

FEASIBILITY CONCEPT STUDY

FOR

KINGSGATE 5 COMMUNITY PARK RENOVATION

2011

Greif Architects pllc

PROJECT GOALS

1. Create spaces for adults, teens, children, and pets
2. Create a unified site design
3. Improve street appeal
4. Reinvigorate the community's property

PROJECT PROGRAM

A. Exterior spaces

Space for community gatherings that is covered and protected for swim parties, birthdays, family reunions, weddings etc.
Space for children to have multiple play experience options
Space for teens to gather, skateboard, or do sport
Space for the community members to exercise
Space for pets to walk with their keepers

B. Features of a unified site

Visual connection between all areas of the site
Walkways: paved jogging / walking path tying site together
Landscaping to contain and define the perimeter of site
Landscaping, berms, and fences to buffer street from site
Artistic connection of site drainage water runoff connecting the upper site to the lower site

C. Street appeal

Design visual objects and landscape elements to create an interest to enter site
Provide entry features to create welcoming entries to the site
Provide landscape elements to enhance the feeling of privacy and security within the site

PROJECT FEATURES

1. Covered walk and park entry from the Pool to the exterior covered gathering area

- Provides a clear visual entry point from the upper parking area to the pool and covered exterior gathering pavilion
- Provides a secure circulation option between the pool and the exterior covered gathering pavilion

2. Covered exterior gathering pavilion

- Provides a covered area for weather protection
- Provides an overall site viewing location for monitoring children at play
- Fireplace / barbeque area
- Area for picnic tables
- Area for staging and event tables

3. Existing cluster of trees

- Pruned to improve visual connection of the upper site to the lower site
- Articulated an area as a small children's woodland play area

4. Existing basketball court

- Existing court area to remain but with the upland side of the surrounding chain link fence removed to improve access

5. Existing tennis court

- Tennis court to be removed, in its place a small children's play area installed with site benches and picnic tables for adults to sit at and watch children
- Provide one location for water fountain

6. Existing lower field

- Lower site water contained in a central landscape dry creek drainage shallow or other approved water runoff collection feature
- Possible new tennis court located on the north end of this site and provided with a sitting area for court users and walkers
- Provide a perimeter walking path with exercise stations through this area
- Provide an artistic paved gathering area and fire pit on a bermed location in the center of the lower site for community / teen gatherings and performances
- Plant protective trees around perimeter for a 'holding' feeling to the site

7. Existing lower and upper parking lots

- Provide signage and a gateway entry experience to the lower site area and to the upper areas
- Provide garbage cans and human and animal water fountain and exercise route guide at the lower parking site

8. Existing site perimeter

- Provide a sense of protection for the site play areas using low berms and landscaping adjacent to the street
- Provide a physical barrier using landscaping and solid fencing to screen the covered exterior gathering pavilion from the upper parking lot and road
- Provide trees and landscaping at the site perimeter to provide a visual identification of the site boundaries
- Repair and or replace existing chain link fences and provide dense landscape to provide security at the lower lawn from non-member areas of the site

- Secure site perimeter with more consistent fencing and controlled access points
- Establish the desired level of access and usage of the park site by adjacent property owners

9. Site development and landscaping

- Use low water low maintenance plant materials and other methods of low maintenance
- Use water drainage methods that are low-impact

Interior space above existing pool house - (Future Phase)

Space for community gatherings – meetings, birthdays, weddings, study groups etc.

Viewing space connected with pool activities

- Provide an enclosed conditioned room
- Viewing area for pool activities
- Storage space and small catering kitchen
- This area to have the flexibility to be connected separately to either the pool and to the other exterior park spaces

IDEAS FOR USES AND ACTIVITIES

Walking

Dog or pet exercise

Tennis

Basketball

Fire pit

Skateboarding

Children:

Play equipment for small children

Forest play area

Swing set

Children's wading pool

Weekend outdoor movie nights

Enhance pool activates: outdoor area

QUESTIONS OR ADDITIONAL ISSUES

1. Relationship to adjacent non-Kingsgate neighbors and property owners

- Shared funding of park renovation or maintenance?
- Level of park access and shared use?

FEASIBILITY STUDY PHASE 2

1. Feasibility study

- agency review of water drainage, grading and zoning
- parking requirements
- second floor community room / pool house study and zone / code evaluation
- ADA handicapped evaluation and upgrade assessment

2. Established preliminary project phasing

3. Established preliminary construction budget

4. Revenue sources and project funding strategies

- Explore special funding sources beyond neighborhood budget