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FROM: John Carter, Area 3 *JAC*

SUBJECT: Wheaton Recreation Center

Option 2: New Building with Preservation

As an alternative to DGS Option 1, a second option has been prepared to demonstrate the potential for retaining the existing Wheaton Recreation Center without compromising the proposed new facility. This option would locate some of the facilities proposed on the second floor of the new, combined library and recreation center to the existing Wheaton Recreation Center. The elements of this option could include:

- Reduced amount of new construction and eliminate demolition costs
- Locating the Gilchrest Center into a renovation of the existing Wheaton Center instead of the second floor of the proposed facility to improve direct access for the public
- Retaining the proposed outdoor play area and amphitheater, but reducing the size of the playfield area along Georgia Avenue
- Retaining the new recreation facilities, library and shared use facilities in a new building
- Parking areas remain unchanged



CONCLUSION

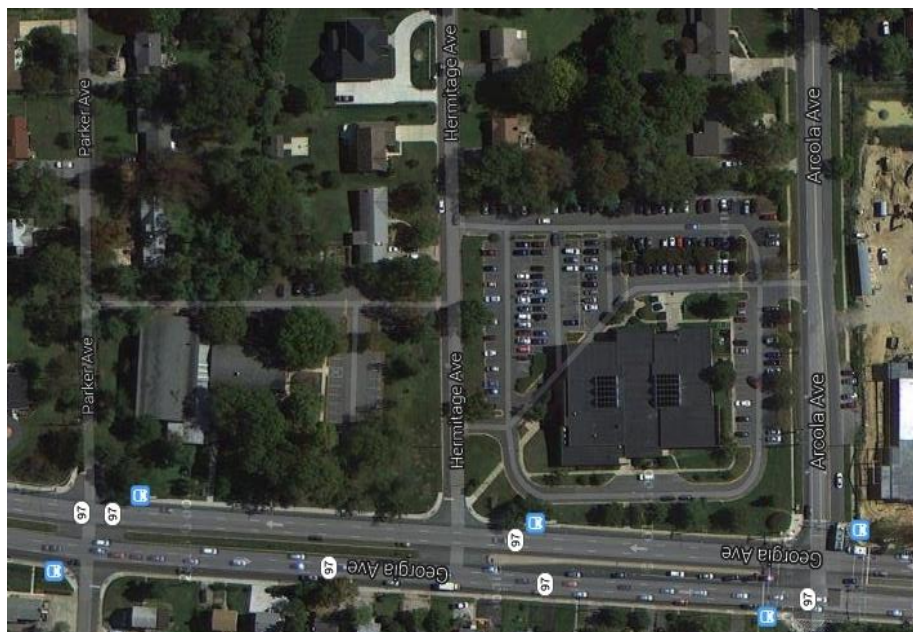
The site plans demonstrate that the existing Wheaton Recreation Center could be retained without a significant compromise to the site plan for the proposed new facility. This option would provide direct public access at ground level for users of the Gilchrest Center. The analysis does not include the cost of renovation as compared with the new construction and demolition of the existing building.

Wheaton Recreation Center

November 5, 2013

Located on Georgia Avenue in Wheaton, the existing Wheaton Neighborhood Community Center is adjacent to the existing Wheaton Regional Library.

The proposed redevelopment of the entire site would replace the existing library and recreation center with a new, combined Library, Community Recreation and Gilchrest Center. This document identifies an opportunity to retain the existing Neighborhood Community Center with a new use and build a new, combined Library, Community Recreation and Gilchrest Center.



Wheaton Neighborhood Community Center

The existing Neighborhood Community Center is a multi-purpose recreational facility providing activities and events for people of all ages. The Center was constructed in 1963.





Combined Library, Community Recreation and Gilchrest Center

Department of General Services, August 2013

The following drawings illustrate three options for combining the program elements for the proposed Wheaton Library, Community Recreation and Gilchrest Center into a new building.

Option A that is shown on this page has been the preferred option by the Department of General Services (DGS). The next pages describe the program for the new facility. Another option has also been provided for a new building combined with a renovated Wheaton Recreation Center.



Option A: Preferred DGS option with a strong urban edge, green area, and mid-block entry on the front and back.



Option B: Front plaza, one front door, clear entry, green area.



Option C: Maintains front edge, largest green area, limited foot print

Program Elements

Items	Floor Area
▪ Lobby, meeting and support space	12,838
▪ Recreation center spaces	27,024
▪ Library spaces	23,886
▪ Community spaces	10,350
▪ Gilchrest Center	5,970
Total	80,068

Option 1:

Combined New Library, Recreation and Gilchrest Center (80,068 square feet)

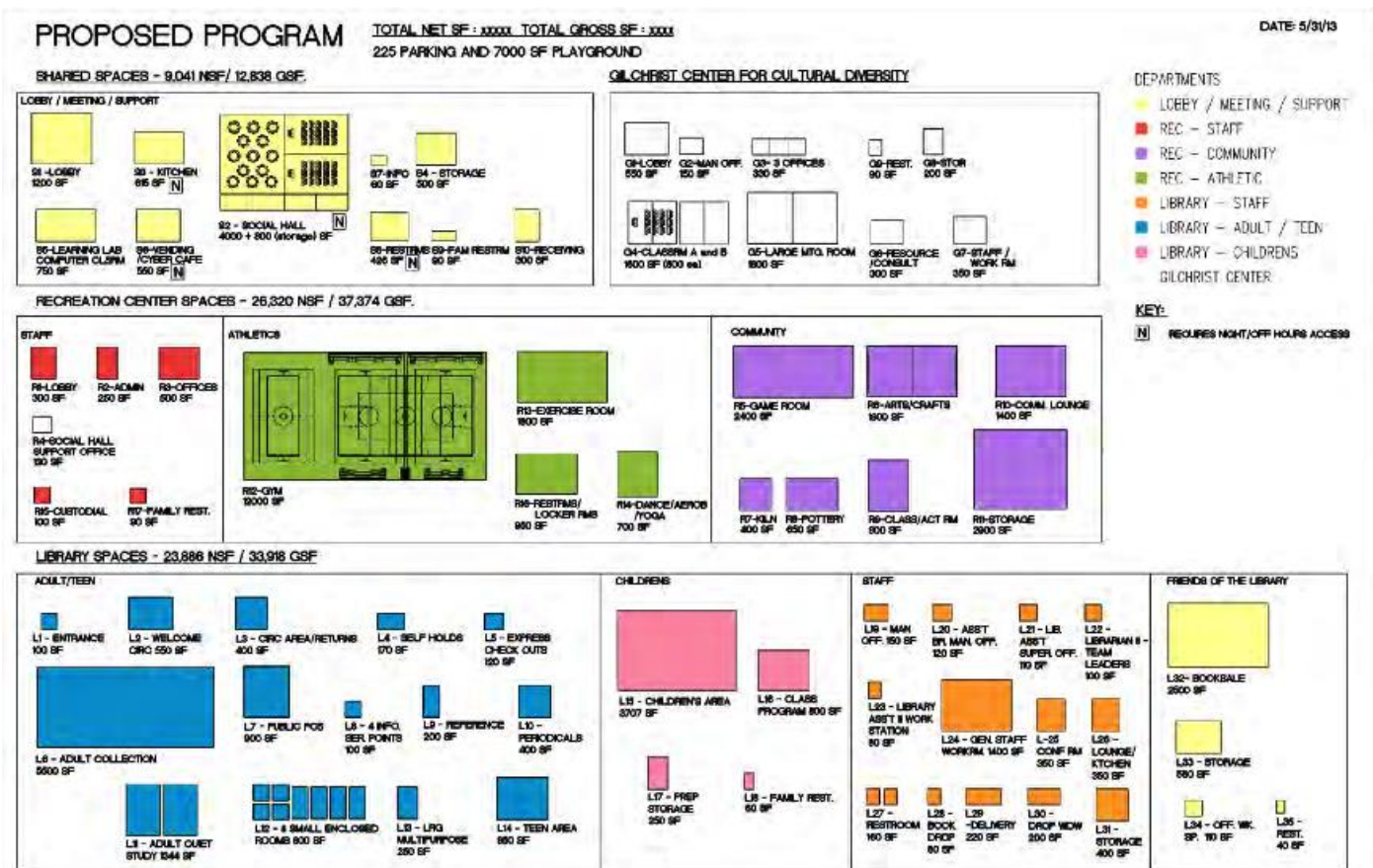
The new building could include the lobby, meeting and support space, recreation center spaces, library spaces, and the shared use spaces.

Option 2:

New Library and Community Recreation Building with Retention of the Existing Recreation Building

(80,068 square feet total)

- **New Building** (approximately 65,068 square feet of new space)
The recreation center, library and lobby, meeting and support spaces would be located in a new building.
- **Existing Wheaton Community Center** (approximately 12,588 square feet of existing space)
The Gilchrest Center or other community spaces could be placed in a renovation of the existing Wheaton recreation center.



Option 1: New Building

Combined Library, Recreation and Gilchrest Center



Option 2: New Building with Preservation

New Library and Recreation Building with Retention of the Existing Recreation Building

