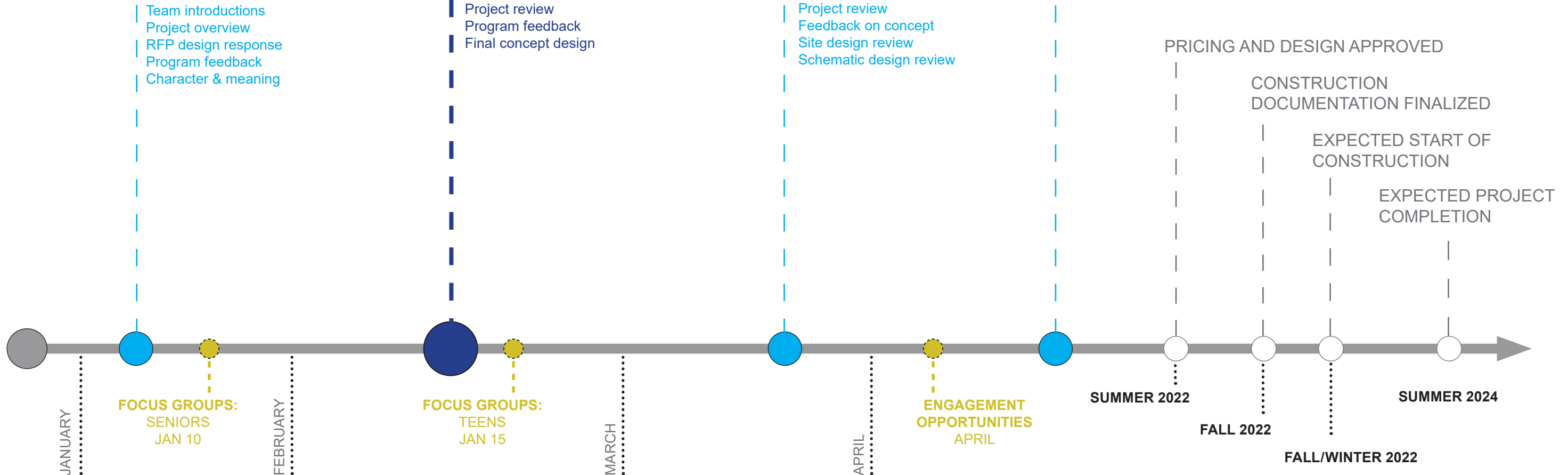
Wednesday  
March 23, 2022

- | Project review
- | Feedback on concept
- | Site design review
- | Schematic design review



## Community #4 Design Development

April 2022



Visit [www.pgparcs.com/MarlowHeightsProject](http://www.pgparcs.com/MarlowHeightsProject) for more information  
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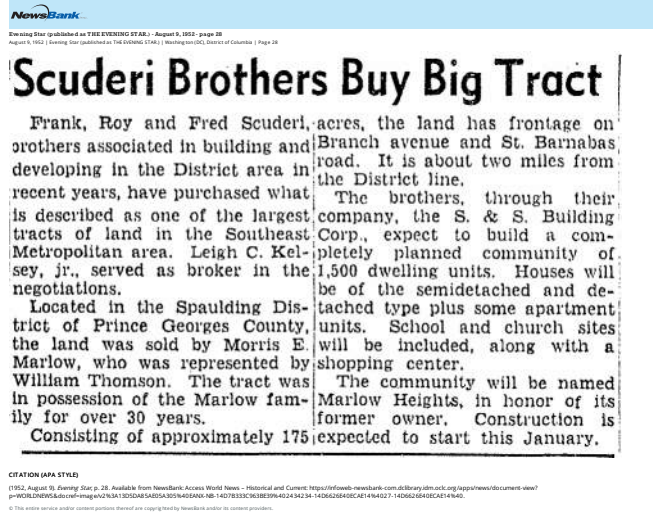


# SITE & CONTEXT





## BUILDING ON A PROUD HISTORY



**FUTURISTIC VIEWS OF NAYLOR ROAD,  
MARLOW HEIGHTS, AND IVERSON MALL**  
*BRANCH AVENUE CORRIDOR SECTOR PLAN, 2008*





# EXISTING CONDITIONS



MULTIPURPOSE



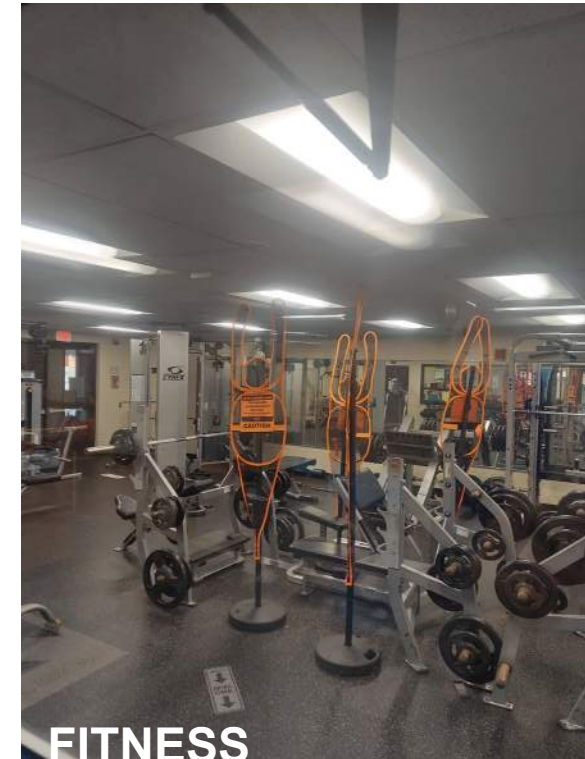
MULTIPURPOSE



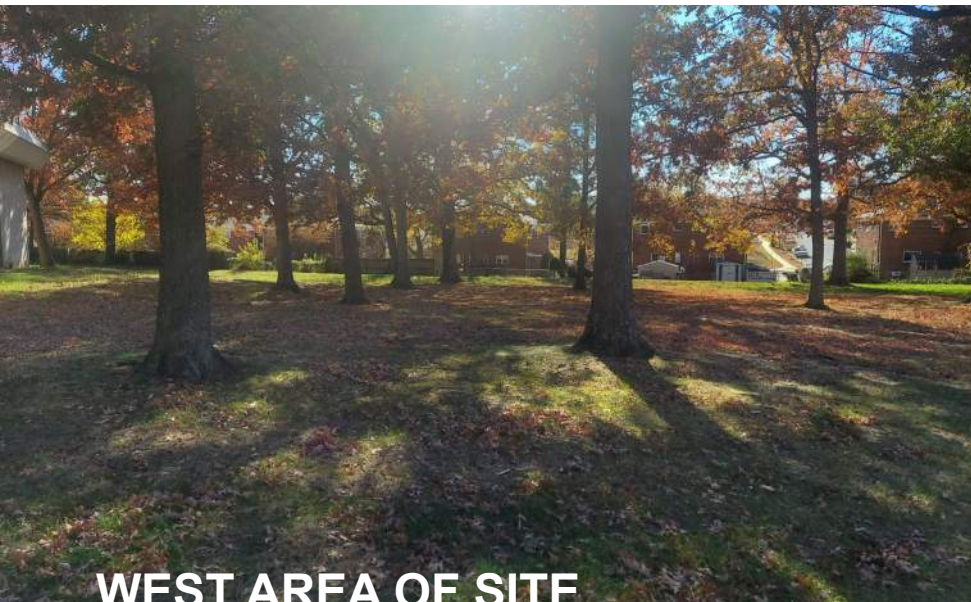
GYMNASIUM



ENTRY



FITNESS



WEST AREA OF SITE



TENNIS COURTS



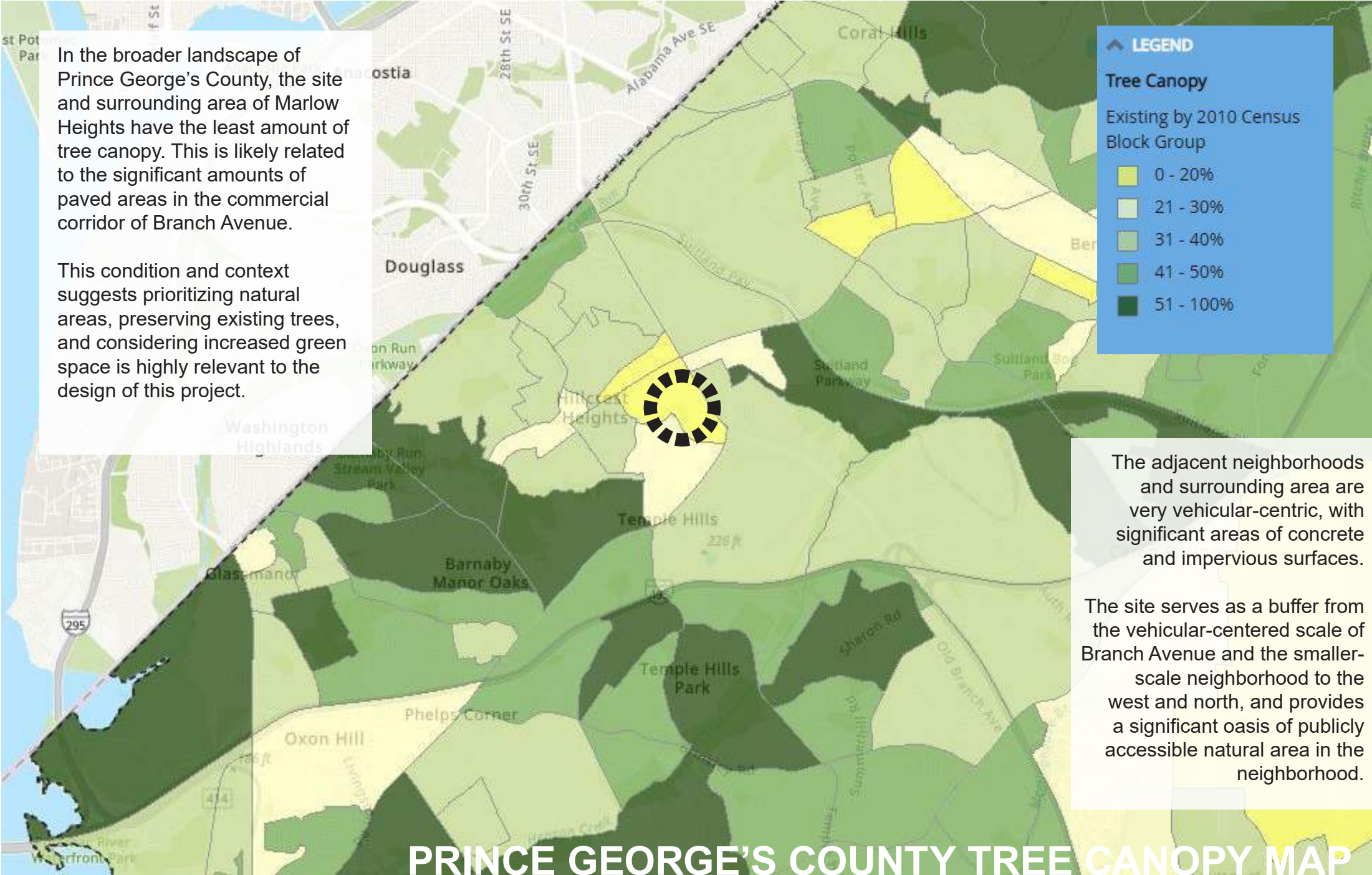
COMMUNITY



ENTRY



# KEY FACTORS: TREE CANOPY + IMPERVIOUS SURFACES



**PAVED AREAS**



# PROGRAM & CONCEPT REVIEW

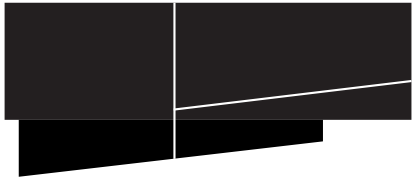
CONCEPT DESIGN



RFP CONCEPT



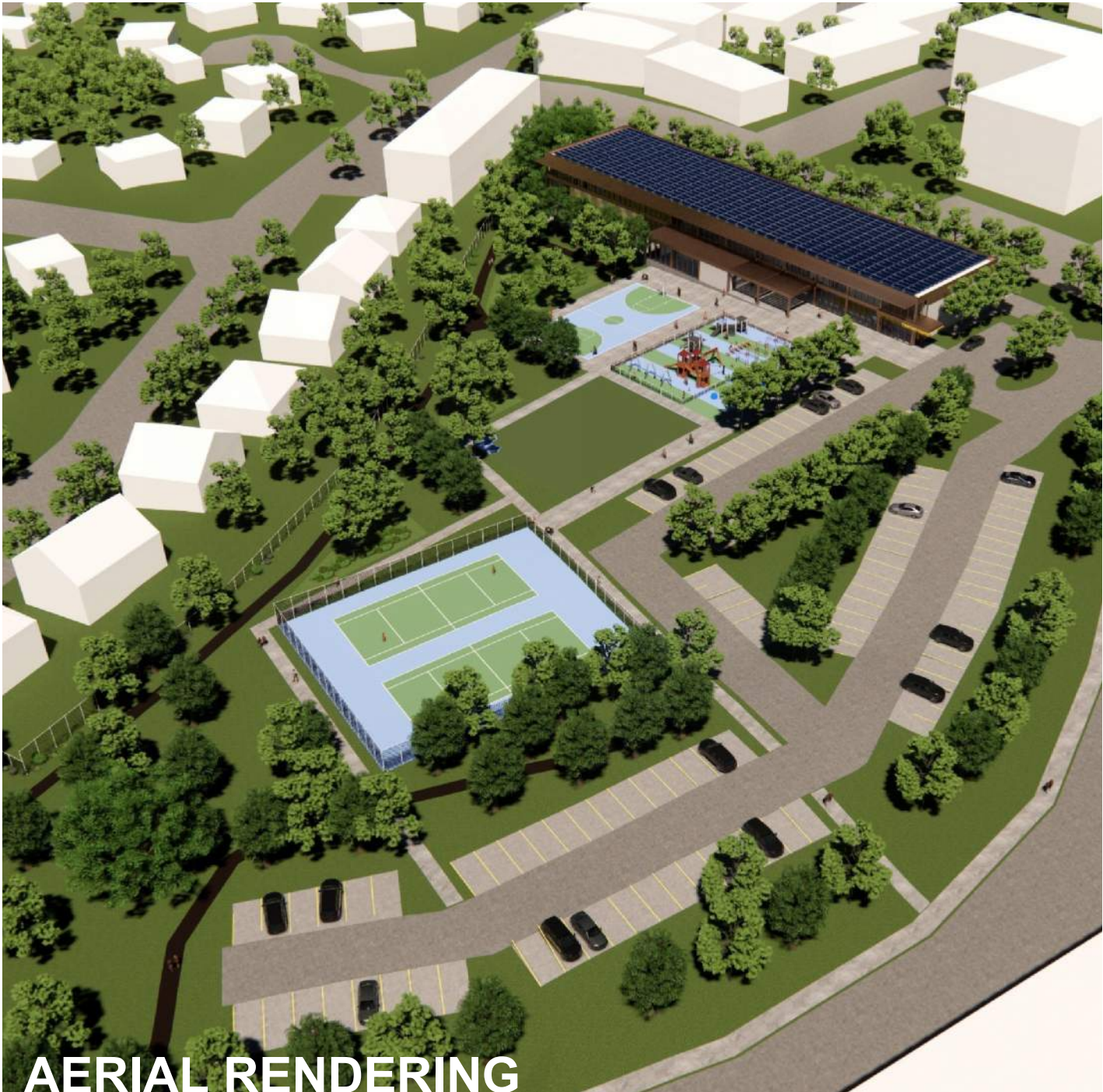
ITERATIONS



CONCEPT DESIGN



# RFP SCHEME: SITE PLAN



AERIAL RENDERING



# RFP SCHEME: BUILDING OVERVIEW





PROPERTY LINE

SETBACK LINE

PATIO

SERVICE COURT

BLEACHER SEATING 800 SF

GYM STORAGE 600 SF

GYM 6,750 SF

WEIGHT & FITNESS AREA 3,400 SF

MULTI-USE CLASSROOM 1,375 SF

MULTI-USE COMMUNITY 1,085 SF

TEEN ROOM 600 SF

ENTRY DROP OFF

ENTRY LOBBY / SEATING AREA

PANTRY / KITCH

RECEPT.

OFF.

OFF.

VESTIBULE

COVERED PORCH

MULTI-USE GROUP FITNESS 900 SF

WOMEN'S RR

WMN. LOCKER

MEN'S LOCKER

MEN RR

FAMILY RR

JAN.

STOR.

FAMILY RR

OUTDOOR FAM. RR

5' 10' 20'

SITE PLAN

—TASK TWO SPORTS COURT

PLAYGROUND

TASK TWO SPLASH PAD

PARKING

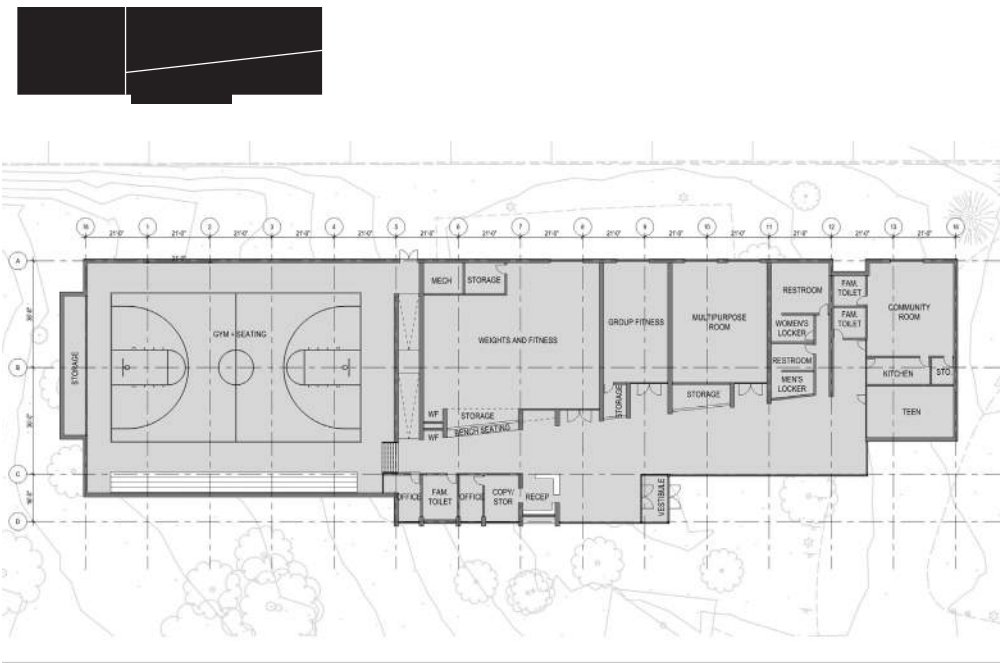


RFP SCHEME: VIEWS

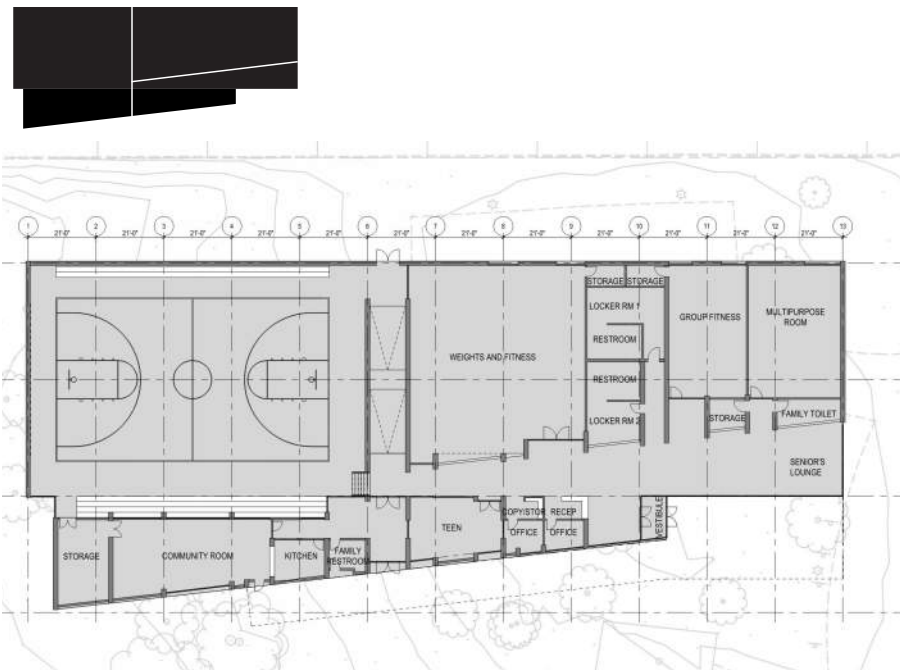




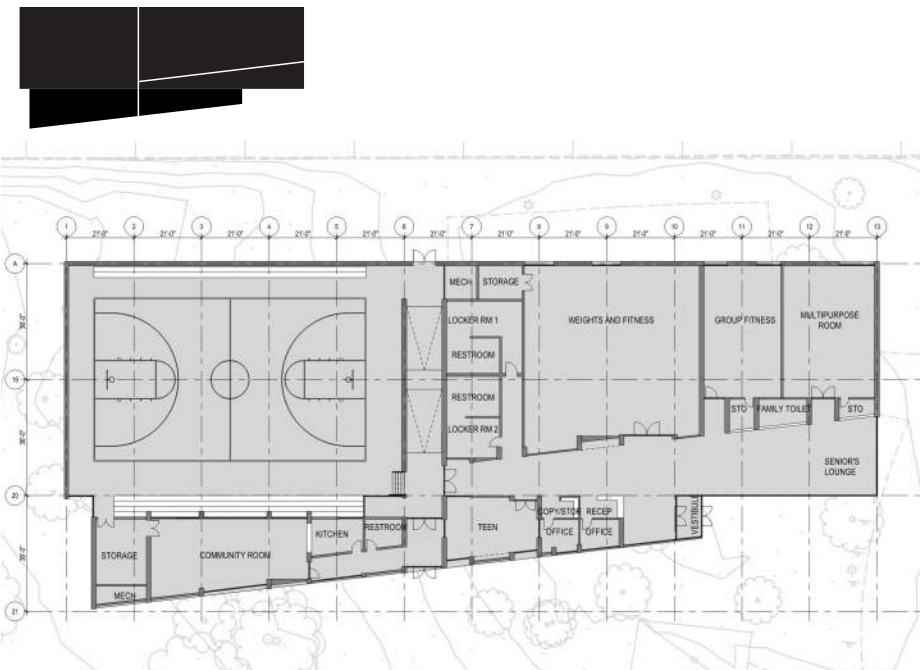
# DESIGN ITERATIONS: FEEDBACK FROM THE COMMUNITY



VARIATION 1 - MODIFICATION OF RFP PLAN



VARIATION 2 - REDUCE OVERALL LENGTH, MOVE PROGRAM TO SOUTH



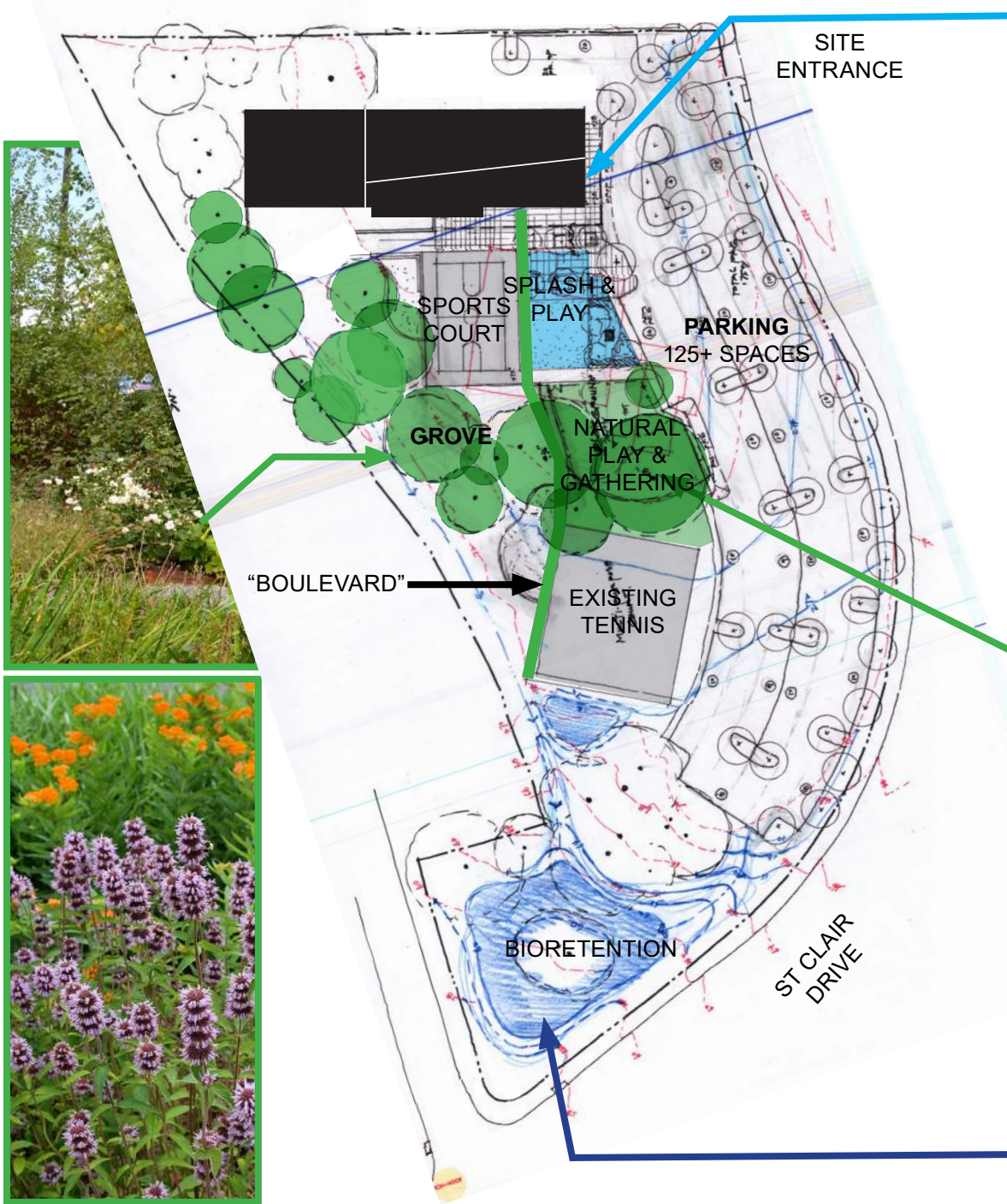
VARIATION 3 - REDUCE OVERALL LENGTH, REORGANIZE CORE



SITE SKETCHES



# SITE DIAGRAM ITERATION





# DESIGN FEEDBACK + KEY TAKEAWAYS

WELCOMING AND INVITING, SAFE AND SECURE

OPENNESS, DAYLIGHT, AND COLOR

BALANCE OF ENERGY AND ACTIVITY WITH CALM AND RESTFUL  
PLACES FOR PEOPLE OF ALL AGES

CONNECTING THE BUILDING AND NATURE

OUTDOOR AREAS AND WALKING TRAIL SHOULD BE SAFE, VISIBLE,  
AND INCLUDE SPACES TO SIT AND GATHER

CONSIDER SITE ENTRY POINTS FOR SAFETY

OUTDOOR AREAS SHOULD PRIORITIZE NATURE AND GREEN SPACE

MARLOW HEIGHTS - Community Meeting 1

Key Questions:

Program & Building

Do we have the right things, in the right spots?

Site & Community

Do we have the right things, in the right spots?

Do things relate well to our neighbors?

What would help you feel safe and secure on the new site?

Character & Meaning

What does this building say to the community?

What would make this building feel like it belongs to you and your family?

What does this building mean to you?

Program & Building

Do we have the right things, in the right spots?

Site & Community

Do we have the right things, in the right spots?

Do things relate well to our neighbors?

What would help you feel safe and secure on the new site?

Character & Meaning

What does this building say to the community?

What would make this building feel like it belongs to you and your family?

What does this building mean to you?

PROPOSED DESIGN

Comments & Questions

1

2

3

4

5

6

7

8

9

10

CHARACTER & MEANING: EXTERIOR

1

2

3

4

5

6

7

8

9

10

Comments & Questions

1

2

3

4

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8

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10

CHARACTER & MEANING: INTERIOR

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Comments & Questions

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CHARACTER & MEANING: SITE

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30

Comments & Questions

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29

30

GENERAL COMMENTS

Q: What are you calling this to expand?

A: The new plan will be placed within the present site.

Activities that we love:

Meeting spaces

Activities for youth teens and children

Dance classes for adults and exercise classes

Outdoor back to school event

Q: How long will the walking trail be?

A: The trail will travel throughout the site. Actual length is still to be determined.

Q: Will there be more fitness, basketball, etc. classes?

A: There is more space provided for these activities. Scheduling is to be formulated by the Center Staff after construction is underway.

Q: Will the playground be open or only during certain hours?

A: Operation hours for different amenities will be formulated by the Parks Department and Center Staff.

Q: Will there be more parking than existing?

A: No.

Q: Are there plans for golfers, for example a driving range?

A: No. The site does not allow for such a use.

Comment - I would like to have markers along the trail.

Q: Is there a room total child care center for when Parents are taking classes?

A: Currently a child care center is not a dedicated program place. Child care is part of the operations plans in the future.

Q: Will this be an oasis amid the bustling area, or will neighboring shopping centers be considered as you plan?


A: The objective is to give the space back to the community as an oasis. Someplace to be a part of a safe and comfortable space.


Q: When is the projected time the facility will close?


A: The goal is to keep the facility open as long as possible during the commencement of construction. Exact timing or duration of closure is not yet certain.

OTHER INSPIRATION

Share your feedback

  
**live more, play more**  
pgparks.com

  
**MCN BUILD**  
BUILDING OUR COMMUNITY



February 2022

M-NCPPC | Marlow Heights Community Center | Concept Design



# **\*PAUSE\***

## **Key Questions to Ponder about the Concept Design**

**Are the takeaways appropriate?**

What priorities are you interested in hearing more about?

**As a facility for all ages, what might make the spaces  
more welcoming, balancing activity and calmness?**

For kids? Middle and high schoolers? Parents? Adults? Seniors?

**Does the character of the building feel right to you?**

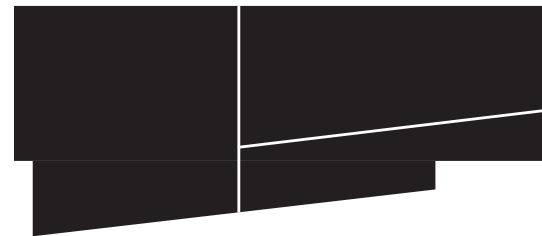
**Does it make sense for the neighborhood?**

How might the design continue to represent Marlow Heights?



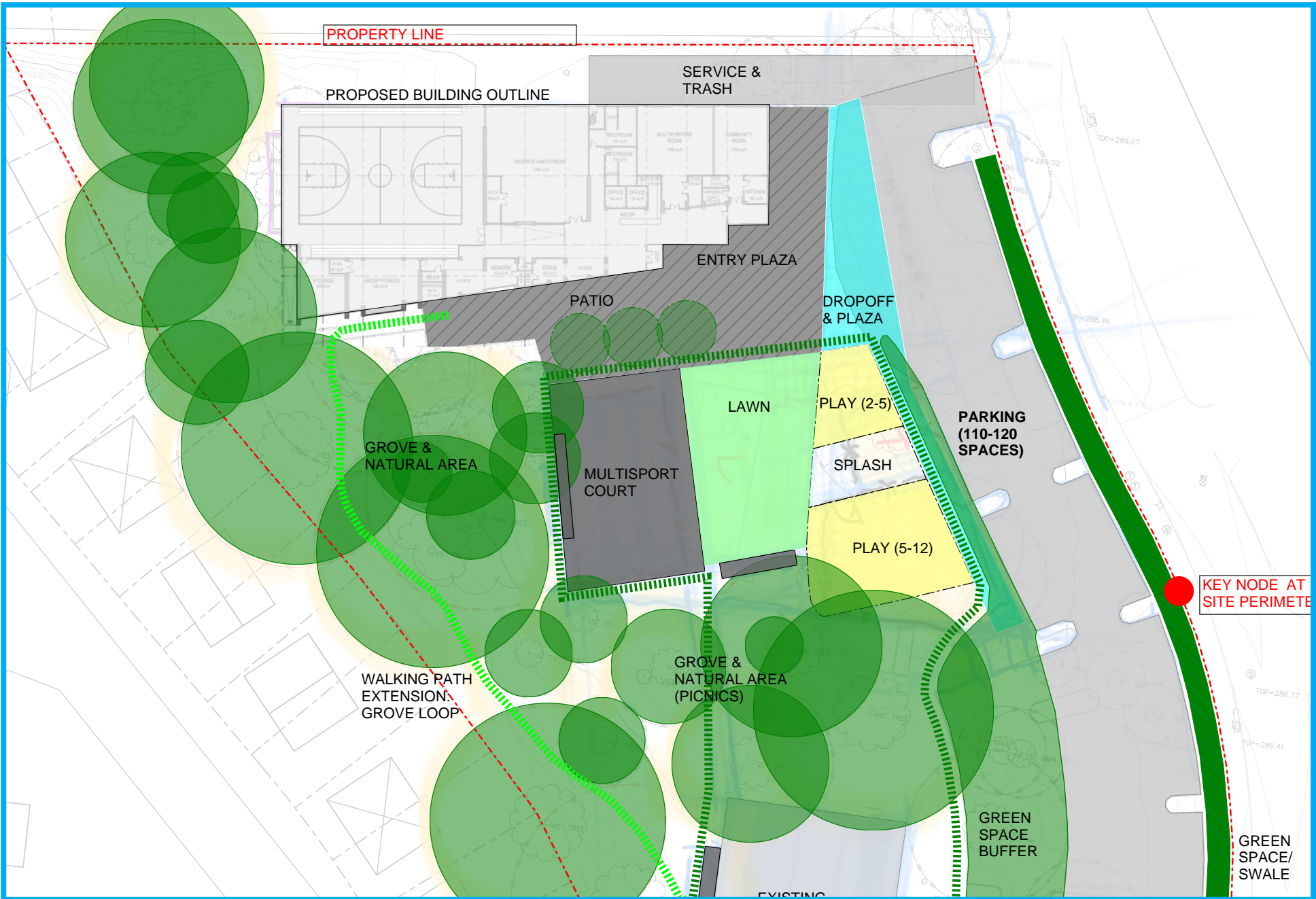
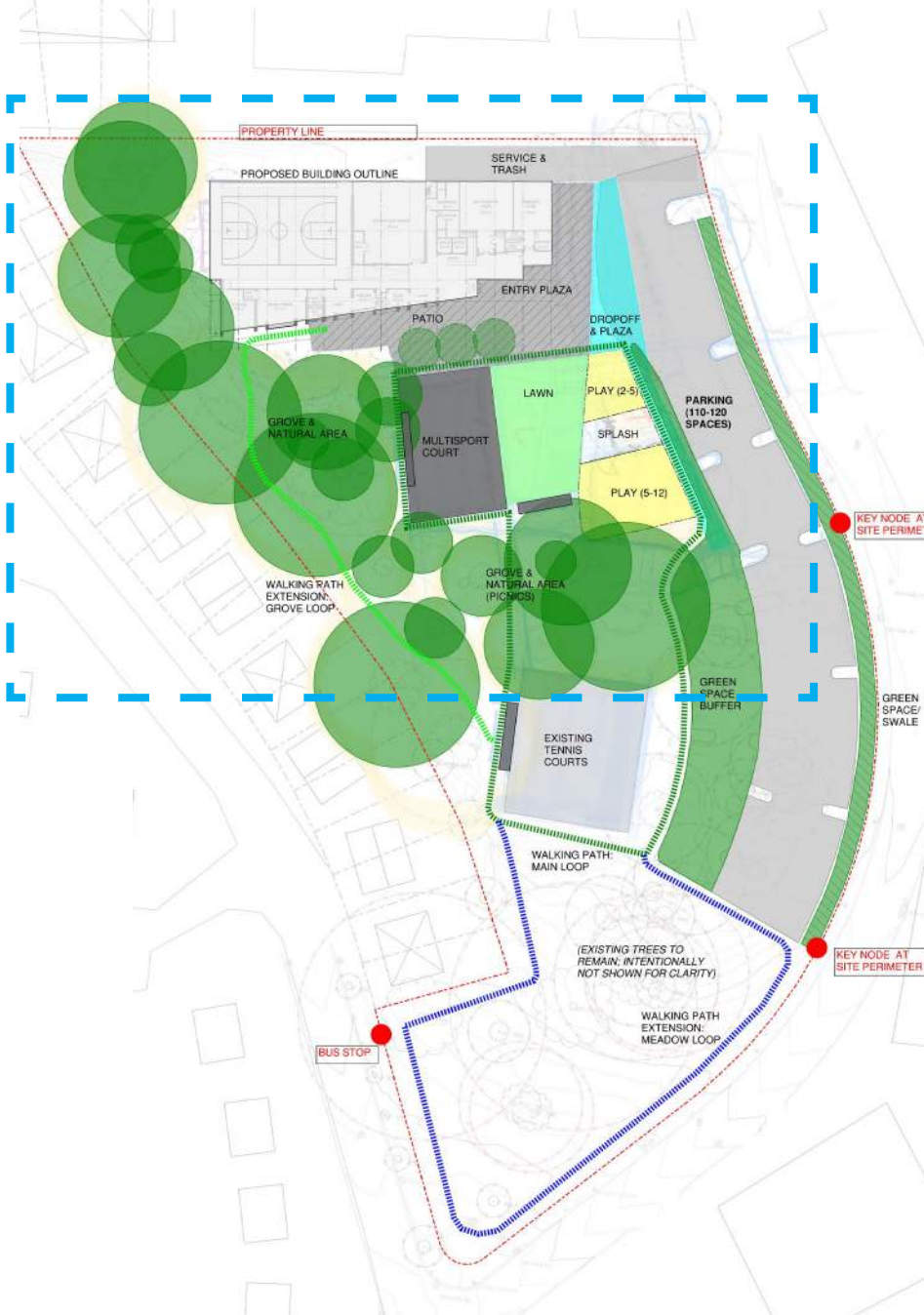
# CONCEPT DESIGN

## CURRENT STATUS





# SITE DIAGRAM - CURRENT STATUS

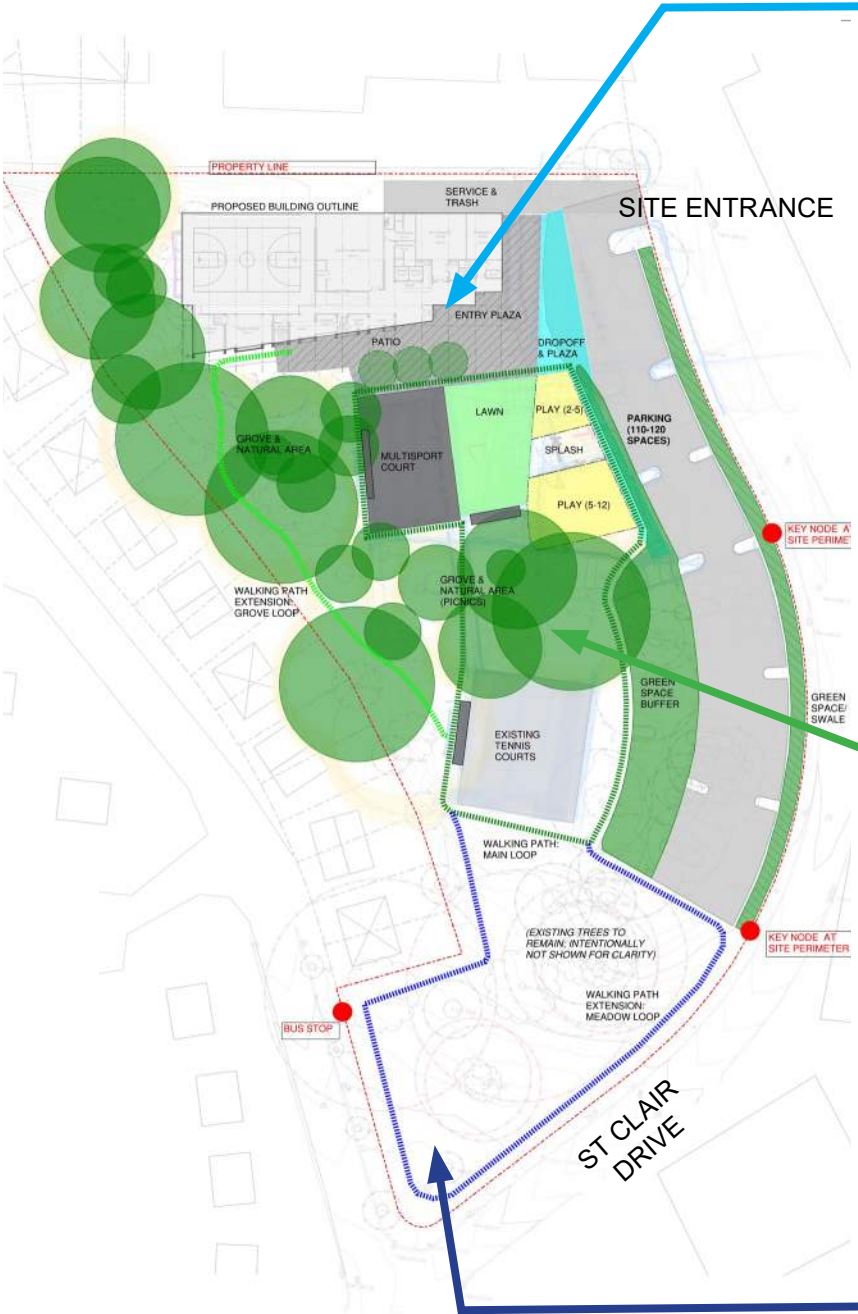




# SITE DIAGRAM - CURRENT STATUS



NATURAL  
AREAS



CONNECTING INSIDE AND OUTSIDE



OUTDOOR GATHERING & PICNIC



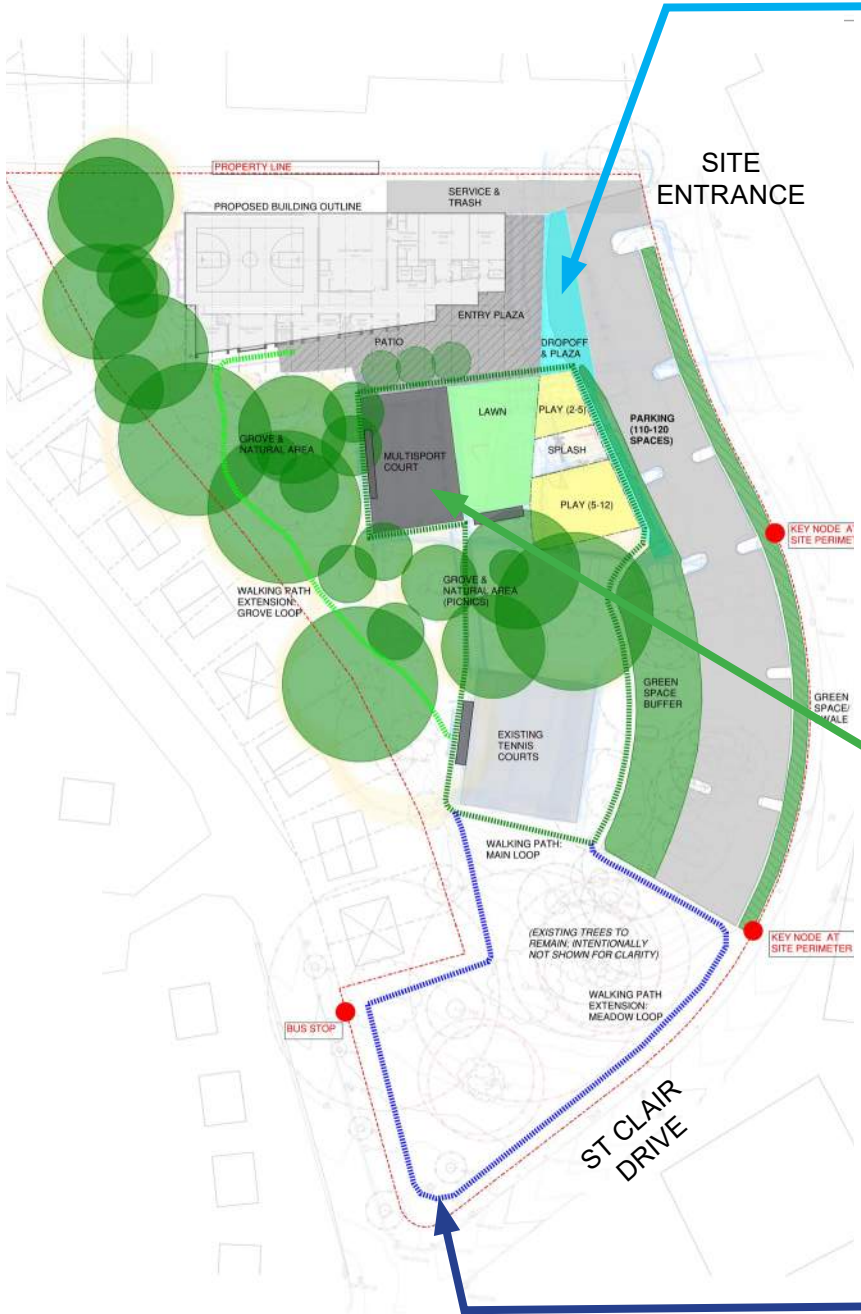
BIORETENTION



NATURAL AREAS FOR GATHERING AND PLAY

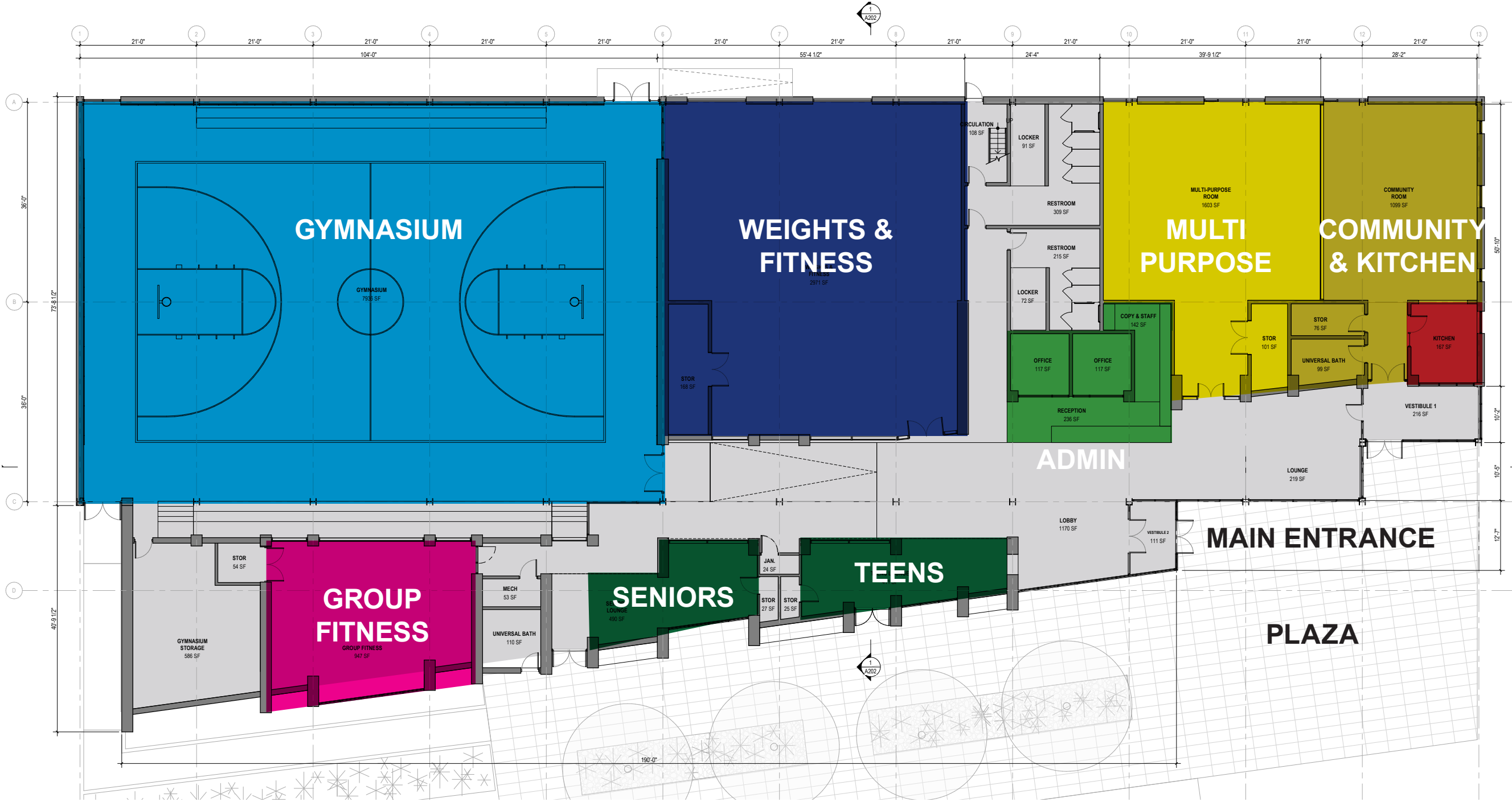


# SITE PLAN - ONGOING EXPLORATIONS





# MAIN FLOOR PLAN - CURRENT STATUS





# SITE OVERVIEW





# SITE OVERVIEW





# BUILDING OVERVIEW





# SOUTH ELEVATION



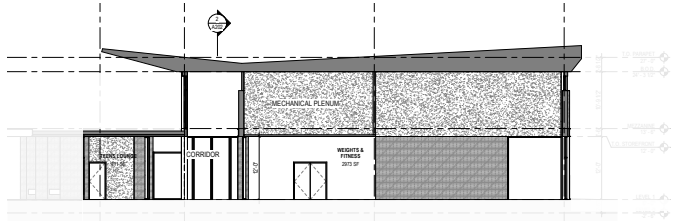
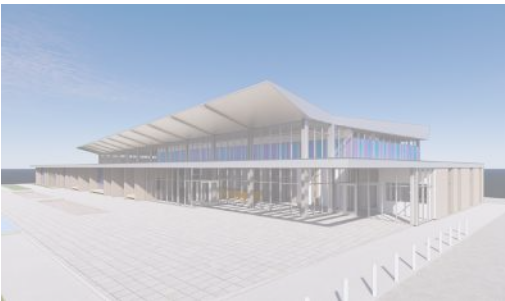
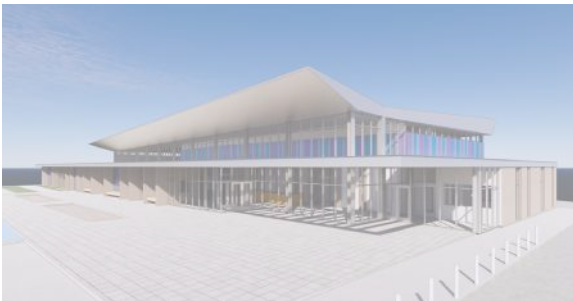
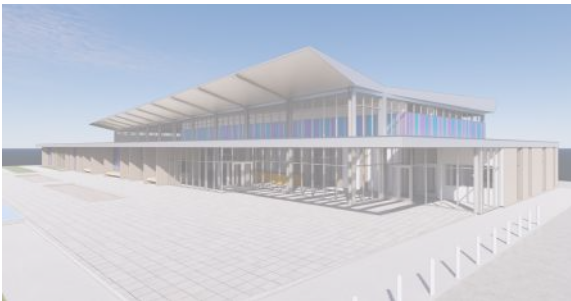
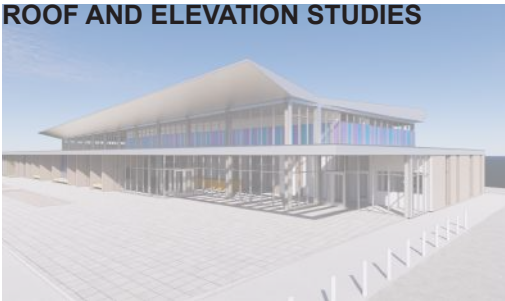
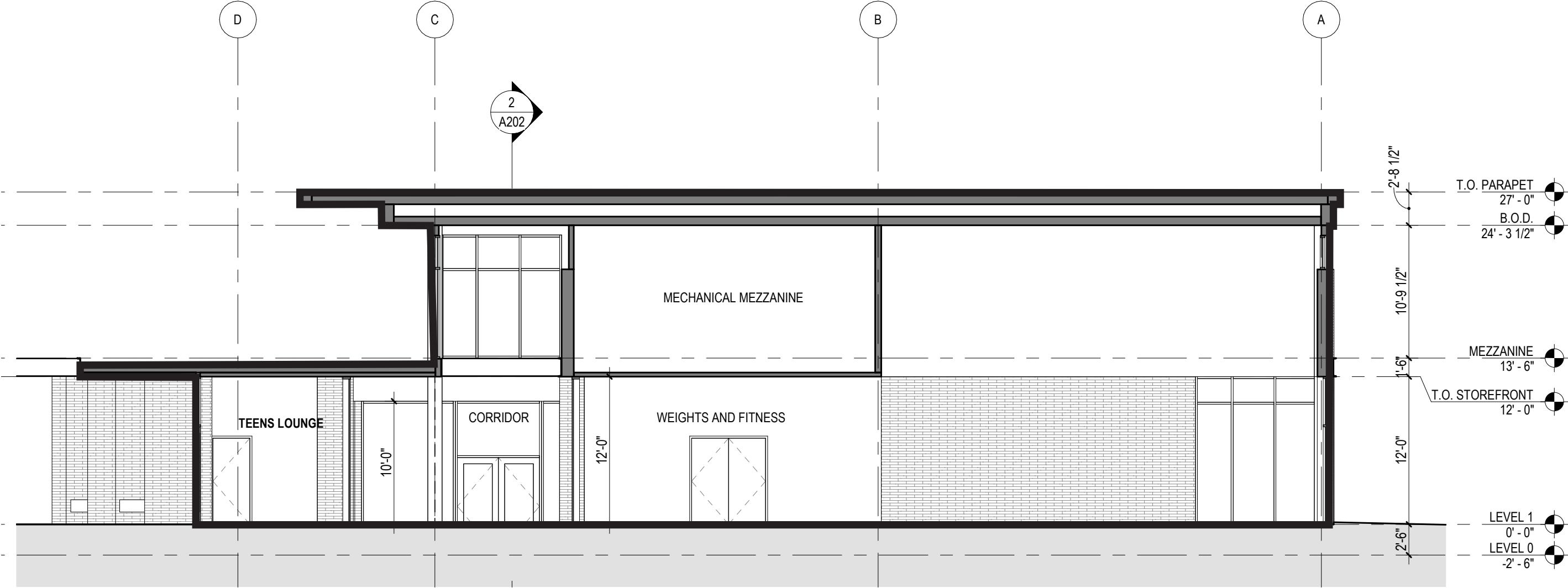


# SOUTH ELEVATION





SECTIONS





# ELEVATIONS - CURRENT STATUS



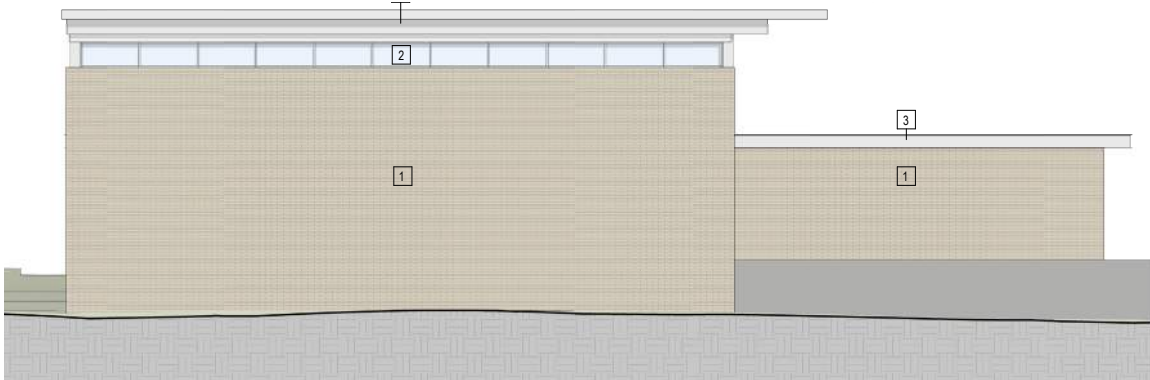
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



# LOBBY AND LOUNGE





# GYM AND COMMUNITY SPACE





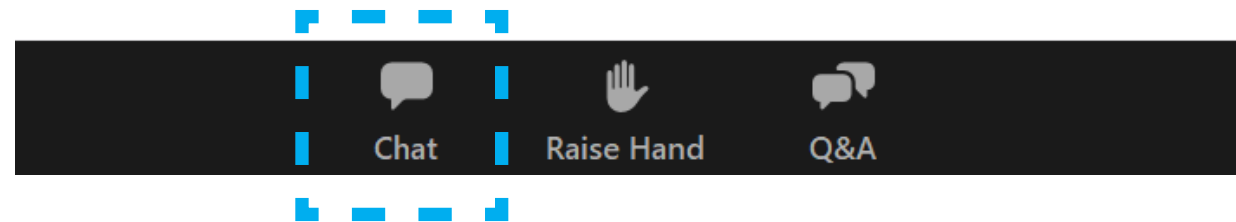
# BUILDING OVERVIEW





# **\*PAUSE\***

**Please respond to the questions in the chat.**



**Are the takeaways appropriate?**

What priorities are you interested in hearing more about?

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more welcoming, balancing activity and calmness?**

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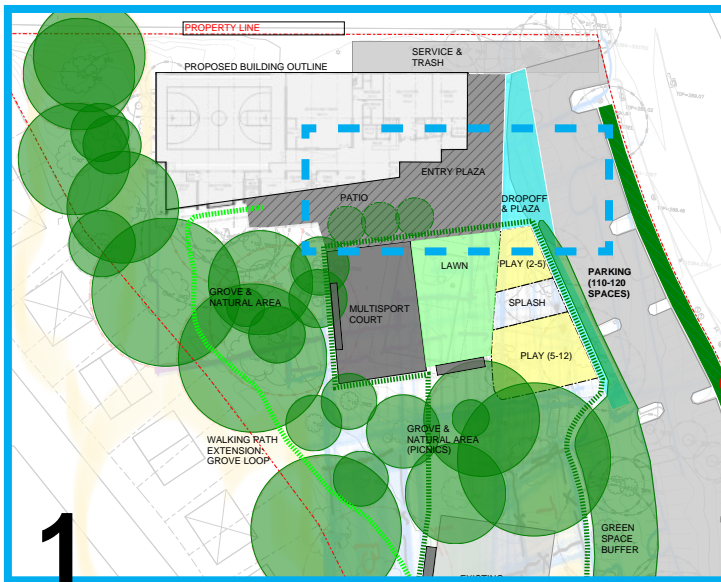
**Does it make sense for the neighborhood?**

How might the design continue to represent Marlow Heights?



# SITE PRECEDENTS: OUTDOOR PLAZA & HARDSCAPE

What elements in the right combination would make this a welcoming and fun place for all ages?



Paving and texture.

Seating and nature.

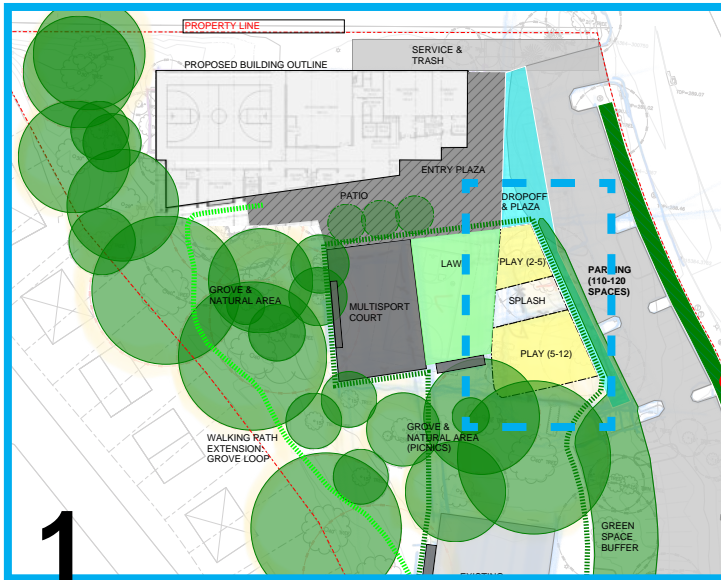
Play and gather.

Color and shade.



# SITE PRECEDENTS: PLAY AREAS

What elements in the right combination would make this a welcoming and fun place for all ages?



Ups and downs.

Inclusive and active.

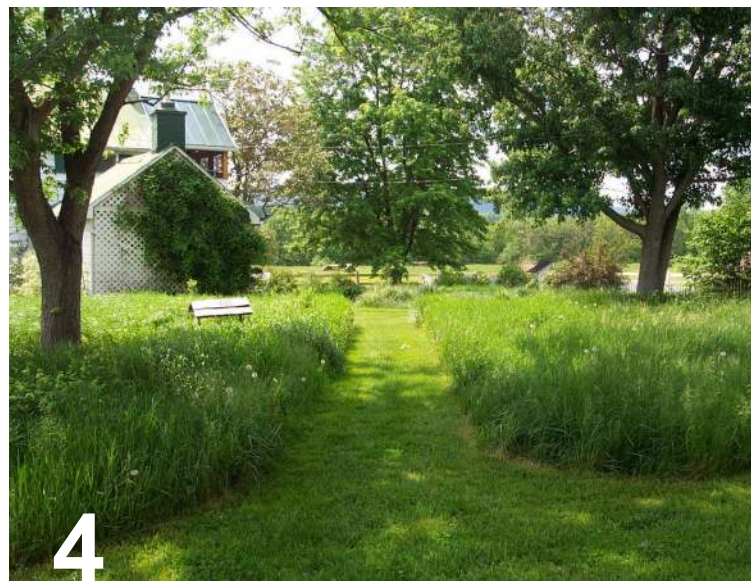
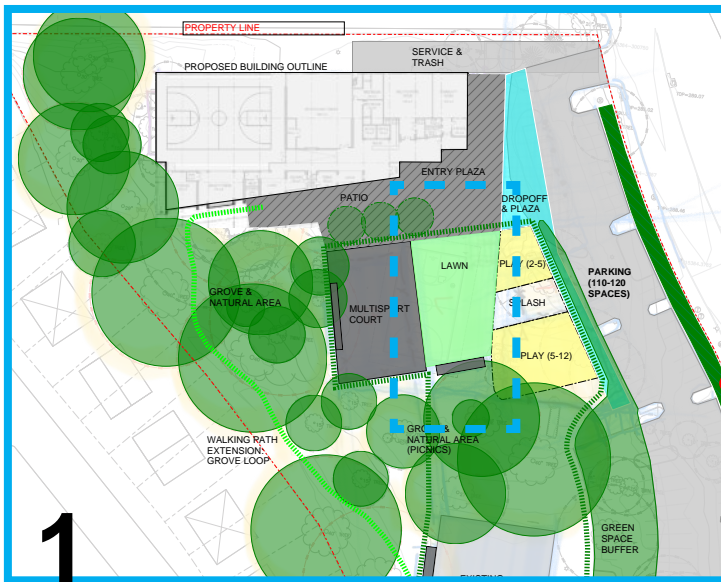
Nature and quiet.

Color and movement.



# SITE PRECEDENTS: LAWNS AND NATURAL AREAS

What elements in the right combination would make this a welcoming and fun place for all ages?



Integrated play.

Paths and plantings.

Surfaces.

Gathering.



# SITE PRECEDENTS: ART AND EXPRESSION

What elements in the right combination would make this a welcoming and fun place for all ages?



Direction and language.

Sculpted forms.

Color and movement.

Expression and participation.



# WHAT'S NEXT?

## How you can stay involved and updated

### **Survey!**

Fill out the survey at [www.PGParks.com/MarlowHeightsProject](http://www.PGParks.com/MarlowHeightsProject)  
(or find a hard copy at the front desk of the existing center)

### **Focus Group - next Tuesday, February 15 @ 4 p.m.**

The design-build team will be available from 4-5:30 p.m. for a drop-in conversation with teens and community members about the concept design.

### **Community Meeting #3 - Wednesday, March 23 @ 6:30 p.m.**

Updates on the schematic design

### **Talk to your neighbor and bring a friend to our upcoming meetings!**

We love to hear what your friends and neighbors are saying about the project.



# See you soon!

Next Tuesday, February 15 @ 4 p.m.  
Wednesday, March 23 @ 6:30 p.m.

Information and images from today's presentation will be added to the project website  
[www.PGParks.com/MarlowHeightsProject](http://www.PGParks.com/MarlowHeightsProject)

