

Chick Webb RC | Madison Square RC | City Springs Park

Public Meeting #3
December 19, 2019



Chick Webb RC | Madison Square RC | City Springs Park



Agenda

1. Introduction

- Review Ground Rules
- BCRP/Design Team Project Overview and Updates

2. Concept Development

- Chick Webb (Presentation, Q+A)
- Madison Square (Presentation, Q+A)
- City Springs (Presentation, Q+A)

3. Preference Exercise

4. Next Steps

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Introduction

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Ground Rules

- Avoid side conversations, cell phone use, etc.
- **Listen to one another** – only one person talks at a time.
- **Show mutual respect**
- After you leave the room, treat one another's comments with care
- Consider all voices, especially those who are not present
- **There are no “right” or “wrong” points**
- If you’re particularly quiet, speak up. On the other hand, if you tend to lead discussions, **be mindful to not monopolize the floor.**
- **Stay on topic**
- **Any off-topic comments will be “parked” for future discussion**

(Facilitator will respectfully move on to other participants)

Project Review

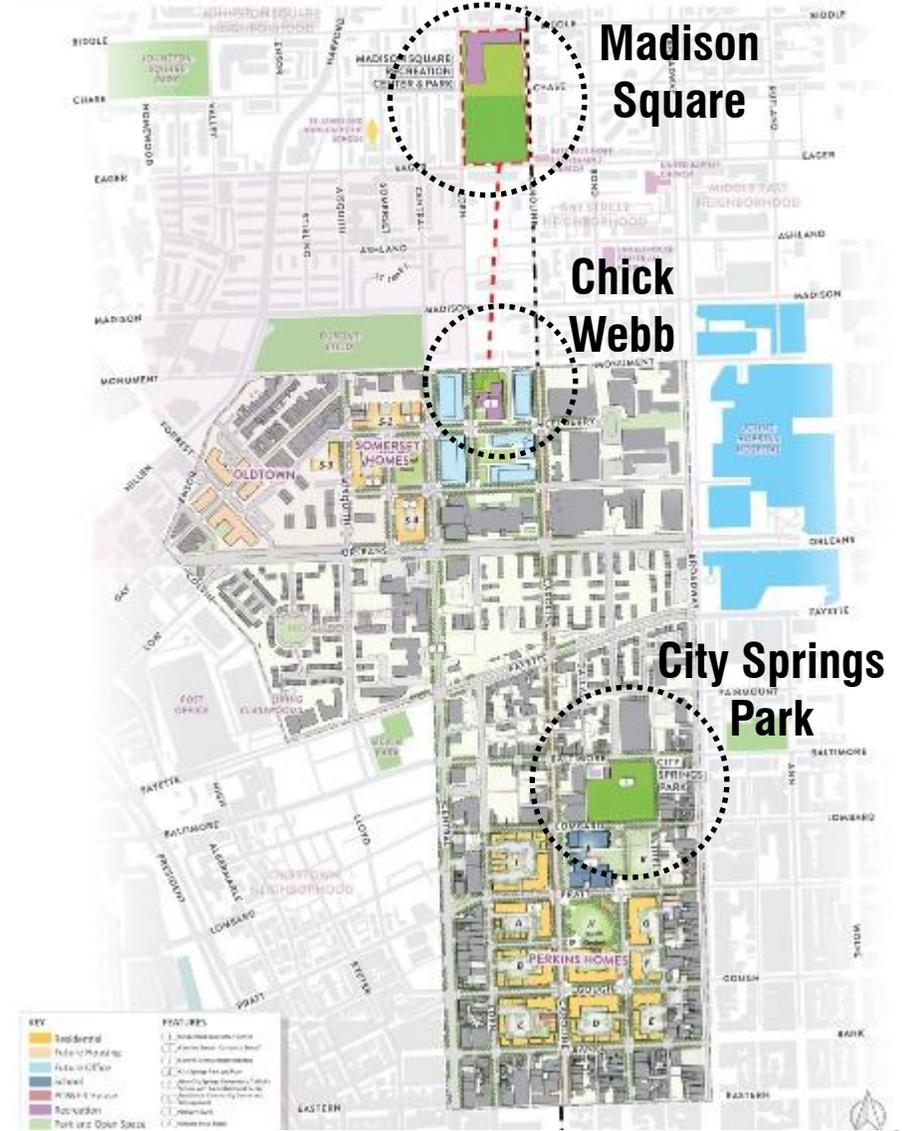
Context

Perkins-Somerset-Oldtown Transformation Plan: Chick Webb and City Springs

Nearby Context: Madison Square

A TRANSFORMATIVE PLAN

The map below illustrates the Choice Neighborhoods Perkins Somerset Oldtown Transformation Plan



Project Review

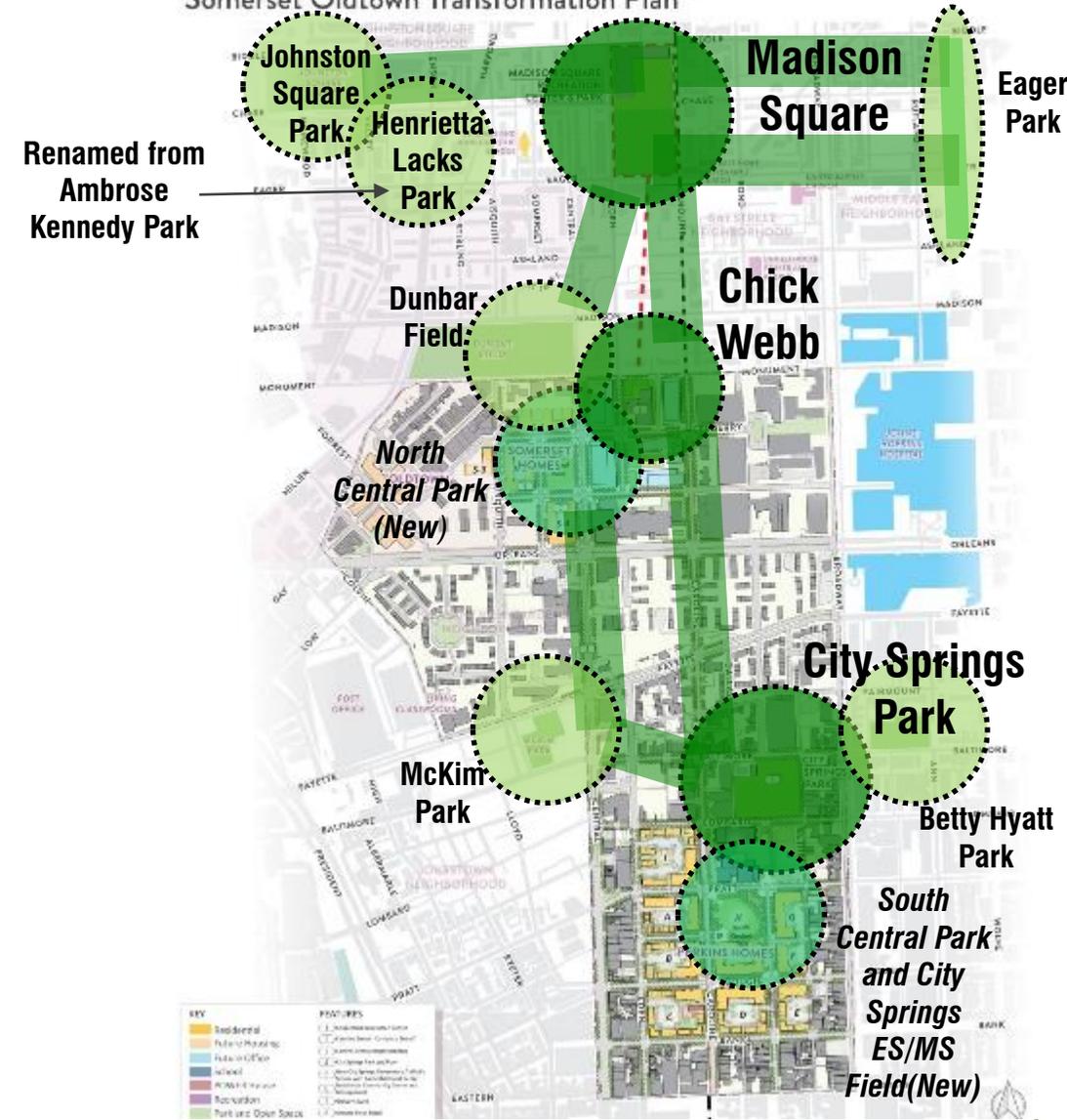
Recreation | Open Space “Campus”

- Consider in context to **other parks and open spaces**.
- Consider **complementary programming**.
- Consider **physical connections** from one to the other (streetscapes, crosswalks, lighting, etc.)

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A TRANSFORMATIVE PLAN

The map below illustrates the Choice Neighborhoods Perkins Somerset Oldtown Transformation Plan



BCRP/Design Team Project Review and Updates

Updates

- BCRP natatorium and sports facility consultant study
- BCRP offices will NOT be located at Madison Square Park
- Additional meetings within the community
- Schedule

BCRP/Design Team Project Review and Updates

Public Meeting #2 and Additional Meetings

1. August 14, 2019 - Public Meeting #2
2. September 12, 2019 - Youth Meeting #1 (at Madison Square)
3. October 10, 2019 - Latrobe Homes Meeting
4. October 22, 2019 - Latrobe Homes Meeting (rescheduled)
5. November 7, 2019 - Youth Meeting #2 (Dunbar High) – no turnout
6. November 8, 2019 – Youth Meeting #3 (City Springs Elementary)
7. December 10, 2019 – East Side Community Garden (City Springs Park)

BCRP/Design Team Project Review and Updates

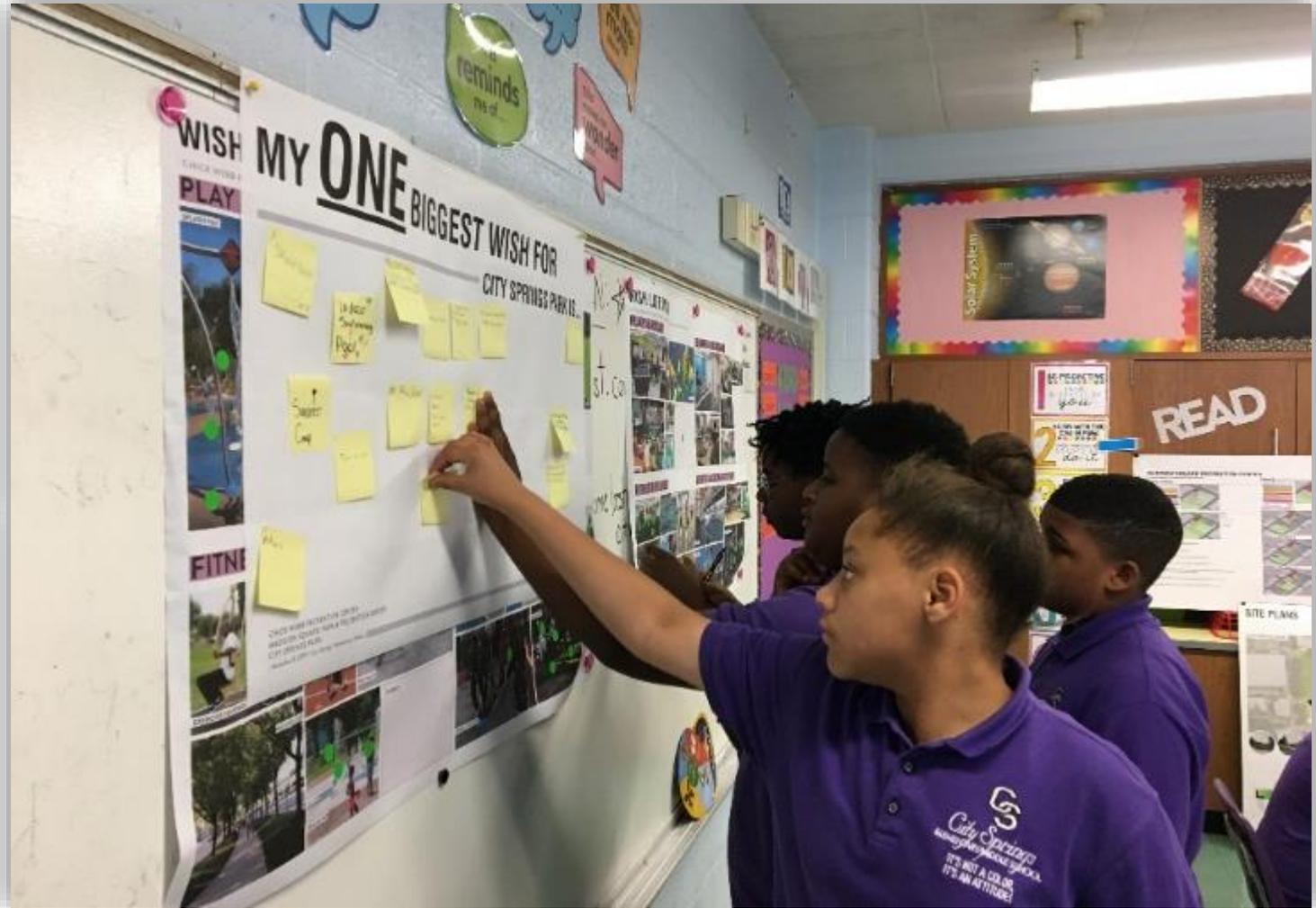


Public Meeting #2

BCRP/Design Team Project Review and Updates

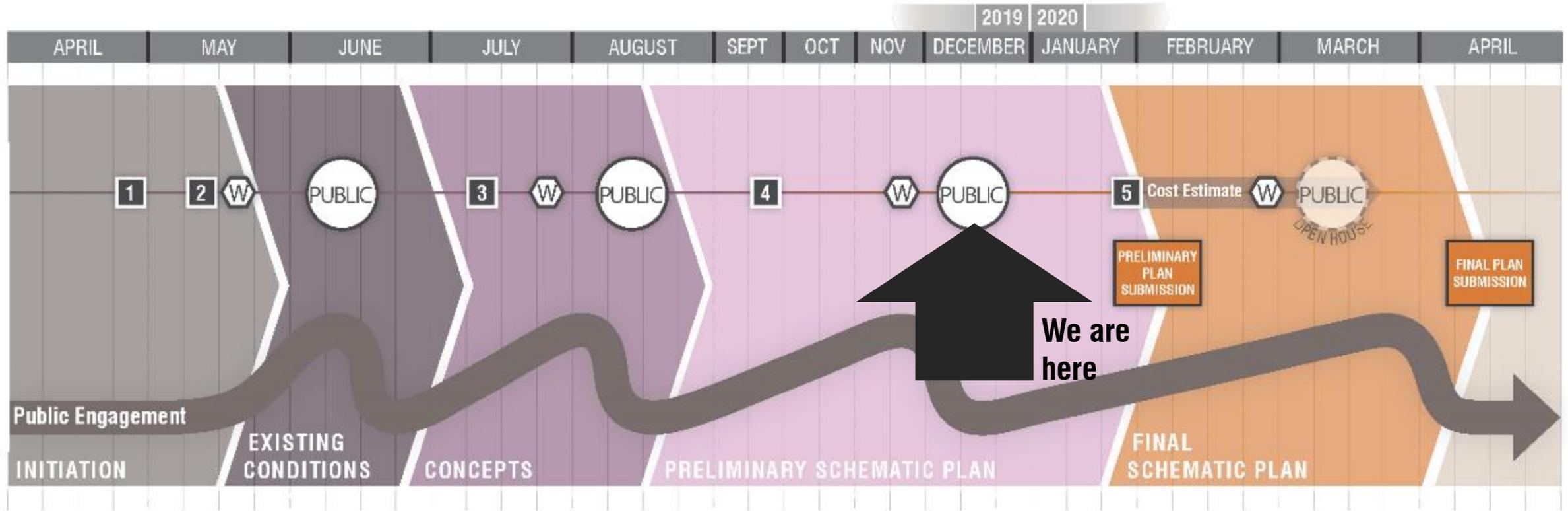


City Springs Elementary School



CHICK WEBB REC CENTER | MADISON SQUARE REC CENTER | CITY SPRINGS PARK

Process Schedule



Dec 12, 2019



DEVELOPMENT OF CONCEPTS/PROGRAM

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GWFO
RK&K
Carroll Engineering
MK Consulting Engineers

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BALTIMORE CITY



Chick Webb Recreation Center

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RKMK
Carroll Engineering
MK Consulting Engineers

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Housing | Commercial | and more
Choice for all Baltimoreans



Chick Webb – Schemes Explored

Scheme 1



Scheme 3



Scheme 2



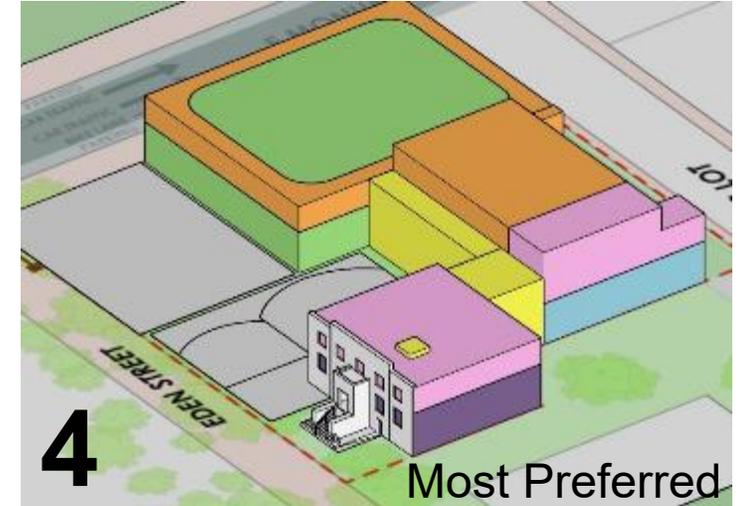
Scheme 4



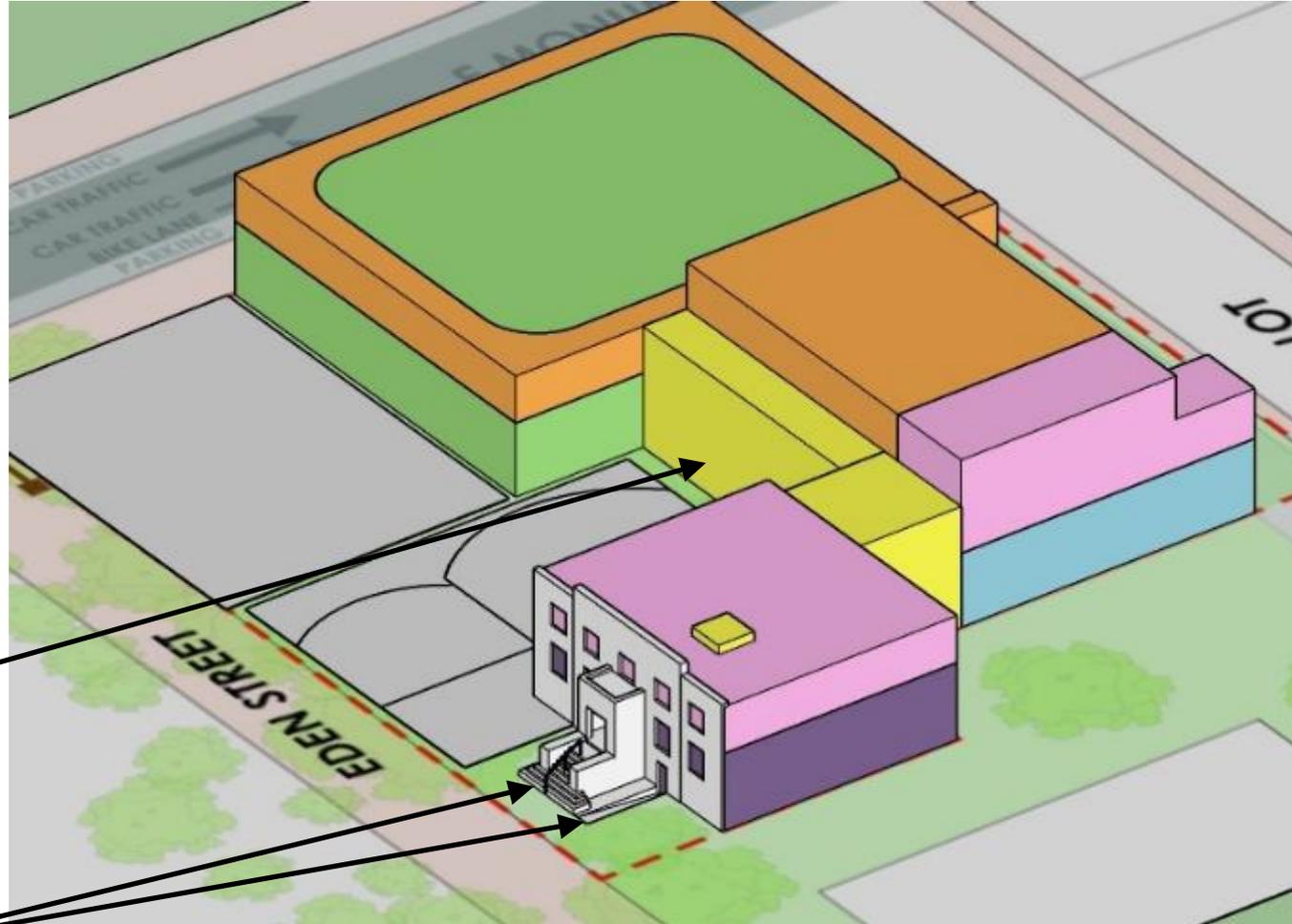
Summary/Highlights of Feedback/Input

Feedback

- Preference for Scheme 4 at Public Meeting #2, followed by Scheme 3
- Preference for Scheme 4 in follow-up meetings (Latrobe Homes and meetings with Youth)
- Outdoor basketball court not critical if full indoor court is included (indoor preferred)
- Potential splash pad
- Remove or limb up trees to open views
- Importance of shade



Chick Webb Memorial Recreation Center – Entrance Options Schemes 4A & 4B



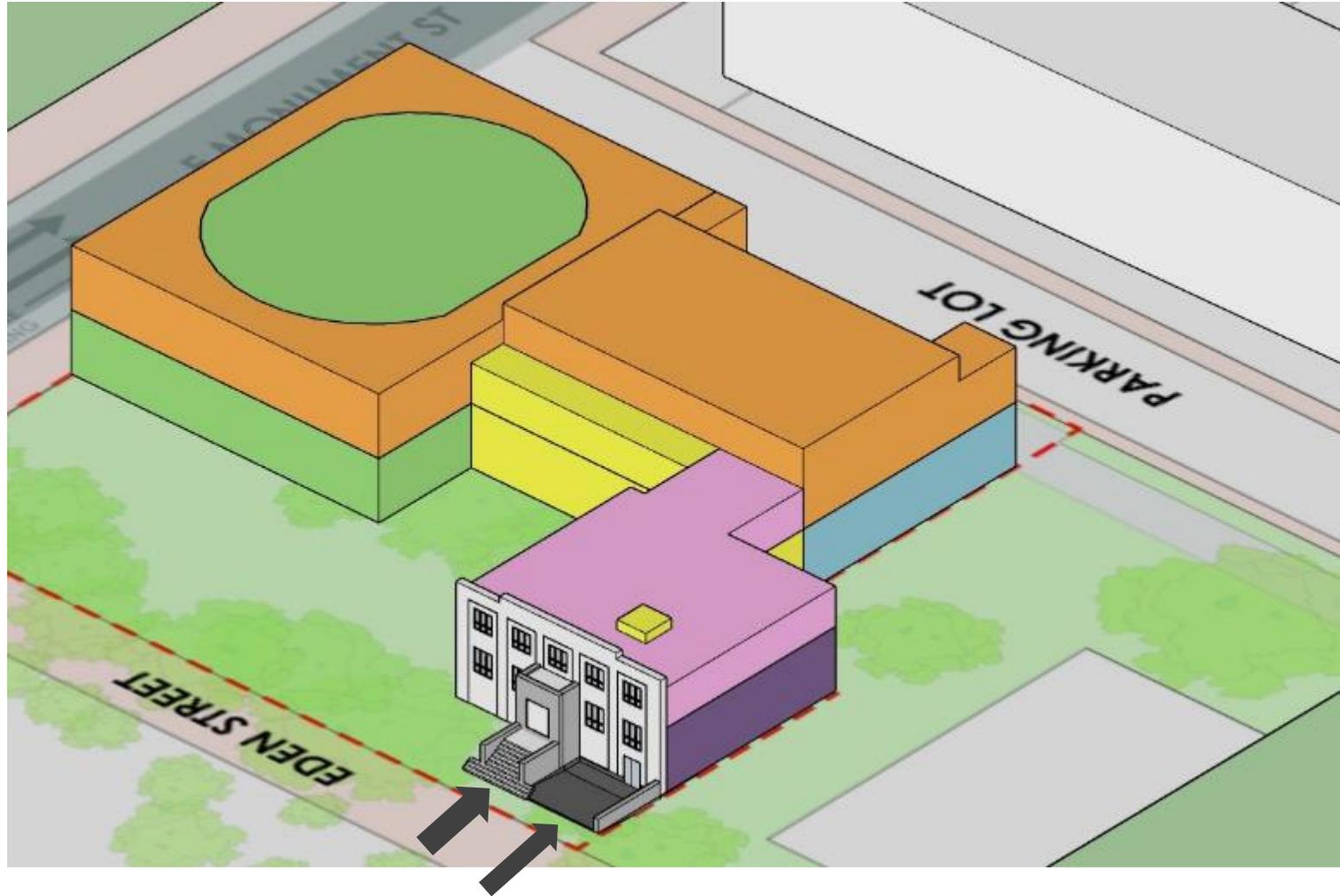
Scheme 4B
Entrance

Scheme 4A
Entrance

Chick Webb Memorial Recreation Center – Scheme 4A

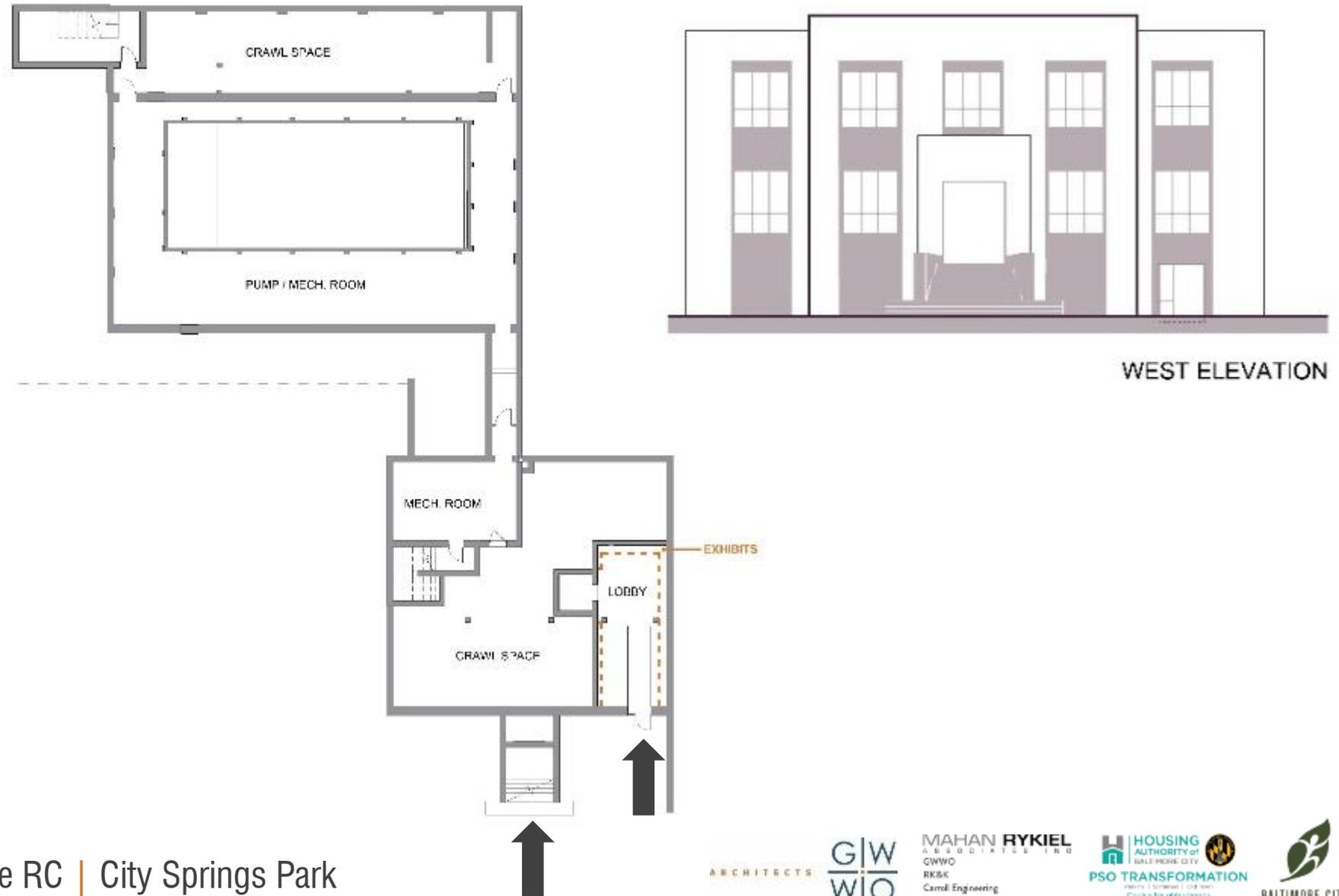
SCHEME 1 Front Entrance-Renovated Pool & Rec; New Gym Addition with Track

	Net Square Footage
New Construction	10,213
Gymnasium & Locker Rooms	6,921
Walking Track	3,292
Renovation	13,883
Lobby	1,387
Staff, Meeting Room, Kitchen	956
PC Lab, HW Rooms, Recording Studio	698
Makerspace, Arts & Crafts, Teen Lounge	1,324
Fitness/Weight Room	3,876
Natorium & Locker Rooms	5,642
Total Net SF	24,096
Total Gross SF	36,274



Chick Webb Memorial Recreation Center – Scheme 4A

Basement Plan

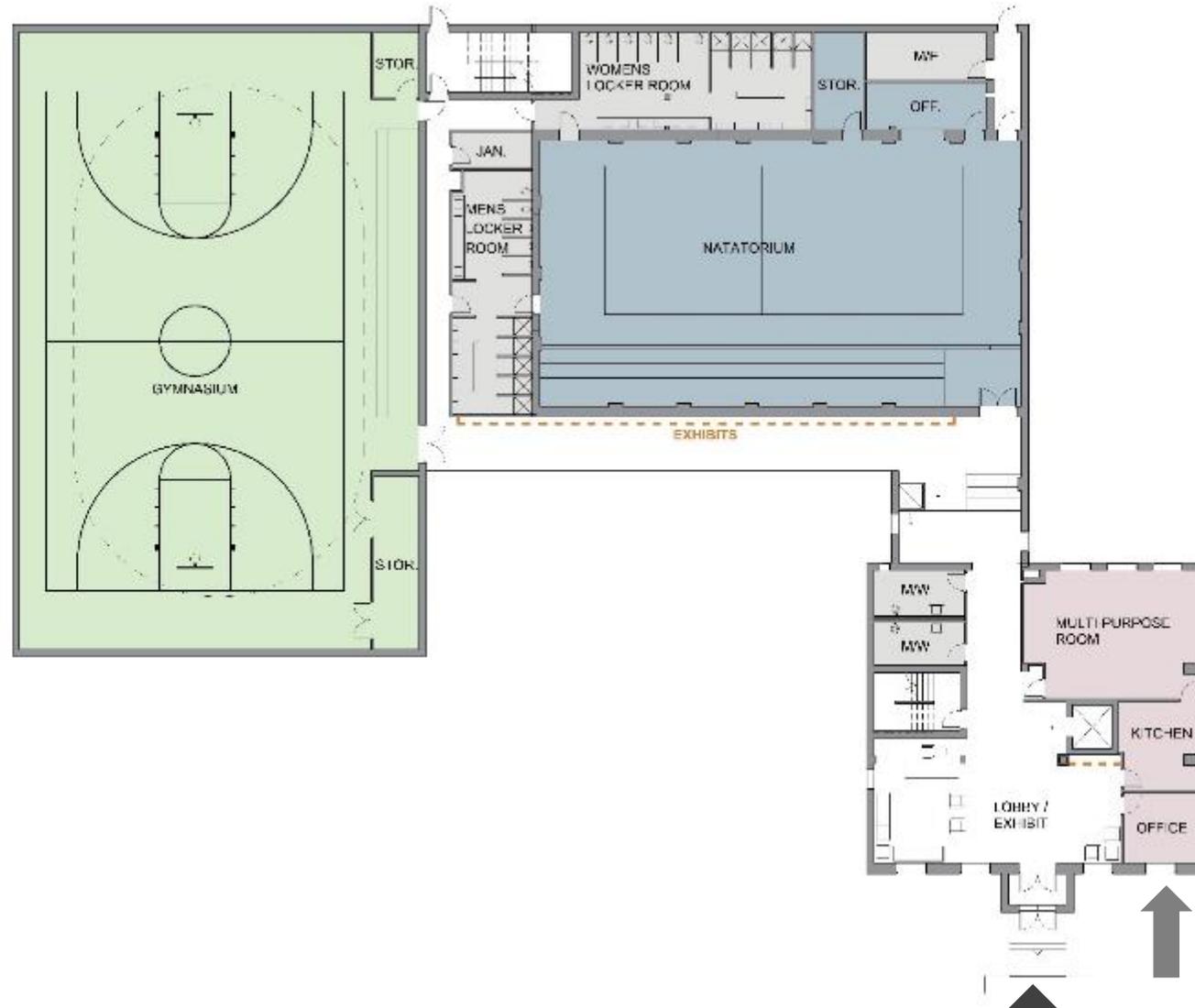


ABOVE
PROPOSED EXHIBITS - - - -

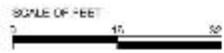
SCALE - 1/8" = 1'-0"
0 18 32

Chick Webb Memorial Recreation Center – Scheme 4A

1st Floor Plan



ABOVE
PROPOSED EXHIBITS - - - - -



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ARCHITECTS

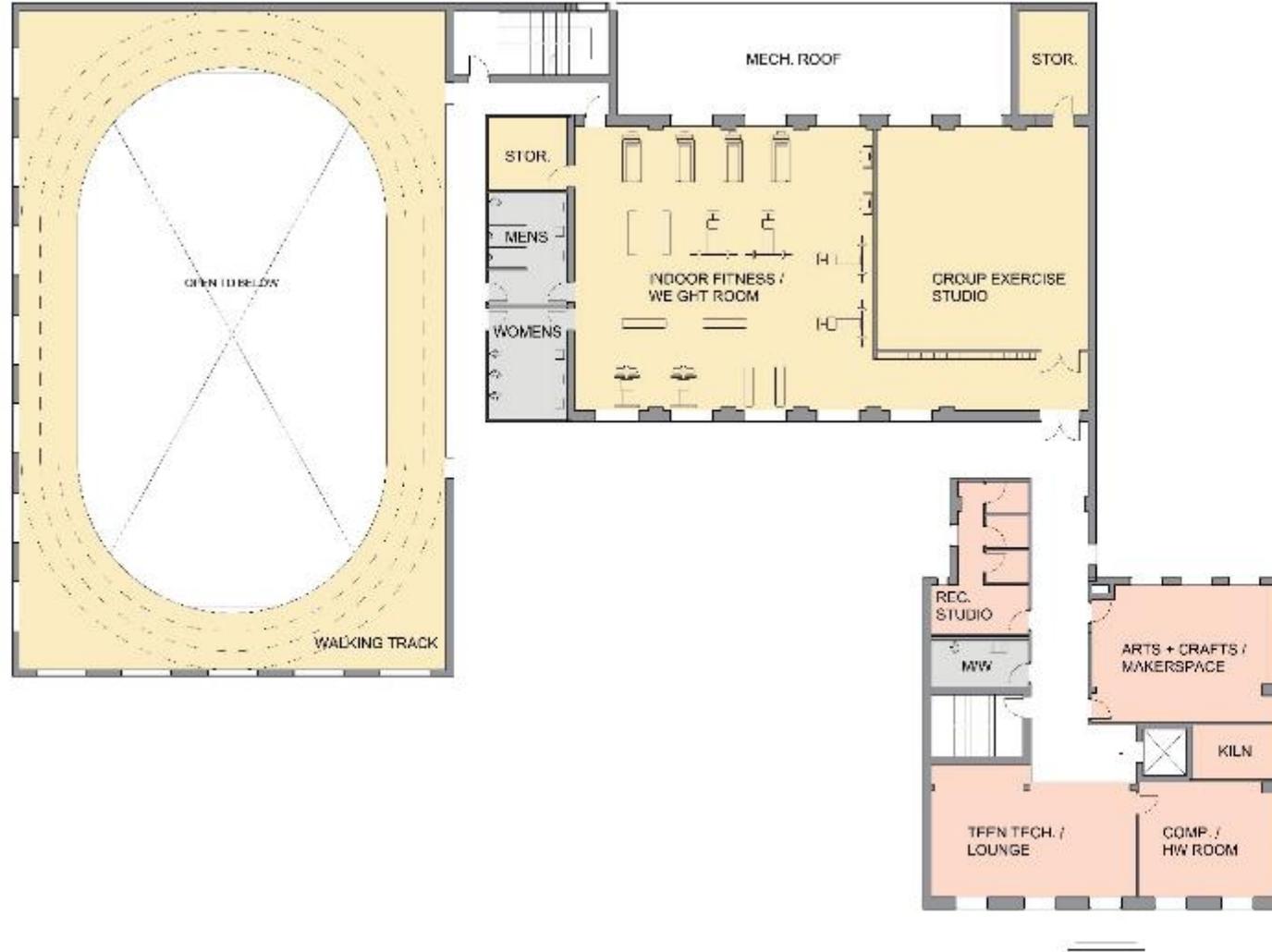


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RKKK
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MK Consulting Engineers



Chick Webb Memorial Recreation Center – Scheme 4A

2nd Floor Plan



ABOVE ---
PROPOSED EXHIBIT - - -

SCALE: 1/8" = 1'-0"
0 10 20

Scheme 4A



Scheme 4A

EAST MONUMENT STREET



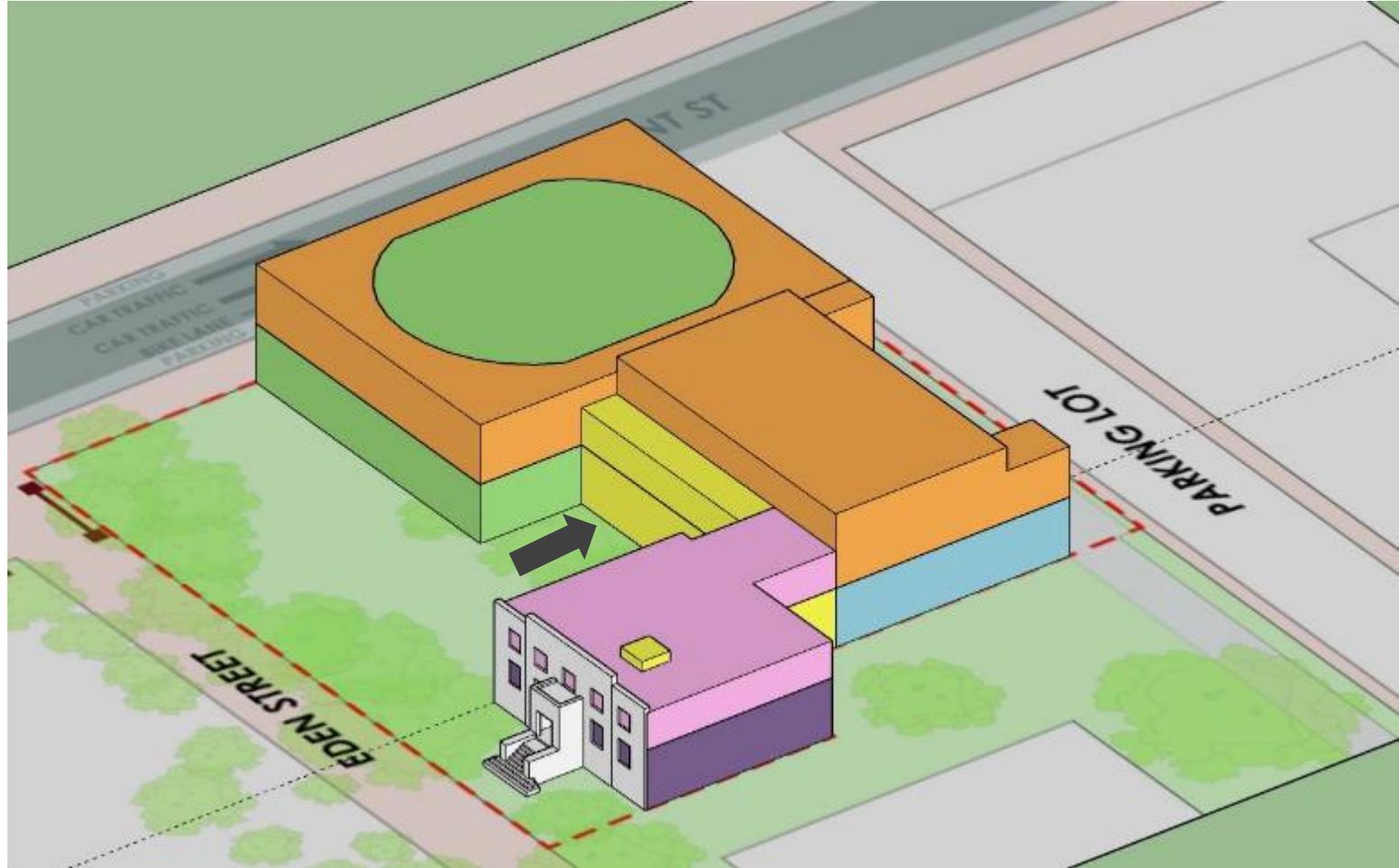
Chick Webb Memorial Recreation Center – Scheme 4A



Chick Webb Memorial Recreation Center – Scheme 4B

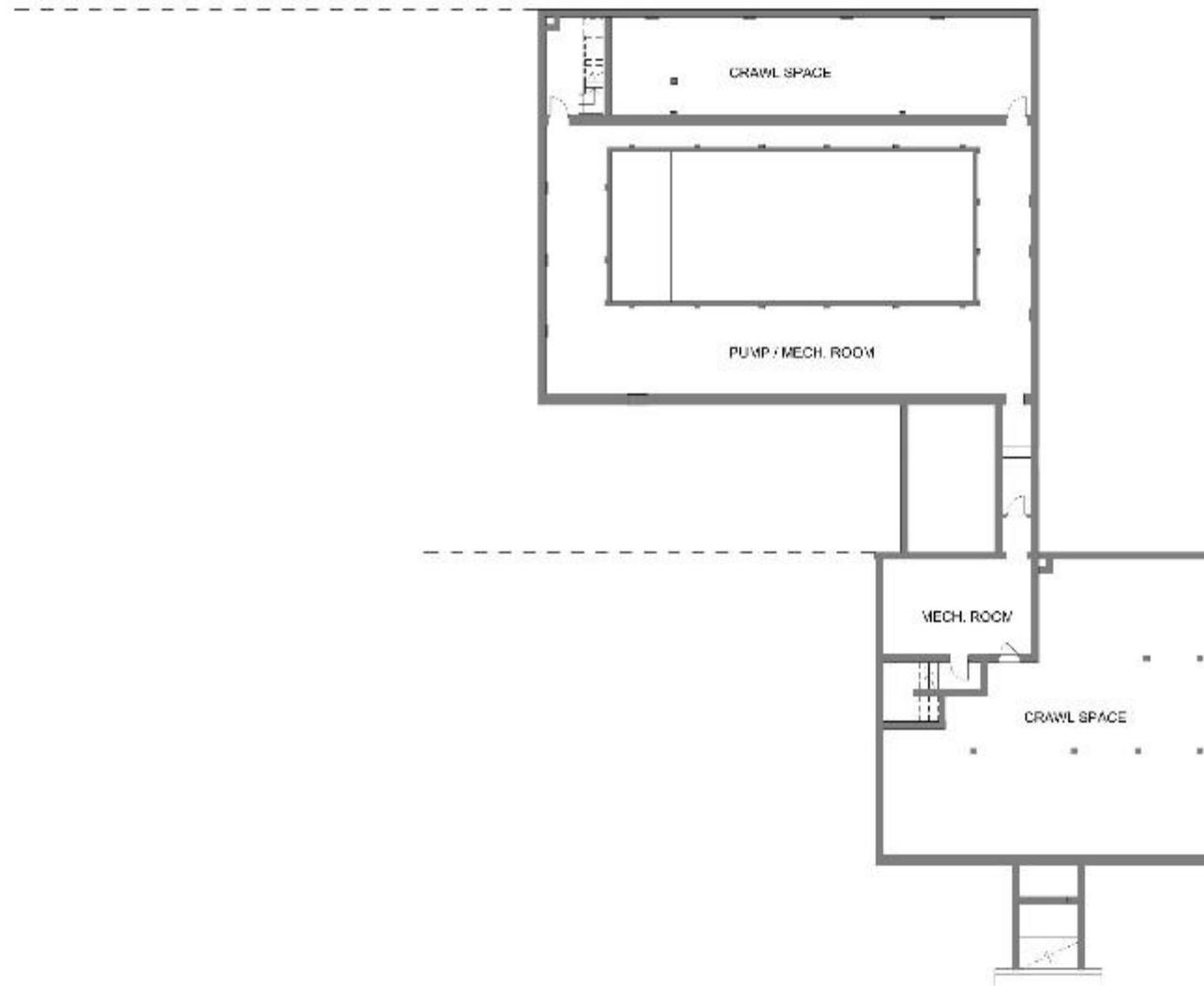
SCHEME 2 Center Entrance-Renovated Pool & Rec; New Gym Addition with Track

	Net Square Footage
New Construction	10,719
Gymnasium & Locker Rooms	7,427
Walking Track	3,292
Renovation	14,653
Lobby	1,062
Staff, Meeting Room, Kitchen	1,325
PC Lab, HW Rooms, Recording Studio	904
Makerspace, Arts & Crafts, Teen Lounge	1,794
Fitness/Weight Room	3,830
Natorium & Locker Rooms	5,738
Total Net SF	25,372
Total Gross SF	37,871



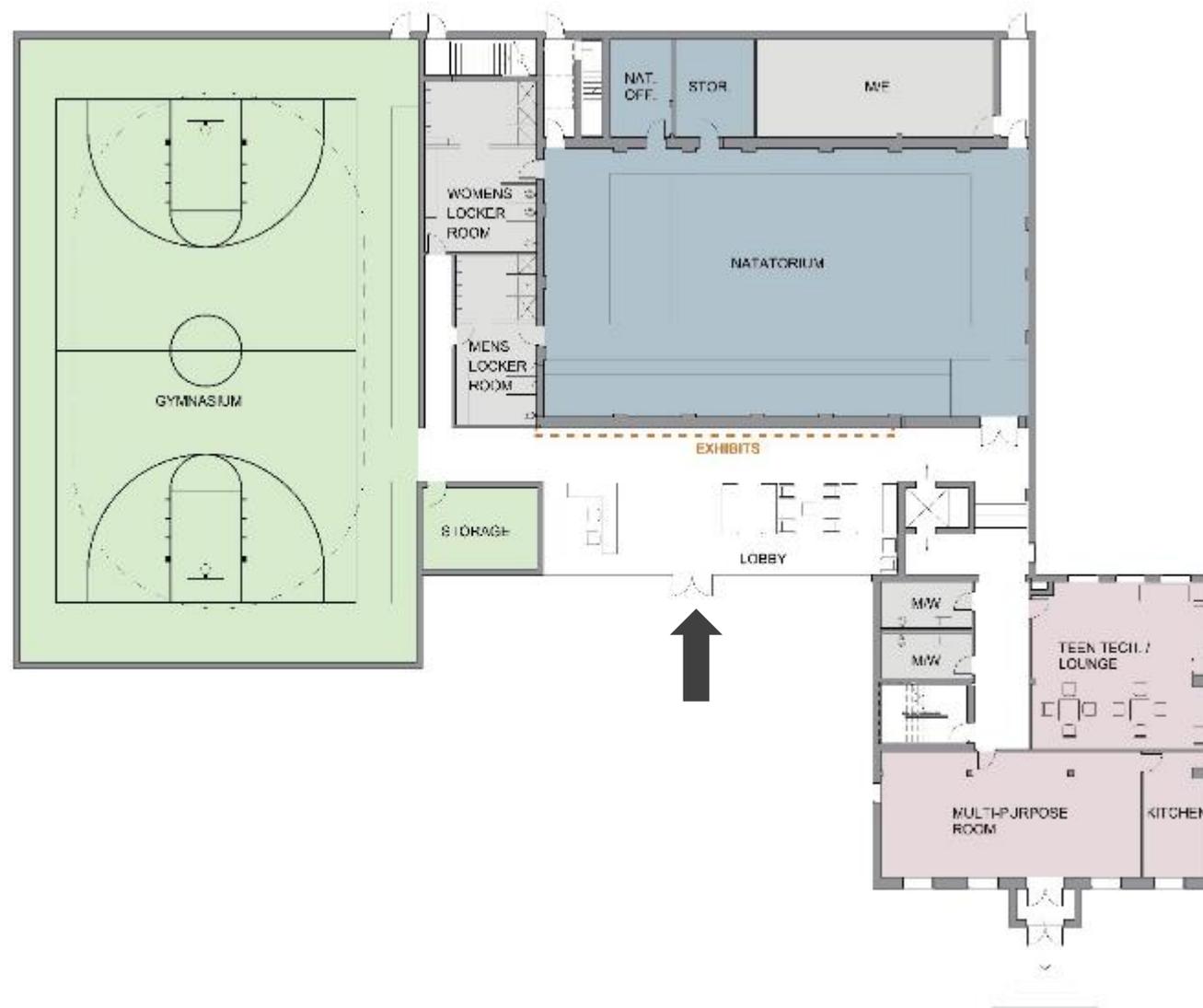
Chick Webb Memorial Recreation Center – Scheme 4B

Basement Plan



Chick Webb Memorial Recreation Center – Scheme 4B

1st Floor Plan

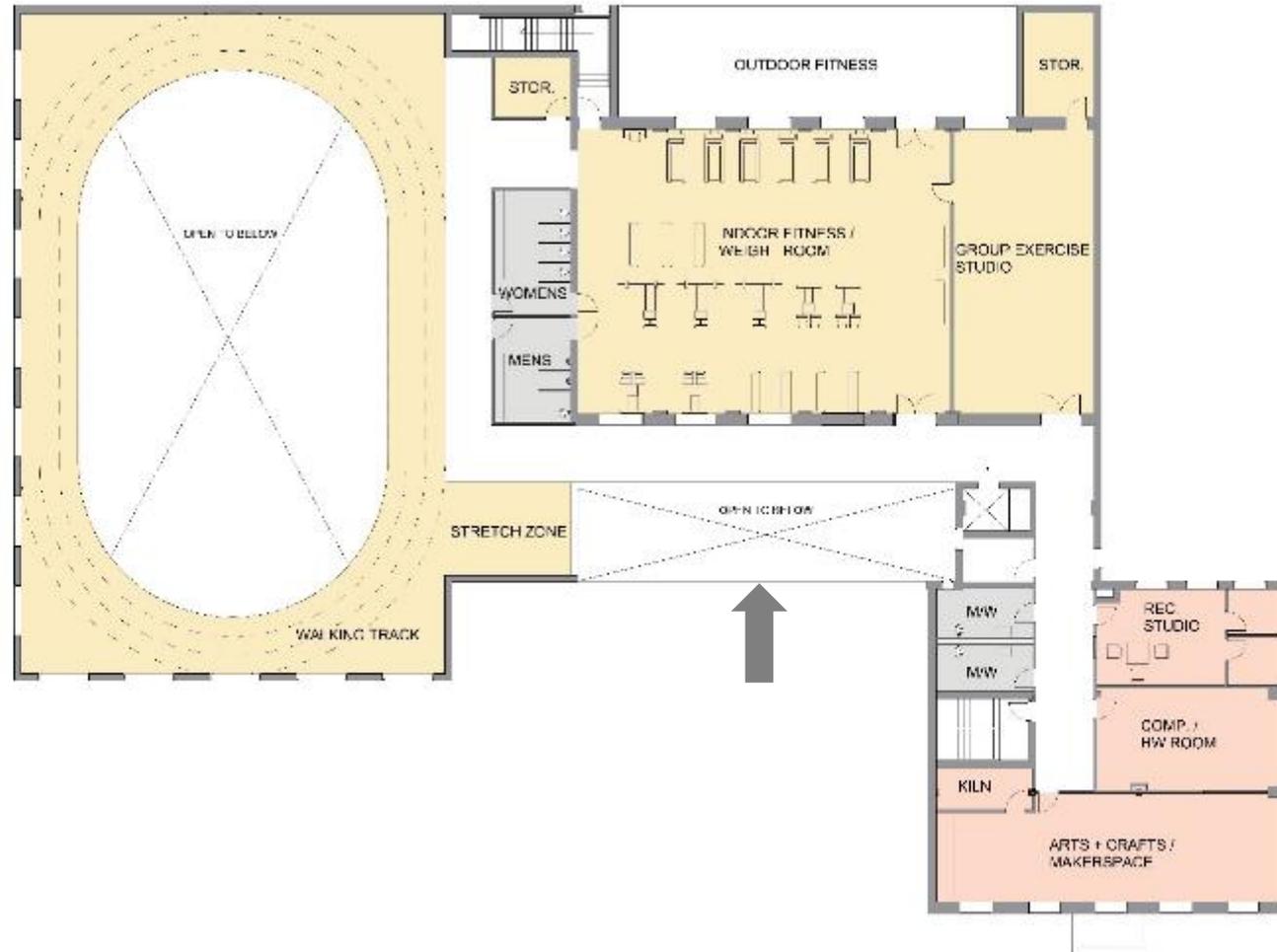


ABOVE
PROPOSED EXHIBIT - - -

SCALE OF FEET
0 10 32

Chick Webb Memorial Recreation Center – Scheme 4B

2nd Floor Plan



ABOVE
PROPOSED EXHIBIT

SCALE OF FEET
0 10 20

Scheme 4B



Scheme 4B

EAST MONUMENT STREET



CEILING BANNERS / GLASS DECALS / WALL MURALS
Dundalk-Sollers Point High School



FLOOR AND WALL GRAPHICS
Jean R. Packard Occoquan Center



WALL PANELS
Cade Museum



ENGRAVED WALL / STATUES
Mount Vernon Welcome Center



Chick Webb Interpretation Opportunities

Timeline	Important Figures	Subject
1940 – Fundraiser	Chick Webb	Neighborhood History
1947- Construction	Dr. Ralph Young	Swimming
	Joe Louis	Jazz
Other?	Duke and Mercer Ellington	Fundraising Story
	Ella Fitzgerald	
2017 – Historic Designation	The Ink Spot	Other
202? – Expanded Center	Jackie “Moms” Mabley	
	Nicholas Brothers	
	Baltimore Elite Giants	
	Dizzy Gillespie	
	Others	

Chick Webb Interpretation Opportunities



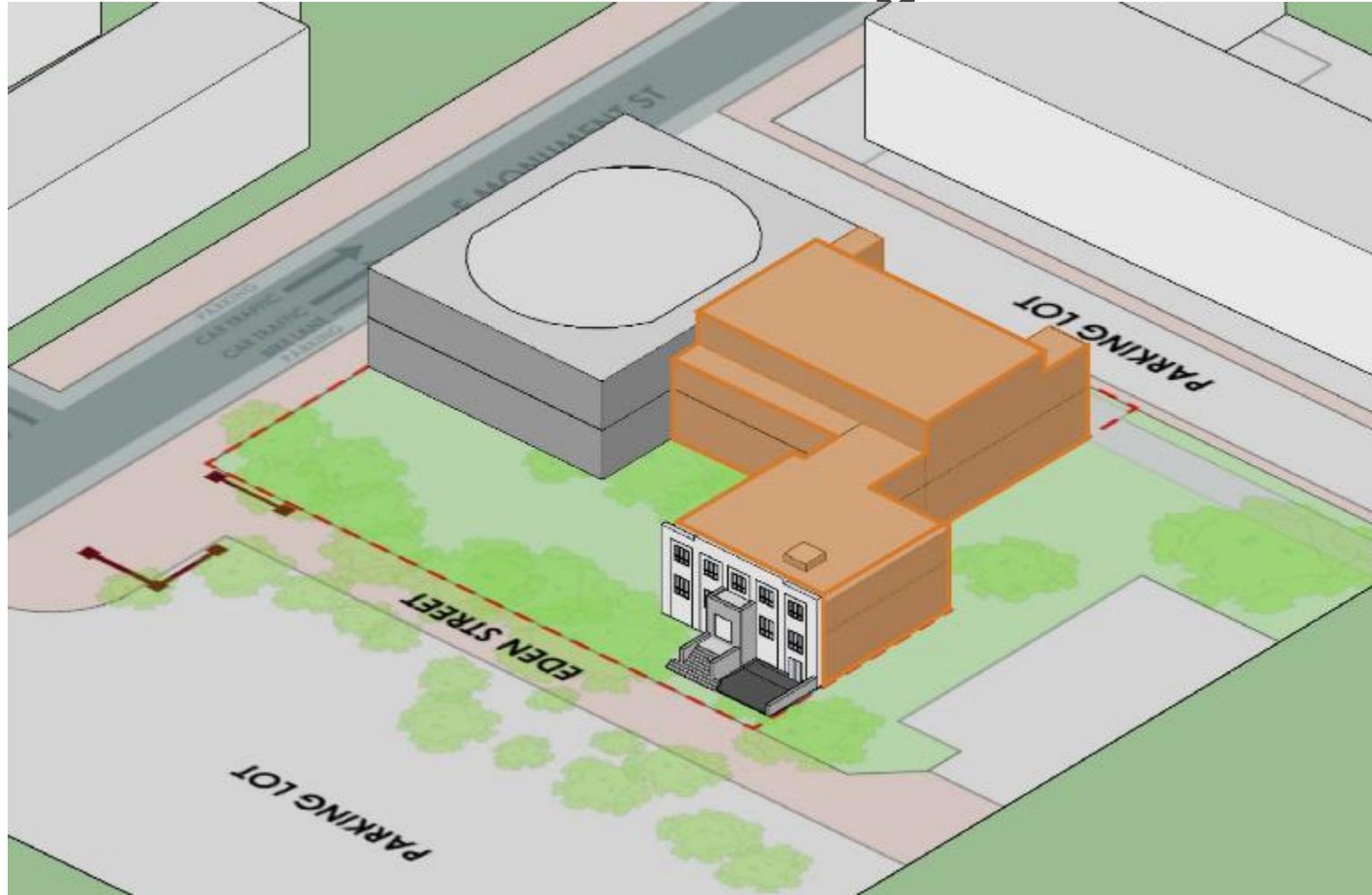
Chick Webb RC | Madison Square RC | City Springs Park

Chick Webb Memorial Recreation Center – Exterior Rendering



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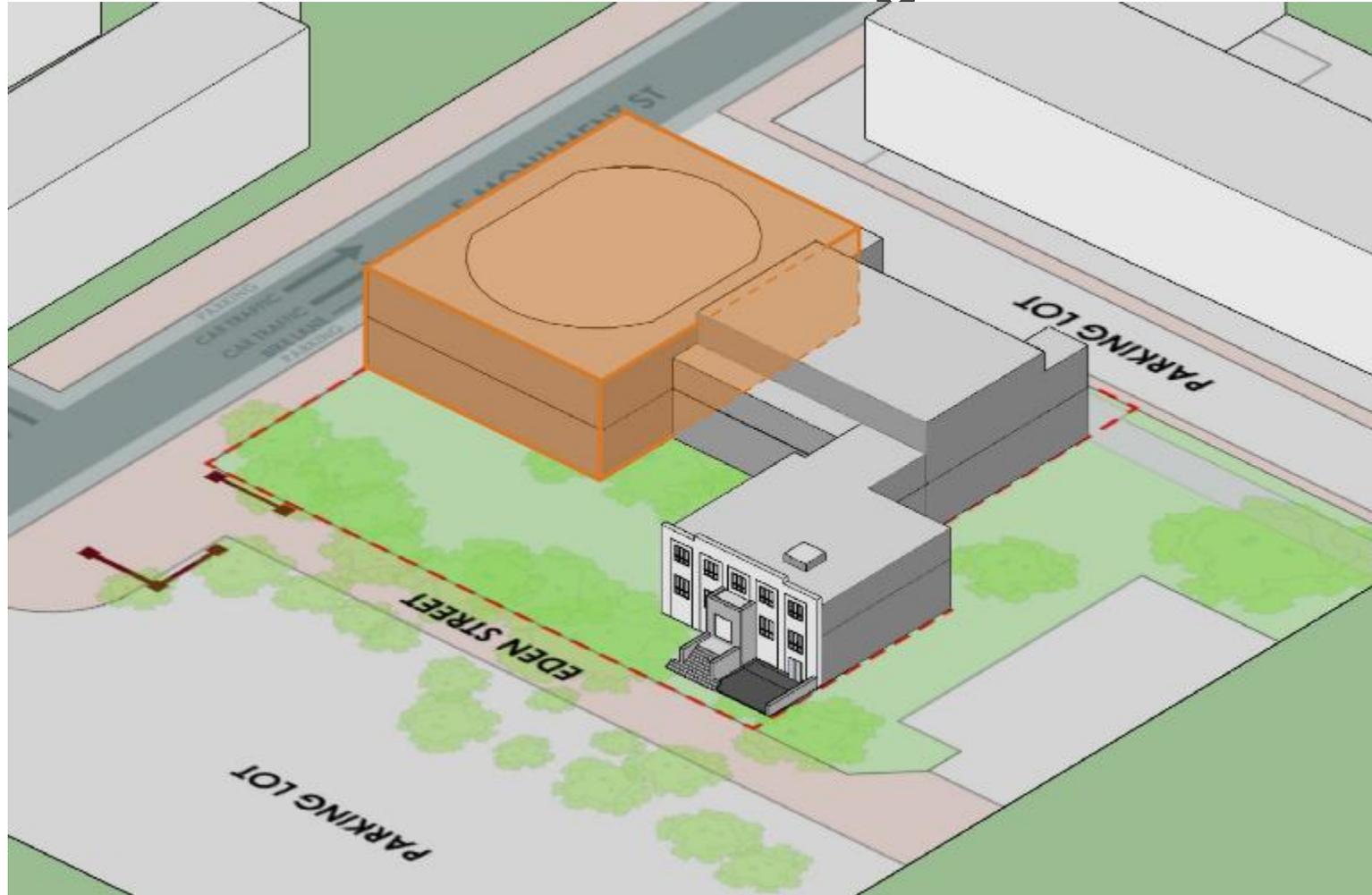
Chick Webb Potential Phasing – Phase 1



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Chick Webb Potential Phasing – Phase 2



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Chick Webb Q&A

- Questions? Thoughts on the concepts?

2 minute maximum



Madison Square Recreation Center and Park

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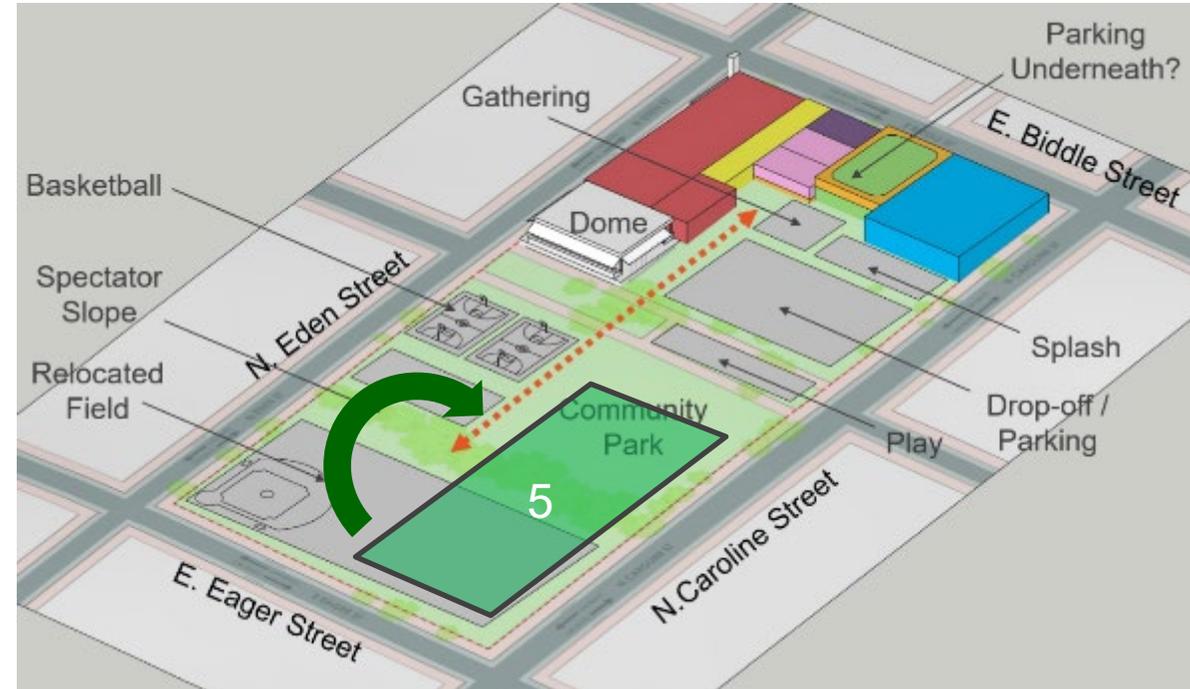
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Summary/Highlights of Feedback/Input

Feedback

- Strong preference for not having BCRP offices here
- Home Economics/Cooking Program (may be policy on commercial kitchens)
- More programmed indoor activities
- Climbing walls
- Desire for concessions
- Desire for regulation size football field
- Consider rotating field to give more room
- Desire for stronger connections among park elements
- Keep name recognition of Senator Nathan C. Irby, Jr.
- Consider “Old Town Gator Field” for football field
- Desire for walking/running track

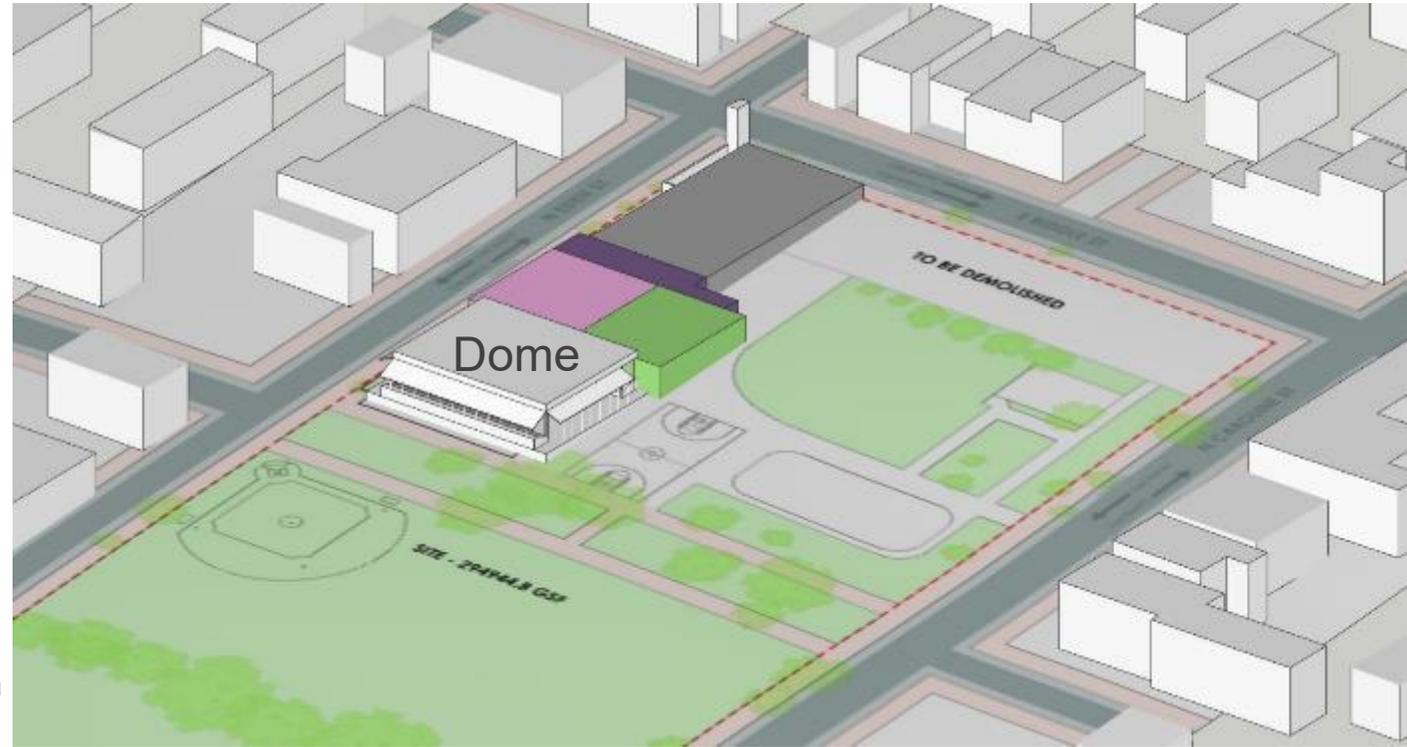


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Madison Square Recreation Center – Existing Conditions

Lower Level

Existing Recreation Center	
	Net Square Footage
Existing Rooms	20,500
Locker Rooms	700
Gymnasium	3,000
Dance Studio	2,050
Lobby	1,000
Staff Offices	95
Kitchen	130
Multipurpose Rental/Meeting Room	2,240
Game Room	800
Computer Lab	1,050
Auditorium	3,035
Unprogrammed school space	6,400
Total Net SF	20,500
Grossing Factor	1.66
Total Gross SF	34,000



Madison Square Recreation Center – Existing Conditions

Upper Level

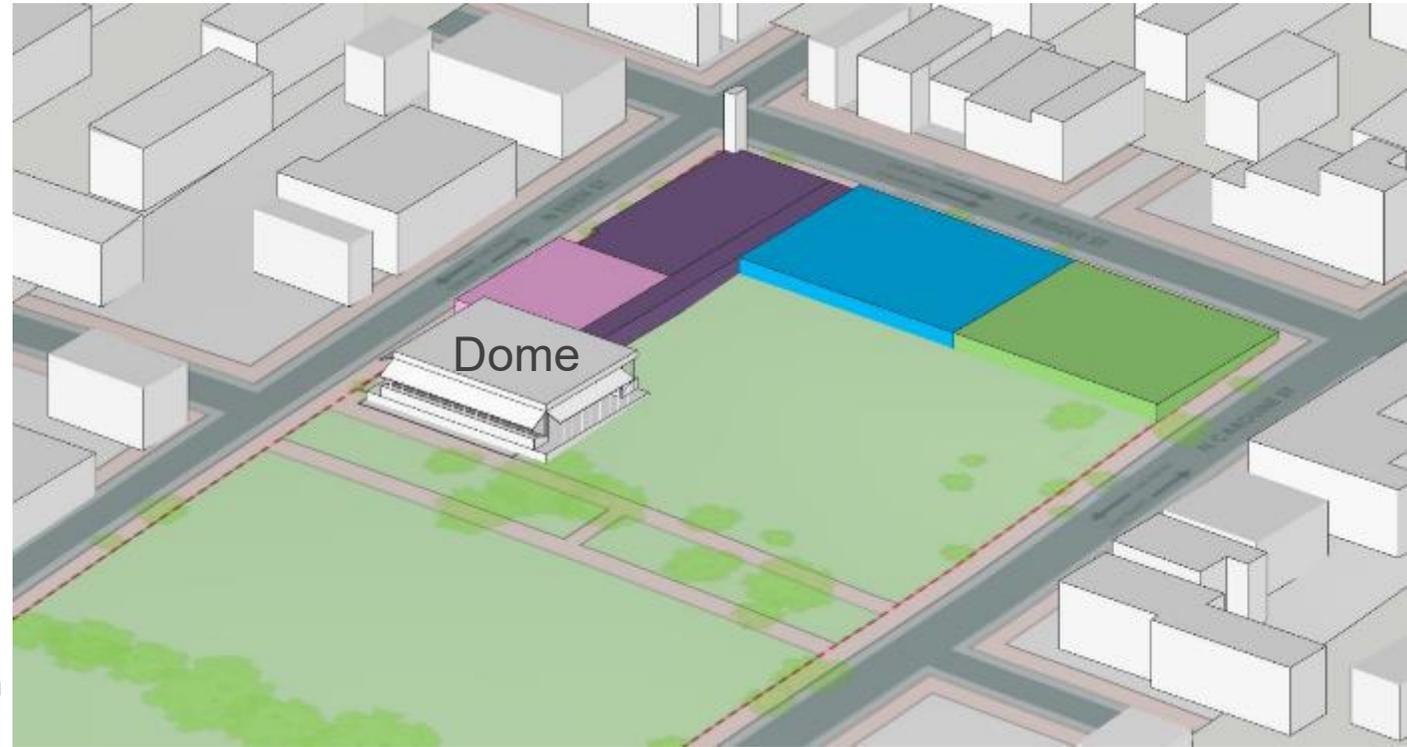
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Kitchen	130
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Game Room	800
Computer Lab	1,050
Auditorium	3,035
Unprogrammed school space	6,400
Total Net SF	20,500
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Total Gross SF	34,000



Madison Square Recreation Center – SCHEME 1 RENOVATION

Lower Level

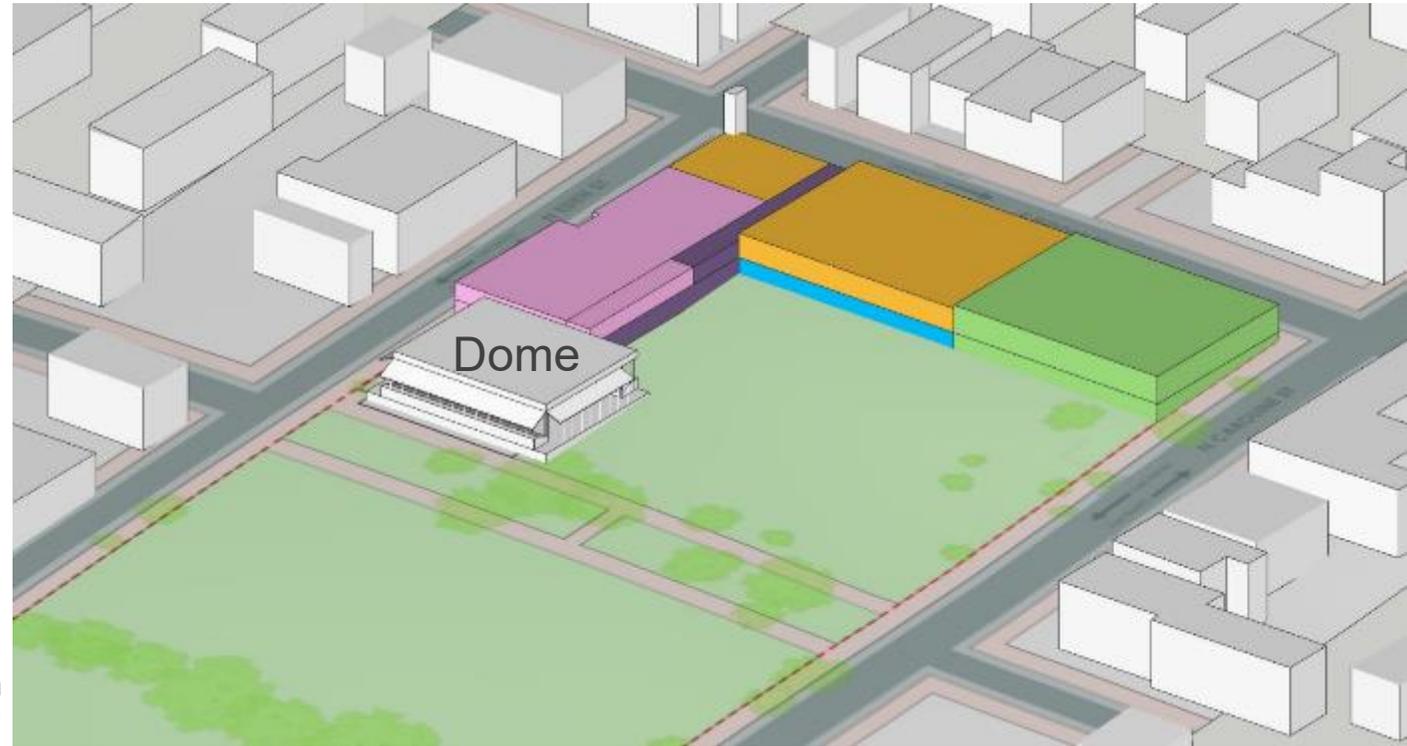
Scheme 1 Renovation	
	Net Square Footage
Renovation	52,377
Natorium	10,716
Gymnasium	13,581
Dome Concessions	0
Fitness/Weight Room	8,546
Lobby	1,728
Staff Support, Meeting Room, Kitchen	3,038
Makerspace, Arts & Crafts, Teen Lounge	5,521
PC Lab, HW Rooms, Senior Programs	6,212
Auditorium	3,035
Total Net SF	52,377
Grossing Factor	1.5
Total Gross SF and Cost	78,566



Madison Square Recreation Center – SCHEME 1 RENOVATION

Upper Level

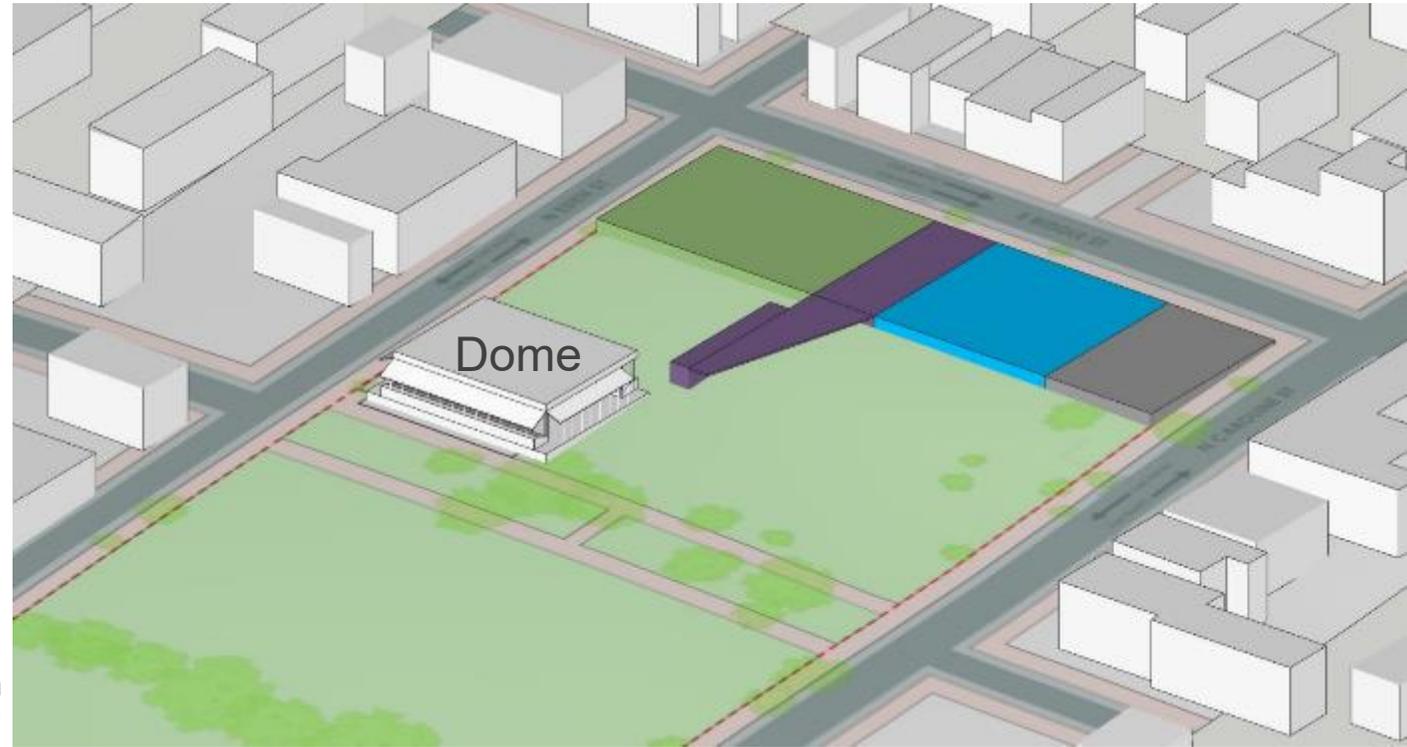
Scheme 1 Renovation	
	Net Square Footage
Renovation	52,377
Natorium	10,716
Gymnasium	13,581
Dome Concessions	0
Fitness/Weight Room	8,546
Lobby	1,728
Staff Support, Meeting Room, Kitchen	3,038
Makerspace, Arts & Crafts, Teen Lounge	5,521
PC Lab, HW Rooms, Senior Programs	6,212
Auditorium	3,035
Total Net SF	52,377
Grossing Factor	1.5
Total Gross SF and Cost	78,566



Madison Square Recreation Center – SCHEME 2 NEW (“Bar”)

Lower Level

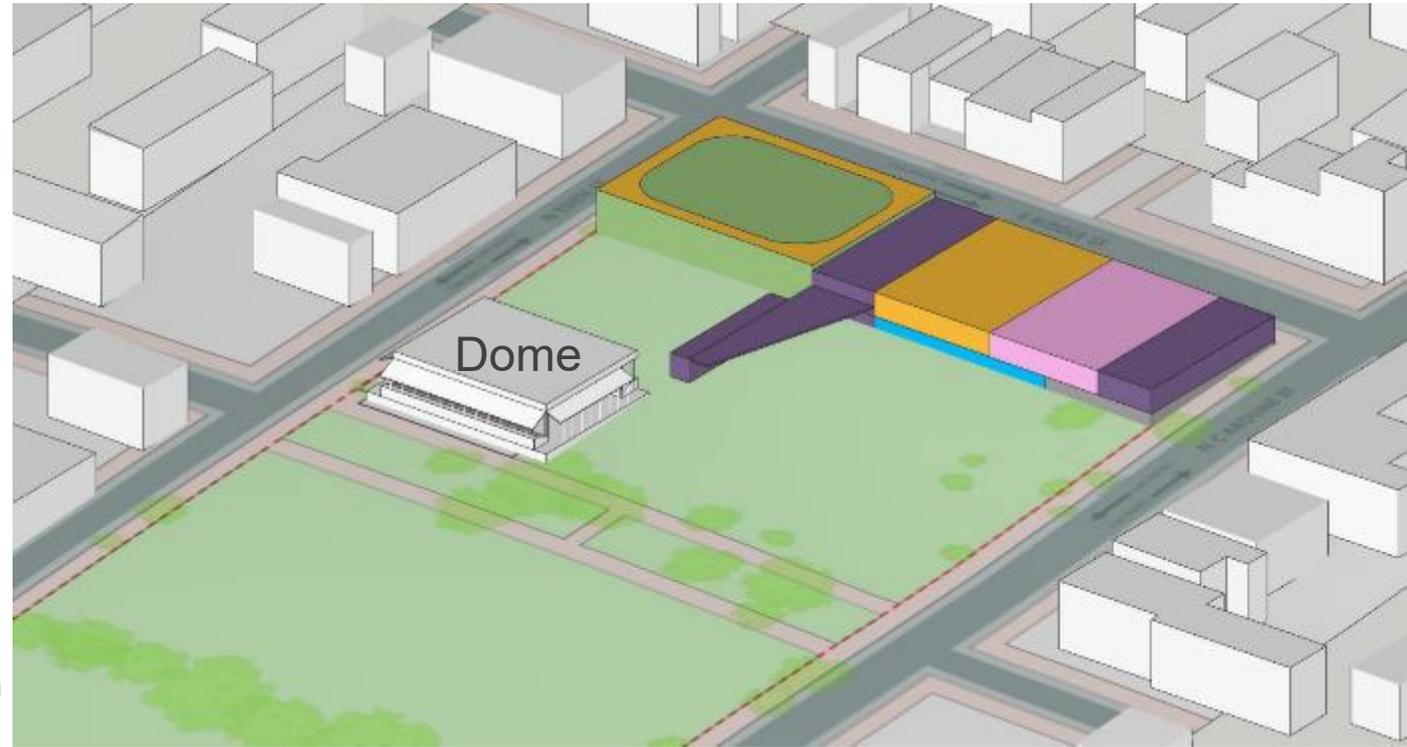
Scheme 2 New Recreation, Pool, Gym & Fitness with Track	
	Net Square Footage
Natorium & Locker Rooms	11,670
2 Court Gymnasium	14,860
Dome Concessions	960
Fitness & Weight Room	3,295
Track	4,600
Lobby	1,140
Staff Support, Meeting Room, Kitchen	3,708
Makerspace, Arts & Crafts, Teen Lounge	2,764
PC Lab, HW Rooms, Senior Programs	810
Auditorium	0
Total Net SF	43,807
Grossing Factor	1.3
Total Gross SF	56,160



Madison Square Recreation Center – SCHEME 2 NEW (“Bar”)

Upper Level

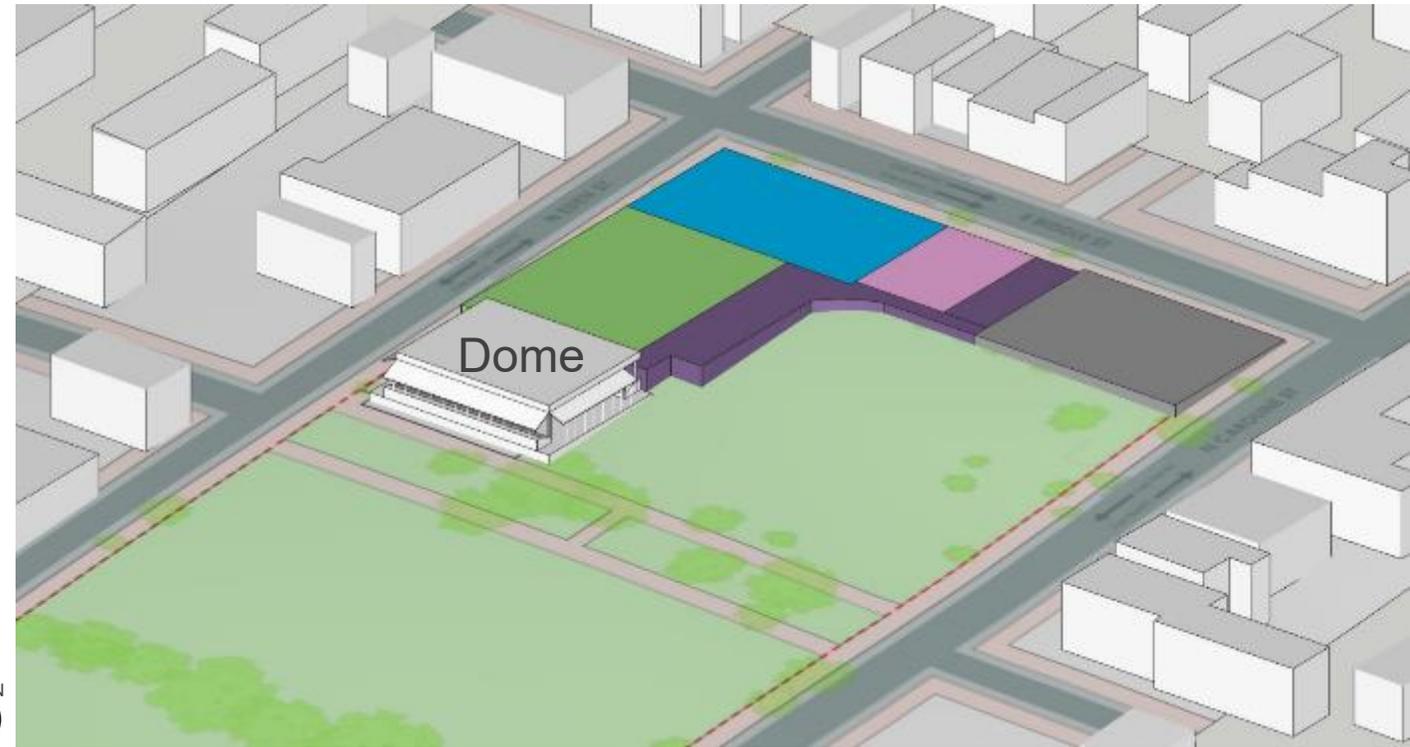
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Fitness & Weight Room	3,295
Track	4,600
Lobby	1,140
Staff Support, Meeting Room, Kitchen	3,708
Makerspace, Arts & Crafts, Teen Lounge	2,764
PC Lab, HW Rooms, Senior Programs	810
Auditorium	0
Total Net SF	43,807
Grossing Factor	1.3
Total Gross SF	56,160



Madison Square Recreation Center – SCHEME 3 NEW (“L”)

Lower Level

Scheme 3 New Recreation, Pool, Gym & Fitness with Track	
	Net Square Footage
Natorium & Locker Rooms	11,670
2 Court Gymnasium	14,860
Dome Concessions	0
Fitness & Weight Room	3,295
Track	4,600
Lobby	3,120
Staff Support, Meeting Room, Kitchen	3,708
Makerspace, Arts & Crafts, Teen Lounge	2,250
PC Lab, HW Rooms, Senior Programs	660
Auditorium	0
Total Net SF	44,163
Grossing Factor	1.1
Total Gross SF	48,607



Madison Square Recreation Center – SCHEME 3 NEW (“L”)

Upper Level

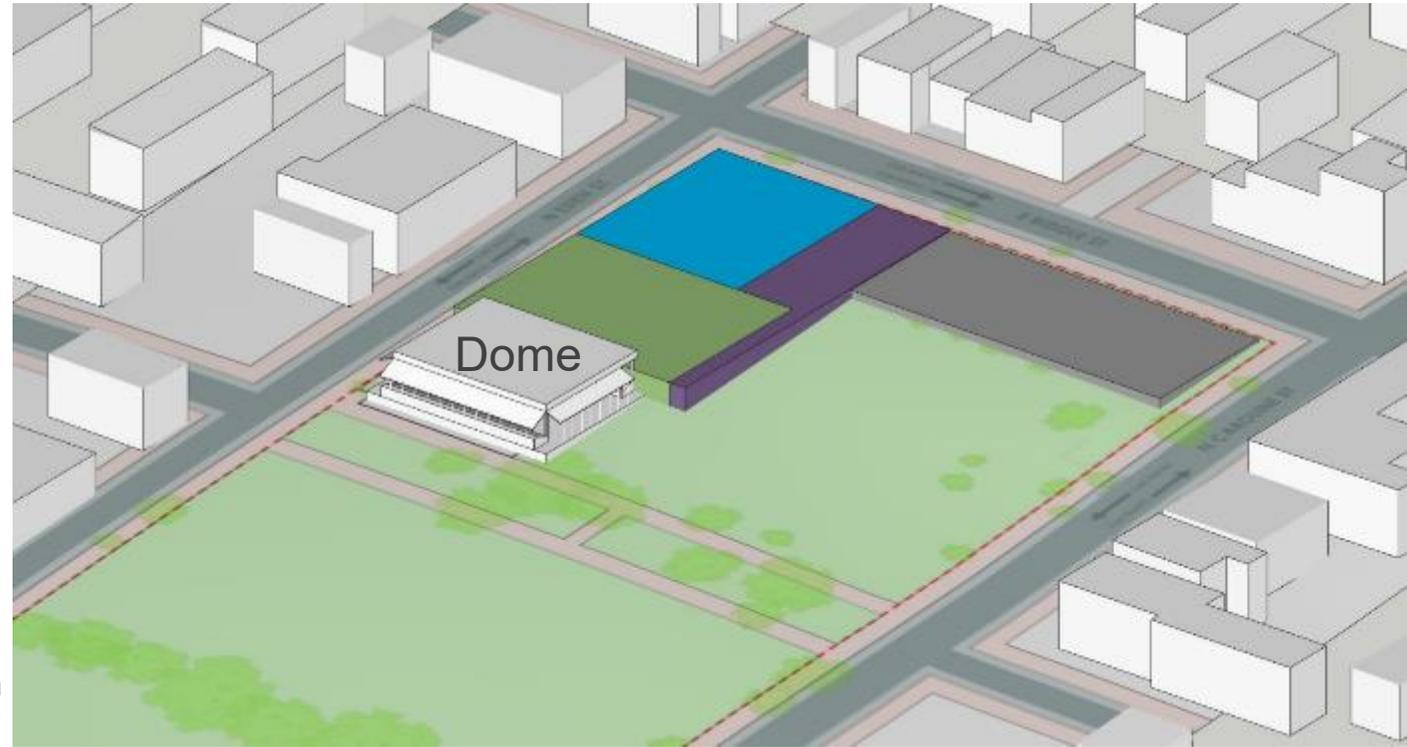
Scheme 3 New Recreation, Pool, Gym & Fitness with Track	
	Net Square Footage
Natorium & Locker Rooms	11,670
2 Court Gymnasium	14,860
Dome Concessions	0
Fitness & Weight Room	3,295
Track	4,600
Lobby	3,120
Staff Support, Meeting Room, Kitchen	3,708
Makerspace, Arts & Crafts, Teen Lounge	2,250
PC Lab, HW Rooms, Senior Programs	660
Auditorium	0
Total Net SF	44,163
Grossing Factor	1.1
Total Gross SF	48,607



Madison Square Recreation Center – SCHEME 4 NEW (“Square”)

Lower Level

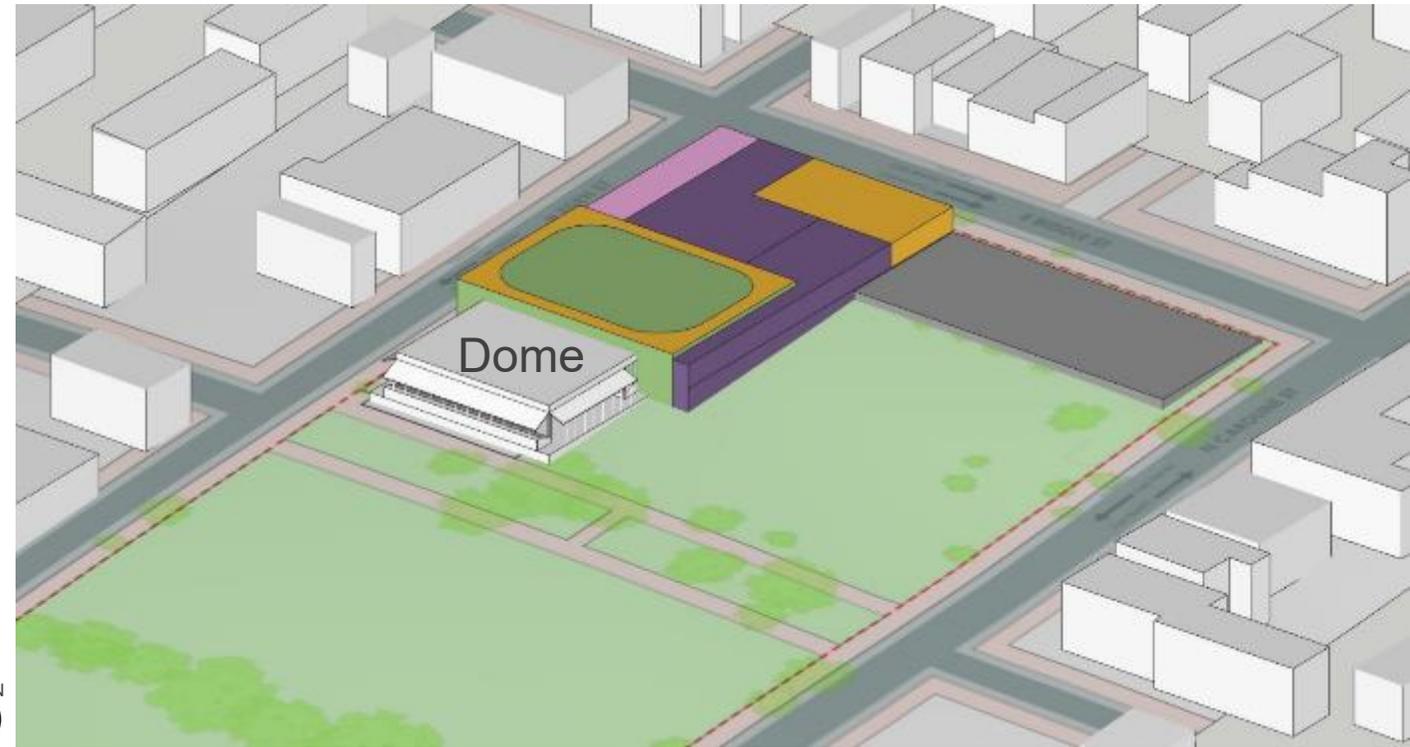
Scheme 4 New Recreation, Pool, Gym & Fitness with Track	
	Net Square Footage
Natorium & Locker Rooms	11,670
2 Court Gymnasium	14,860
Dome Concessions	0
Fitness & Weight Room	3,295
Track	4,600
Lobby	4,168
Staff Support, Meeting Room, Kitchen	3,708
Makerspace, Arts & Crafts, Teen Lounge	2,250
PC Lab, HW Rooms, Senior Programs	660
Auditorium	0
Total Net SF	45,211
Grossing Factor	1.1
Total Gross SF	48,468



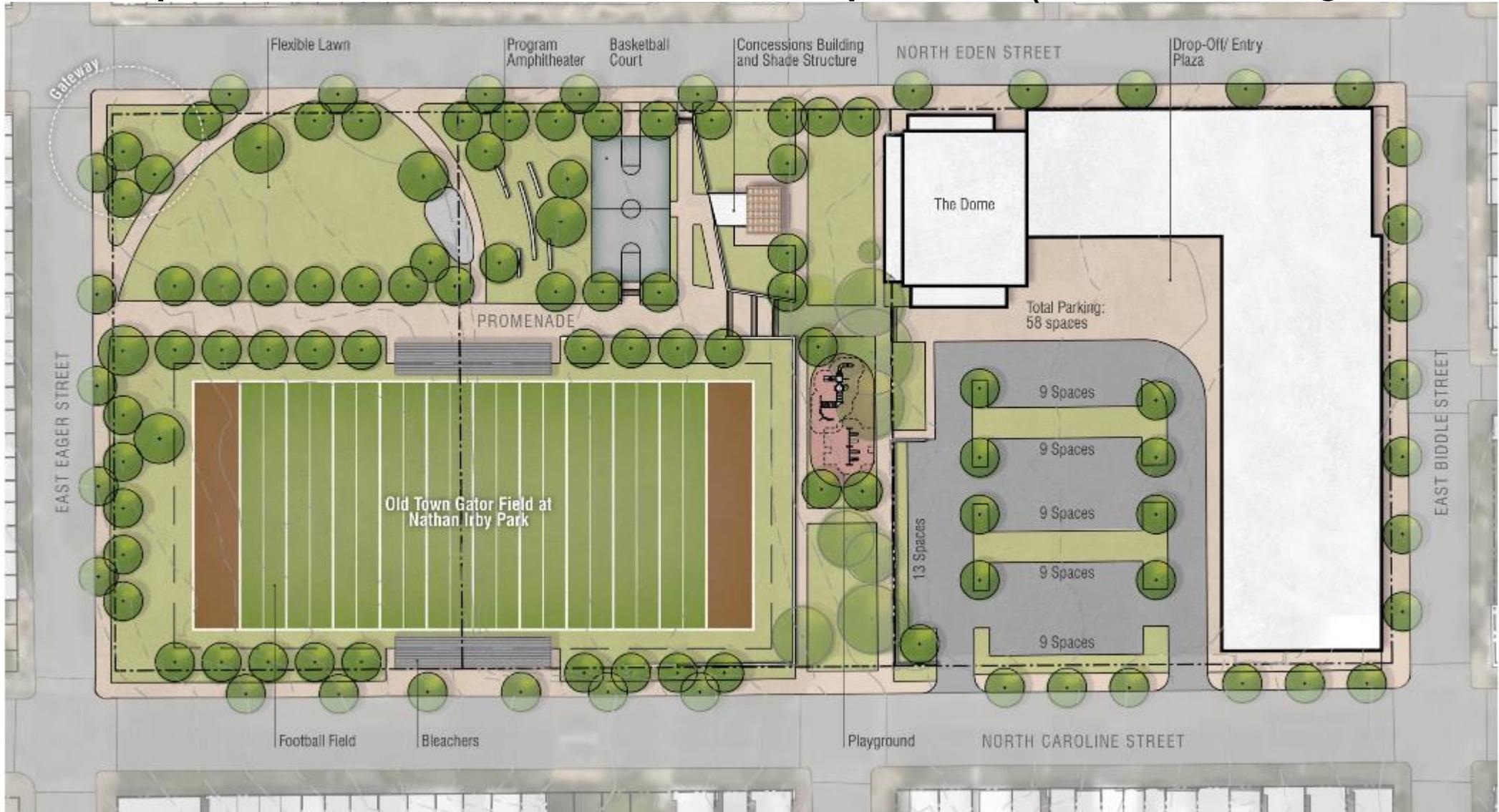
Madison Square Recreation Center – SCHEME 4 NEW (“Square”)

Upper Level

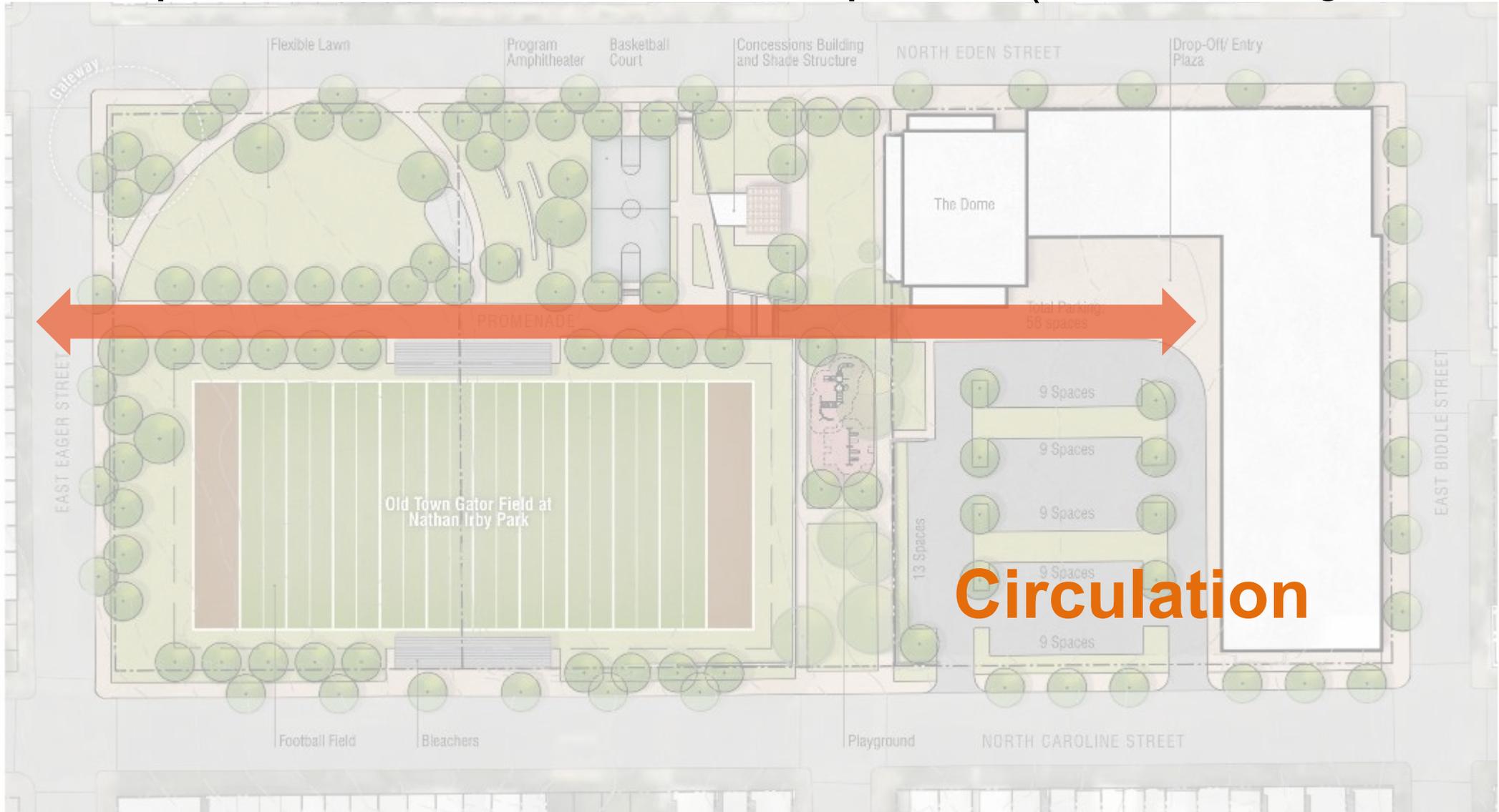
Scheme 4 New Recreation, Pool, Gym & Fitness with Track	
	Net Square Footage
Natorium & Locker Rooms	11,670
2 Court Gymnasium	14,860
Dome Concessions	0
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Track	4,600
Lobby	4,168
Staff Support, Meeting Room, Kitchen	3,708
Makerspace, Arts & Crafts, Teen Lounge	2,250
PC Lab, HW Rooms, Senior Programs	660
Auditorium	0
Total Net SF	45,211
Grossing Factor	1.1
Total Gross SF	48,468



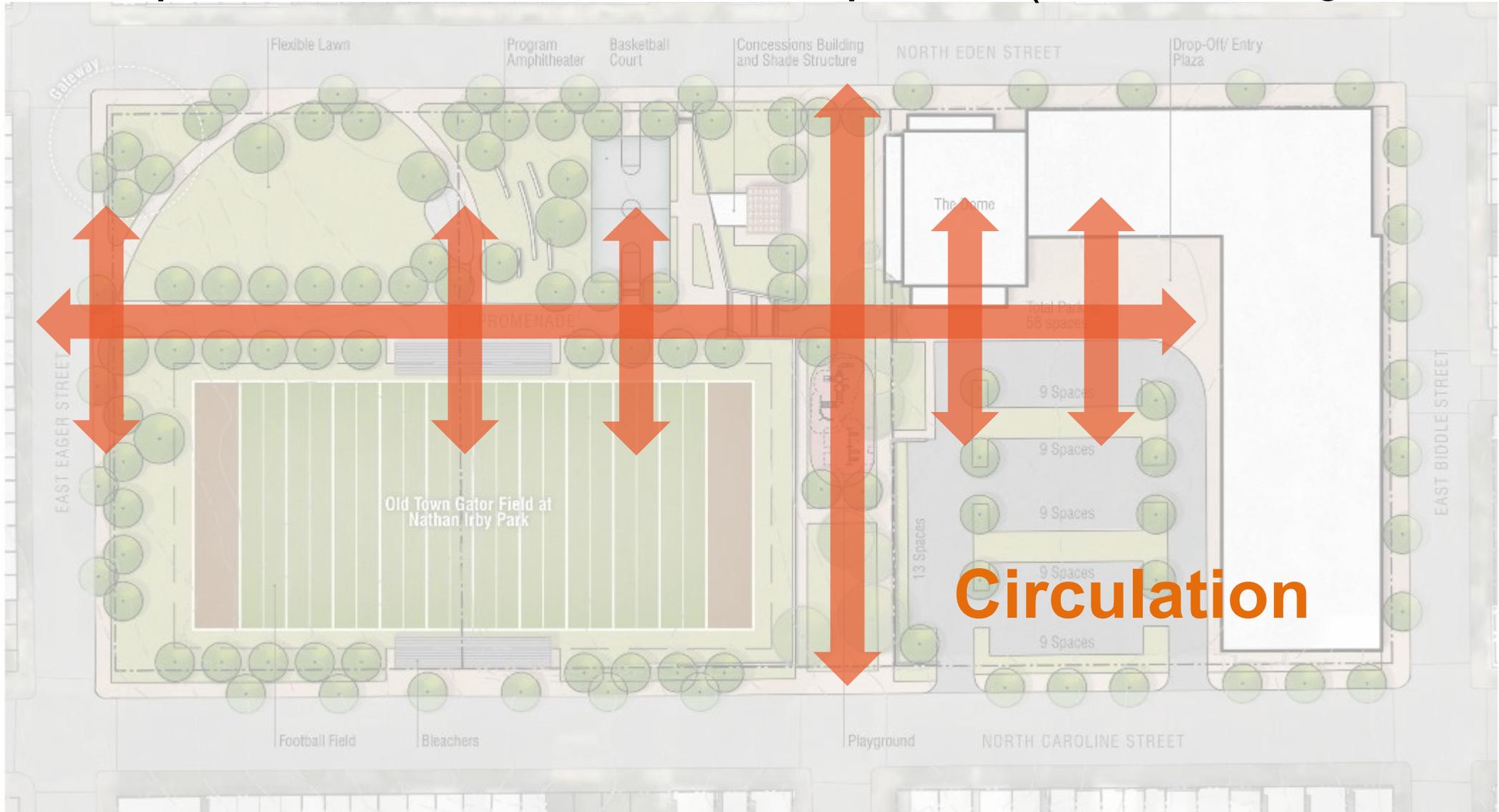
Madison Square Recreation Center Site Option 1 (With Building Scheme 1)



Madison Square Recreation Center Site Option 1 (With Building Scheme 1)



Madison Square Recreation Center Site Option 1 (With Building Scheme 1)

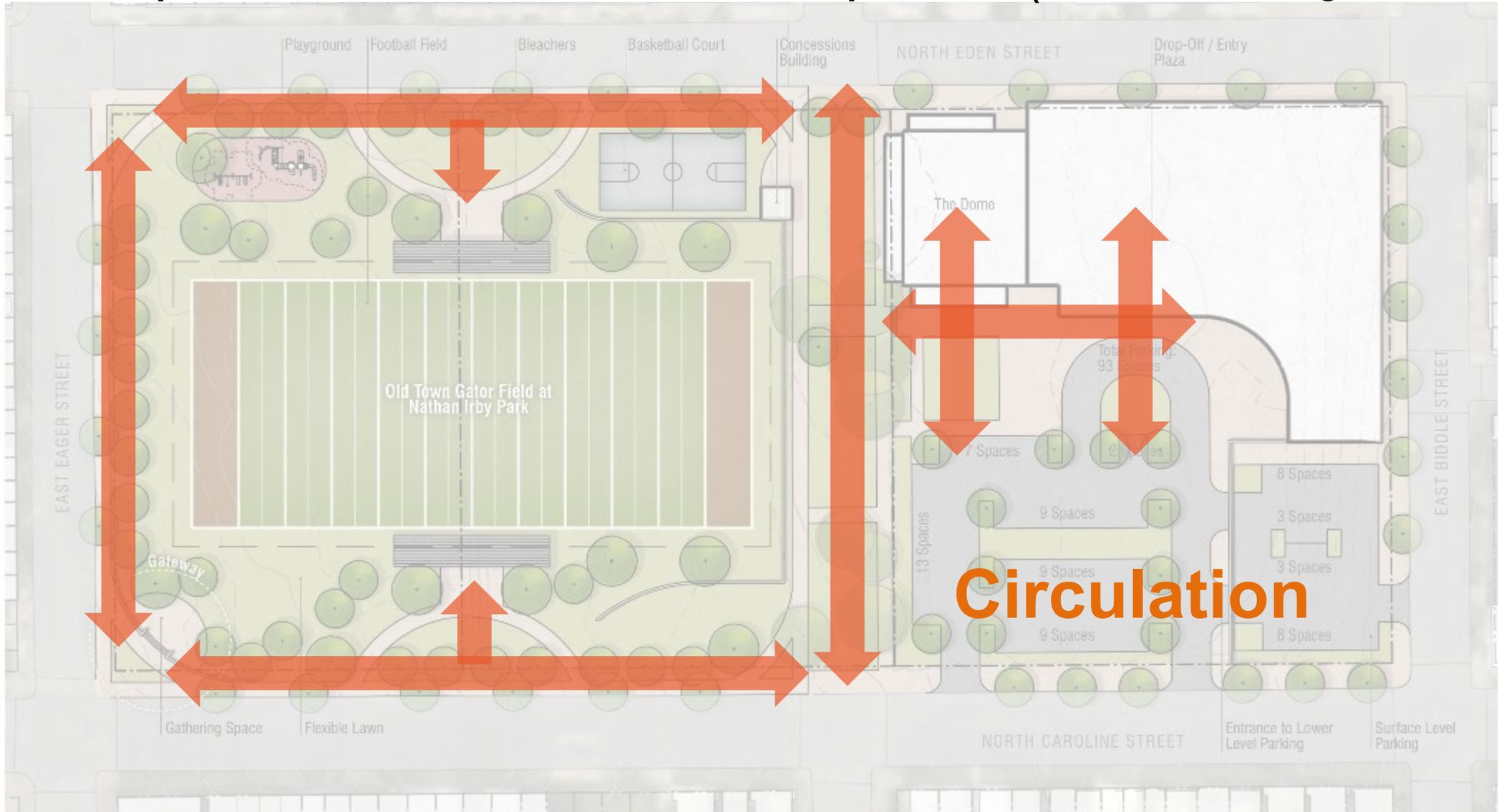


Circulation

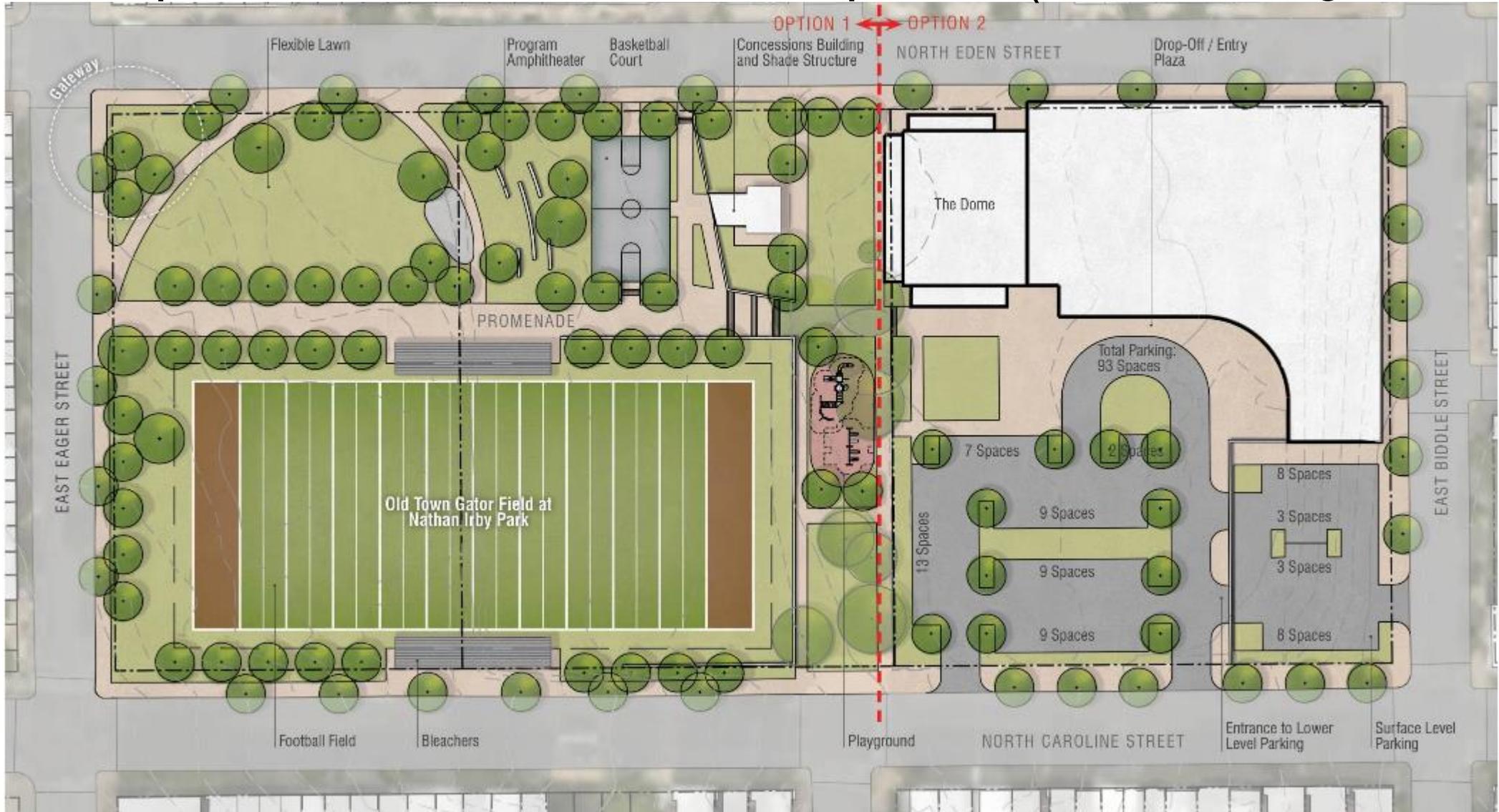
Madison Square Recreation Center Site Option 2 (With Building Scheme 3)



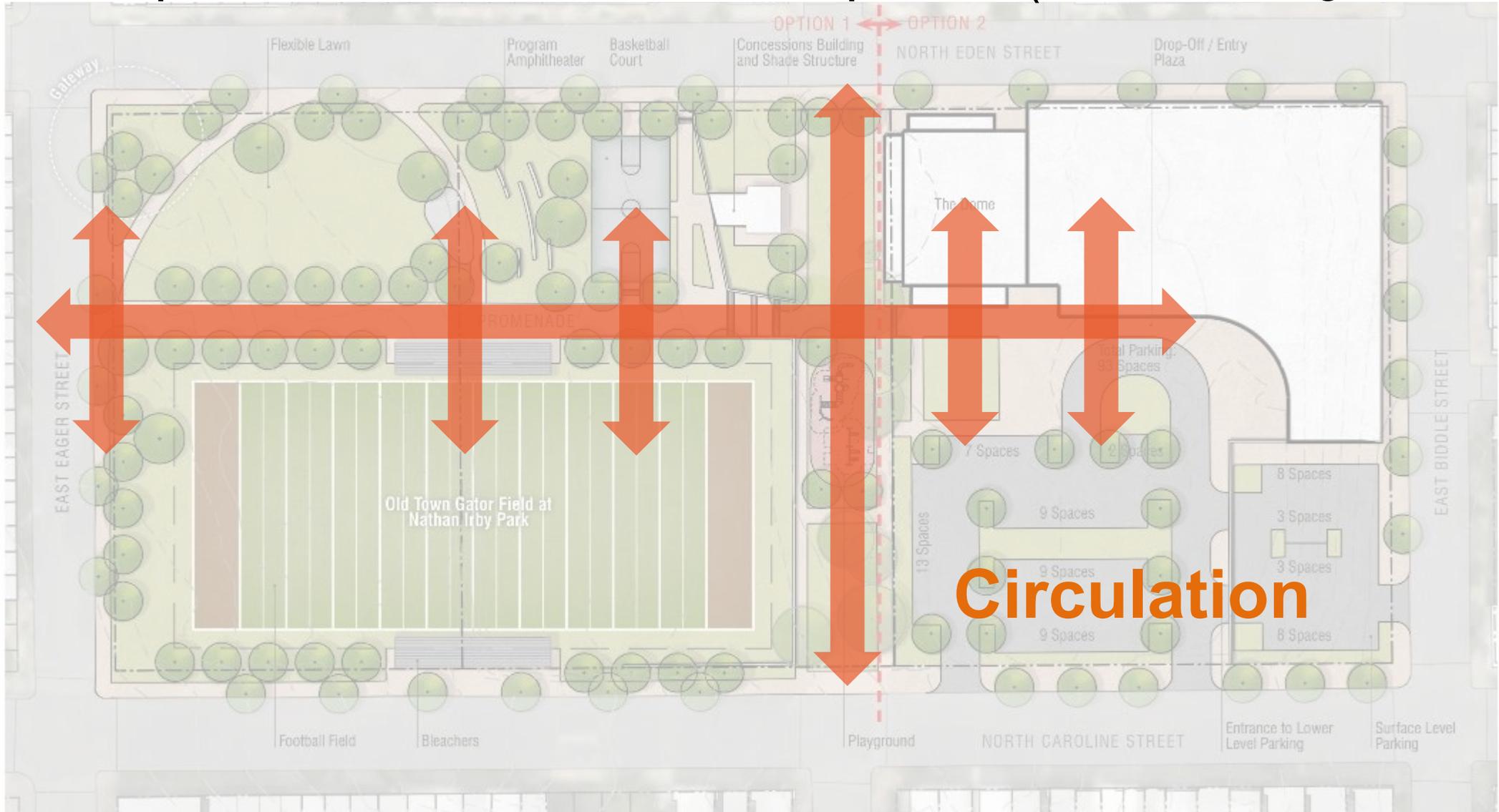
Madison Square Recreation Center Site Option 2 (With Building Scheme 3)



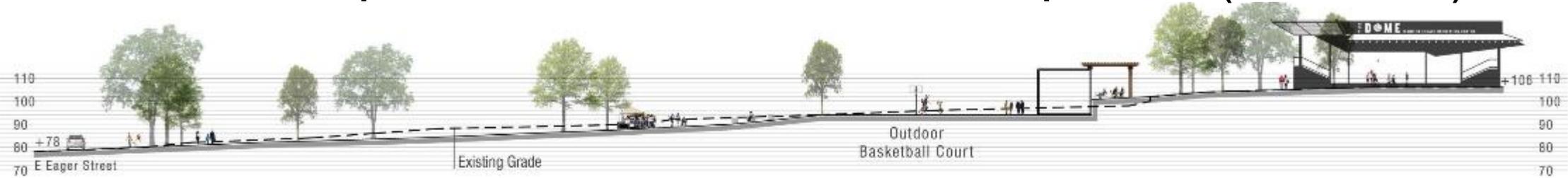
Madison Square Recreation Center Site Option 1 (With Building Scheme 3)



Madison Square Recreation Center Site Option 1 (With Building Scheme 3)



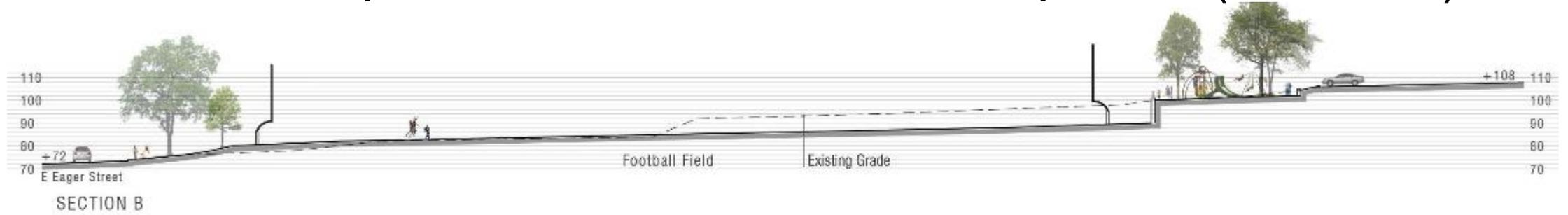
Madison Square Recreation Center Site Option 1 (Section A)



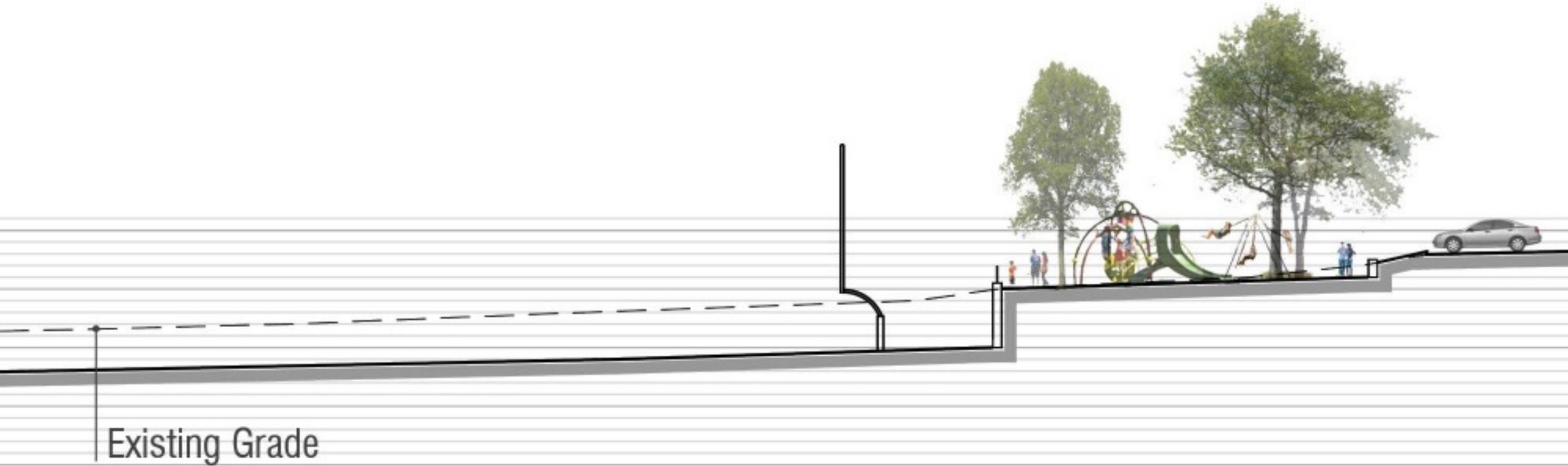
SECTION A



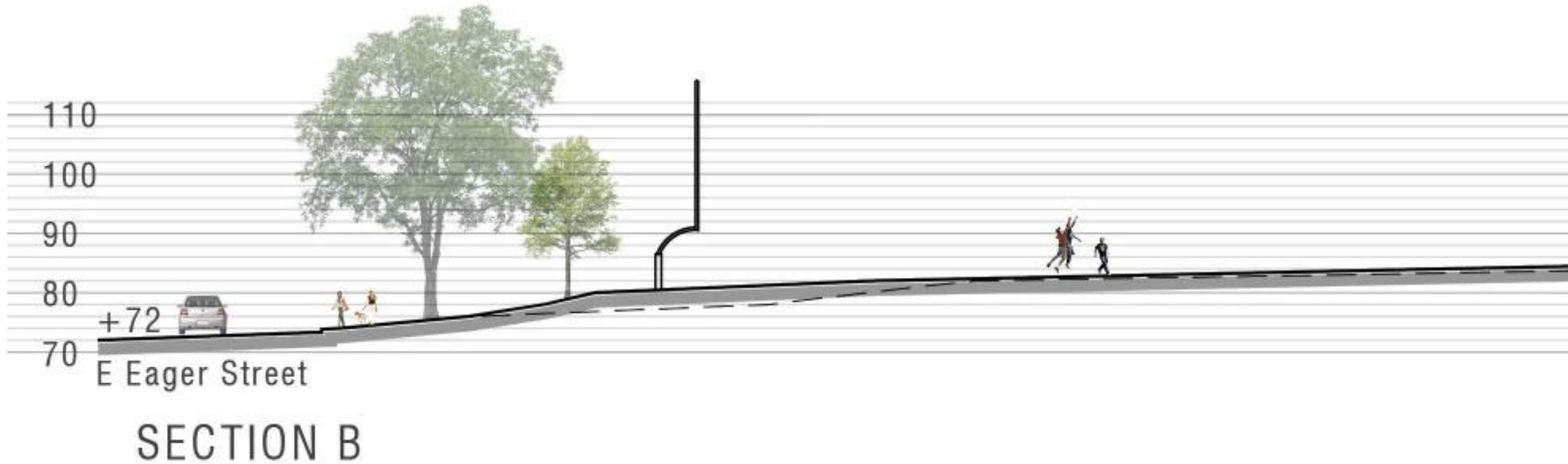
Madison Square Recreation Center Site Option 1 (Section B)



Madison Square Recreation Center Site Option 1 (Section B)



Madison Square Recreation Center Site Option 1 (Section B)



Madison Square Interpretation Opportunities

Timeline

1962 – Rec Center
built

Other?

Important Figures

Juan Dixon

LeBron James

Muggsy Bogues

Carmelo Anthony

Others

Subject

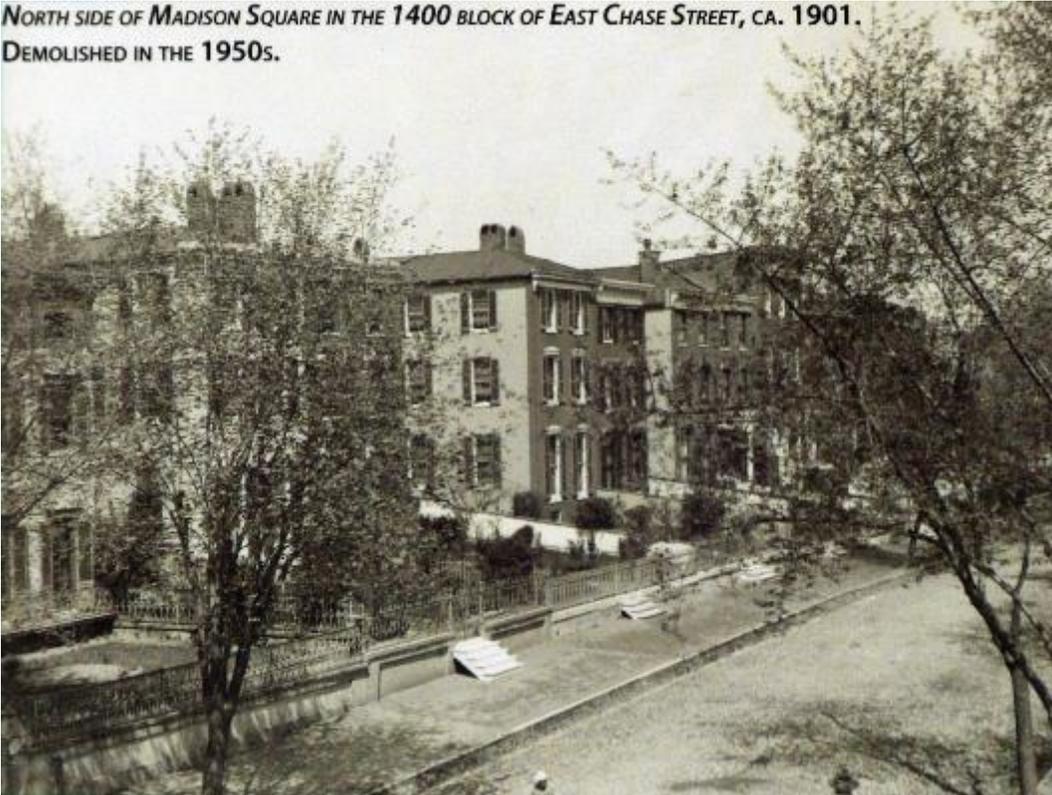
Neighborhood History

The Dome

Other

Madison Square Interpretation Opportunities

NORTH SIDE OF MADISON SQUARE IN THE 1400 BLOCK OF EAST CHASE STREET, CA. 1901.
DEMOLISHED IN THE 1950s.



Madison Square Q&A

- Questions? Thoughts on the concepts?

2 minute maximum for reporting out



City Springs Park

Chick Webb RC | Madison Square RC | City Springs Park

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RK&K
Carol Engineering
MK Consulting Engineers

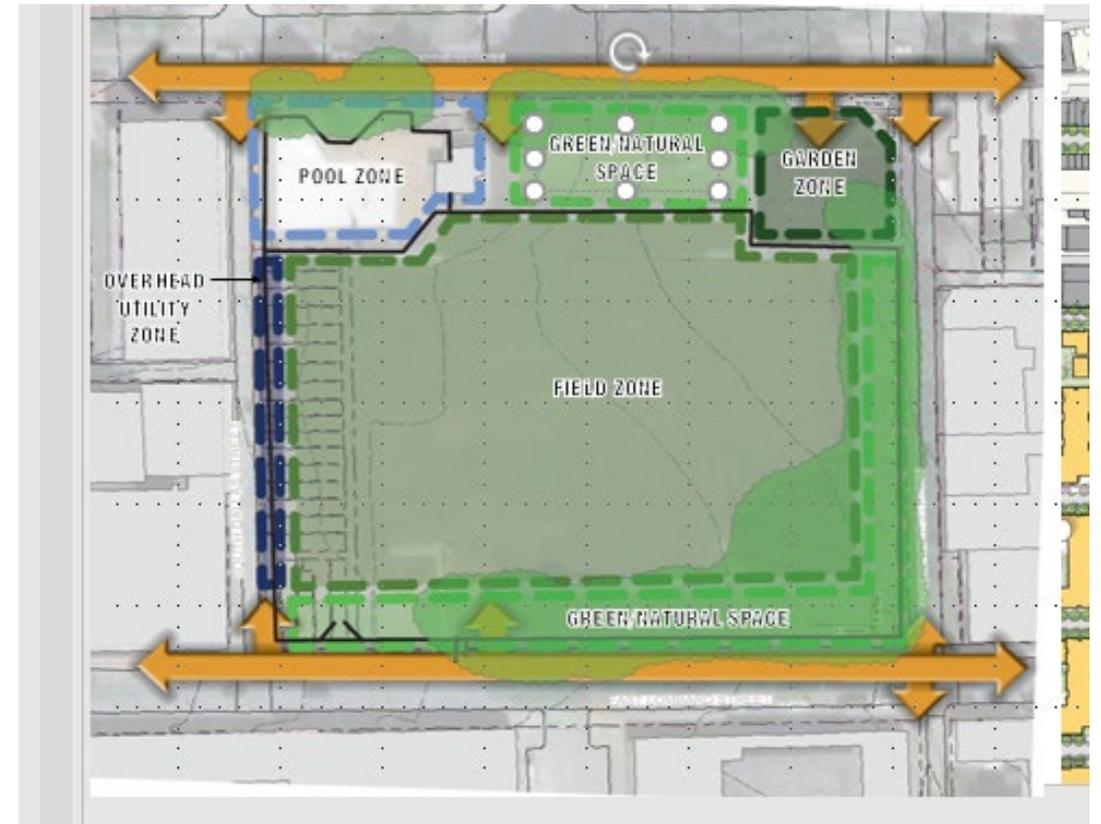
HOUSING
AUTHORITY of
BALTIMORE CITY
PSO TRANSFORMATION
Water | Sewer | Gas | Storm
Choice for Baltimore



Summary/Highlights of Feedback/Input

Feedback

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

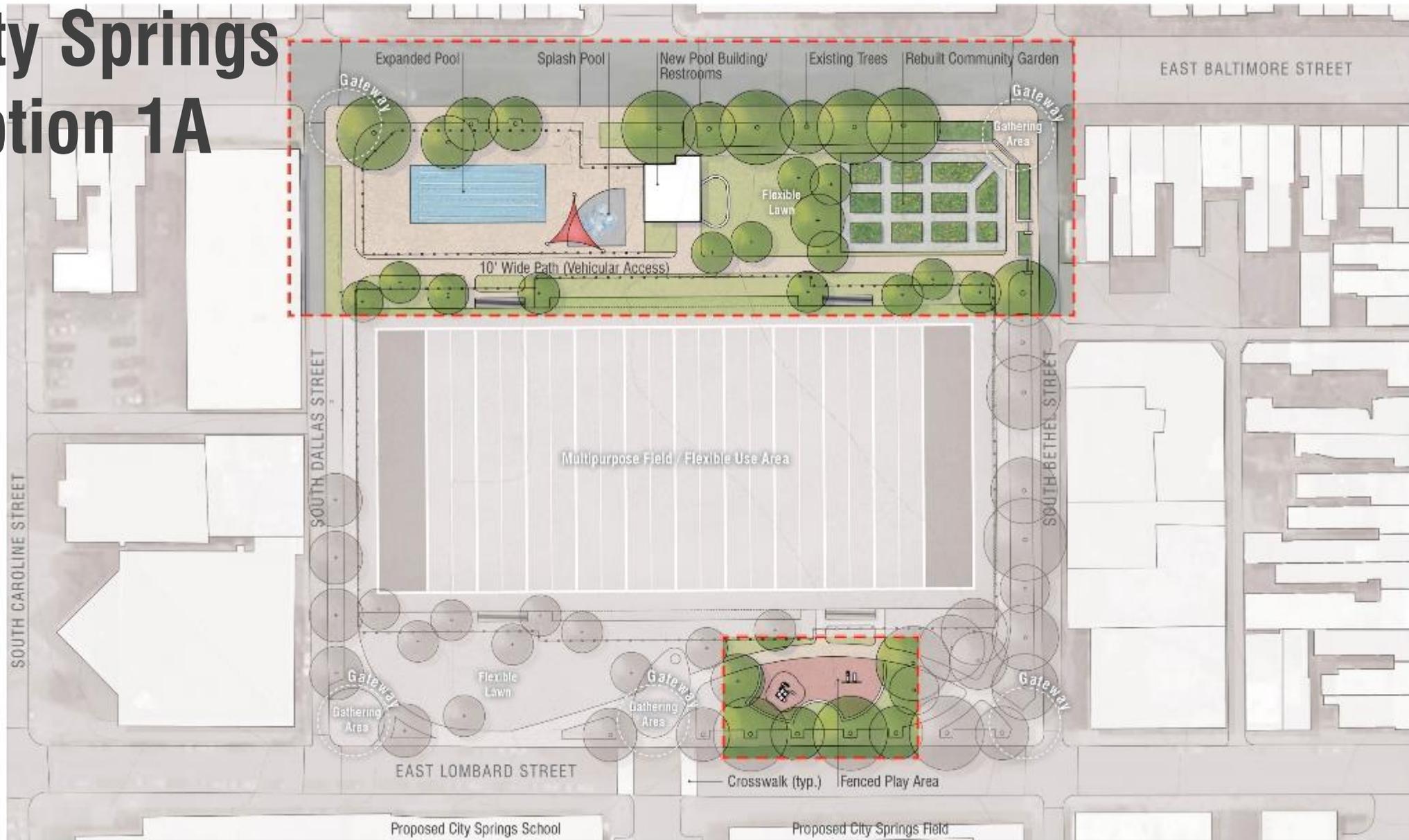


City Springs Option 1

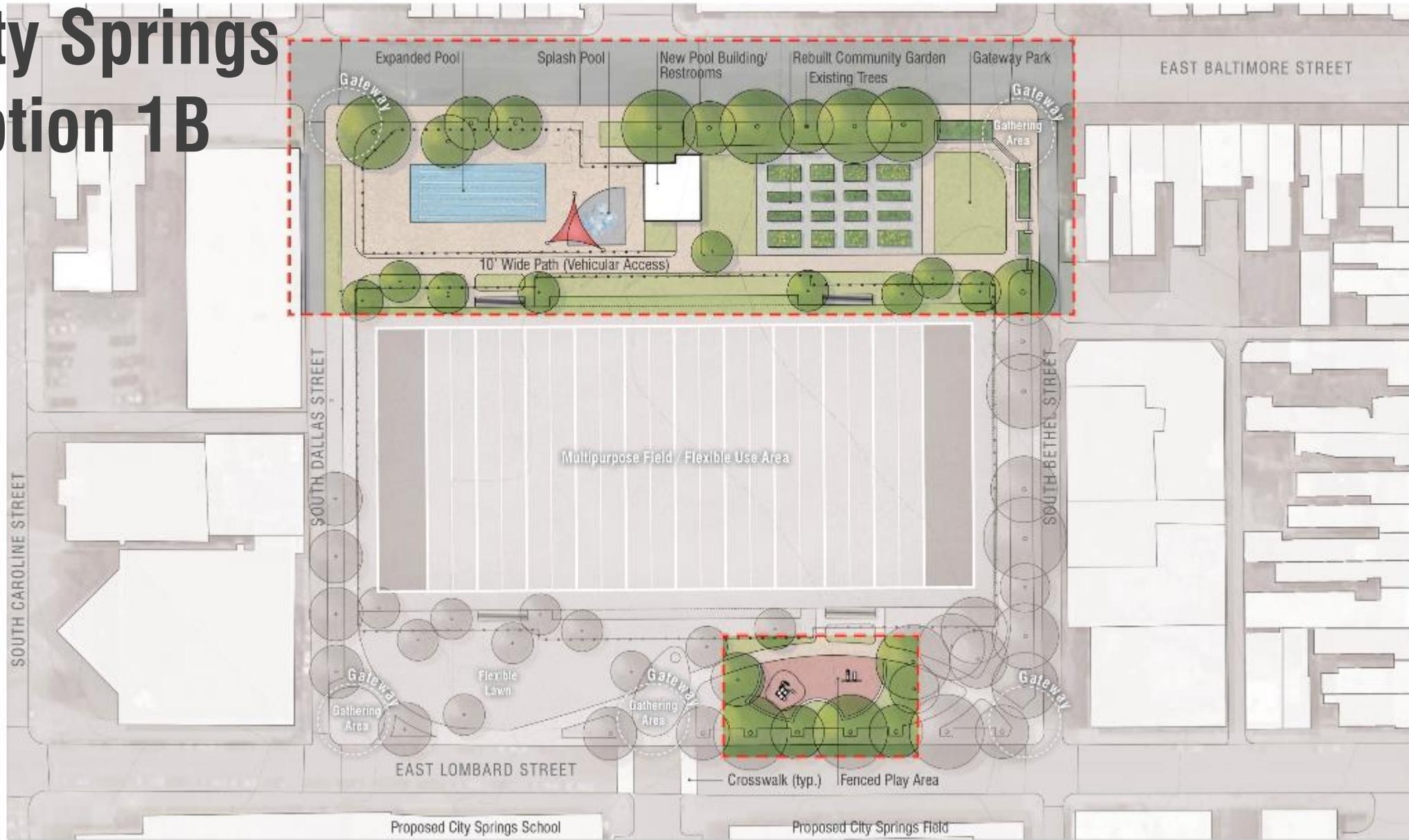


Chick Webb RC | Madison Square RC | City Springs Park

City Springs Option 1A



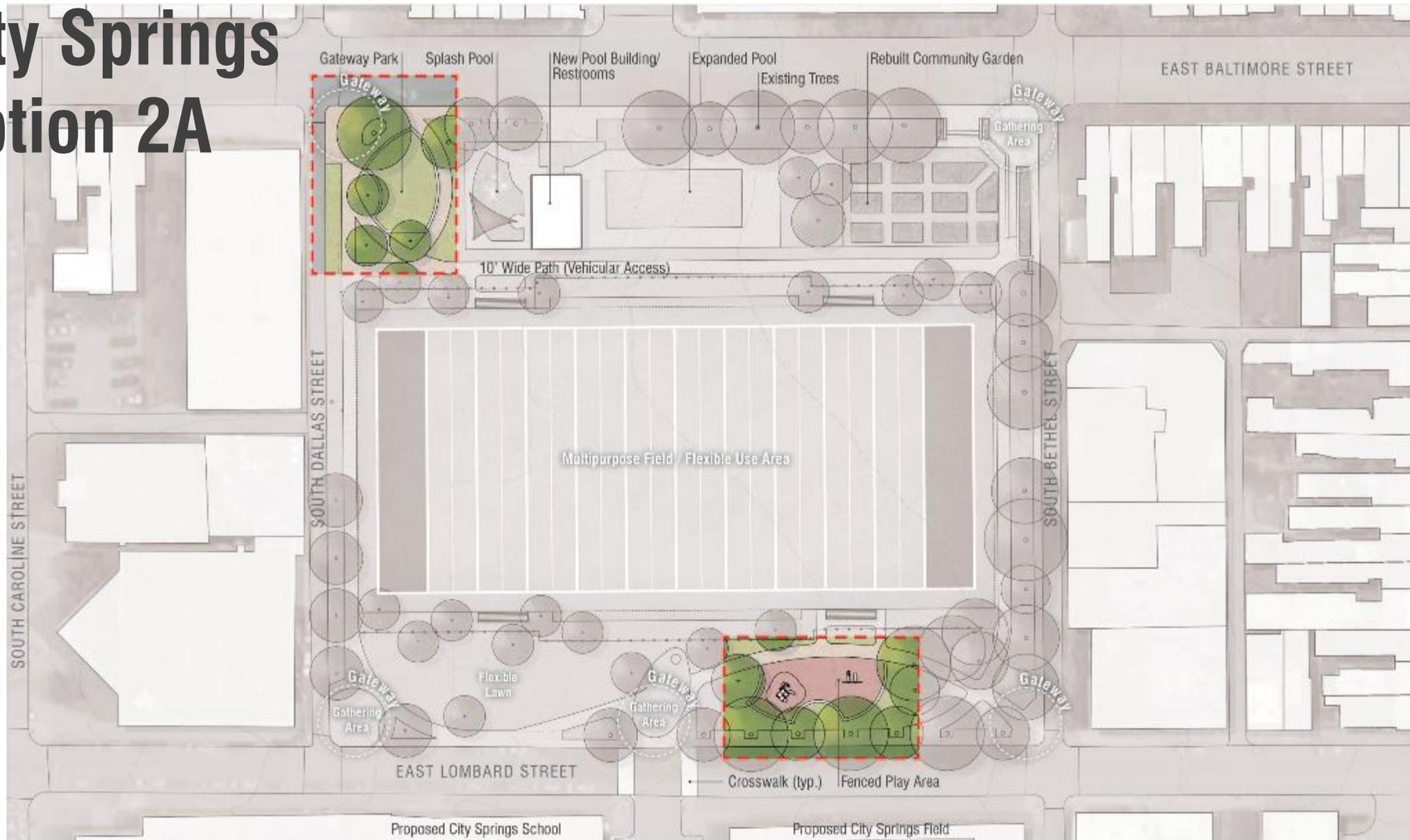
City Springs Option 1B



City Springs Option 2



City Springs Option 2A



City Springs Option 3



City Springs Q&A

- Questions? Thoughts on the concepts?

5 minute maximum for reporting out



Preference Exercise

Chick Webb RC | Madison Square RC | City Springs Park



Chick Webb Recreation Center Master Plan
Illustrative Concept Plan — Scheme 4A

Mahan Rykiel Associates — December 18, 2019



Chick Webb Recreation Center Master Plan
Illustrative Concept Plan — Scheme 4B

Mahan Rykiel Associates — December 18, 2019



Chick Webb Recreation Center Master Plan Concept Summary

Scheme 4A:

- ADA entrance added to maintain historic facade as main entrance
- Flexible gathering space with possible spray pad in courtyard

Scheme 4B:

- New main entrance established including ADA access in the central core of the building
- Open plaza/gathering area near new main entrance
- Option for interpretive sculpture in plaza

EXAMPLE

CHICK WEBB RECREATION CENTER
MADISON SQUARE PARK & RECREATION CENTER
CITY SPRINGS PARK

| December 19, 2019 | Public Meeting #3 | Concept Plans |





Madison Square Park and Recreation Center Master Plan
 Illustrative Concept Plan — Option 1
 Mahan Rykiel Associates — December 18, 2010



Madison Square Park and Recreation Center Master Plan
 Illustrative Concept Plan — Option 2
 Mahan Rykiel Associates — December 18, 2010

Madison Square Park & Recreation Center Master Plan Concept Summary

Option 1:

- Football field oriented North-South along the eastern portion of the site
- Central pedestrian pathway connecting football field, basketball courts, dome, and rec center
- Surface parking

Option 2:

- Football field oriented north-south down the center of the site
- Opportunities for corner parks and pockets along the perimeter of the site
- Maximizes number of parking spaces by combining surface parking and subsurface parking
- Drop off loop near building entry plaza

EXAMPLE



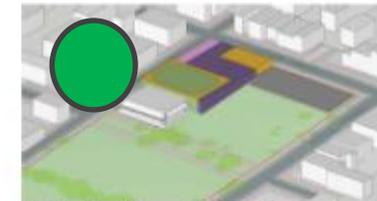
Architecture Scheme 1 - Renovation



Architecture Scheme 2 - New "Bar"



Architecture Scheme 3 - New "L"



Architecture Scheme 4 - New "Square"

CHICK WEBB RECREATION CENTER
 MADISON SQUARE PARK & RECREATION CENTER
 CITY SPRINGS PARK

| December 19, 2019 | Public Meeting #3 | Concept Plans |





City Springs Park Master Plan
Illustrative Concept Plan — Option 1
Mahan Rykiel Associates — December 18, 2019



City Springs Park Master Plan
Illustrative Concept Plan — Option 2
Mahan Rykiel Associates — December 18, 2019

City Springs Park Master Plan Concept Summary

Option 1:

- New pool in upper northwest corner of the site
- Option to move playground to lawn space near City Springs school

Option 2:

- New pool in middle portion of northern half of the site
- Leaves corners of the park as gateways
- Option to move playground to lawn space near City Springs school

Option 3:

- Renovate existing pool and pool building
- Option to move community garden toward the pool to open up the corner gateway

EXAMPLE



City Springs Park Master Plan
Illustrative Concept Plan — Option 3
Mahan Rykiel Associates — December 18, 2019

CHICK WEBB RECREATION CENTER
MADISON SQUARE PARK & RECREATION CENTER
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Next Steps

Chick Webb RC | Madison Square RC | City Springs Park

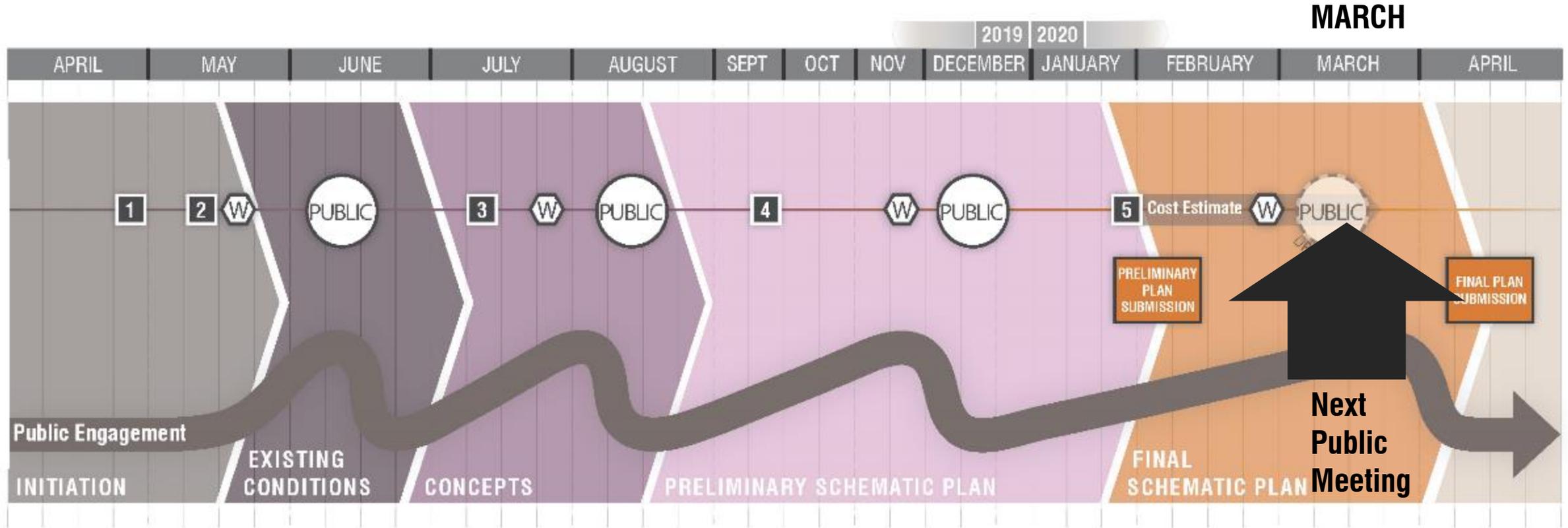
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CHICK WEBB REC CENTER | MADISON SQUARE REC CENTER | CITY SPRINGS PARK

Process Schedule



Dec 12, 2019

Next Steps

1. Potential additional meetings with community groups.
2. Presentation will be available online.

bit.ly/bcrppresentation

Questions and comments to Kate Brower:

Kate.Brower@baltimorecity.gov

Thank You!



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