

Chick Webb Memorial RC | City Springs Park

Public Meeting #4 (DRAFT PLAN)
April 24, 2020



Chick Webb RC | Madison Square RC | City Springs Park

MAHAN RYKIEL
ARCHITECTS
OWWO
TEAM
Civil Engineering
ME Consulting Engineers

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BALTIMORE CITY
PSO TRANSFORMATION
Creating a Resilient, 202 Year
Old City for the Future



Project Team

City Lead	City Partner	Design and Planning Team
	 PSO TRANSFORMATION <small>Perkins Somerset Old Town</small> <small>Choice Neighborhoods</small>	MAHAN RYKIEL <small>LANDSCAPE ARCHITECTURE</small> <small>URBAN DESIGN & PLANNING</small> GWWO RK&K Carroll Engineering MK Consulting <small>Architecture</small> <small>Civil Engineering</small> <small>Structural</small> <small>Costs</small>
Chick Webb RC Madison Square RC City Springs Park		

This project is being led by Baltimore City Recreation and Parks who retained Mahan Rykiel to lead the design and planning team of consultants. The Housing Authority of Baltimore City has been a close partner throughout the process. They are leading the larger Perkins Somerset Oldtown Transformation Plan planning effort which is summarized on the following slides.

Overview

1. Thank you for taking the time to review the information included in this presentation of the **Draft Plan** for Chick Webb Memorial Recreation Center/Park and City Springs Park.
2. Because of additional programming studies that need to be developed for Madison Square Recreation Center, a presentation focusing on this recreation center and park will occur on a later date and is not included in this presentation.
3. Because of COVID-19, this presentation takes the place of the public meeting that was going to be held in early April 2020.
4. If you have not been to any presentations regarding Chick Webb Recreation Center and City Springs Park, please note that the information included in this Draft Plan builds upon input and discussion during previous meetings over the past year. Major changes to the program or plans cannot be considered, however, your input can help us refine the plans for completion of this phase of work.
5. Please remember that this phase of work is only **Schematic Design**. Many details and construction documents need to be further developed in the next phase of work which will begin later this spring. There will be another public meeting during this next phase of the design process.
6. There are survey questions on the last page of this presentation for your input, along with a link to the survey. If you cannot use the link and complete the survey digitally, you can print the last pages of this presentation and return a hard copy to the locations identified.
7. Please note that all surveys must be completed by **FRIDAY, MAY 15, 2020**.
8. **THANK YOU!**

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Previous presentations from the beginning of the design process can be viewed here:

6/12/19 Public Meeting #1 Presentation -

<https://bcrp.baltimorecity.gov/sites/default/files/1%20Meeting%206.12.19%20Chick%20Webb%20Madison%20Sq%20City%20Springs.pdf>

8/14/19 Public Meeting #2 Presentation -

<https://bcrp.baltimorecity.gov/sites/default/files/2%20Meeting%208.14.19%20Chick%20Webb%20Madison%20Sq%20City%20Springs.pdf>

12/19/19 Public Meeting #3 Presentation -

<https://bcrp.baltimorecity.gov/sites/default/files/3%20Meeting%2012.19.19%20Chick%20Webb%20Madison%20Sq%20City%20Springs.pdf>

Presentation Outline

1. Updates
2. Project Context
3. Chick Webb Memorial Recreation Center – Draft Plan Review
4. City Springs Park – Draft Plan Review
5. Next Steps
6. Survey/Discussion Questions and Associated Links

Please review the entire presentation if you plan to make comments and complete the survey.

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Updates (Since the December Public Meeting)

1. Detailed Site Surveys
2. Stormwater Management Analysis
3. Utilities Investigation
4. Meeting with CHAP and Planning Department
5. CHAP Submission (Chick Webb)
6. Site Plan Updates (Based Upon Above)
7. Refinements to Presentation Drawings

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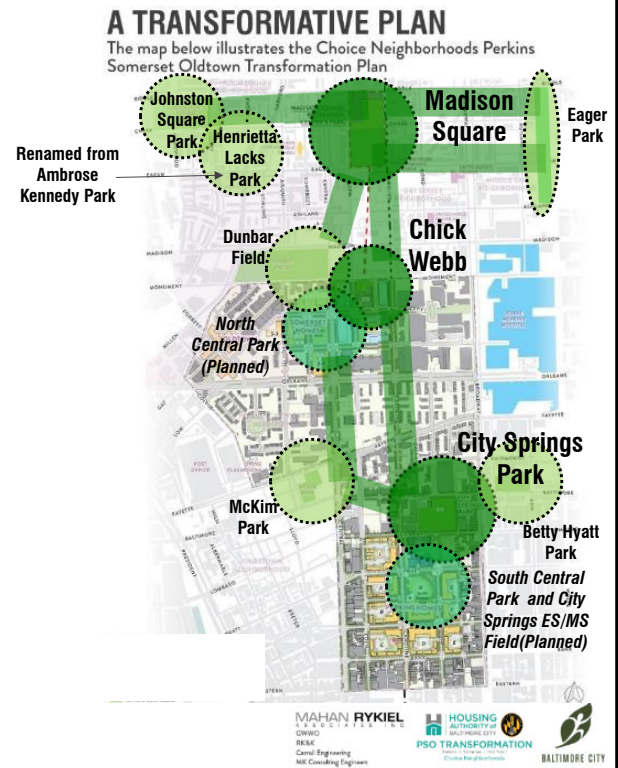


1. **Detailed Site Surveys** – The City prepared detailed site surveys for the Chick Webb MRC and City Springs Park sites. Schematic designs were adjusted accordingly to accommodate site information previously not available to the Design Team.
2. **Stormwater Management Analysis**–Team member, RK&K Engineers, conducted a stormwater management analysis for each site to determine on-site stormwater management requirements. Site plans were updated to show how this can be accommodated on each site.
3. **Utilities Investigation** – RK&K Engineers researched existing utility locations to further inform the site design. Major utilities located on the City Springs Park site influenced where the swimming pool and other park elements could be located.
4. **Meeting with CHAP and Planning Department** – The Design Team and City representatives met with CHAP Staff (Commission for Historical and Architectural Preservation) and the Department of Planning to review the Schematic Designs and prepare for CHAP Submission.
5. **CHAP Submission (Chick Webb)** – The Design Team and City representatives submitted and presented to the Commission for comments.
6. **Site Plan Updates (Based Upon Above)** – The Design Team updated site plans to incorporate comments from CHAP.
7. **Refinements to Presentation Drawings** – The Design Team updated and produced additional graphic plans and perspectives to help communicate the design. They are included in this presentation.

Project Context

Recreation | Open Space “Campus”

- **Consider** Chick Webb MRC and City Springs Park in context to **other parks** and **open spaces** (both existing and planned).



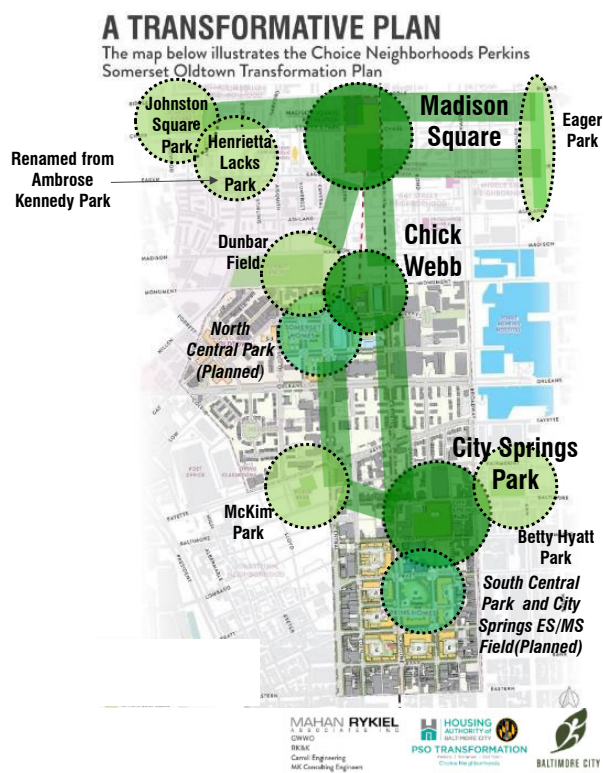
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As a review, the design effort for Chick Webb MRC and City Springs Park stems from the **Perkins Somerset Oldtown (PSO) Transformation Plan**, by the Housing Authority of Baltimore City. Baltimore City Department of Recreation and Parks (BCRP) also included Madison Square Recreation Center in the design effort since it is close by and its program elements should complement those in Chick Webb. While BCRP’s work scope only includes the Chick Webb and City Springs Park properties, the Design Team has considered their neighborhood context and the importance of connections to other nearby existing and planned recreational amenities.

Project Context

Recreation | Open Space “Campus”

- **Consider** Chick Webb MRC and City Springs Park in context to **other parks** and **open spaces** (both existing and planned).
- Consider **complementary programming**.



Chick Webb RC | Madison Square RC | City Springs Park

Perkins Somerset Oldtown (PSO) Transformation Plan, by the Housing Authority of Baltimore City.

Below is a summary of key plan elements as taken from the full plan:

Choice Neighborhoods Initiative

Funded in 2010, the Choice Neighborhoods Initiative is a federal program that aims to catalyze change by supporting locally driven strategies to transform neighborhoods of extreme poverty into sustainable, mixed-income communities. The program, which is administered by HUD, provides grants to fund critical improvements in community assets, including vacant property, housing, services, and schools, to support safe, thriving neighborhoods. Choice Neighborhoods has three stated goals: 1. Housing: Transform distressed public and HUD-assisted housing into energy-efficient, mixed-income housing that is physically and financially viable over the long-term. 2. People: Support positive health, safety, employment, mobility, and education outcomes for residents in the target development and surrounding neighborhoods. 3. Neighborhood: Transform neighborhoods of poverty into viable, mixed-income neighborhoods with access to well-functioning services, high quality public schools and education programs, public transportation, and improved access to jobs. Choice Neighborhoods is the successor to HOPE VI, a long-standing HUD program that focused on the redevelopment—demolition, construction, and rehabilitation of severely distressed public housing developments. Where HOPE VI focused on the transformation of public housing, Choice Neighborhoods is more comprehensive, focusing on the transformation of entire neighborhoods.

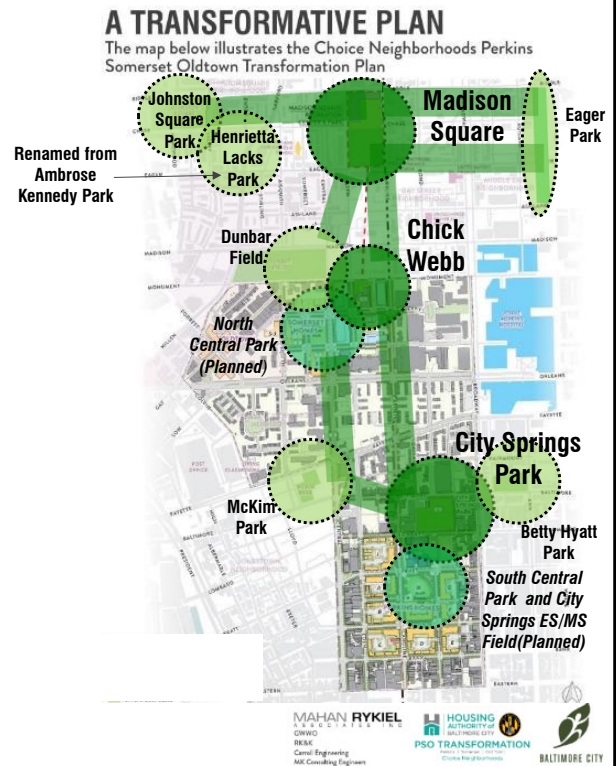
The PSO Choice Neighborhoods Implementation Grant was awarded FY 2017 and launched in FY 2018.

Project Context

Recreation | Open Space “Campus”

- Consider Chick Webb MRC and City Springs Park in context to **other parks** and **open spaces** (both existing and planned).
- Consider **complementary programming**.
- Consider **physical connections** from one to the other (streetscapes, crosswalks, lighting, etc.)

Chick Webb RC | Madison Square RC | City Springs Park



Perkins Somerset Oldtown (PSO) Transformation Plan, by the Housing Authority of Baltimore City.
Summary (continued)

Neighborhood plan

Leveraging investments to create a clean, safe community where residents can live, work and play

Overview

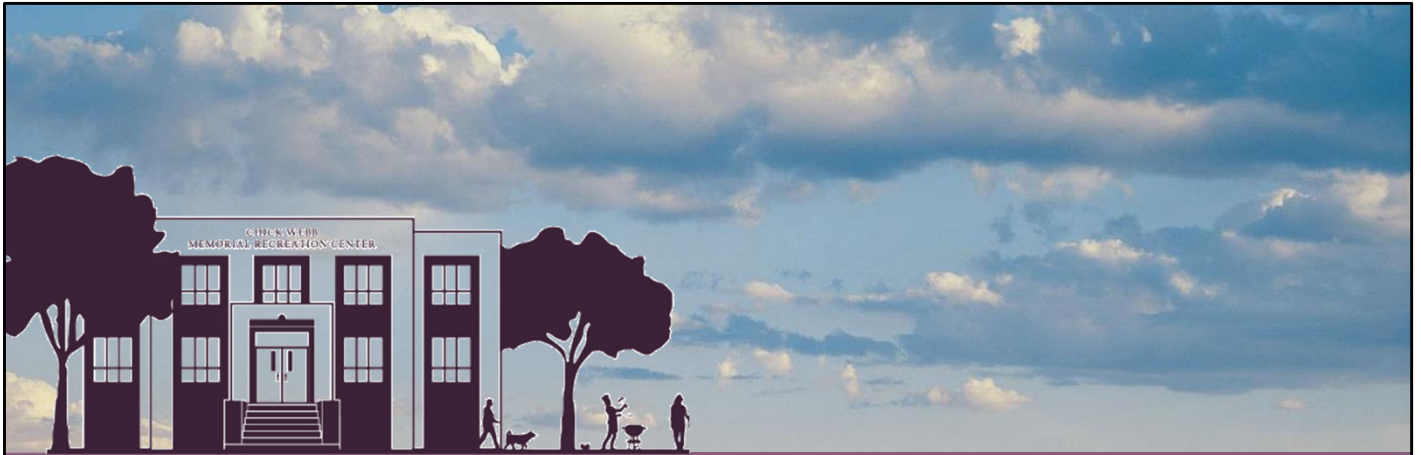
After years of disinvestment, the PSO area has recently experienced momentum from a number of significant public and private investments. The Transformation Plan includes complementary physical improvements that will magnify the impact of these investments. For example, the Plan will revive commercial corridors like Oldtown Mall, Broadway and Fayette Street, improve connections from north to south along Central Avenue and Caroline Street, develop blighted and underutilized properties, develop public parks and streetscapes, upgrade the existing housing stock and infrastructure, build wealth from within, and create new education and health amenities. Baltimore City Department of Housing and Community Development will coordinate the implementation of the Neighborhood Plan. At the same time, the Plan includes a range of new public safety initiatives, as well as the expansion of existing ones, to reduce crime and violence and help the neighborhood to regain its sense of peace and community strength.

Goals

Attract a diverse population; Increase economic resilience; Improve health and education outcomes for neighborhood residents ; and Increase neighborhood safety

Strategies:

Improve mobility, connectivity, and sense of place; Improve access to services, education, and recreation; Improve access to amenities to enhance quality of life; Improve the safety of the physical environment; and Reduce crime and victimization



Chick Webb Memorial Recreation Center

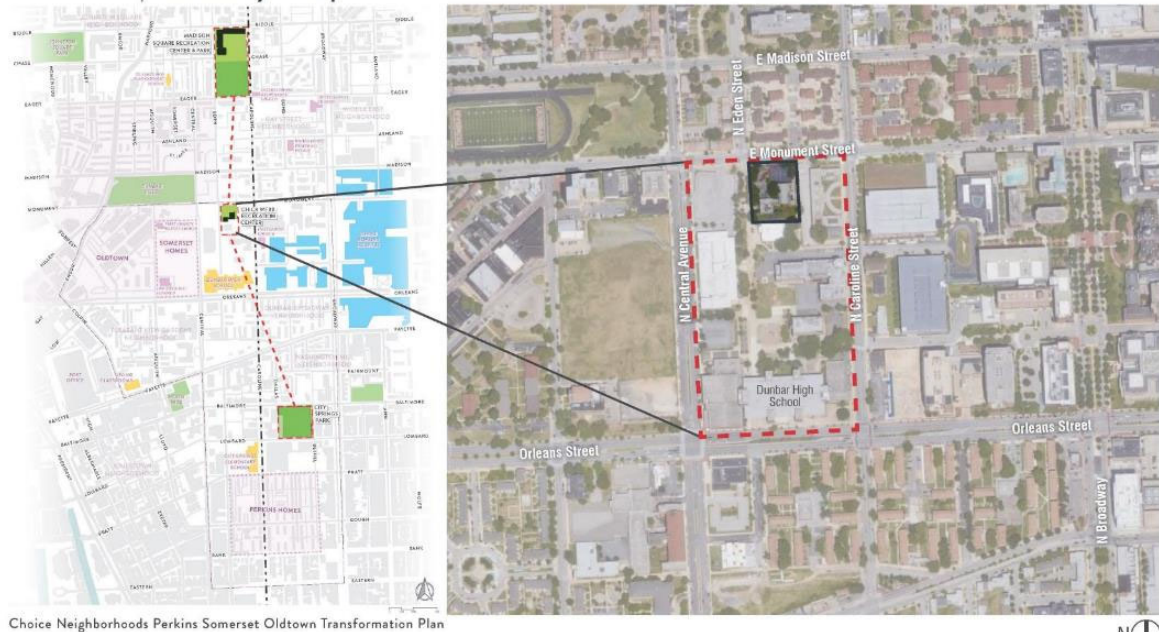
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Context | Vicinity Map



Choice Neighborhoods Perkins Somerset Oldtown Transformation Plan

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CHAP Submittal (Concept Review) | 10 March 2020

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The existing Chick Webb MRC is located at the north end of the PSO Transformation Plan and about halfway between City Springs Park and Madison Square Recreation Center and Park.

Context | Aerial Images



Chick Webb Recreation Center

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This is an aerial view of the existing Chick Webb MRC looking to the east. The recreation center property line (and limit of this design effort) is highlighted in orange.

Context | Aerial Images



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This is an aerial view of the existing Chick Webb MRC looking to the south. The recreation center property line (and limit of this design effort) is highlighted in orange.

Historic Images | Chick Webb



Historic Chick Webb Memorial Recreation Center



Jazz Drummer and Musician, Chick Webb

Chick Webb's Funeral Procession

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Built in 1947, this center was named after the jazz drummer and bandleader William Henry “Chick” Webb, who grew up in East Baltimore. This was the first recreation center and pool built for African Americans in segregated East Baltimore. The seed money for the construction came from other entertainers and members of the community, who fundraised and advocated for years for a recreation center, even purchasing the property for the center with their own money. The role that Chick Webb, the entertainers, and the larger East Baltimore community played in the development of this recreation center is a story that will be told to all who use the center through decorative and informative displays and features incorporated into the design of the building and site.

Existing Conditions | Architecture Exterior



West Building Façade



South Building Façade



East Building Façade



North Building Façade



North Building Façade

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The recreation center was built in stages, with the first portion of the building constructed in 1947, as seen in the West Building Façade photograph. This building façade comprises the original entrance of the building on Eden Street, which has since been pedestrianized, and was the only part of the building visible when it was built, since there were other structures built on either side to the north and south. This portion of the building is connected to a two-story structure in the rear – a former ice factory converted to a swimming pool on the lower level in 1949 and gymnasium on the upper level in 1959 – forming an L-shaped building, with an exterior playground and basketball courts in-between.

The flagpole over the main entrance was added at a later date and is in need of repair and illumination so that the flag can be flown day and night.

The original lettering over the main entrance (Chick Webb Memorial Recreation Center) needs to be cleaned.

Concept Program | Architecture

Central, New Entrance; New Gym Addition with Track; Renovated Pool & Community Spaces

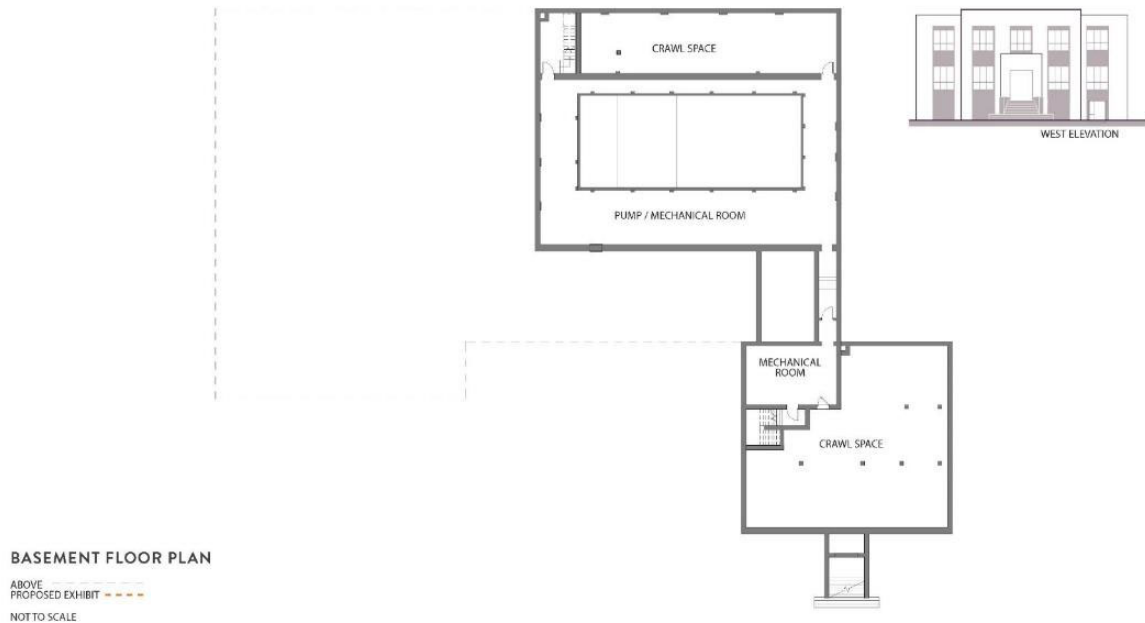
	SF
New Construction	12,758
Gymnasium	7,045
Walking Track	3,513
Lobby/Exhibits	2,200
Renovation	14,716
Community Multipurpose Room, Kitchen	1,132
Teen Lounge/Game Room	811
Computer/Homework Room, Founder's Recording Studio	884
Arts & Crafts/Makerspace Room	1,788
Fitness/Weight Room	2,591
Group Exercise Studio	1,157
Natatorium, Locker Rooms, Support Spaces	6,353
Total Net SF	27,474
Total Gross SF	36,210

CHICK WEBB RECREATION CENTER
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Both portions of the existing recreation center will be renovated and an addition will be built on the north side of the building. All of the spaces listed above will be incorporated into the design.

Concept Design | Architecture



CHICK WEBB RECREATION CENTER
CHAP Submittal (Concept Review) | 10 March 2020

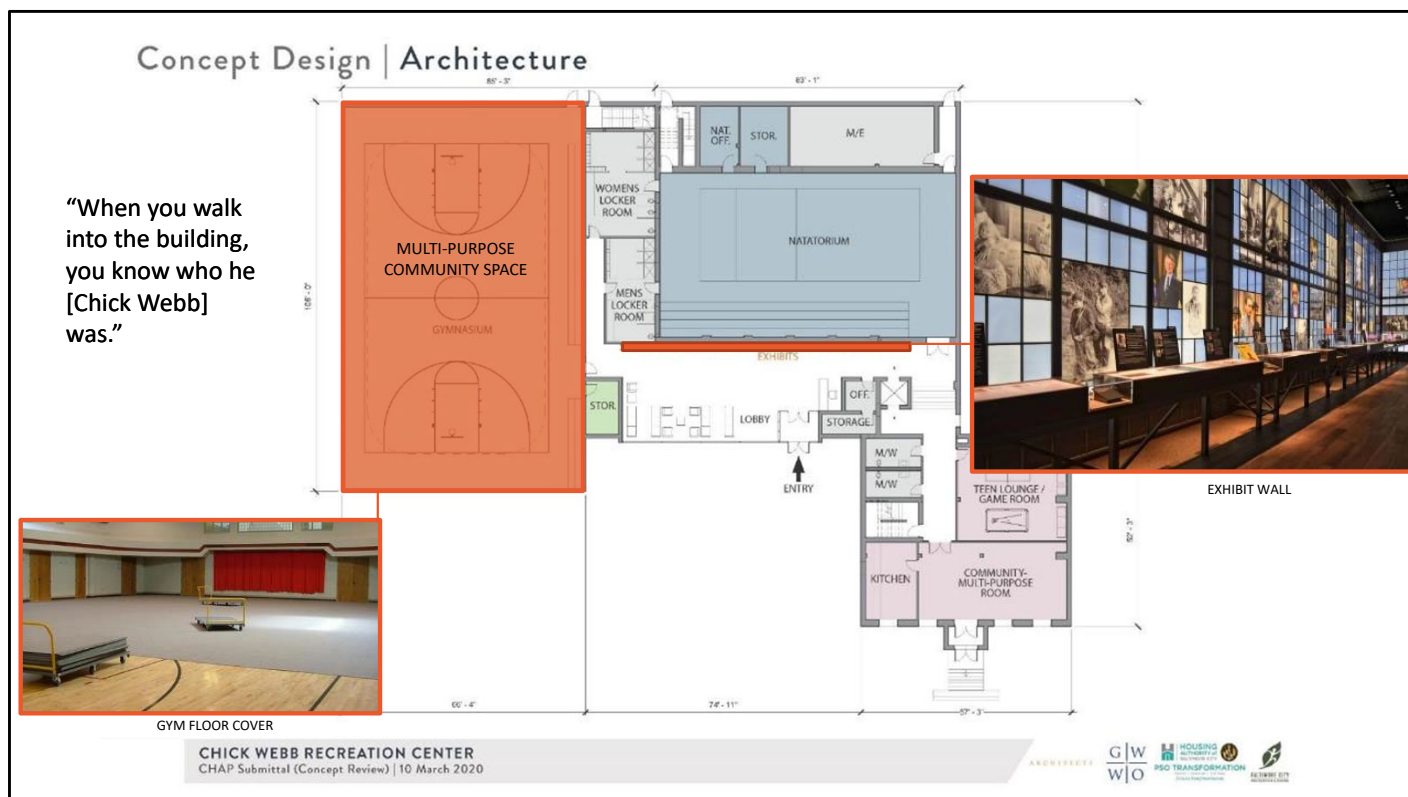


The existing basement spaces will have minor renovations, including any upgrades to existing equipment, and a new stair added at the rear for egress.

Concept Design | Architecture



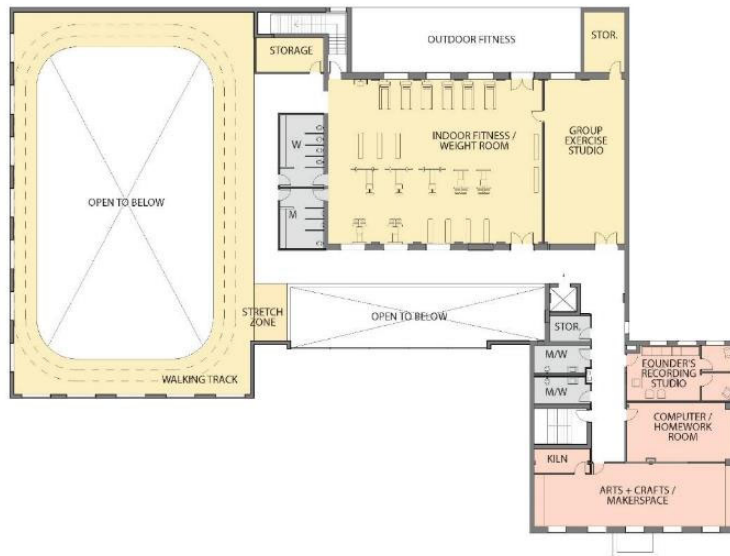
The recreation center will be entered through a central courtyard to a new, fully ADA accessible Lobby which connects the renovated portions of the building with the new Gymnasium and Locker Rooms to the north. Locker Rooms will be accessible from both the Gymnasium and the Natatorium (swimming pool). Improvements will be made to the Natatorium finishes, equipment, and support spaces, and the pool and deck will be made fully accessible. The first floor of the original recreation center building, which is at a higher level than the main entrance Lobby, will be made accessible with an elevator, and will be renovated to include a Multi-Purpose Community Room with adjoining Kitchen, a Teen Lounge/Game Room, and restrooms.



The Lobby will contain exhibits relating to the history of the East Baltimore community and of Chick Webb, visible immediately upon entering the building. It is important to involve Black artists and local East Baltimore artists who understand the community involved in developing the exhibits. To that end, the PSO Transformation Plan will include a Public Arts Working Group, including members of the community and potential partnerships with Maryland Institute College of Art (MICA) and Art with a Heart.

In addition to having an athletic wood floor lined to play basketball, the high school-sized Gymnasium will be supplied with a floor covering to enable the room to be used for larger community gatherings for all ages and purposes.

Concept Design | Architecture



SECOND FLOOR PLAN

ABOVE
PROPOSED EXHIBIT - - - - -
NOT TO SCALE

CHICK WEBB RECREATION CENTER
CHAP Submittal (Concept Review) | 10 March 2020

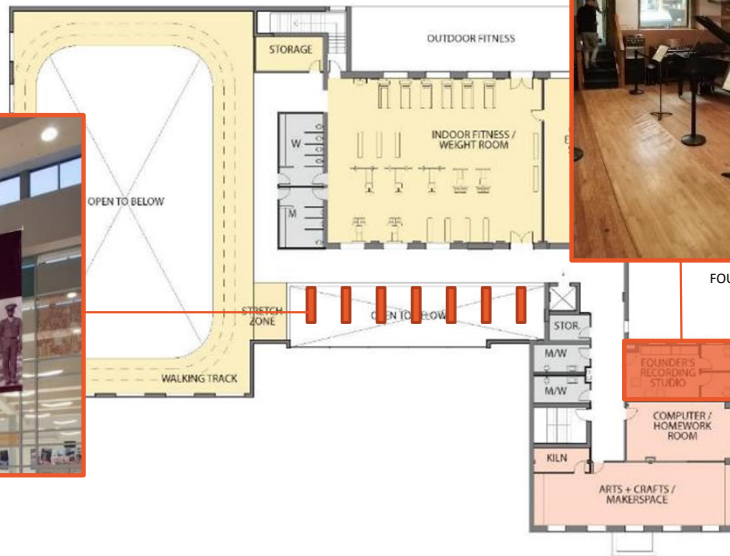


The second floor of the recreation center will be reached by stair or elevator. A new corridor, open to the Lobby below, will provide access to the new portion of the building containing a walking track over the gym and restrooms. The current gymnasium will be renovated to include an indoor Fitness and Weight Room connecting to a rooftop outdoor fitness area, and a Group Fitness Studio. The original portion of the center will be renovated to include a Makerspace/Arts and Crafts Room with a Kiln Room, a Computer Lab/Homework Room, and a Founder's Recording Studio.

Concept Design | Architecture



BANNERS



FOUNDER'S ROOM / RECORDING STUDIO

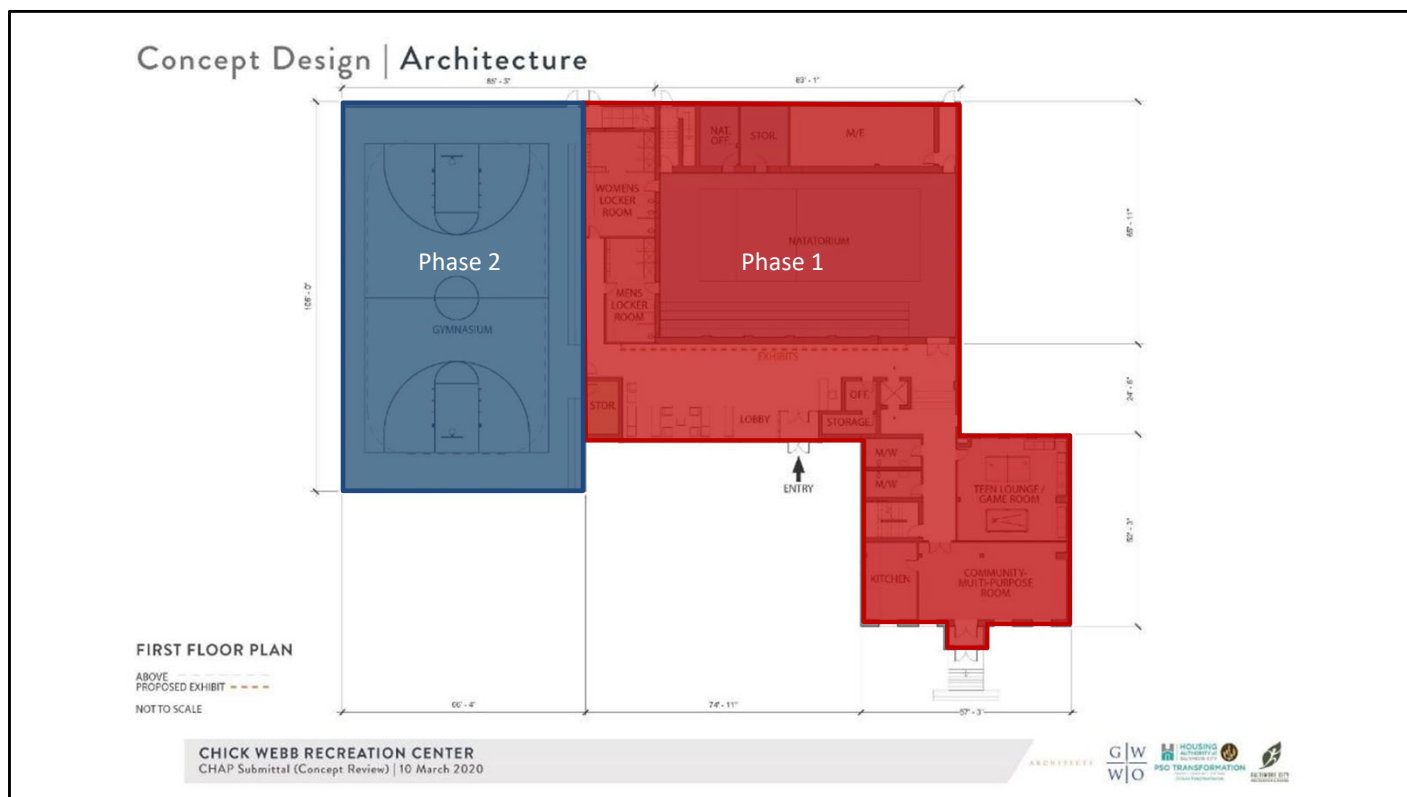
SECOND FLOOR PLAN

ABOVE
PROPOSED EXHIBIT — — — — —
NOT TO SCALE

CHICK WEBB RECREATION CENTER
CHAP Submittal (Concept Review) | 10 March 2020



Exhibits celebrating the history of Chick Webb and the East Baltimore community will also be displayed on the second floor. Banners depicting important historical moments will be hung in the open corridor overlooking the first floor Lobby, and the Founder's Recording Studio will contain not only small recording booths for aspiring artists, but additional displays honoring the legacy of Chick Webb, including a set of drums donated to the recreation center by drummer Dennis Chambers.



In the event that full funding is not available at the time of construction, the building will be designed so that it could be constructed in two phases – the first phase to include the renovation of the existing portions of the building, as well as a new entrance, elevator, and locker rooms, and the second phase to include the new gymnasium.

Interpretive Images | Architecture Interior



Ceiling Banners, Glass Decals, Wall Murals | Dundalk-Sellers Point High School



Floor and Wall Graphics | Jean R. Packard Occoquan Center



Wall Panels | Cade Museum



Engraved Wall and Statues | Mount Vernon Welcome Center

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Previous slides of the new recreation center mentioned various locations and types of exhibits that could be incorporated into the architectural design of the building, but the exact location and type of exhibits will continue to be developed as the building design develops. Many options will be considered, such as those depicted here, and will depend on the budget and resources available. The intent is to involve the local artists and other key members of the community to advise and contribute to this effort of incorporating art and exhibits into the building and site.

There are different ways to provide interpretation. In addition to the physical displays such as those illustrated on this slide, consideration might be given to the use of audio, APPS and other technologies to keep interpretation fresh and ever-changing. One idea from the Working Group is to consider the use of the Founder's Recording Studio to record stories and reflections from community members; these can be utilized in audio interpretation and played as part of a display in the lobby or other areas of the recreation center.

Existing Conditions | Site



Existing Planting and Hardscape Along Eden Street



Existing Planters at Historic Facade



Existing Playground and Planting



Existing Basketball Court

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These images show some of the existing conditions of the site. Some of the existing trees are in poor condition and will be removed while some will be kept. Some of the original paving patterns in front of the historic building façade will be retained with new paving. The wrought iron fence in front of the historic building façade will be retained and repaired. The playground area will be re-designed, however, the outdoor basketball court will be removed to allow for the construction of the new full-size gym as part of the recreation center expansion.

Existing Conditions | Site



View North Along Eden Street Allee Toward Monument Street



View South Along Eden Street Allee

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These are views looking down the Eden Street pedestrian “promenade”. At one time, Eden Street passed adjacent to the Chick Webb MRC, however, it was converted to a wide pedestrian street at the time the area was redeveloped. The promenade is outside the property line of the Chick Webb MRC and will be maintained during the construction of the recreation center renovation and expansion.

As stated in the previous slide, some of the trees in front of the recreation center are in poor condition and will be removed and replaced.

Concept Program | Site

Concept program developed in conjunction with the community

HIGHLIGHTS:

- Outdoor Gathering Space
- Outdoor Learning Space
- Play
- Flexible Use Space
- Stormwater Management
- Movable Tables and Chairs (within secured area)
- Tree Planting and/or Replacement
- Tree Limbing (for security purposed and to maintain sightlines)
- Interpretive Elements (play equipment, fence panels, signage, murals)
- Community indicated an outdoor basketball facility is not needed if indoor space is provided

First Public Meeting | June 12, 2019

CHICK WEBB RECREATION CENTER
CHAP Submittal (Concept Review) | 10 March 2020

MAHAN RYKIEL ASSOCIATES, INC. HOUSING AUTHORITY OF THE CITY OF DALLAS PSO TRANSFORMATION DALLAS CITY GOVERNMENT

The design for the outdoor areas of the recreation center are based upon input during community meetings.

Regulatory Summary | Concept Pervious/Impervious



In addition to site programming and design, the Design Team needs to take into consideration regulatory requirements as they relate to stormwater management requirements. This plan shows the areas that are currently pervious (such as soil or planting where water can pass through) and impervious (such as concrete and asphalt where water must drain to a storm drain).



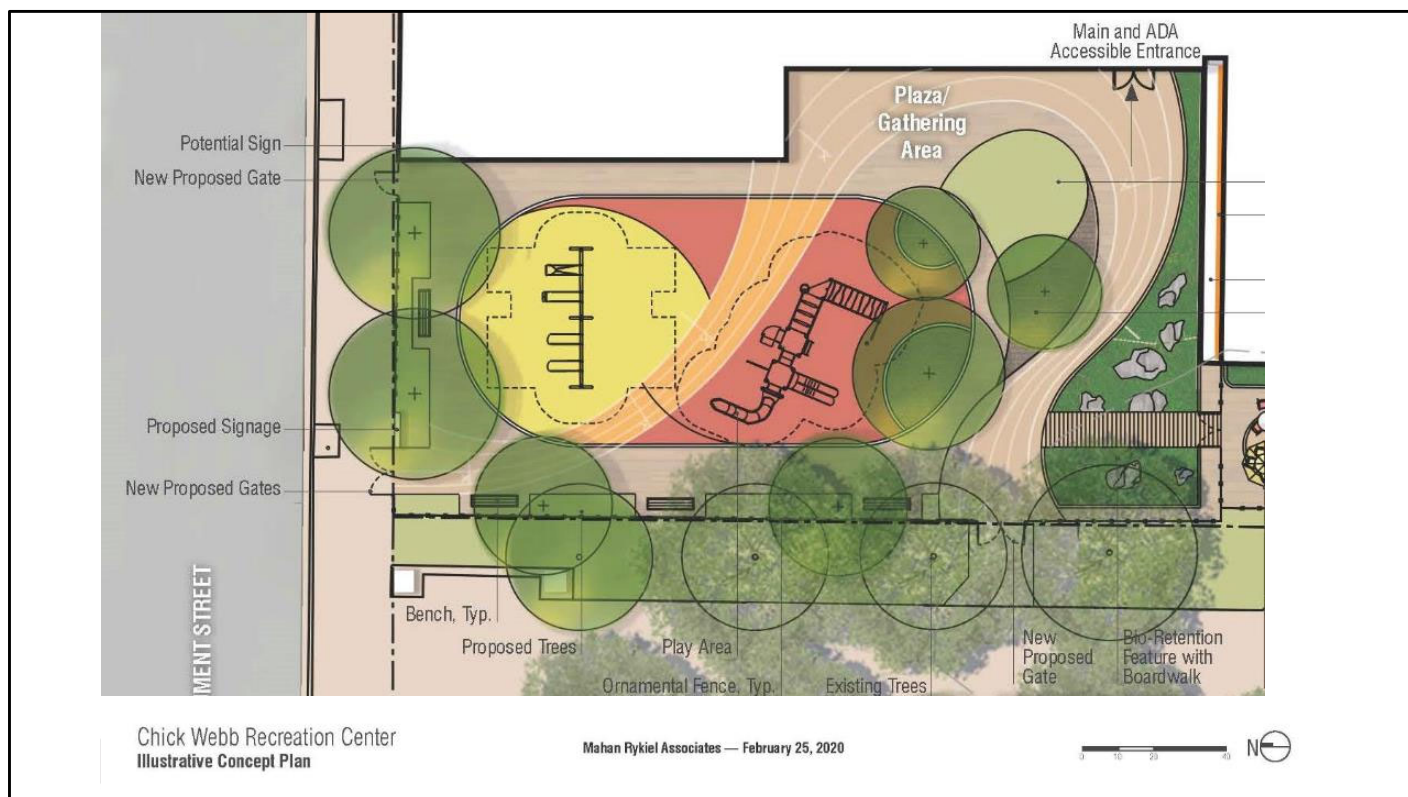
This is the proposed site design. The existing and expanded recreation center building is shown in white. The existing Eden Street promenade remains in place and the site is divided into three main areas:

1. Playground and flexible gathering area/entrance plaza.
2. Enclosed courtyard space in front of the original and historic building (and current entrance).
3. Stormwater management planter area that separate the two areas.

These areas are shown in more detail and described on the following slides.

Visitors to the recreation center will continue to utilize the parking lot associated with the NAF Prep facility. ADA-compliant spaces should be provided in the part of the lot closest to the recreation center. Additionally, the site design shows how two ADA-compliant spaces can be provided off the promenade in front of the existing building entrance.

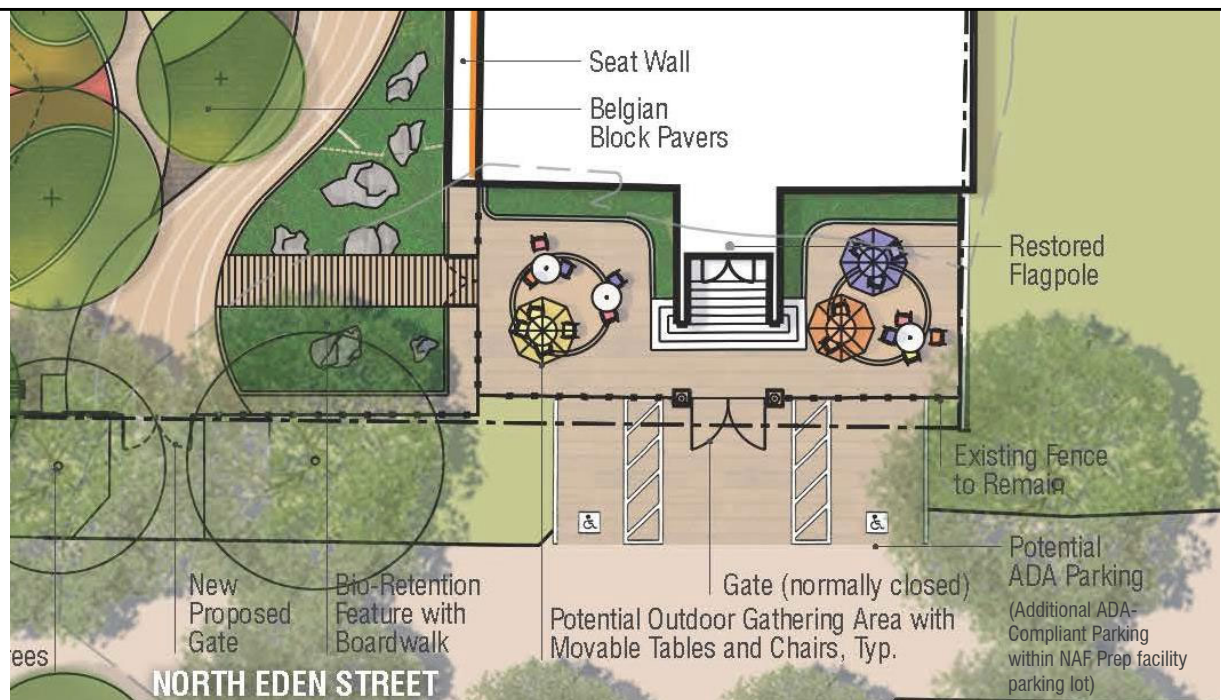
A parking study for the area has not been done as part of this effort, however, a broad parking study should be done for the area as revitalization continues.



One enters the renovated/expanded recreation center through a new main and ADA accessible entrance, off the new plaza and gathering area. Most of the plaza will be paved with concrete or smooth surface special paving (to be determined during next phase of design work). The playground area will be paved with a rubberized safety surface and will be brightly colored. Pavement markings through the plaza and playground area will symbolize the musical staff (five horizontal lines and four spaces) found in sheet music and can serve as a backdrop for musical note insets in the pavement.

Shade trees (with high canopies so as not to block sight lines), benches and lighting will be provided along the edges of the space to allow parents, seniors and others to watch activity in the playground and gathering space. Wide walkways will be provided allowing children to run and wheel around the space in a variety of ways.

A new ornamental fence will be provided along the perimeter of the space with entrance gates and signage at Monument Street and off Eden Street to allow the space to be secured.



Chick Webb Recreation Center
Illustrative Concept Plan

Mahan Rykiel Associates — February 25, 2020

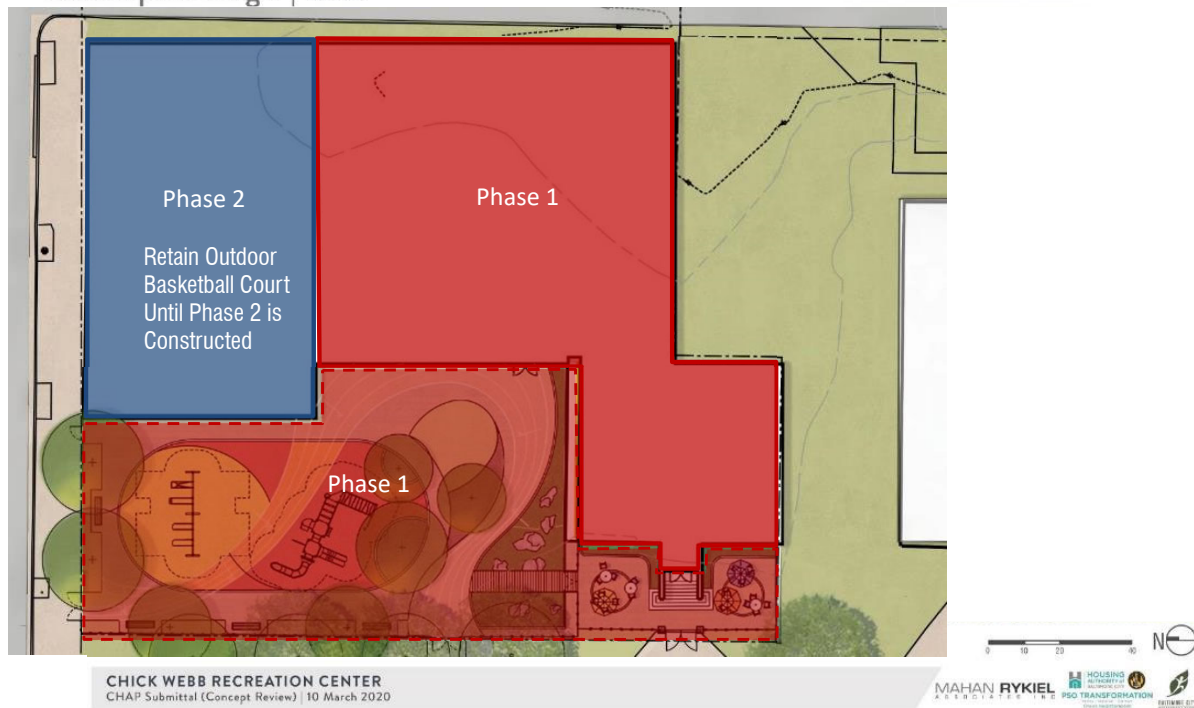


The existing entrance gate will be closed except during special events. This enclosed space outside of the current building entrance will function as a small secured gathering area and activity space with moveable chairs and wheelchair accessible tables. A new gate will be added in the existing fence to allow access to and from the playground/gathering plaza area, across the stormwater management landscape feature.

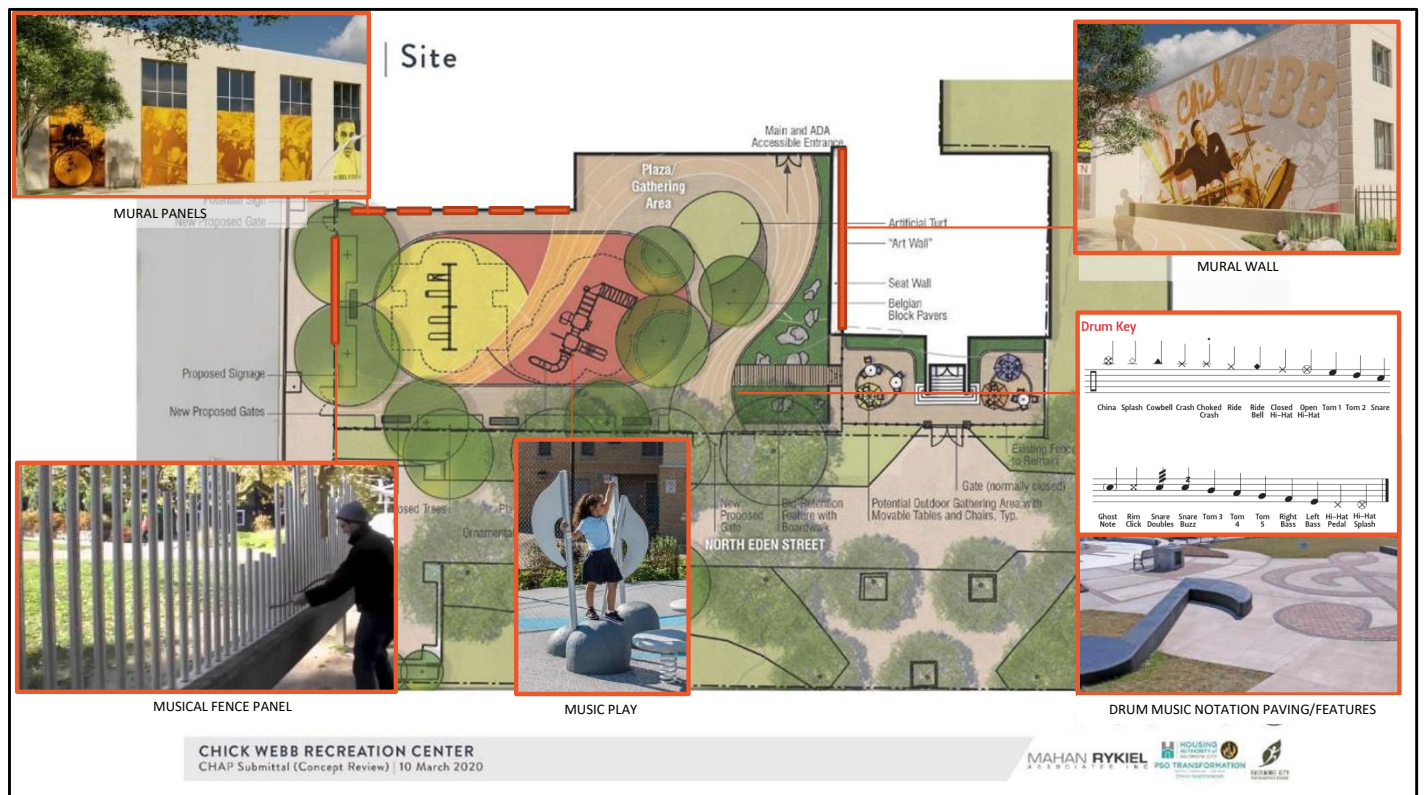
Two ADA-compliant parking spaces are shown near the existing entrance as one possibility for getting parking closer to the building. One space sized to accommodate a van. This area could be paved with special paving. Other locations along the promenade may also be considered.

Only those requiring these accessible spaces will be permitted to drive on the promenade in order to get to the spaces.

Concept Design | Site



While the intent is to construct and complete the full renovation and expansion at one time, this diagram shows how construction could be phased if necessary, with site improvements occurring during Phase I.



Interpretation opportunities include the stories of Chick Webb, those involved in the fundraising and construction of the original recreation center and the surrounding community and can be incorporated in both the interior and exterior spaces. The images above show a number of examples how this could be done with mural panels, interactive and musical fencing, themed play equipment and pavement elements to name a few.

It is important to note that these are examples. During the next phase of design work, the Design Team will be working more closely with the community, exhibit designers and local artists to further develop the stories to be told and the methods for interpretation.

Precedent Images | Landscape



Jazz Themed Playground | Harrison Recreation Center, Washington, D.C.



Play Safety Surface | Ross Recreation



Play Equipment | Landscape Structure, Inc.

CHICK WEBB RECREATION CENTER
CHAP Submittal (Concept Review) | 10 March 2020

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These images show how the playground equipment can be interactive and music-themed to reflect Chick Webb's background as a drummer and jazz musician. As the playground is further designed in the next phase of the design process, it will be important to accommodate users with special needs, including:

Vision Impairments: Auditory assistance/interactive musical elements; balance of light and shade; secured space (fence and gates); sensory activities (smell, touch); etc.

Hearing Impairments: Moveable furniture; sound garden; no plastic equipment which interfere with hearing aids), etc.

Mobility Impairments: Space to run and wheel; place for being out of a wheelchair; level and smooth surfaces; clear sight lines; etc.

Autism/Developmental Delay: Sense of security; imaginative/role play; signs with symbols and pictorial images; etc.

Seniors: Seating; viewing and overlook space; shade; simple loop/figure-eight pathway; materials without glare; sufficient light; etc.

Special ED/OT/PT: Tables that wheelchairs can roll under; nature play; non-toxic plants, small storage area for people with medical equipment and supplies; etc.

Note: The above is just a sample and is not a complete list of considerations to accommodate users with special needs.

Concept Design | Rendering



CHICK WEBB RECREATION CENTER
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In this perspective view of the west side of the building facing what was Eden Street, the original limestone, Art Moderne façade is on the right-hand side. The exterior of this portion of the building will be restored including stonework cleaning, repair, and repointing, cleaning and repair of building-mounted detailing such as the metal lettering, lighting, railings, and flagpole, and new doors and windows.

A new Lobby entrance at the center of the façade will connect the existing and new buildings and will have a colorful pattern of glass divisions reminiscent of a music scale from floor to roof. The new Gymnasium will be clad with oversized, decorative masonry block to compliment the historic limestone of the historic portion of the building. Shallow, vertical recesses in the masonry will complement the recesses and rhythm of the historic façade and will contain similarly proportioned windows with graphic panels depicting historic images below.

The blank side of the existing historic building, originally hidden by an abutting building, will be brought to life with a colorful mural to celebrate and honor Chick Webb's legacy and contributions to the East Baltimore community.

The following slides show a variety of views of the recreation center from different vantage points.

Note: Flagpole will be maintained, illuminated and restored, however, it is not shown in

this view. The ADA-compliant parking is not shown in this view but can potentially be accommodated along the promenade and the existing parking lot for the NAF Prep facility.

Concept Design | Rendering



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Concept Design | Site Rendering



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The playground equipment shown in this view is a placeholder. Actual playground equipment will be selected as part of the next phase of design. The view does illustrate shaded seating, seating that allows people to overlook/oversee activity in the playground and pathways that allow users to walk in a loop or figure-eight pattern.

Concept Design | Rendering



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This view shows the stormwater management planter and how it could become a landscape feature. The planter will likely need to be larger and extend along the side of the building at the base of the Chick Webb mural as shown on the site plan.

Slide 37

TM1

Tom McGilloway, 2/21/2020

Concept Design | Rendering



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This view shows how the area in front of the existing recreation center building can function as a secure outdoor gathering area. Within this secure area, moveable tables and chairs can be provided to allow more flexibility in how the space is used.

Concept Design | Rendering



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Paving patterns can highlight the original paving pattern that included large circular planters.

Concept Design | Rendering



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Aerial view looking to the south from above Monument Street.

Concept Design | Rendering



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Aerial view looking to the northeast toward Monument Street.

Concept Design | Rendering



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View shows new main entrance gate (left) and existing entrance gate (right) which will remain closed most of the time.

Concept Design | Signage



Concept Design Signage Options

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This view shows examples of signage on the building and as a free-standing sign element. Signage along Monument Street will be important.



Refer to the end of the presentation for survey questions related to Chick Webb Memorial Recreation Center.



Chick Webb RC | Madison Square RC | City Springs Park



As a review, the purpose for renovating City Springs Park is to improve it to be more of a park space. Currently, it functions as three separate program elements. Most of the site is fenced off, therefore, limiting the flexibility of how one uses the park.

In addition, the improvements to the park consider the development of the new City Springs School and associated outdoor recreation areas to the south and the connectivity between the school grounds and the park.

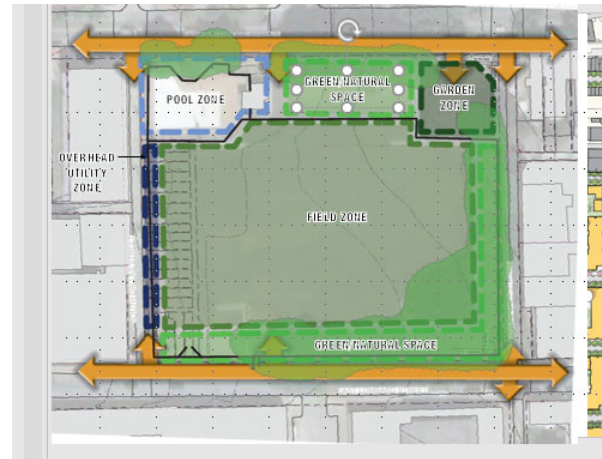
Summary/Highlights of Feedback/Input

Feedback

- Community garden upgrades (can relocate or change)
- Walking/Running Trail
- Splash pad
- Climbing walls
- Open Lawn Space

UPDATED INFORMATION

- 70' Utility Easement (cost prohibitive to relocate)
- Stormwater management requirements



Chick Webb RC | Madison Square RC | City Springs Park



This diagram shows the existing layout of City Springs Park and the primary park elements: Football field, swimming pool, community garden and green/natural space. The green/natural space on the south and east sides of the football field is inaccessible except from the football field as most of the park is fenced off.

During earlier community meetings we heard that having a walking path, flexible open spaces, more activities (in addition to a renovated swimming pool), and safer, more inviting entrances are important.

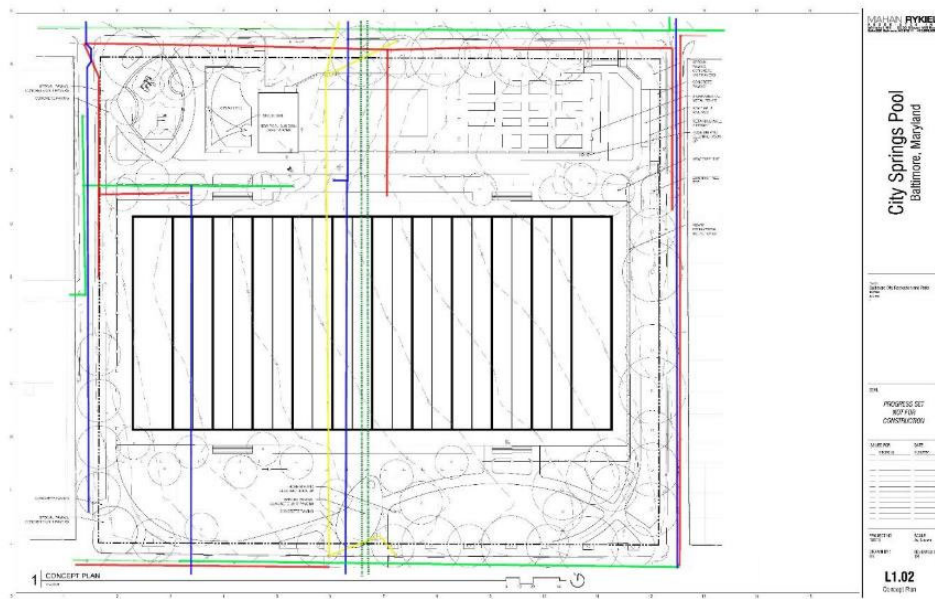
During our December public meeting, we received community feedback that it is OK to relocate the community garden or change it's boundaries. This will allow a walking loop to be incorporated in the park. Changes in the community garden will be required to locate a walking path between the garden fence and football field fence.

Since our December meeting, the Design Team learned that there is a significant 70' wide utility easement through the center of the site that precludes the ability to relocate the pool as shown in earlier concept alternatives. In addition, the Design Team examined stormwater management requirements.

Utilities

Existing Utilities

Red- Electric
Yellow – Storm Drain
Green – Sanitary Sewer
Blue - Water



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This plan shows existing utilities that team member, RK&K Engineers verified.

Utility Easement



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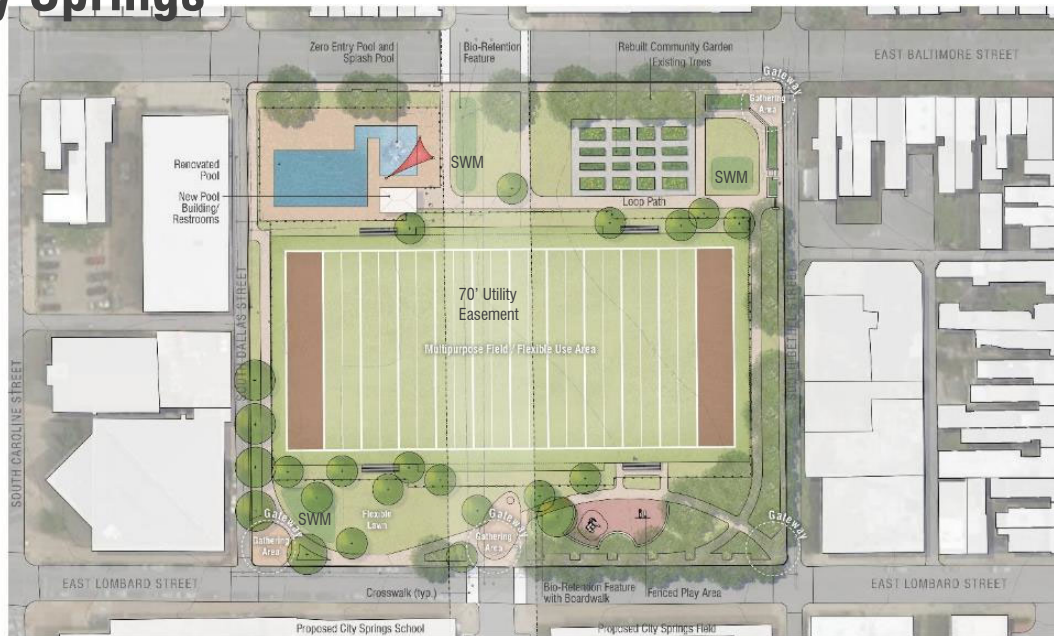
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This diagram shows a closeup of the 70' wide Department of Public Works (DPW) easement that follows the former Right-of-Way limits for South Bond Street which once bisected the site. No structures (other than fencing and pathways) can be constructed in this zone). A twin 42" sanitary line precludes the ability to locate the swimming pool in this area as shown in previous alternative concept approaches.

City Springs



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This illustrative plan shows recommended improvements for City Springs Park to include:

1. Renovated swimming pool with the addition of a “zero-entry” area and shade sail.
2. New pool building with restrooms (accessible from pool area and from football field area).
3. Renovated community garden (shift to the west to allow for an improved park gateway from the northeast).
4. New fencing around football field (brought in closer to the field to allow other park areas to be more accessible).
5. Welcoming park gateways from the southeast, southwest, northeast and mid-block from the proposed City Springs School.
6. Flexible lawn areas
7. New playground and gathering areas near the grove of existing oak trees.
8. Preservation of existing trees and new shade tree planting.
9. Stormwater management areas integrated into the overall landscape design.
10. Walking path that allows one to walk a “loop” around the park.

Next Steps

1. Review survey input from this presentation to inform next phase of design work.
2. Complete summary reports of Schematic Design – May 2020
3. BCRP will have the Design Team develop proposals for the next phase of work (Design Development and Construction Documents) – May 2020
4. Design Development and Construction Documents Start – Early Summer 2020
5. Artist / Interpretation Process with Baltimore Office of Promotion and Arts (BOPA) – Summer 2020
6. Identification of Additional Funding – Ongoing
7. Application to HUD for release of allocated funds – January 2021

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SURVEY QUESTIONS



Chick Webb RC | Madison Square RC | City Springs Park

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General Survey Instructions

Take the Survey Online (Preferred Method):

Please complete the survey online at

bitly.com/bcrpsurvey

Print the Survey and Return Via Email or Mail:

If you cannot complete the survey online, please print the four survey pages, complete the survey and return hard copies (or scan) to Kate Brower at:

Kbrower@baltimorecity.gov or

Kate Brower

Capital Development and Planning, Baltimore City Recreation and Parks

2600 Madison Avenue

Baltimore, MD 21217

Please only take the survey once and complete and/or return all four pages by May 15, 2020

Hard Copies Available to Perkins Homes Residents:

If you are a Perkins Homes resident and need a hard copy, please contact by **May 10, 2020**:

Ernestine Chambers, Senior Project Manager

Urban Strategies, Inc.

1 (443) 798-2774 Voice | 1 (443) 218-2460 FAX

337 S. Madison Court, Baltimore, Md 21231

Return completed hard copy surveys to Ernestine Chambers.

Hard Copies Available to Non-Perkins Homes Residents:

If you are NOT a Perkins Homes resident and need a hard copy, please contact

By May 10, 2020:

Kate Brower

1 (443) 850-9802

Capital Development and Planning, Baltimore City Recreation and Parks

2600 Madison Avenue

Baltimore, MD 21217

Return completed hard copy surveys to Kate Brower

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General Survey Questions

1. What is your age?

Under 10 Years | 11-15 Years | 16-20 Years | 21-30 Years | 31-40 Years | 41-50 Years | 51-60 Years | Above 60 Years

2. What is your zip code?

21202 | 21231 | 21287 | 21213 | 21205 | Other _____

3. What is your gender?

Female | Male | Neutral | Prefer not to say

Chick Webb RC | Madison Square RC | City Springs Park



Chick Webb MRC Survey Questions

1. What are the TOP FIVE recreation center BUILDING spaces/program elements that are most important to you? (Select/Circle Five)

Gymnasium | Walking Track | Lobby and Exhibits | Community Multi-Purpose Room and Kitchen | Teen Lounge/Game Room | Computer/Homework Room/Recording Studio | Arts and Crafts/Makerspace Room | Fitness/Weight Room | Group Exercise Studio | Natatorium (Pool)/Locker Rooms and Support Spaces

2. Would you participate in pottery programs that use the Kiln Room?

Yes | Maybe | No

3. Would you use the Founders' Recording Studio?

Yes | Maybe | No

4. If I were to use the Founders' Recording Studio, I would prefer:

Two, small sound attenuated spaces for one user at a time | One larger space for two-three users at a time | Whole room to be sound attenuated, understanding that only those doing a recording could use the room at any given time

5. What are the TOP THREE recreation center OUTDOOR spaces/program elements that are most important to you? (Select/Circle Three)

Flexible Plaza/Gathering Area | Playground | Benches | Moveable Tables and Chairs | Area to Run and Wheel | Shade

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Chick Webb MRC Survey Questions (Continued)

6. While the specific designs will be developed during the next phase of work, the concept plan shows different media types to interpret important historical aspects and stories about Chick Webb - the man, the recreation center, and the surrounding neighborhood. These media include: ceiling banners, glass decals, wall murals, floor and wall graphics, pavement insets, interactive play equipment, engraved walls, sculpture, statues, audio recordings, among others. Do you agree that these media types are appropriate and should be explored and developed as part of the design?

Strongly Agree | Agree | No Comment | Disagree | Strongly Disagree

If you disagree, what other media types should be considered? _____

7. Are you an artist or do you know artists from the community who might contribute to the public art and interpretive exhibits?

Yes | No | If Yes, Name/Contact Information for Artist _____

8. What are the most important stories associated with the center's history that need to be told through the art and exhibits incorporated into the building and site? Please be as specific as possible. _____

9. What else is important to consider as the design is refined? _____

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City Springs Park Survey Questions

1. My top priority for improvements to City Springs Park is (Select/Circle One):

Swimming Pool and Restroom | Flexible Open Space | Walking Path "Loop" | Welcoming Park Gateways | Community Garden | Playground

2. My second priority for improvements to City Springs Park is (Select/Circle One):

Swimming Pool and Restroom | Flexible Open Space | Walking Path "Loop" | Welcoming Park Gateways | Community Garden | Playground

3. What else is important to consider as the design is refined? _____

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Thank You!



Contact: Kate Brower, Baltimore City Department of Recreation and Parks
Kate.Brower@baltimorecity.gov

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