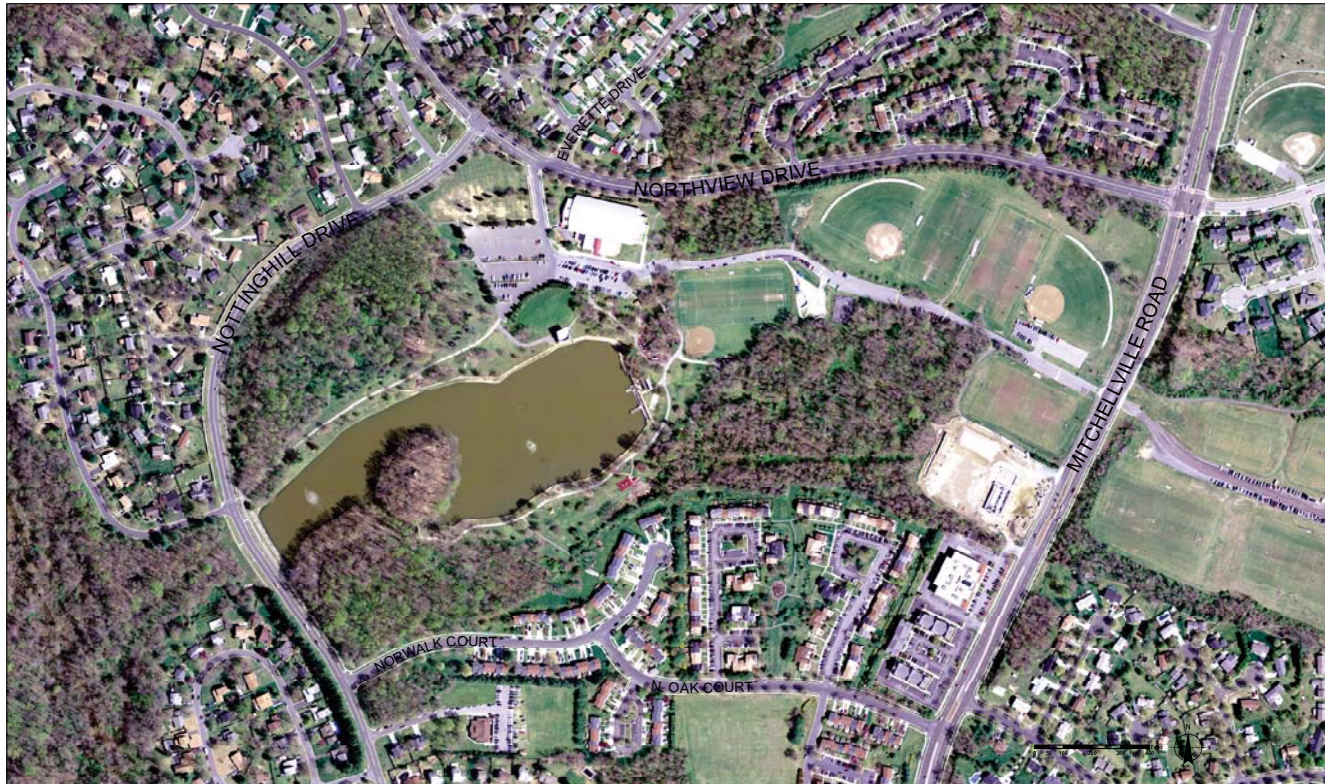


ALLEN POND PARK MASTER PLANNING PROCESS



Questions or comments, please contact

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ALLEN POND PARK MASTER PLAN CITY OF BOWIE, MARYLAND

Why Master Plan Allen Pond Park?

- Failing Infrastructure
- Inadequate Facilities
- Outdated Equipment
- Identify Future Recreation Needs
- Development of Phased Capital Budget

Project Process



What is the Park Today?

- Centerpiece and heart of the City of Bowie
- 85-acre facility with 10-acre pond, providing passive and active recreation resources
- Projects strong sense of place and integrity



DRAFT

MASTER PLAN ISSUES & OPPORTUNITIES

ISSUES

- Does the current mix of activities work
- How best to evaluate continuance of existing facilities - picnic areas, amphitheater, boating
- What activities are no longer appropriate
- Should the site have areas set aside for habitat preservation (i.e. island)
- Should access be limited to the island
- What is the appropriate ratio of parking to activities (each consumes areas of parkland)
- How to balance informal areas vs. programmed areas
- How to improve and expand infrastructure - parking, restrooms, inadequate amphitheater



OPPORTUNITIES

- Reconfigure and better allocate space and users
 - parking
 - pavilions
 - boathouse and bulkhead
 - amphitheater
 - playgrounds
 - picnic areas
- Vary pond edge treatment (hard/soft) and access
- Explore other revenue opportunities - additional picnic areas
- Add permanent restroom facilities and upgrade existing
- Enhance pedestrian circulation, link eastern and western ends of the park
- Add fitness component/trail extension
- Enhance vehicular circulation
 - provide a second vehicular ingress/egress to Northview Drive

NATURAL ZONE
pond, island, and perimeter trails currently used for primarily passive uses; wooded areas not currently developed

VARIABLE ACTIVITY ZONE
parking, playgrounds, picnic areas, boathouse and dock, pavilions, and amphitheater to be evaluated

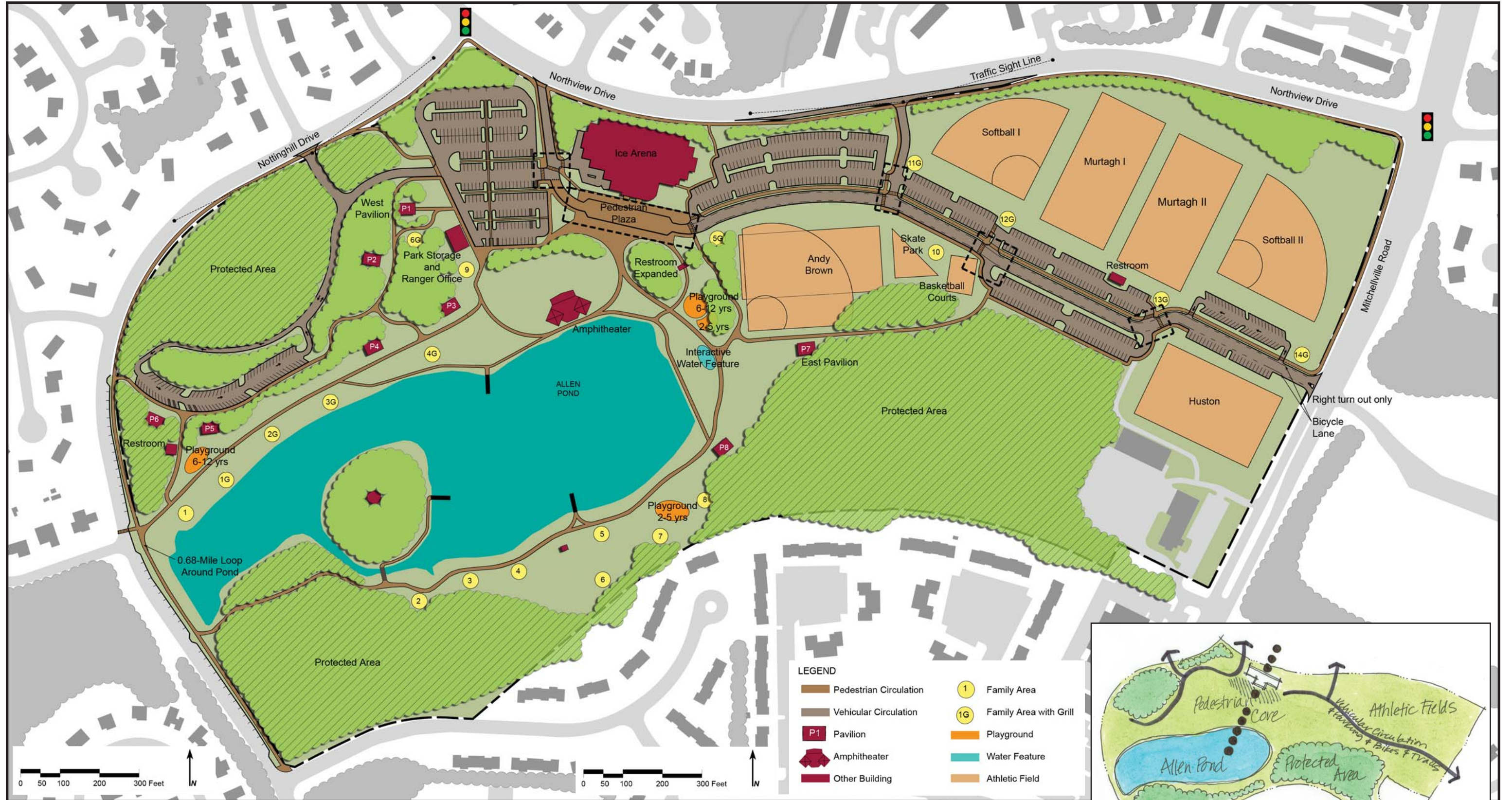
FIXED USES ZONE
athletic fields, ice arena, and maintenance facilities to remain in their current locations

LEGEND

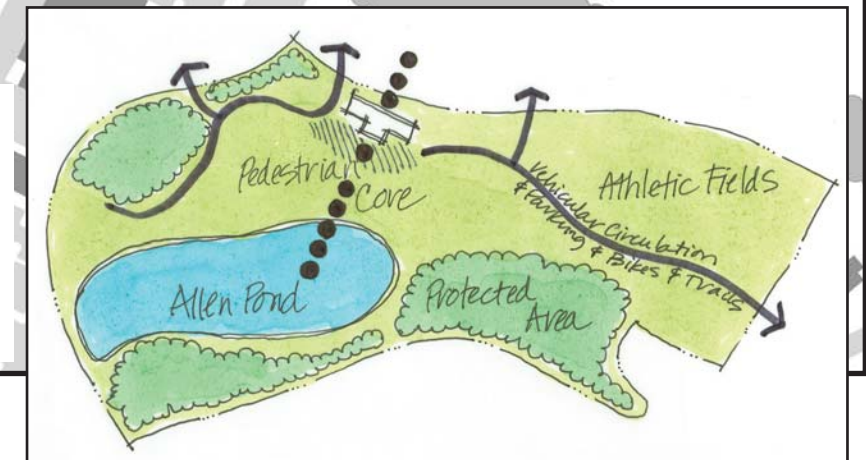
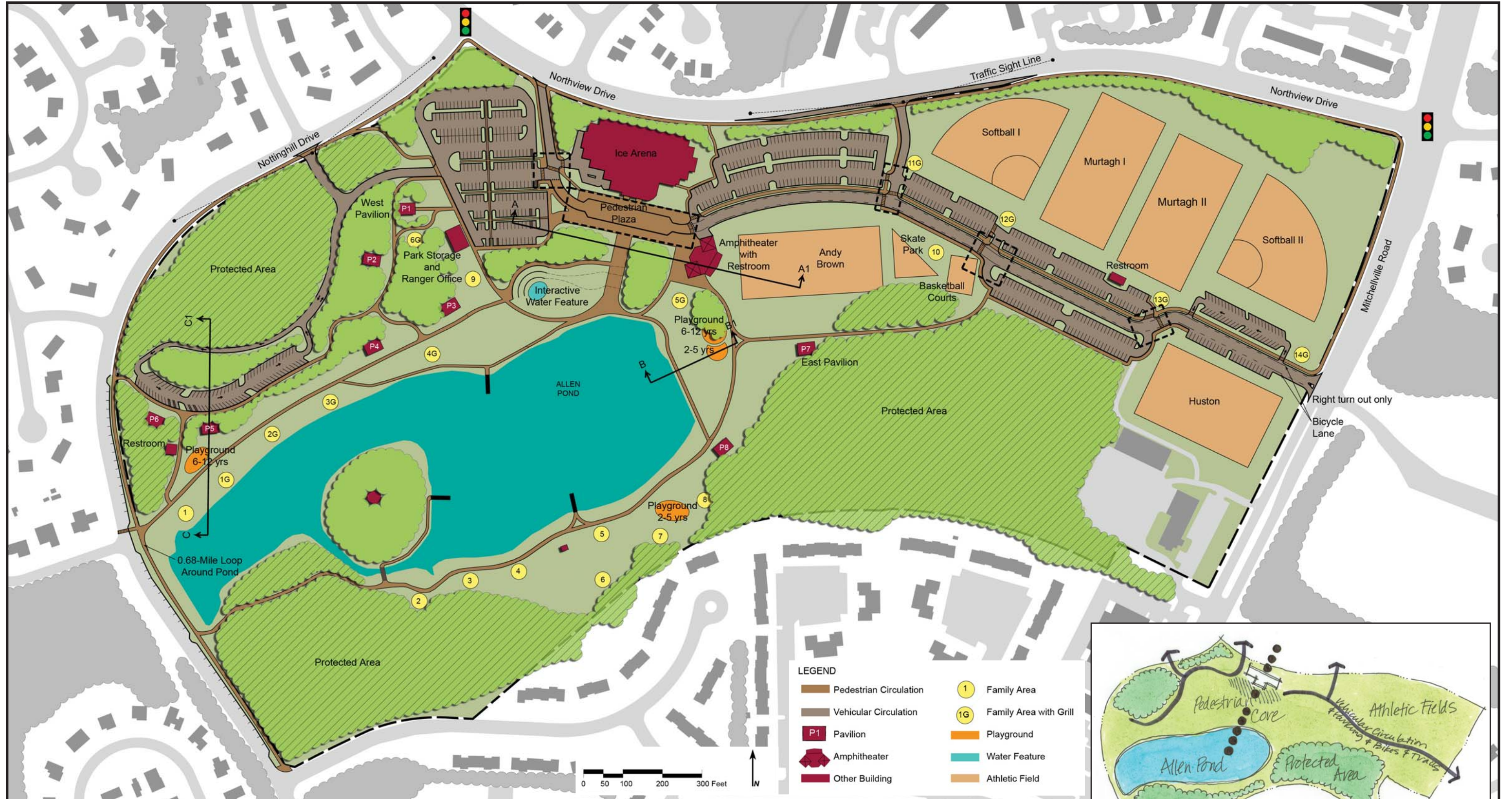
Allen Pond Park	Wooded Area	Family Area (no permit required)
Paved Transportation Area	Park Amenities	Family Area with Grill (no permit required)
Building	Park Building or Field to Remain As Is	Existing Restroom
Stream	Park Building	Potential Restroom Location
Waterbody	Horseshoe Pit/Volleyball Area	East and West Pavilions, 80-person capacity ea.
County Trail	Playground	
City of Bowie Trail	Fitness Area	
Allen Pond Park Trails	Group Area (permit required)	
Paved, Multi-Use Trail		
Unpaved Trail		

GIS Data Sources: Maryland-National Capital Park and Planning Commission and the City of Bowie, Maryland

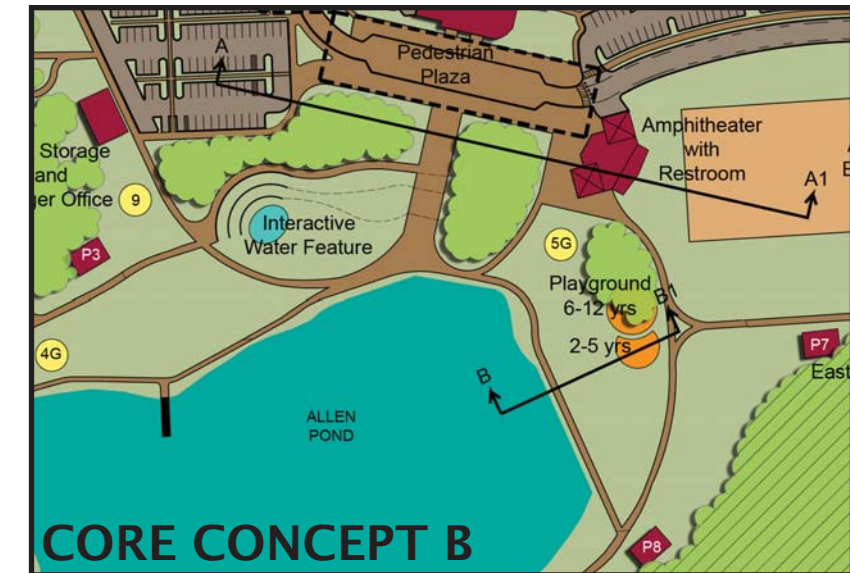
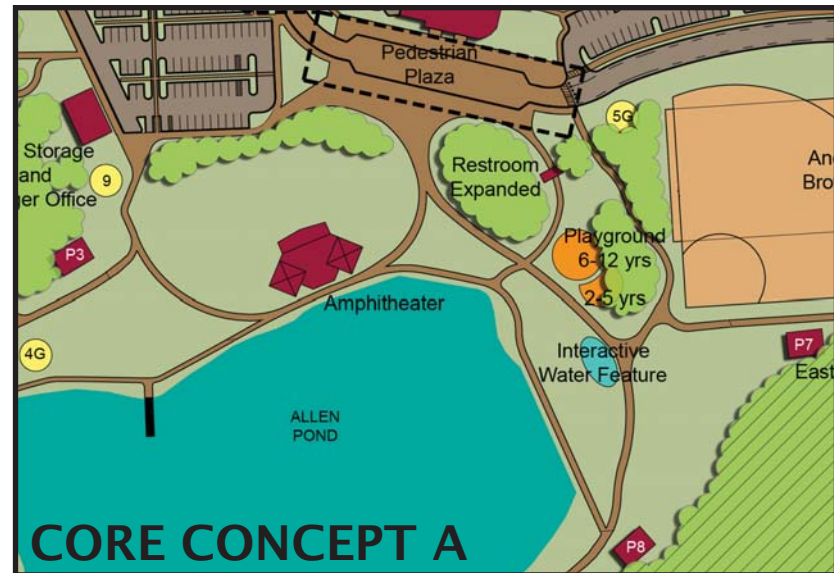
MASTER PLAN CORE CONCEPT A



MASTER PLAN CORE CONCEPT B



MASTER PLAN CONCEPTS



Pro – Public Comments	Pro – Staff Comments
Allows terrace seating behind lawn seating	Remains in place, no change to adapt to
Makes use of natural seating on hillside	Bowl seating remains
Allows daily use by general public	May require less site preparation than Concept B
Retains view of pond	Retains view of pond
Eliminates over-utilization of playing field	No impact on location of fireworks display
Small children playing do not obscure view	Provides restrooms for central west side of park, on north side of pond
Shape of bowl allows for grass and chair seating, mixed	Provides additional storage opportunities
	Good vantage for staff to oversee crowd

Con – Public Comments	Con – Staff Comments
Disruptive to neighbors	Smaller capacity
Use of chairs is difficult on sloping lawn	Vehicle access by way of pedestrian system
Renovated facility will block view of pond	Sloped area does not lend itself to multi-use purposes
Improving sightline to pond for spectator is not reason enough for expense	Sloped lawn can be uncomfortable for blankets or lawn chair seating
Poor drainage renders area within a 60 foot radius of the stage muddy and unusable	In need of better drainage in front of stage
Sun orientation adversely affects audience and performers	Sound projection towards neighborhood
	Requires additional and separate storage facility given difficulty of vehicular access

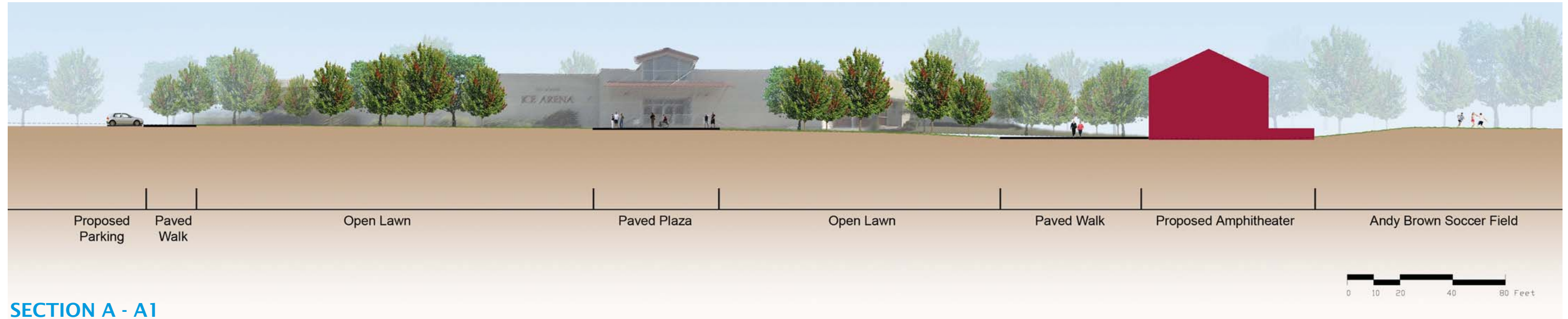
Picnic Facility Capacities (applies to Concepts A and B)			
Existing		Proposed	
Facility	Capacity	Facility	Capacity
Pavilion 1 (West)	80	Pavilion 1 (West)	80
Pavilion 7 (East)	80	Pavilion 2	25
Group Area 3	48	Pavilion 3	50
Group Area 4	48	Pavilion 4	50
Group Area 5	32	Pavilion 5	80
Group Area 6	32	Pavilion 6	25
Group Area 7	48	Pavilion 7 (East)	80
Group Area 8	32	Pavilion 8	50
Total Existing Capacity:	400	Total Proposed Capacity	440

Pro – Public Comments	Pro – Staff Comments
Accommodate larger audience	Opportunity to expand programming and seating
Proximity to roadways and arena parking improves handicapped accessibility	Designated access for loading and unloading from interior park drive
Proximity reduce access and ease of set up for bands and other programs	Sound is projected towards interior of park vs. residential neighborhoods
Location enhances access to facility and eases set up for bands and other programs	Level seating vs. sloped seating
Proximity to arena enables use of arena facilities as dressing and/or green rooms for multi-act programs involving large casts	Consolidates restrooms, storage, and office space in one facility
Proximity to utilities servicing arena simplifies utility connections and offers potential resource pooling options	Existing athletic field lights dual use for illumination at events and parking
	Sun orientation northwesterly for audience
	Light poles provide opportunity for additional speaker locations
	Dual purpose seating dependent on site grading (possible tiers on north side adjacent to road with level seating for bulk of audience)
	Drainage improved for field with installation of under drain during construction
	Firework event accommodated with slight shift of operation to 100' east

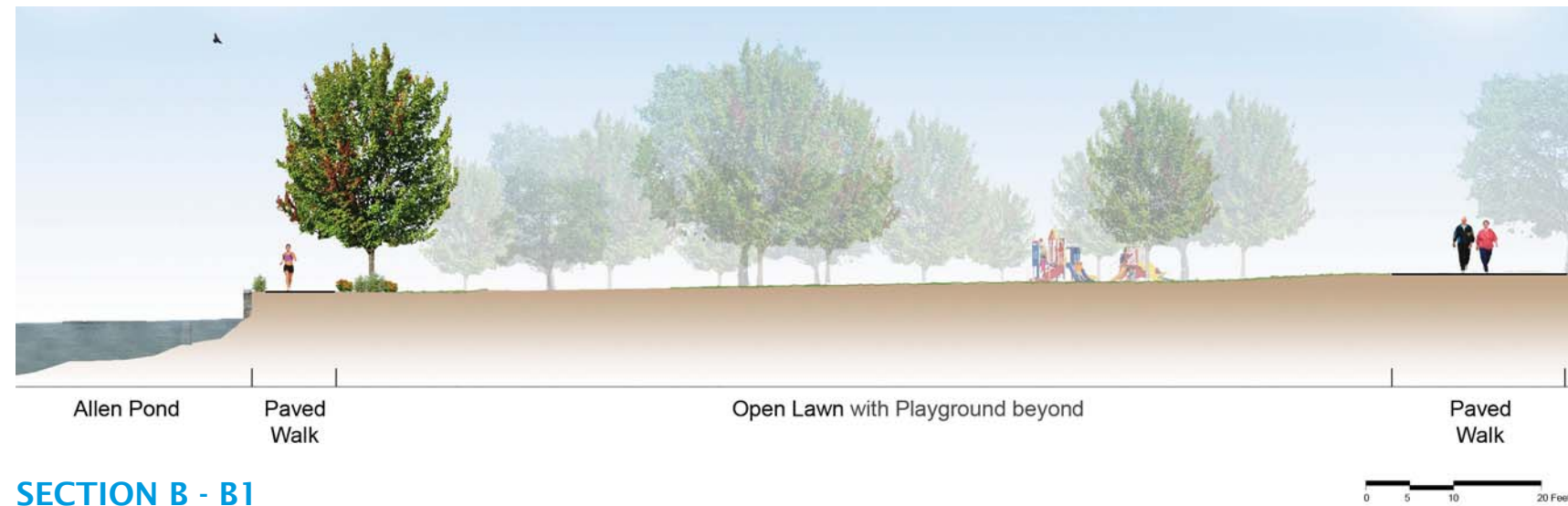
Con – Public Comments	Con – Staff Comments
Accommodate larger audience	Elimination of Softball Field #3 (CRC has offered no objection)
Relocating facility to Andy Brown field undesirable solution to gain seating	Would not allow for stadium seating
Short sighted to assume scheduled events at amphitheater won't conflict with use of athletic field	Requires site work, including drainage and some mature tree removal
Improving sightline to pond for spectator is not reason enough for expense	Requires public adjustment to new location
	Programming would require coordination between Special Events staff and Park Operations staff
	Potential security concern with adjacent woodland
	Too many structures in one place for Special Event planning



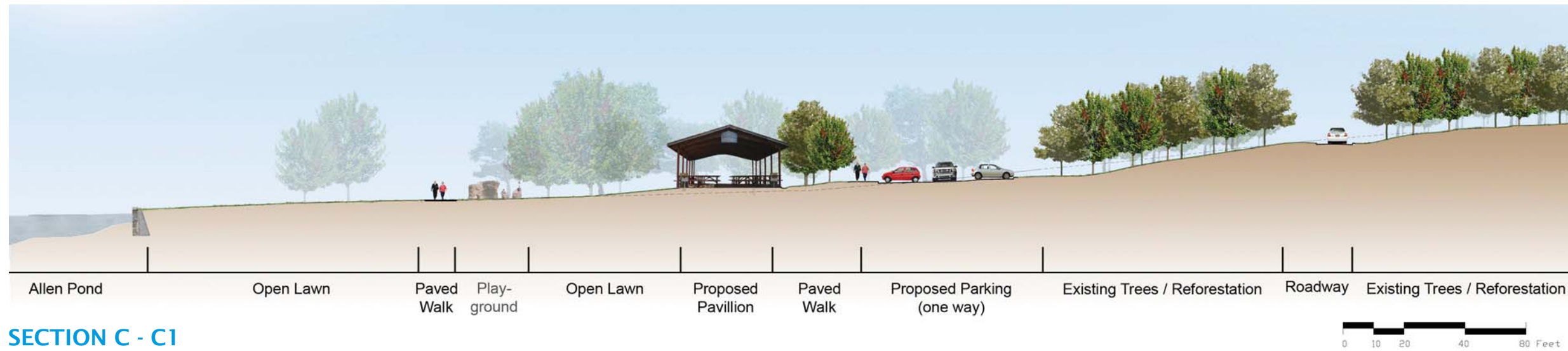
SECTION VIEWS: MASTER PLAN CORE CONCEPT B



SECTION A - A1



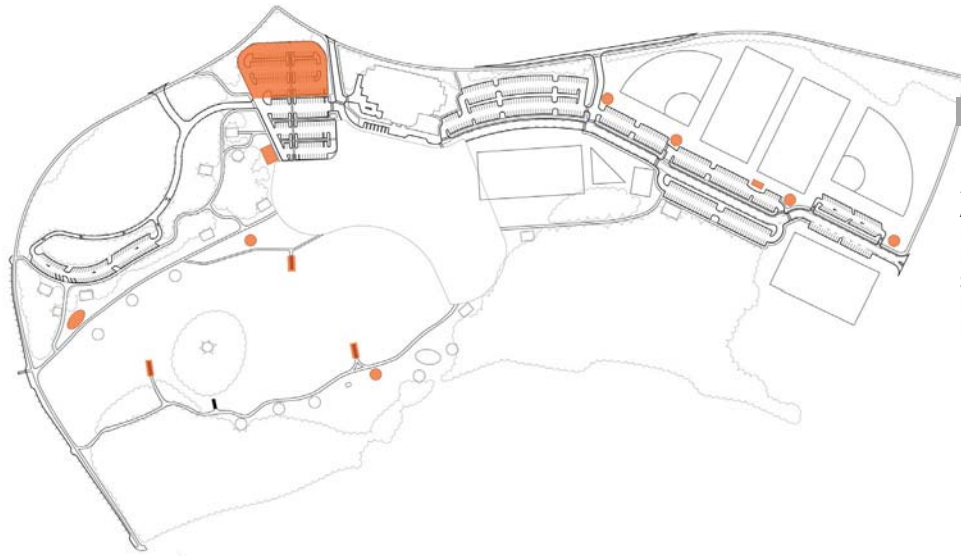
SECTION B - B1



SECTION C - C1

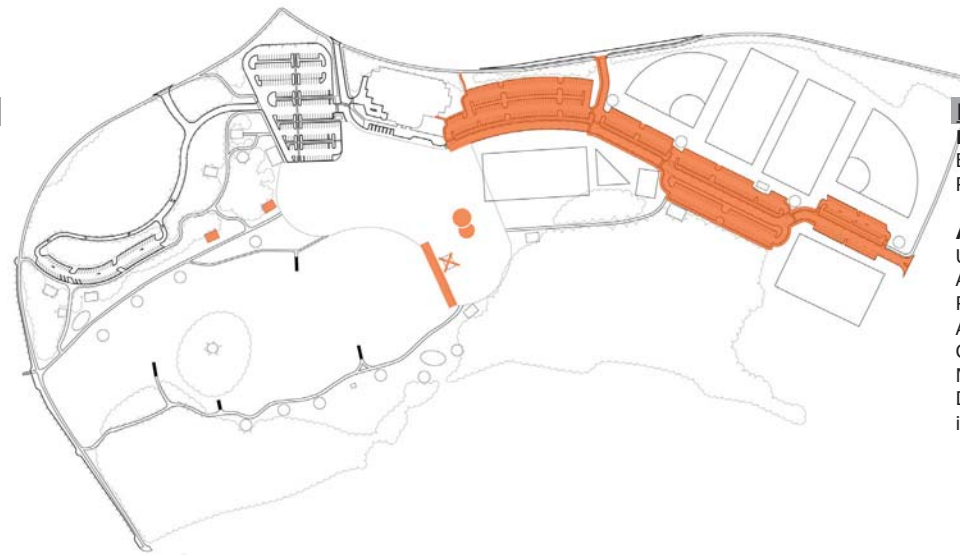


MASTER PLAN PHASING



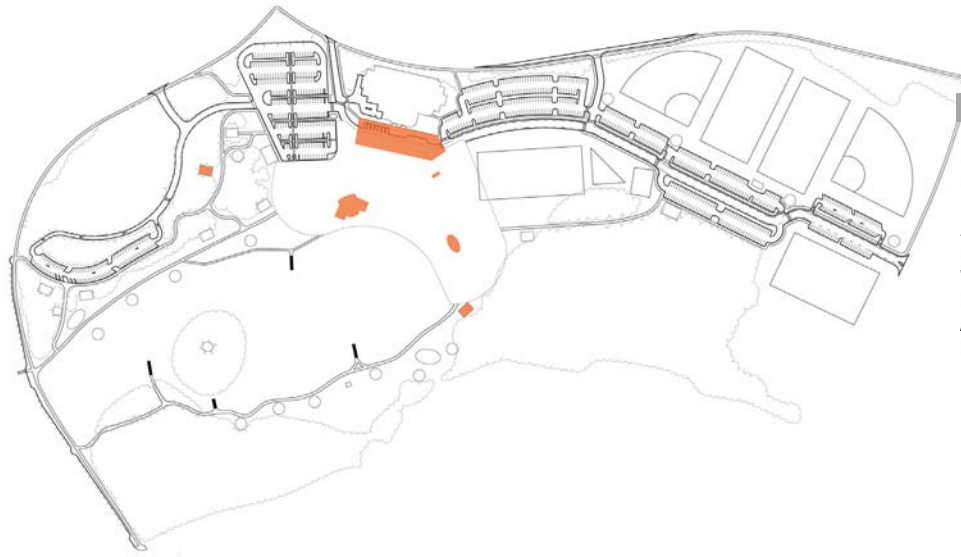
Phase I Remove/Demo

Additions
 Athletic Field Restrooms
 Playground in SW Corner of Park for Ages 6-12 (2,500 sf)
 Fishing Piers (10 feet by 40 feet)
 Switch around Picnic Areas
 Formalize Overflow Parking; pave with porous pavers
 Park Storage and Ranger Office (40 feet by 60 feet)



Phase II Remove/Demo Boathouse Rebuild Bulkhead

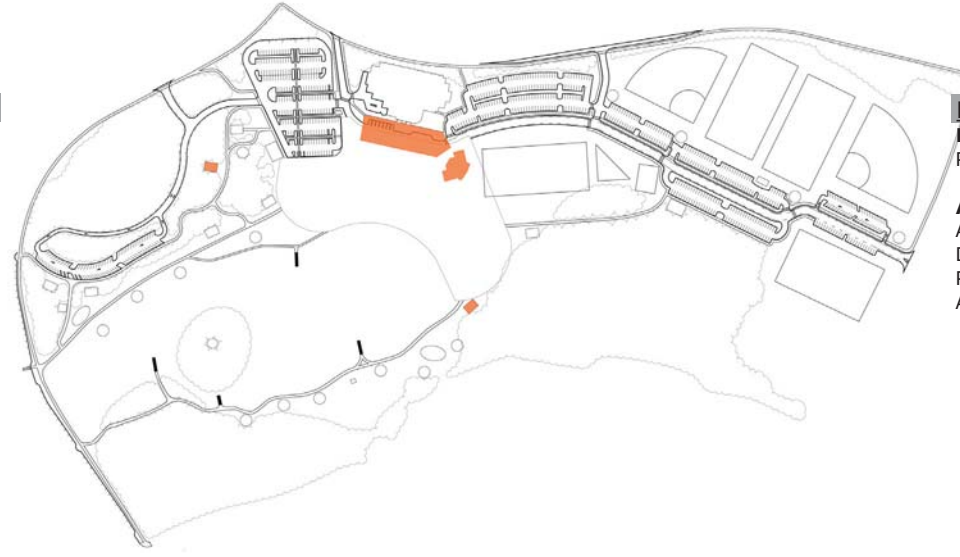
Additions
 Upgrade Opportunity Park, ages 2-5 and 6-12 (5,000 sf)
 Add Pavilion #3 and Pavilion #4
 Reorganize Athletic Field Parking and Parking next to Ice Arena (includes re-aligned roadway)
 Create Northview Connector and intersection modifications at Mitchellville Road
 Develop trail and sidewalk connections related to parking improvements



Phase III - A approach Remove/Demo

Parking Area between Park and Ice Arena
 Demo Existing Amphitheater

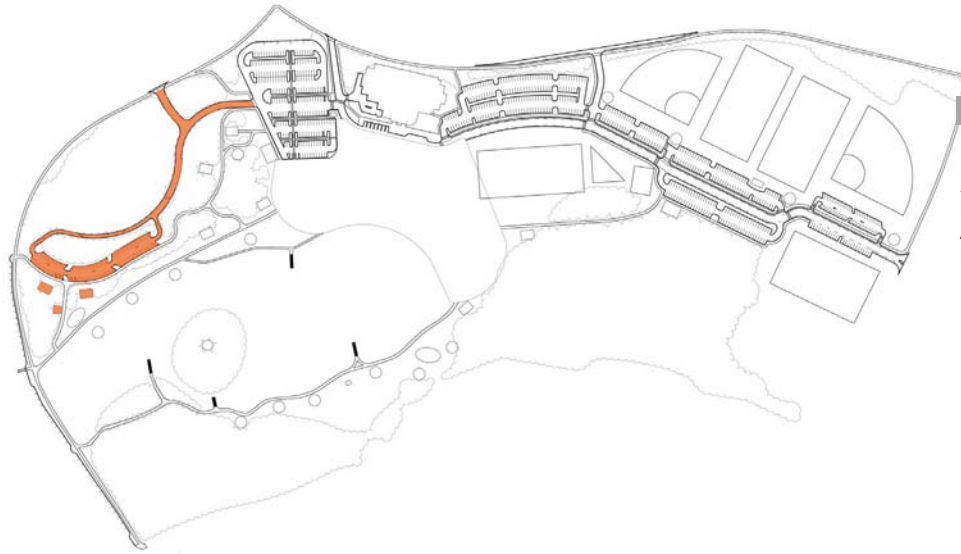
Additions - A
 Replace Amphitheater in Place
 Water Feature
 Pedestrian Core
 Add Pavilion #2 and Pavilion #8
 Expand Brickhouse Restroom



Phase III - B approach Remove/Demo

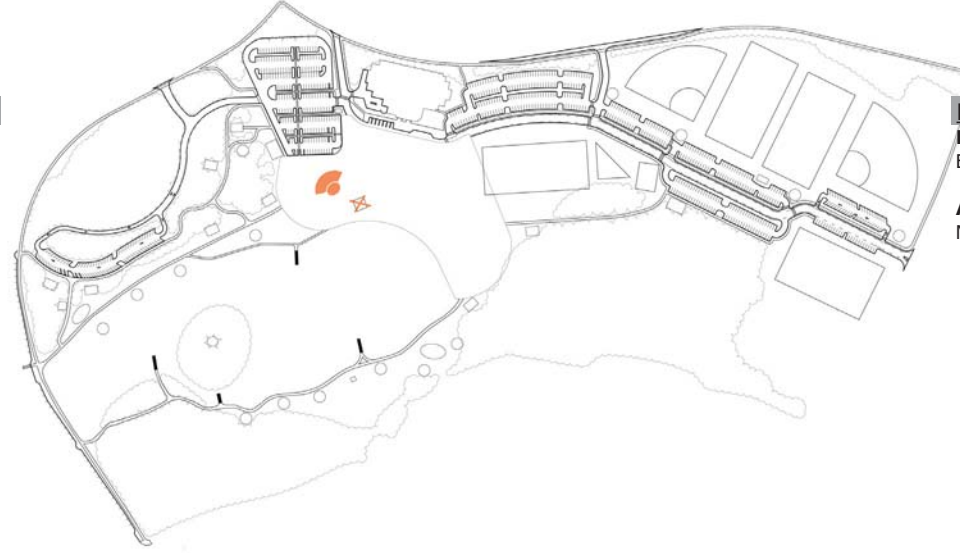
Parking area between Park and Ice Arena

Additions - B
 Amphitheater and New Restroom - if B goes forward
 Drainage System for Andy Brown Field
 Pedestrian Core
 Add Pavilion #2 and Pavilion #8



Phase IV/V dependent on A/B Remove/Demo

Additions
 Restroom at SW Corner
 Add Pavilion #5 and Pavilion #6 in SW Corner
 Parking and Access Road SW Corner



Phase IV - B approach Remove/Demo

Existing Amphitheater

Additions - B
 Multi-Use Performance Plaza/Water Feature

