ROOSEVELT PARK
MASTER PLAN
HAMPDEN'S JEWEL ALONG THE JONES FALLS
BALTIMORE, MARYLAND

ROOSEVELT PARK
MASTER PLAN

Hampden's Jewel Along the Jones Falls

Roosevelt Park Master Plan

FEBRUARY 18, 2004

BALTIMORE CITY DEPARTMENT OF RECREATION AND PARKS
FRIENDS OF ROOSEVELT PARK

MAHAN RYKIEL ASSOCIATES
J.M.T.
RK&K
SCHARF - GODFREY
SIDHU ASSOCIATES

ROOSEVELT PARK

MASTER PLAN

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I. INTRODUCTION

A. Overview

Mahan Rykiel Associates was retained by Baltimore City Department of Recreation and Parks to prepare a long-range master plan for Roosevelt Park, an 18.7 acre park located in the Hampden neighborhood of North Baltimore. Roosevelt Park is a cornerstone for Hampden and an important component of the Jones Falls valley open space system.

The purpose of the master plan is to provide a tool for the City and The Friends of Roosevelt Park (FRP) to guide park improvements over the next fifteen years or longer, based on a visioning process conducted by FRP. Because the master plan is far-reaching, this report identifies individual projects that could be implemented incrementally.

While the master plan should be the foundation upon which any improvements are planned, it is not intended that this document be inflexible. As goals and surrounding influences change over the years, changes to the master plan may also be necessary to accommodate these changes. It is important, however, to respect the inherent principles and concepts of the master plan.

B. Process

Review of FRP Background Materials: FRP conducted a visioning process for the park during 2000-2001. This process garnered a significant amount of input from hundreds of stakeholders who participated in 5 meetings over a nine-month period. The master plan project team reviewed the vision and used the results of this process as the basis for the master planning process.

Community Meeting #1: Following review of the vision, the project team conducted a public meeting, open to park stakeholders, in January 2003. The primary intent of this meeting was to review the vision from two years earlier, reconfirm its goals and to build upon it with additional stakeholder input.

Community Meeting #2: The project team presented a park analysis and three master plan alternatives in April 2003. The analysis and alternatives were based on the vision, additional stakeholder input from January and the team's professional assessment of the existing park. Following presentation of the alternatives, the stakeholders divided into 4 groups based on their particular interest (ball fields, general park aesthetics, the swimming pool and the skate park) to discuss the alternatives and preferred

approaches. Each group then presented their preferred concept related to their interest area and a consensus approach was identified.

Community Meeting #3: Based on the consensus reached at the April meeting, a draft plan was prepared and presented to the stakeholders in June 2003.

Community Meeting #4: Following minor modifications to the draft plan based on comments from the June meeting, the final plan was presented in August 2003.

Final Report: Following presentation of the final plan, the project team summarized the recommendations of the master plan into this final report. The master plan report will be a tool available for the Department of Recreation and Parks and Friends of Roosevelt Park to implement the master plan.

II. BACKGROUND

A. Summary of Visioning Process

The 2000-2001 vision developed by Friends of Roosevelt Park identified facilities for the park that the community deemed necessary. The facilities were grouped into 4 categories: Pool Area, Park, Recreation Center, and Skate Park. A brief summary of the primary vision for each area is outlined below, however, the complete vision is outlined in *Appendix A: Roosevelt Park Vision.*

Pool Area: Renovate existing facilities, expand the facilities to include picnic areas and relocated kiddie pool. Explore partnering opportunities with SPCA regarding parking and improvements to underutilized southwest corner of park.

Park: Refurbish ball fields and add additional programmed uses. Enhance general landscaping including tree planting, identity signage, fencing and overall aesthetics.

Recreation Center: Upgrade existing building facilities and associated mechanical, electrical and plumbing systems. Expand building to gain storage and programming space.

Skate Park: Create a skate park and associated support facilities.

B. Desired Program Elements

The vision was reviewed with stakeholders during the first community meeting and, together, the project team and stakeholders developed a list of desired program elements. Some of these program elements were included in the vision, while others were added as part of this process. Some were also eliminated from the original vision process. Following is a list of desired program elements:

2 Regulation Softball Fields
3 Regulation Little League Fields
2 Regulation Football Fields
1 Regulation Soccer Field
Skate Park (10,000-12,000 SF)
Tennis Courts
Picnic Pavilion/Enclosed Picnic Grounds
Community Garden
Parking
Dog Park
Expanded Walkway and Trail System
Passive Open Space (Flexible for a Variety of Events)
Signage
Landscape Enhancements.

III. PARK ASSESSMENT

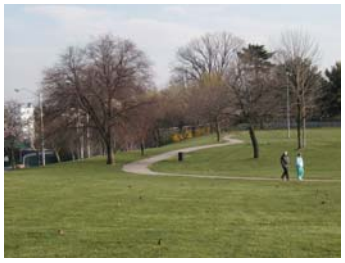
Roosevelt Park offers many opportunities for active recreation, such as the new playground.

The project team assessed the park based on input received during the FRP visioning process and on professional review of the park and observation of park activities. The team identified 7 qualities of successful parks as a benchmark for the assessment, and reviewed the park based on these qualities.

Refer to *Exhibit 1, Existing Conditions* and *Exhibit 2, Summary Analysis*

Qualities of Successful Parks and Assessment of Roosevelt Park

Appeal to a variety of users: It is important for parks to accommodate activities for a wide variety of users. Parks that emphasize one or a few activities are active only during a limited time of the day and season. Similarly, parks should appeal to different age groups, providing an environment that is attractive to small children, teens, young singles, families and the elderly.



Pathways and broad open lawns also provide for passive recreation.

Roosevelt Park is currently quite successful on this point, as there is both active and passive recreation for people of all ages. The ball fields are used extensively for both organized team play as well as pick-up games; the swimming pool is used extensively for 2 ½ months out of the year, as is the kiddie pool. New playground equipment appeals to small children and young families and community gardens are popular among many adults. In addition, walking paths, picnic tables near the Roosevelt Recreation Center and open lawns are appealing to those seeking passive recreation.

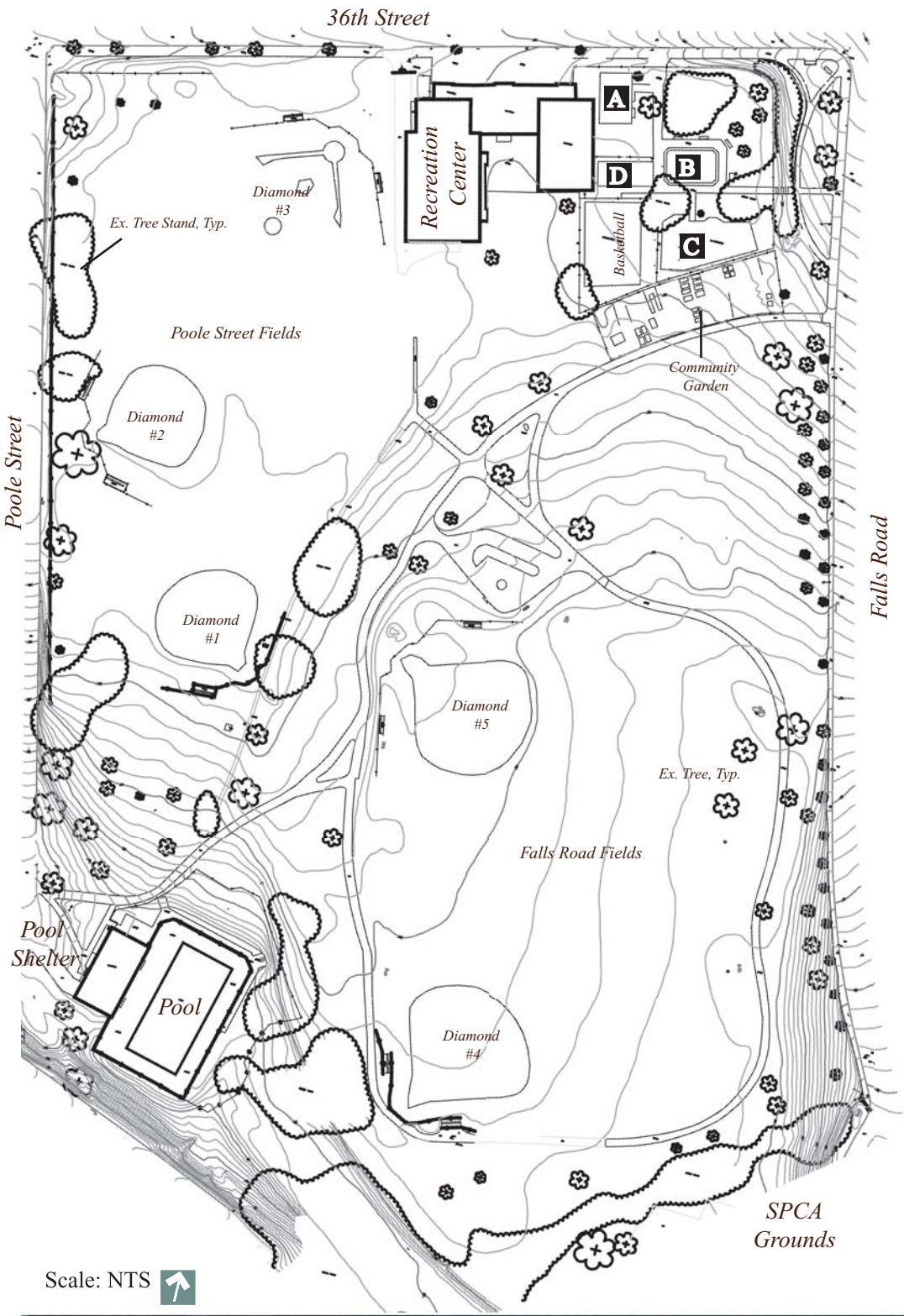
Many of the facilities within the park are worn and in poor repair.

While the variety of activities is quite good, there are several deficiencies that should be addressed in the master plan:

- There is a strong desire for additional activities, particularly a skate park. In addition, there is a desire for parking resources and an expanded walkway system that provides access to the western portion of the park.
- While there are large open areas flexible enough to accommodate many activities, a central space that acts as the park's "focal point" is lacking.
- Many of the existing facilities are in poor condition and require extensive repair or replacement.
- Some existing activities, while viable, are poorly located. The kiddie pool is separated from the adult pool making it difficult for families to accommodate children of various age groups at the same time. The basketball court is immediately adjacent to the playground and has proved problematic because of negative influences of teenagers on small children. The community garden is located at the park's "front door" and, because of the chain link fence and poor maintenance of some of the garden plots, presents a negative image for the park.

Legend

A. Playground
B. Kiddie Pool
C. Playground
D. Park Pavilion



Roosevelt Park Master Plan

Exhibit 1: Existing Conditions

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MAHAN RYKIEL ASSOCIATES
J.M.T.
RK&K
SCHARF - GODFREY
SIDHU ASSOCIATES

Roosevelt Park Master Plan

Exhibit 2: Summary Analysis

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Most of the spaces within the park are highly visible, adding a sense of security for park users.

Views into and out of the park at the "gateway" corner are, unfortunately obscured by low-limbed trees and inappropriate trees.

When in full leaf, the Cherry trees along Falls Road block one of the most dramatic views of the park.

Safe and comfortable: Simply stated, parks will not be well-utilized for positive activity if they feel unsafe and do not offer comforts for users. People are more likely to use a park if there is a significant amount of positive activity already occurring --people like to be where other people are. Similarly, parks are more inviting to people who can see into them. One becomes cautious and may avoid entering a park if spaces are not visible. In addition to psychological comforts, physical comforts are also important. There should be seating, drinking fountains and accessible restroom facilities.

Roosevelt Park, for the most part, is highly visible. Located at the corner of 36th Street and Falls Road, the park has significant exposure to heavily traveled roads and, in many places, views are unobstructed well into the park. Likewise, from most areas within the park, users feel well connected to their surroundings. Improvements should be made, however, to enhance safety and comfort. The master plan should take the following into consideration:

- While the park is highly visible, it is not well known by many in the area, at least by name.
- Some have poor perceptions of the park and assume it is unsafe. Much of this perception is based on the appearance of some of the most visible areas of the park and the amount of trash and litter throughout the park.
- While the park is fairly open, three areas are obscured by overgrown vegetation. The southwest area of the park, near the pool and SPCA, is of particular concern because it is remote and attractive for undesirable uses. The northeast corner of the park at 36th Street and Falls Road is also overgrown. This is a concern because this is the park's "front door" yet it is uninviting and its overgrown nature sets a negative image for the entire park. To a lesser extent, the Falls Road frontage also obscures views into the park in some areas. The cherry trees, because of their low canopies, block important vistas into the park, especially for southbound Falls Road traffic.
- There is a need for additional basic comforts such as restrooms, concessions, storage and seating. Restroom facilities are provided at the recreation center; however, additional facilities are needed near the pool and ball fields.

Encourage interaction among users: Elements and facilities within parks should be located in such a way as to encourage interaction among users. Benches near playgrounds allow parents to socialize while their children play and inviting pathways and seating areas near park edges encourage people to cut through the park on their way to someplace else or to have their lunch in the park.

Roosevelt Park, for the most part, has its facilities well located to encourage interaction. In addition, the overall framework of the park is well suited to enhance this even more. In particular, attention should be given to the following:

- Care should be given in locating some uses together that are not ideally compatible. For example, the basketball court is immediately adjacent to the playground which is not an ideal mix between teens and small children.

The corner area at Falls and 36th is an area where many uses come together. Improvements to the park should enhance this.

The Roosevelt Recreation Center is the historic focal point of the park. While in need of restoration, its historic integrity is largely intact.

Roosevelt Park is the western anchor to Hampden's "Avenue"; however, both need to better capitalize on this relationship.

Visual linkages to historic resources outside the park (such as the SPCA) need to be strengthened.

- The area at the corner of Falls Road and 36th Street has the potential to be a great space where many activities converge yet it is not fully utilized. Overgrown vegetation gives the appearance of a no-man's land and the kiddie pool, because it is closed most of the year, detracts from the overall setting.

- Because most of the ball fields back up to a central area, there is an opportunity to capitalize on this and create a secondary focal point near the southern end of the park.

Respect of history and community context: Parks that respond to their surroundings and protect their historic resources are going to be better integrated into the community and become more of an identifiable part of the community.

Roosevelt Park has an interesting history that dates back to the early 1900's. At that time, the park was known as West Park and the site included the Hampden Reservoir. The Roosevelt Recreation Center was opened in 1911, a children's playground in 1941, the pool in 1949 and the ball diamonds in 1958. It wasn't until the early 1960's that additional parkland was created with the filling of the Hampden Reservoir (using fill dirt from the Jones Falls Expressway construction).

The Roosevelt Recreation Center, however, is the park's focal point. It still maintains much of its original design integrity and is scheduled for rehabilitation in the near future. In addition to the park's own historic components, there are a number of historic structures along its perimeter, including the Robert Poole Middle School, the Hampden United Methodist Church and the SPCA's Italianate headquarters and pump house, once known as "Evergreen on the Falls" (National Historic Site status since 1975). Lastly, Roosevelt Park anchors the western end of a vibrant 4-block commercial district known as "The Avenue", Hampden's "downtown".

The master plan should respect the park's historic context and consider the following in order to enhance its role in the community:

- Maintain and/or open up views to historic structures located adjacent to the park. For example, selective removal or limbing up of trees along the park's southern boundary would open up views to the SPCA mansion and pump house. While the SPCA and Roosevelt Park are distinct entities and will need to remain separated by a fence, both would be enhanced if they visually appear as one.

- Enhance the relationship between the park and The Avenue. As 36th Street continues to experience revitalization with the addition of new businesses and restaurants, Roosevelt Park should become an integral part of this environment during large events as well as during daily lunch hours.

Picturesque trees define the park's image. New trees need to be planted soon to establish the next generation of landscape.

Fencing and park furniture lacks a sense of "permanence" and detracts from an otherwise positive image.

Some areas, particularly the southwest corner of the park, are visually inaccessible, thus attracting undesirable activities.

Most of the park enjoys a high level of visual accessibility, particularly at Hampden's gateway from the Jones Falls Expressway.

Time enduring: A consequence of successful parks is that they are well used and receive a lot of wear and tear. Therefore, it is important that elements within a park are considered for their longevity. This includes structures such as fencing, benches, pathways and plant materials. Trees, in particular, need to be considered for long-term benefits and for all of their qualities, not just a species that grows quickly or looks spectacular, but only for 2 weeks out of the year.

Roosevelt Park has held up well in terms of the overall landscape. Mature trees can be found throughout the park and the balance of deciduous and evergreen trees provides landscape interest throughout the year. Most notable are the picturesque silhouettes of the mature White Pines, particularly along the Poole Street edge and between the Poole Street and Falls Road ball fields. It will be important to protect these trees and replace them as necessary to maintain the park-like character. The master plan should, therefore, focus on several enhancements including:

- A tree replacement program will need to be implemented since many of the mature trees that give the park its unique character are nearing the end of their lifespan.

- With the exception of the recently constructed playground, park furniture, equipment and fencing are in poor repair and generally needs to be replaced throughout. Emphasis should be placed on using quality materials that are easy to maintain. It is also important that materials have an aesthetic value. If fencing appears to belong to a prison, for example, the park will be as inviting as a prison.

Accessible: Good parks are accessible both physically and visually. Physical accessibility includes features for individuals with disabilities but also multiple connections to the community, rather than a single entrance. As discussed earlier, visual accessibility is important in terms of the park's image as well as the feeling of safety and comfort for its users.

Roosevelt Park is fortunate to have public road frontage along three of its four boundaries. This road frontage accommodates multiple access points for pedestrians from inside and outside of the community, and provides for generally strong visual connections. To enhance the park's accessibility, the master plan should consider:

- Well-delineated gateways and pedestrian park entrances, particularly at 36th Street and Falls Road, 36th and Poole Streets and Poole Street near the swimming pool. In addition, there is a great opportunity to capitalize on the embankment that faces Falls Road to create a park and community gateway to respond to Jones Falls traffic that exits at Falls Road.

- Because Poole Street is a dead-end, it is difficult to accommodate vehicular traffic going to the pool. The feasibility of improving this access should be considered.

Roosevelt Park is well organized into two main "rooms". There is a clear distinction between open spaces and edges.

Ball fields are well located with infields against backdrops of trees. This minimizes the visibility of fencing and maintains open space integrity.

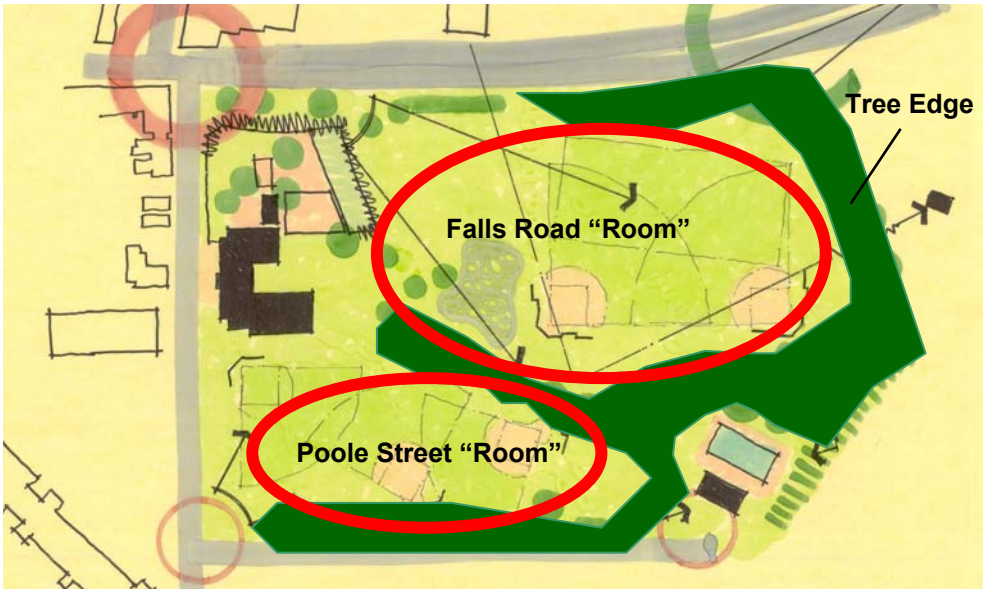
Some elements, such as the community gardens, create visual barriers, particularly from the street.

- Trees should be limbed up and, if inappropriate, should be removed to improve views at the northeast and southwest corners of the park, along the Falls Road frontage and along the boundary with the SPCA.

Attractive and well organized: People are most comfortable using a park or any open space if there is a sense of organization and apparent hierarchy of sub spaces or activity areas. Spaces that are disorganized and/or filled with clutter are disconcerting. Similarly, people will use a park and better care for it themselves if the park appears to be well cared for.

Roosevelt Park has an outstanding spatial organization. The street perimeter provides an overall framework, while the band of mature White Pines located between the pool and the recreation center subdivides the park into two "rooms": The "Falls Road Room" and the "Poole Street Room". In addition, the ball fields within these rooms are well oriented so that backstops and fencing are located against the treed edges of the space, rather than "filling" the spaces. While there exists a strong spatial organization to the park the master plan should consider:

- Maintaining and reinforcing the overall park structure by locating fences, structures or other vertical elements adjacent to the treed edges, rather than in the middle of the space.
- Removing visual clutter, particularly at the corner of Falls Road and 36th Street to enhance this as a space.
- Relocating elements that create barriers such as the community gardens and inappropriate plantings.
- Addressing litter throughout the park.



The park is naturally organized around a strong structure of treed edges and broad open "rooms". The master plan must protect and enhance this overall park structure.

IV. MASTER PLAN

Based on the development opportunity sites illustrated in Exhibit 3, the design team prepared three alternative concepts for the park development. Because several areas of the park were appropriate for several different functions or program elements, the alternatives illustrated advantages and disadvantages of locating each of these elements in different areas. The alternatives were reviewed with the community and preferred elements of each plan were selected to be included in the master plan, described below. The three alternatives are described and illustrated in *Appendix B, Master Plan Alternatives*.

A. Development Opportunities

Based on the overall structure of Roosevelt Park, the project team identified several areas where existing program elements could be expanded or new program elements developed, while maintaining the overall positive qualities of the existing park structure.

The team worked with four "givens":

The Roosevelt Recreation Center will be maintained and should be able to accommodate some expansion.

The new playground will be maintained in its present location.

The ball fields will remain in their current general locations; however, they may be re-oriented or expanded within these general areas.

The swimming pool will remain in its existing location.

Based on this given information, the team identified the remaining areas of the park that could be used to accommodate the expansion of existing facilities or the development of new ones, as shown in *Exhibit 3, Development Opportunities*. This exhibit identifies the uses suitable for each of these areas based on needs related to space, proximity to other uses and potential impacts on adjacent properties. For many uses, there is the flexibility to locate them in several different areas but for larger uses, such as the ball fields and skate park, there are limited options as to where they could go.

The project team prepared three alternatives as described and illustrated in *Appendix B: Master Plan Alternatives,* to illustrate several different options, each with advantages and disadvantages. For example, maintaining the current field layouts and locations leaves more room for other program elements but results in inferior ball fields. Similarly, orienting the ball fields with all of the infields backing up to a central location allows for efficient team programming but negatively impacts the integrity of the park's strong spatial definition.

The alternatives also illustrated that some program element locations remained consistent from one concept to the other, primarily because there is only one logical location for them. Additionally, no alternative could accommodate all of

Legend

FE = Field Expansion/Improvement
PE = Pool Expansion
SP = Skate Park
BB = Basketball/Court Sport
DP = Dog Park
CG = Community Garden
C = Storage/Concession/Restroom
S = Sign/Identity
PA = Parking
VG = Village Green
F = Feature Space
P = Playground
RE = Recreation Center Expansion

★ Off Site Potential (Parking, Basketball)

Roosevelt Park Master Plan

Exhibit 3: Development Opportunities

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MAHAN RYKIEL ASSOCIATES
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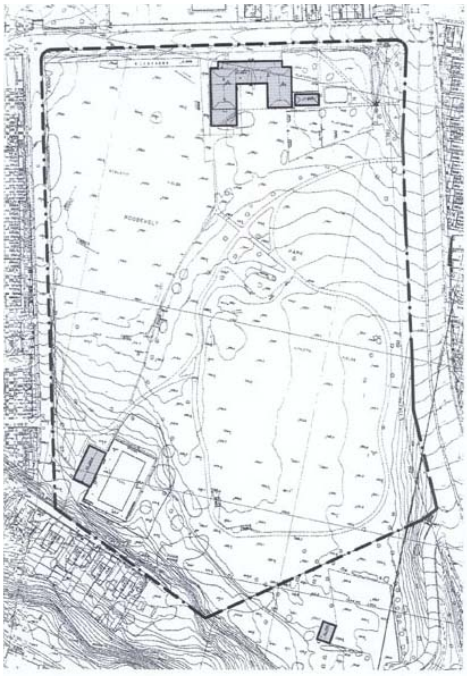
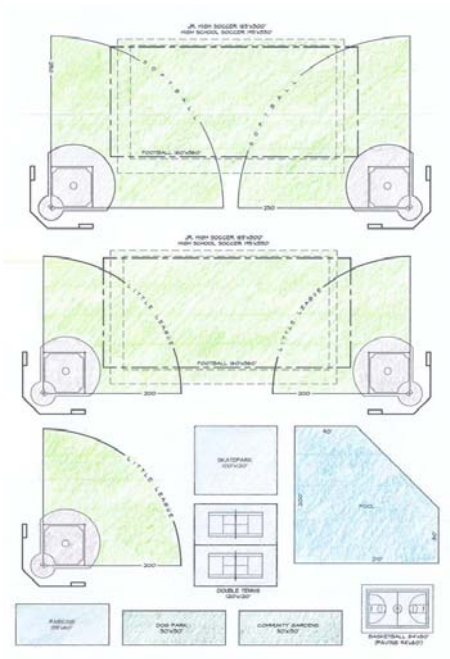
the desired program elements because the park does not yield enough acreage to do this, as illustrated below. Consequently, some elements would need to be eliminated or reduced in scope.

Based on all of the alternatives, the project team and stakeholders reached consensus on preferred elements from each alternative and recognized that in order to accommodate some preferences, some sacrifices would need to be made. The resulting master plan approach is described on the following pages.



Roosevelt Park Land Area



Desired Program Elements

Scaled diagram illustrates that there is insufficient acreage to accommodate all of the desired program elements within the park boundary.

B. Master Plan Description

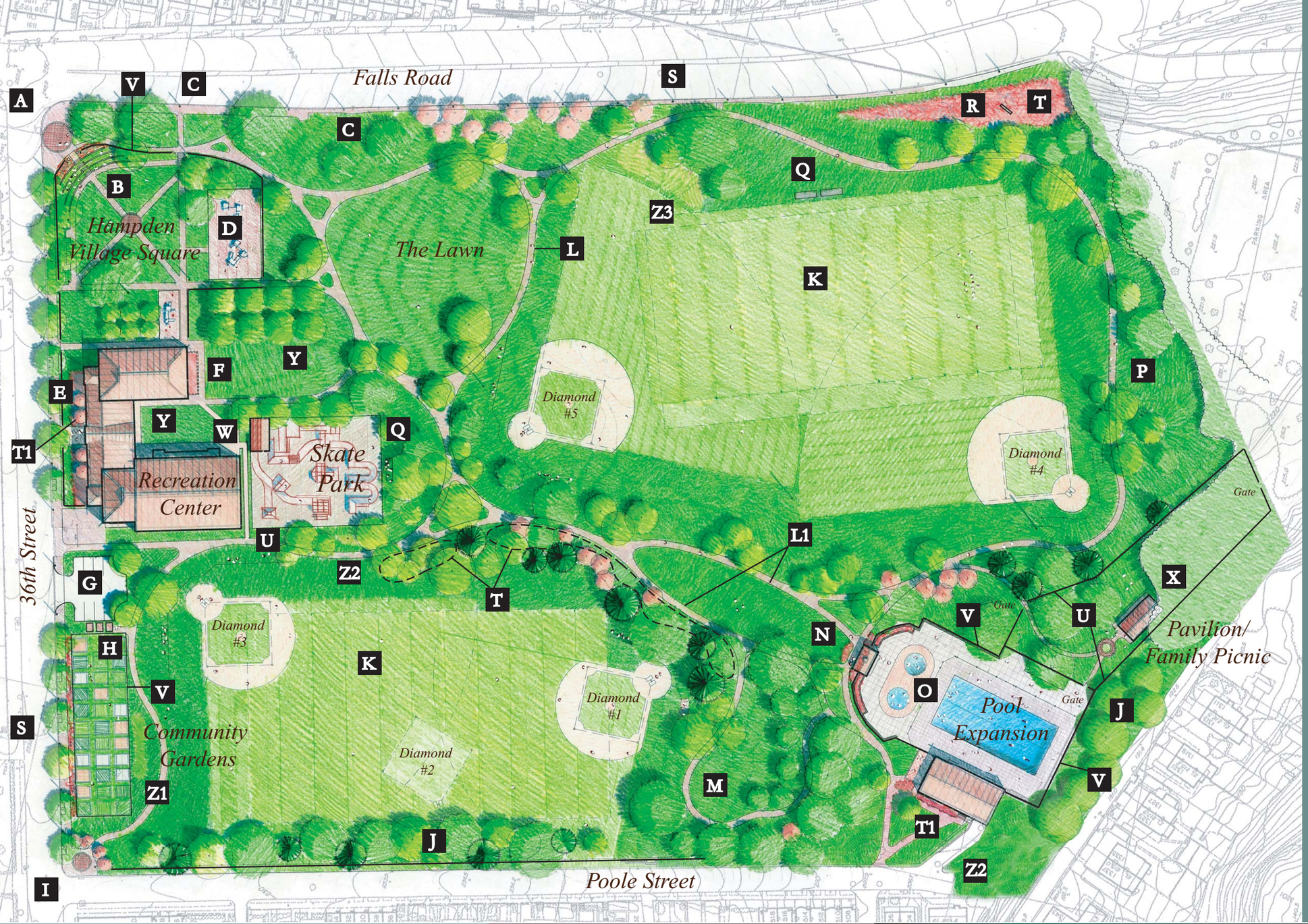
While the master plan reflects many changes, the overall structure and organization of the park remains as it currently exists, however, its structure is strengthened. Two primary spaces, the Falls Road "room" and the Poole Street "room" are joined by a treed walkway that links the parks two major anchors, the recreation center and the pool area.

The featured park element is a new town square that will provide a place for a variety of activities while projecting a positive image to the community and providing a stronger linkage to the adjacent commercial district. Significant active recreation includes realigned and improved ball fields, an expanded pool, a new community garden and a new skate park. Passive recreation includes new walkways, a picnic grove and a well-defined "lawn". Additional enhancements include new gateways, signage and park furnishings. *Refer to Exhibit 4, Illustrative Plan.*

The master plan is divided into 13 project areas which are described in detail on the following pages. Because the master plan will be implemented over many years, it is important to identify separate implementation projects, both large and small, that can be implemented individually. It is important, however, to understand how each of these projects relates to other projects within the park so the detail design can respond to the whole.

C. Master Plan Areas

Each master plan project area is identified in *Exhibit 5, Project Areas* and outlined in the following section in terms of overall description, design intent, project components, critical considerations and project budget. A detailed construction budget for each project area is included in *Appendix C, Project Construction Budgets*. The budgets provided are for master planning purposes. Construction and project costs may vary depending on project timing and whether or not projects are constructed individually or grouped together.



Legend

A. PRIMARY GATEWAY/SEASONAL PLANTINGS
B. AMPHITHEATER
C. SELECTIVE TREE REMOVAL
D. TOT LOT
E. REC. CENTER ENTRY PLANTINGS/ REDUCED HARDSCAPE
F. REC. CENTER STORAGE
G. ASPHALT PARKING (8 Spaces Total, Handicap)
H. MULCH, WASTE AND TOPSOIL BINS
I. POOLE ST. GATEWAY
J. RESIDENTIAL BUFFER
K. SOCCER/FOOTBALL
L. EXPANDED PATHWAY SYSTEM/PLANTINGS
L1. CENTRAL PATHWAY - LINK BETWEEN POOL AND RECREATION CENTER
M. PROPOSED PATHWAY/ INFORMAL PICNIC AREA
N. BALLFIELD CONCESSIONS/POOL STORAGE
O. SPLASH PAD/KIDDIE POOL
P. SELECTIVE TREE REMOVAL/LIMBING Views of Significant Architecture
Q. SEATING/BLEACHERS
R. SIGNAGE/FALLS ROAD SLOPE PLANTING
S. PEDESTRIAN LIGHTING (12' Ornamental Baltimore City Standard)
T. SEASONAL PLANTING (BULBS)
T1. SEASONAL PLANTING (BULBS AND ANNUALS)
U. BLACK VINYL COATED FENCING
V. ORNAMENTAL STEEL FENCING
W. SKATE PARK ENTRANCE GATE/ TICKET BOOTH/SKATE SHOP
X. PICNIC SHELTER
Y. RECREATION CENTER BREAK OUT SPACE
Z. STORMWATER MANAGEMENT
Z1 - Dry Swale
Z2 - Infiltration Trench
Z3 - Bioretention Facility

BALLFIELD ENHANCEMENTS
BALLFIELD #1 - Refurbish
BALLFIELD #2 - Replace infield with lawn
BALLFIELD #3 - Relocate
BALLFIELD #4 - Refurbish
BALLFIELD #5 - Relocate

Roosevelt Park Master Plan

Exhibit 4: Illustrative Master Plan

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MAHAN RYKIEL ASSOCIATES
J.M.T.
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SCHARF - GODFREY
SIDHU ASSOCIATES

0 50 100 200

Scale 1" =200'

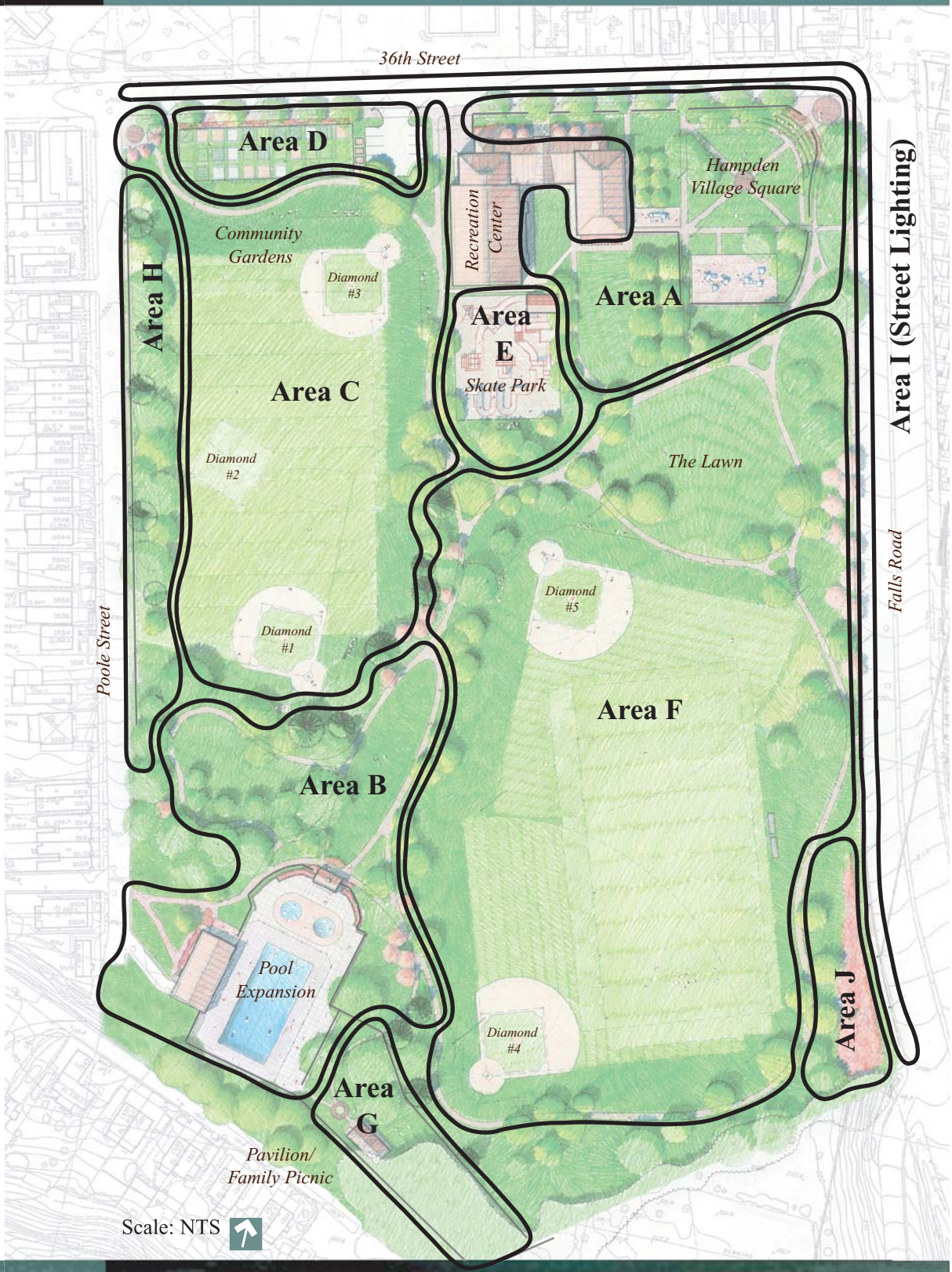

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Exhibit 5: Project Areas

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Hampden Village Square (Area A)

The traditional town square, such as this one in England, functions as the "living room" of many towns and communities.

The gateway corner area of Roosevelt Park, above, could become Hampden's own "Village Square", such as this one in Florida, below.

A new monumental gateway could utilize local artists and incorporate public art into its design.

Description: Hampden Village Square will be the traditional "town square" for the community. This is the place where Roosevelt Park interfaces with The Avenue. It is the park's "front door" and is a location that should attract daily passive activity such as eating lunch or watching children on the playground. In addition, the space should accommodate organized events such as small festivals, movies in the park or breakout events associated with programs occurring in the recreation center. Refer to *Exhibit 6, Hampden Village Square Perspective.*

Design Intent: The design intent is to create a traditional "town square" with well-defined edges and strong visual and physical connections to The Avenue and Falls Road.

Project Components: Hampden Village Square is comprised of numerous separate spaces and elements. While many of these are "stand alone" features, they will need to be designed with consideration for the entire space.

- ***Monumental Gateway*** located near the intersection of 36th Street and Falls Road. The gateway should be highly visible and may include stone or metal gateway piers, an identification sign (Roosevelt Park), field of special paving (such as brick) and a sign or kiosk indicating calendar of events. Involvement of local artists is encouraged for the development of the gateway design.

- ***Ornamental Fence*** constructed of solid steel (or wrought iron if funding is available). The fence should provide a secure area with multiple entrances and should define an area that includes the north side of the recreation center, the entire corner area and the playground. Gates through the fence should be located at the entrance to the recreation center, two locations off of 36th Street (just to the north of the recreation center), at the corner of 36th and Falls (the main entrance), to the south along Falls Road near the playground and on the south side of the playground adjacent to the east wing of the recreation center. Near the corner of 36th Street and Falls Road, the fence should be located at the top of the sloped embankment (future terraced amphitheater) so that it can be included within the secured area. Artist involvement might be considered for highly visible segments of fence.

- ***Village Green*** consisting mostly of lawn and a placeholder for a potential monument or public art as a focal point, following removal of the existing kiddie pool.

- ***Recreation Center Break-Out Spaces*** to accommodate a variety of activities. These spaces include the courtyard area between the two wings of the recreation center and the area immediately to the south of the east wing. The courtyard space will contain paved walkways and a central lawn area with a specimen tree to provide shade and scale to the space. The design should be simple so that the space is flexible for many events. The courtyard area could also be appropriate for potential future recreation center expansion, if feasible, considering the structure's historic designation.

Proposed View (Below)

Existing View from park to corner of 36th St. and Falls Rd. (Above)

Existing View into park from corner of 36th St. and Falls (Above)

Roosevelt Park Master Plan

Exhibit 6: Hampden Village Square
Perspective View

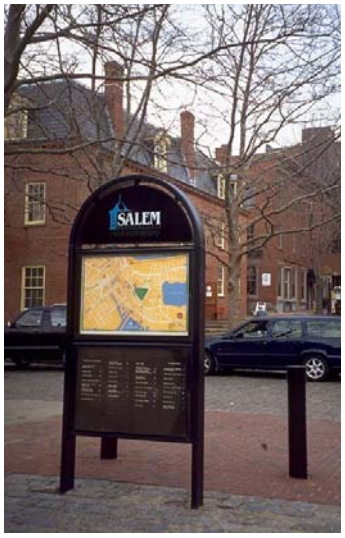
FEBRUARY 18, 2004

BALTIMORE CITY DEPARTMENT OF RECREATION AND PARKS
FRIENDS OF ROOSEVELT PARK

MAHAN RYKIEL ASSOCIATES
J.M.T.
RK&K
SCHARF - GODFREY
SIDHU ASSOCIATES

A lawn and stone amphitheater at the entrance corner could provide a graceful transition from the street to the square.

New planting beds at the recreation center entrance should utilize bold, simple planting beds that do not detract from the architecture.



New signage might include a park map and directory.

The space to the south of the east wing should be designed to frame the south elevation of this part of the building. The master plan illustrates a single row of shade trees to define the west side of the space (this will also define the east side of the skate park) and a double row to define the east side of the space and provide separation for the playground. It is important that shade trees with high canopies be used to define the space so that views are open beneath the canopies and the space beneath the canopies is useable area.

- ***Terraced Amphitheater*** utilizing the slope adjacent to the street intersection. The amphitheater should include grass terraces and low stone walls (18" height for seating). The stone walls should be constructed in a way to discourage skateboard activity. A few well-placed shade trees may also be planted within the terraces, provided that sight lines through the main entrance gate are maintained.

- ***Monument "Placeholder"*** to accommodate a potential monument or installation of public art as a focal point to the space.

- ***Tot Lot*** relocated closer to the main playground (following removal of existing storage building/shelter).

- ***Lighting*** to accommodate evening events associated with the recreation center. The lighting would utilize 12' post mounted fixtures that would match the design of those being installed along the Avenue (Homeland Pole and Baltimore Victorian Fixture), however, the light source should be metal halide, which has become a standard for the Dept. of Recreation and Parks.

- ***Recreation Center Entrance*** to create an improved main entrance to the building. The large expanse of concrete will be reduced in size to accommodate planting areas in front of the building. It is important that these planting areas remain simple and elegant in design so that they do not detract from the architecture of the building. Simple groundcover/flower beds and low shrub masses are most appropriate. Complex planting beds or gardens utilizing many plant types and "fussy" design should be avoided. The paved area that remains could be paved with brick or stone to help identify the importance of the building entrance. This area could also be a candidate for a brick sponsorship campaign.

- ***Walkways*** to accommodate "desire lines" through the park and to accommodate seating along the edges of the space.

- ***Landscaping*** will include regularly spaced street trees along 36th Street to define the northern edge of the space, selective placement of specimen shade trees and low shrub/groundcover beds along the amphitheater embankments.

- ***Site Furniture*** will include benches, trash receptacles and bicycle racks. Site furniture design considerations are described later in this report.

- ***Signage*** clearly identifying park rules, hours of operation and sponsorship of elements. The square would be an ideal location for a pedestrian orientation map. Signage design considerations are described later in this report.

Removal of the Black Locusts and other "weed" trees at the entrance corner would be an inexpensive project that would immediately change the park's image.

Critical Considerations: Most of the components described above can be implemented incrementally at any time, with the actual scope determined by available funding. Critical coordination items include the removal of the existing kiddie pool to accommodate the new "village green", monument placeholder and some walkways and the removal of the existing shelter/storage building to accommodate the moving of the tot lot. In addition, the creation of the breakout space adjacent to the east wing of the recreation center will require the relocation of the community gardens.

Removal of the Black Locusts on the existing embankment is an inexpensive yet highly visible first step that should be considered as soon as possible. This simple improvement will open up views to the park and begin to change perceptions without significant capital investment.

Approximate Budget:

Construction	$425,200
Design (8%)	$ 34,000
Total	**$459,200**

Swimming Pool (Area B)

A splash pad such as this would supplement the new kiddie pool in the renovated pool area.

Because the pool area is "hidden" from much of the park, the new concession/storage building could be used to create a stronger visual link to the rest of the park.

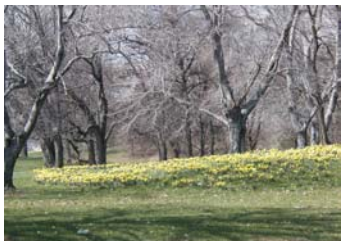
There is an opportunity to create a park entrance gateway for the Poole Street community. Materials should complement those used at other park gateways.

Project Description: Expand pool deck area to accommodate relocated kiddie pool, new splash pad, concession/storage building and improved pathway connections to the recreation center. Renovate existing pool building.

Design Intent: Expand the pool facilities while better integrating the pool into the composition of the overall park. The new concession/storage building should visually link the recreation center and the now hidden swimming pool area. Similarly, the family picnic grove (discussed under Area G) should appear to be a natural extension of the pool area.

Project Components:

- ***Renovations to Existing Building*** to upgrade restroom and changing facilities and other necessary improvements.
- ***New Concession/Storage Building*** to service both the swimming pool and ball fields. This should be a two-level structure with access to the lower level from the pool side and access to the upper level from the ball field side. The structure should be architecturally compatible with or complimentary to the Roosevelt Recreation Center and should be designed as an icon in the park. Power for the bathrooms should be fed from the recreation center building.
- ***Expanded Concrete Pool Deck*** to accommodate kiddie pool and splash pad.
- ***Park Gateway*** located at the end of Poole Street near the swimming pool building. The gateway should include a "Roosevelt Park" sign that is part of the same design family as the sign at the main gateway and may also include stone or metal elements as appropriate to relate to other gateway signs within the park. The gateway area would also be an appropriate place for flower garden sponsorships; however, gardens should be integrated into the overall design of park.
- ***Walkways*** will be realigned to accommodate expanded pool deck and added to link the rest of the park with the new concession building. A double pathway system is envisioned linking the pool area to the recreation center. These pathways will define a linear green that will provide a strong visual relationship with the concession building. A new asphalt walkway will also be added to access the sloped area to the northwest of the pool, making it more useable for both the pool and the Poole Street ball fields.
- ***Bike Racks*** located near Poole Street.
- ***Retaining Walls*** will be required to accommodate the expanded pool deck and new concession building within the existing sloped area to the north of the pool. Segmental block could be used for the retaining walls with a color and texture selected to be compatible with the new concession building.
- ***Fencing*** will be required surrounding the entire pool area and separating the pool area from the family picnic grove. The fence should be an average 10'



Bulb and flowering tree planting would be an effective way to reinforce the central pathway connection between the recreation center and pool.

The existing central pathway area is non-descript. A double path, bulb and tree planting will reinforce this important link between the recreation center and pool area.

in height, steel construction, which is either black or dark green in color so that it is as visually unobtrusive as possible.

- ***Landscaping*** for the pool and concession area. Because of the pool orientation, new trees could be planted fairly close to the new concession building without shading the pool deck. Other landscaping should be limited to low masses of shrubs and groundcover where steep slopes are associated with the retaining walls. The areas near the retaining walls and concession building would also be appropriate locations for flower garden sponsorships. Bulb planting and flowering trees should also be considered to reinforce the central pathway that links the pool area with the Recreation Center.

- ***Signage*** will be required to post rules, regulations and hours of operation for the concession building and pool facility. Signage design considerations are described later in this report.

- ***Stormwater Management*** in the form of an infiltration trench. This facility should be located on the south side of the service entrance to the pool building and should be visually integrated into the park.

Critical Considerations: Improvements to the pool area can occur independently of other areas of the park, however, it will be critical to coordinate the design of the adjacent picnic area and the central pathway that links the pool area with the recreation center.

Project Budget:

Construction:	$925,000
Design	$ 74,000
Total	**$999,000**

Flowering trees, such as these in Washington (above), would be more effective planted along the central pathway in Roosevelt Park (below) than along the roadway edges.

Poole Street Fields (Area C)

A new park gateway such as this one (below) should be considered for the corner of 36th and Poole (above).

An example of a park gateway at Baker Park in Frederick, MD

Project Description: Relocate and refurbish existing fields to better accommodate Little League play while providing room for a new community garden along 36th Street.

Design Intent: Maintain current design concept with backstops, skinned infields and other vertical obstructions adjacent to treed edges so that, when not in use, the fields appear as open lawn areas, not unused fields.

Project Components:

- ***Refurbish Field #1*** and replace backstop and fencing. Grade and seed playing areas to maintain proper drainage. Include fine grading, leveling of field and replacement of infield soil mix.
- ***Remove Field #2*** and associated fencing to allow for safer play at Field #1. Seeded lawn will replace the skinned area and allow for informal play.
- ***Relocate Field #3*** and add a dirt infield. Field #3 will move slightly to the south to accommodate the relocated community garden. The fencing and backstop will be replaced.
- ***Poole Street Gateway*** will be provided at the corner of 36th Street and Poole Street to create a secondary community gateway to the park. The gateway should have an expanded paved area and "Roosevelt Park" sign compatible with the main entrance gateway. The gateway may also include stone or brick wall elements.
- ***Walkways*** will be added to link the Poole Street Gateway to the new community gardens and Poole Street ball fields and to tie into the greater walkway system for the park.
- ***Landscaping*** should primarily be in the form of large shade trees and White Pines to supplement the existing trees and to reinforce the spatial definition of the fields and park edges. Low seasonal planting should be considered for the Poole Street Gateway area which would also be an appropriate location for flower garden sponsorships.
- ***Signage*** should be minimized but should be provided to identify rules and regulations and hours of operation.
- ***Fencing*** for all fields should be black or dark green vinyl-coated chain link.

Critical Considerations: The improvements described above could occur independently of other park areas, however, the relocation of Field #3 will be required for the relocation of the community garden. Similarly, the improvements to Field #1 could occur separately from Fields #2 and #3 and will not impact other park projects. The walkways and Poole Street Gateway could also be constructed independently of the fields.

Project Budget:

Fields # 2 and #3/Poole Street Gateway

Construction:	$161,400
Design:	$ 12,900
Total:	**$174,300**

Field #1

Construction:	$11,600
Design:	$ 900
Total:	**$12,500**

Grand Total:	**$186,800**

Community Garden (Area D)

Attractive fencing will be important for the new community garden. The existing fence detracts from the quality of the park.

The new community garden should be organized and designed with an attractive streetscape edge along 36th Street and allow room for a park gateway at Poole Street.

Project Description: The existing community garden will be relocated to the northwest corner of the park. The garden will remain at approximately the same size, with a small parking area provided along with mulch, waste and topsoil bins.

Design Intent: The intent is to incorporate the gardens into the overall park design rather than have them appear to be an afterthought. Because they require a fence, it will be important that the gardens be located near a park edge where the fencing can be visually incorporated into the streetscape. Additionally, it is important that the gardens be located near a water source and vehicular access.

Project Components:

- ***Parking Area*** for 8 cars. The parking area will be located between the recreation center and community gardens, allowing easy access to the street while minimizing its visual impact. The parking area should also include an area for bicycle racks.

- ***Perimeter Fencing*** will be provided for security. Because of the high visibility of the gardens adjacent to 36th Street, ornamental steel fencing, 6' in height, should be used. The fencing should be black in color and compatible to that used in Hampden Village Square. Black vinyl-coated chain link fence may also be considered if ornamental fencing is cost prohibitive.

- ***Gardens*** will be organized into individual plots. Consideration should be given to defining each plot by timbers and separating them with mulched access paths. An overall organization will help to unify the individual gardens while allowing for individual expression within each. Bins for mulch, topsoil and waste will be provided adjacent to the parking area.

- ***Stormwater Management*** (dry swale) on the south side of the garden.

- ***Landscaping*** should primarily be in the form of large shade trees located near the parking area and along 36th Street (to fill in the gaps in the existing street tree planting). Other landscaping that could be considered includes a low hedge planted along the 36th Street and Poole Street perimeter of the fence to visually screen the ground plane area of the gardens and to unify the garden.

- ***Signage*** should be incorporated identifying community garden rules and regulations and may also include sponsorship recognition, etc. Signs should be integrated into the overall sign design package for the park.

Critical Considerations*:* Ball field #3 will need to be shifted to the south before the garden is constructed in order to maintain the current size of the garden.

Project Budget:

Construction:	$113,600
Design:	$ 9,100
Total:	**$122,700**

Skateboard Park (Area E)

A variety of skateboard elements will be provided in the park. It is important that the skate park users be involved in the final design.

Project Description: The skate park will be approximately 12,000 SF in size with the goal of being able to accommodate the needs of both street and transition riders. In addition to skateboard equipment, it may also include a ticket booth, skate shop and controlled access. The facility will be located near the recreation center and parking resources along the street and at Robert Poole School.

Design Intent: Create a facility that meets the needs of the skateboarding community while being integrated sensitively into the overall park design. Because of the fencing and above-ground equipment associated with skate parks, it will be important to use landscape to integrate the facility into its surroundings. The relationship of the skate park to the recreation center and the center's courtyard should also be considered.

Shaded spectator areas should be provided for the skate park.

Project Components:

- ***Asphalt Surface*** will be required covering an area approximately 120' x 100'.
- ***Portable Equipment*** utilizing an approximately equal balance of transitional and street setups including handrails, stairs, banks, pyramids, fun box's, mini ramps, etc. Temporary equipment may be salvaged from local skate teams or other facilities while raising funds for permanent equipment.

Tall shade trees should be used to integrate the skate park into the overall park landscape like this playground in New York.

- ***Ticket Booth/Entrance Gate*** to provide controlled access. The entrance to the skate area may be linked directly to the recreation center, with participants entering the building on 36th Street and passing directly through the building to an entrance to the skate area at the rear of the building. An alternative is a freestanding ticket booth, integrated into the fence perimeter or located just outside the fence. The architectural design of the ticket booth should be compatible to the adjacent recreation center. If freestanding, the structure should be sited at least 10' from the entrance gate to accommodate lines and crowd control. They should also be sited in a way to create a composition with the recreation center, and not appear to be an afterthought.
- ***Skate Shop*** may be included in the ticket booth/entrance gate structure or it may be housed within the recreation center.

Example of how trees could define an area of active recreation.

- ***Sidewalk Connections*** will be provided with direct access to the recreation center, 36th Street and Hampden Village Square. The sidewalk alignments should be integrated into the overall pathway system for the park.
- ***Bleachers*** are important features for spectators during events, lessons and daily riding. They should be provided on two sides of the facility. Portable bleachers would be the most appropriate for events while park bench standards could be provided for daily viewing.
- ***Fencing*** should be approximately 12' in height and should be constructed of black (or dark green) vinyl coated chain link and located along the perimeter of the park.

- ***Shade Trees*** will be provided along the perimeter of the skate park to provide shade for skateboarders and spectators while softening the visual impact of the skate park on the overall park. Shade trees on the east side of the facility will be linear in arrangement (as described in the Hampden Village Square project) and trees on the west and south sides should be planted in more naturalistic arrangements to transition into the main portion of the park. Regular maintenance and leaf removal from the skate surface will be important.

- ***Site Furniture*** should utilize the park standards for trash receptacles, benches and bicycle racks.

- ***Drinking Fountain*** located outside of the fenced area to serve both the skate park and the areas around the recreation center.

- ***Lighting*** for nighttime use is identified as an optional item and is described later in this report, along with cost estimates.

Critical Considerations: The skate park can be constructed at any time. The skate park shown on the master plan is for illustrative purposes only and the final design of the facility must involve the skate park stakeholders. In placement of the skate park, it will be necessary to allow adequate room to accommodate some future expansion of the recreation center. If lighting is to be considered, further discussions with the community should occur and the lighting costs should be added to the project costs identified below. Coordination with the renovation of the recreation center will also be critical, particularly if the skate park entrance, ticket booth and skate shop are to be incorporated into the building.

Project Budget:

Construction:	$143,700
Design:	$ 11,500
Total:	**$155,200**

Falls Road Field Fields (Area F)

"The Lawn" should be designed as a pleasant space for passive recreation.

Tree placement and pathway alignments within The Lawn should be informal.

Infields and backstops located against a backdrop of trees, such as in Central Park, helps to maintain the integrity of the open space.

Project Description: Relocation of Field #5 further to the north to eliminate its overlap with other fields and the refurbishing of Field #4. Because of the amount of grading required to move Field #5, this project includes a broad area, particularly to the north.

Design Intent: The intent is to naturally fit Field #5 into the landform while creating a well-defined lawn area to the north, suitable for a variety of passive recreation. Grades should transition comfortably into the existing landform, and tree groupings and pathway alignments should reinforce the space of the ball fields and the space associated with The Lawn. Improvements to Field #4 and adjacent landscaping should be designed so that the park and SPCA landscapes appear as one.

Project Components:

- ***New Softball Field #5*** with skinned infield, backstop and sideline fencing, oriented to best fit into the natural grade while allowing for a soccer and football field layout across the outfield.

- ***"The Lawn"*** open space for passive recreation. This space slopes to the south and will be ideal for festivals and/or concerts.

- ***Realigned and New Pathways*** that help define The Lawn and the ball field areas. The pathway system will include a small loop around the perimeter of The Lawn and tie into the overall loop system for the park. The pathway loop will also connect to the sidewalk along Falls Road as far to the south as grades allow to provide better pedestrian access to this portion of the park. Slight realignment of the existing pathway will be required behind the backstop for Field #4 to provide a flowing alignment and to provide opportunities for the planting of shade trees.

- ***Landscaping*** in the form of large canopy shade trees. Shade trees should be placed to define and reinforce the ball field and lawn spaces while framing long views across the park from Falls Road. Where possible, trees should be planted on both sides of the walkway so that the walkway appears to weave among the trees. Selective removal of a few trees at the northern end of the existing row of Cherry Trees should also be considered to open up one of the most impressive views into the park. Similarly, selective thinning and limbing of trees along the southern boundary of the park should occur to open views to the SPCA. Bulb planting and flowering trees should be considered to reinforce the central pathway that links the pool area with the recreation center.

- ***Low Retaining Walls*** may be required behind the infield to accommodate the new grading. The walls and associated grading should be carefully integrated into the landform and pathway design so that it appears to be a natural part of the landscape.

The area of pathway behind the new backstop should include a sweeping alignment that bisects groupings of trees.

Shade trees should be planted to provide shade relief and to minimize the visual impact of the backstop, such as with this ball field in Central Park.

- ***Site Furniture*** including trash receptacles and benches will be placed at various points along the pathway system. Benches should be located to take advantage of shade and views into spaces and to the ball field activity.

- ***Stormwater Management*** in the form of a bio-retention facility located near Falls Road.

Critical Considerations: The community garden will need to be relocated prior to the full development of The Lawn; however, the relocation of Ball field #5 and its associated grading could be completed as a first phase. Bleachers may also be required if the football/soccer field is considered for use by the new Robert Poole High School. The pathway alignment and tree planting should be designed to accommodate bleachers adjacent to Falls Road at some time, if determined to be appropriate. In this case, canopy shade trees should also be planted between Falls Road and the bleachers to minimize their visual impact. Depending on the construction phasing of other projects, the stormwater management area may need to be provided prior to other improvements described as part of this project.

The refurbishing of Field #4 should occur at the same time as Field #5, however, it can occur independently if there are budget constraints. Grading and construction plans that guide implementation should be developed for all of the Falls Road fields, regardless of any construction phasing that might occur.

Project Budget:

Field #5 and The Lawn

Construction:	$304,700
Design:	$ 24,400
Total:	**$329,100**

Field #4

Construction:	$ 20,400
Design:	$ 1,600
Total:	**$ 22,000**
Grand Total:	**$351,100**

Family Picnic Grove (Area G)

The picnic area should include picnic tables beneath tall shade trees in addition to a picnic shelter.

Project Description: The picnic grove is located to the southeast of the swimming pool and utilizes a seldom-used lower "plateau" of the park. The picnic grove will provide a secure area for picnics, both organized and spontaneous, in association with the swimming pool but also during seasons when the pool is closed.

Design Intent: The design intent is to create positive and secure activity in an area that has always been somewhat hidden. The perimeter fence is located along the top of the existing embankment that separates this area from the rest of the park. Integrating the fence with the landform will help to minimize its visual impact on the park. The landscape theme is simple and utilizes tall canopy trees to provide shade while allowing visibility into and out of the picnic area, and thinning of existing vegetation. Careful placement of trees and fencing will allow the space to appear as a natural extension of the SPCA property and pool area.

Project Components:

- ***Picnic Pavilion*** to provide shelter for several tables and which could be reserved (for a fee) for organized functions and family picnics. The pavilion should be open-sided and should be designed to be architecturally compatible to its surroundings. Special consideration should be given to a distinctive roofline so that the pavilion becomes a positive element in the overall park landscape.

- ***Picnic Tables*** will be included within the pavilion area but also within groupings throughout the picnic grove.

- ***Fencing*** will define the perimeter of the picnic grove area. Fencing should be 6' in height and constructed of black (or dark green) vinyl-coated chain link to minimize its visual impact. Access to the picnic area should be via three gates: one located with direct access to the park to the north, one located with direct access to the SPCA and one located with direct access to the pool area. Depending on the season and the events, all or just one of the gates could be opened to provide access.

- ***Special Paving*** such as brick or stone might be considered at the entrance to the pavilion or as a focal point for public art or a kiosk.

- ***Pathway Connections*** will be minimal as most of the picnic area will be lawn. Pathways should be provided, however, to link the pavilion with the pool and the overall park pathway system.

- ***Landscaping*** will include thinning and/or limbing-up of the existing trees and supplemental planting of additional canopy trees. It is important that the landscape treatment provide for shade and views into and out of the picnic area.

- ***Trash Receptacles***

Critical Considerations: Design of the picnic grove should be done in conjunction with the pool improvements, however, construction could occur prior to the improvements to the pool area. No improvements (other than tree thinning/limbing) should be made until the fencing can be installed and the area made secure.

Project Budget:

Construction:	$68,900
Design:	$ 5,500
Total:	**$74,400**

Poole Street Perimeter (Area H)

New White Pines should be planted soon so that they have several years worth of growth by the time they will need to replace the existing trees.

The embankment along Poole Street should be stabilized with groundcover and segmental retaining walls.

Project Description: Enhancements to the park edge adjacent to Poole Street to include tree planting and replacement of the ball field fencing.

Design Intent: The design intent is to maintain and reinforce the existing character of the park edge (mature canopy trees) while improving the physical conditions and safety related to the ball fields.

Project Components:

- ***Outfield Fencing*** to include 16' and 6' black (or dark green) vinyl-coated chain link fencing. The 16' fencing would be used to protect cars and homes from softballs from Field #3.
- ***Trees*** will be planted to supplement the existing trees that are currently in place. Tree placement should be informal but it should also help to reinforce the Poole Street streetscape. Species should primarily include White Pine (limbed-up to create a canopy form) to match the current character but may include other large canopy trees, including Oaks and Maples.

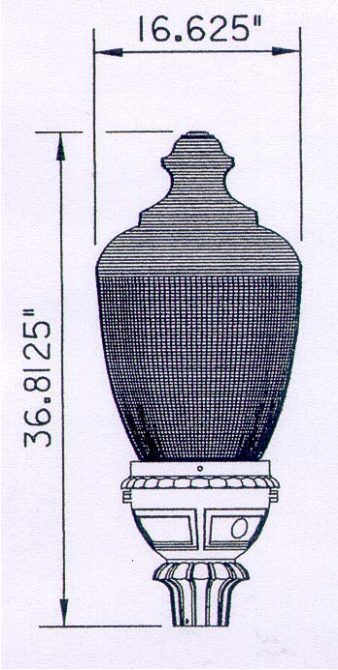
- ***Slope Stabilization*** to include re-grading of eroded areas, groundcover planting and low segmental retaining walls where needed.

Critical Considerations: Implementation of this project can occur at any time, however, tree planting should occur soon so that the new trees will have some time to mature by the time the existing trees reach the end of their lifespan.

Project Budget:

Construction:	$50,000
Design:	$ 4,000
Total:	**$54,000**

Street Lighting (Area I)



Project Description: Ornamental pedestrian-scaled lighting along the 36th Street and Falls Road frontages.

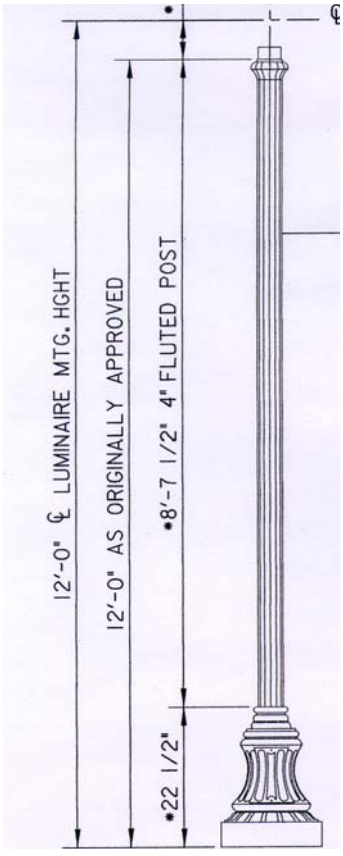
Design Intent: Reinforce the park's connection to the community and 36th Street commercial district and to enhance the park image along its edges.

Project Components: Ornamental lighting utilizing 12' Baltimore City lighting standards including the Homeland Street Light Pole and the Baltimore Victorian Fixture. This is the same fixture and post currently being planned for streetscape improvements along The Avenue; however, a metal halide light source should be utilized in keeping with Recreation and Parks standards. If the fixture/post selection for The Avenue changes, then the design for this project should change accordingly.

Critical Considerations: This project could occur at any time but should be coordinated with the design of Hampden Village Square.

Project Budget:

Construction:	$76,800
Design:	$ 6,200
Total:	**$83,000**



"Homeland" post and "Baltimore Victorian" fixture are being used along The Avenue. Any new park lighting should match this.

Falls Road Gateway (Area J)

Bulb planting on a highly visible slope in Wyman Park

The slope at the Falls Road gateway is ideal for bulb planting and a Hampden/Roosevelt Park gateway sign.

Example of a stone gateway sign

Project Description: Utilize the natural embankment along the southeast perimeter of the park adjacent to Falls Road as a Roosevelt Park/Hampden Gateway.

Design Intent: The intent is to use bold simple massings of plant material that provide seasonal interest and color to take advantage of the highly visible ground-plane. The planting should be supplemented with a wall/sign element that is compatible in design to the other park gateways.

Project Components:

- ***Gateway Sign Wall*** to include sign message (Hampden and Roosevelt Park) and wall element, preferably designed as a retaining wall to take advantage of the natural slope.

- ***Bulb Planting*** to include spring daffodils and fall-blooming Crocus. Bulbs should be planting in natural drifts along the embankment and should utilize a mix of early, mid and late-season bloom times.

Critical Considerations: Design should be closely coordinated with the new gateway at Hampden Village Square and utilize some of the same materials so that they are compatible with each other. This sign should also serve as a gateway to Hampden. In addition, consideration may also be given to working with the SPCA to develop a coordinated gateway feature.

Project Budget:

Construction:	$81,600
Design:	$ 6,500
Total:	**$88,100**

Other Projects

The projects described above (Projects A-J) are area-specific. Following are additional park elements that may be included within projects A-J, or they may occur as a project in and of themselves. These elements generally occur throughout the park and, therefore, consistency in design is critical. In some cases, the elements are identified as optional.

Athletic Field Lighting: During the master planning process, stakeholders determined that athletic field lighting allowing for evening play was not desirable because of noise resulting from extended play, cost and visual detraction from the overall park character. The project team feels that it is important, however, to discuss athletic field lighting should stakeholders desire that it be added in the future. This is particularly important since the new high school is being planned and shared use of the park fields may be desirable for all parties.

Following are some guidelines related to how athletic field lighting should be incorporated into the park, if current thinking related to the use of these lights changes.

- Only the Falls Road fields and skate park should be considered for lighting to minimize impacts to the Poole Street area.
- Lighting should be provided to accommodate evening use of Fields # 4 and #5 as well as the overlapping football/soccer field.
- Light poles and tree plantings should be coordinated so that the light poles are adjacent to a backdrop of trees and integrated into the park landscape as much as possible.
- Hours of operation of lights would need to be coordinated with the community.

Project Budget:

Construction:	$172,800
Design:	$ 13,800
Total:	**$186,600**

Miscellaneous Landscape Planting: While most of the new plant material will be provided as each project is constructed, there may be an opportunity to add new plantings if donors come forward or specific groups want to sponsor new plantings. Following are some basic guidelines that should be followed:

- All tree and landscape planting should be closely coordinated with the master plan to determine if the construction of future projects will negatively impact the plantings (grading, for example) or if the plantings are part of a broader concept where uniformity of species will be important.

Flowering trees with low canopies (top) are less effective in parks than high canopy trees that don't block sight lines (bottom).

- The predominant plant material should be large canopy trees that generally have long life spans. The temptation to plant fast growing (and often short-lived) trees such as Bradford Pear should be avoided. The most effective park trees are those that get more stately and picturesque with age and those with high canopies that do not obscure sight lines. Appropriate trees include Oaks (Red, White, Willow), Maple (Red and Sugar), Beech, London Plane Tree, Linden and White Pine. The majority of trees should be native to Central Maryland as they are adapted to the soils and climate of this region. Occasional specimens of some non-native, but adapted, species may also be considered, but only as accents and not widespread plantings.

- Flowering trees should be limited to selective areas because they generally have low canopies that can obscure views. Appropriate areas for flowering trees include groupings against a backdrop of larger trees and adjacent to buildings to accent entrances or courtyards and other outdoor spaces.

- Shrub planting should, for the most part, be limited to low shrubs with mature heights 3' or less so as to avoid the creation of "hiding" areas and to maintain open sight lines.

- Shrub, flower and groundcover plantings should be planted in bold simple masses and should be concentrated in areas where they will make the most impact. These areas include park entrances, edges of gathering spaces (such as the embankment in Hampden Village Square and near the pool), building entrances and courtyards and broad slopes where grass is difficult to maintain. Complex planting beds with only a few of many different plant species should be avoided as they are difficult to maintain and can be visually distracting.

Regulatory signs and plaques should be part of a coordinated sign package.

Site Furniture: Site furniture primarily includes benches, trash receptacles and bike racks. While some areas, such as Hampden Village Square, will contain a greater amount of site furniture than others, furniture will be located throughout the park and should, therefore, be consistent in design. Metal or wood (or a combination of both) may be considered for benches. The bench design should be selected to accommodate sponsorship plaques. Trash receptacles, benches and bike racks should all be compatible with each other in terms of colors and materials.

Example of public art incorporated into the design of a fence.

Signage: Like site furniture, signage should belong to a consistent design family throughout the park and should include park identity signs, identification signage for park elements (buildings, special areas), regulatory signage and sponsorship signage. The signs should be designed to be unique to Roosevelt Park and may incorporate a special logo or color. Care should be taken not to clutter the park with too much signage or inappropriately located signs.

Public Art and Historic Interpretation: Because of Hampden's rich mill history and growing art "scene", there is a unique opportunity to capitalize on the park setting and its high visibility for an "art in the park" program. Public art should be considered for gateway areas and as temporary and permanent features

throughout the park. Care should be given to locating public art in context with the overall park landscape design. Art projects should emphasize local talent and should incorporate elements of local history such as the mills, stone building materials, or even old mill machinery.

Memorial Plantings: Parks tend to be logical receiving grounds for memorial plantings. These memorials can be an effective source of income for the park, however, if un-managed can result in visual clutter that detracts from the overall park. All memorial plantings shall, therefore, be reviewed carefully prior to planting to determine their appropriateness in the context of the park master plan. The Baltimore Park Board has established guidelines and a formal review process for the placement of statues and memorials in city parks. All proposals for memorials must be reviewed by the Park Board and approved by the Department Director.

The following guidelines should be considered when the Park Board reviews proposals for Roosevelt Park:

- Memorial tree plantings should be restricted to areas of the park where tree planting is included as part of a master plan. Care should be taken to avoid planting trees in the middle of a park space when it would be more effective for the park if it helped define the edge of a space.

- Memorial tree plantings should utilize species appropriate to the park. Large canopy shade trees are encouraged and could be appropriate in most areas of the park. Flowering trees, on the other hand, should be limited to a few areas as described above.

- Nameplates or plaques should be simple and limited to an engraved stone or brick that is set flush with the grade adjacent to the tree.

Parking: Parking for the handicap, a few staff and short-term visitors is accommodated within the park. Parking for large events or evening/weekend use should utilize the Robert Poole School parking lot since most the peak parking times for the school and park are complementary. Parking agreements will need to be coordinated between Recreation and Parks and the School District.

Other parking resources include on-street parking along 36th Street and along Falls Road. Because Falls Road is extremely wide south of 36th Street, there appear to be ways that additional parking could be accommodated while maintaining necessary traffic flow. This should be coordinated with the Baltimore City Department of Transportation.

Because Falls Road is an important edge to the park, parallel parking is most appropriate. Angled parking would result in the park edge looking like a parking lot and would also create a safety hazard along Falls Road.

V. IMPLEMENTATION PLAN

A. Project Priorities

Implementation of the master plan will occur over many years on a project-by-project basis as described in this report. Project priorities will vary depending on available funding and the efforts of project "champions"— the key stakeholders most interested in implementing a particular project. However, some early priorities should be considered, as successful completion of these will help to change perceptions of the park, increase the number of park stakeholders, help maintain momentum for future improvement projects and help build credibility for all of the park support groups, as outlined in *Appendix D: Park Support Groups*.

Critical first steps should focus on physical elements such as park edges and elements that will help change perceptions about the park and on defining ways to improve park management. Priorities to consider include:

1. Improve Primary Park Edges

- **Remove the Black Locusts** and "weed" trees from the corner area at 36th Street and Falls Road.
- **Thin out and limb trees** along Falls Road and the SPCA boundary
- **Initiate detail design of Hampden Village Square.** Detail design should include design development and construction documents for all or part of this project area, with emphasis on the monumental gateway feature, amphitheater and ornamental fencing.
- **Identify potential funding sources** for portions of Hampden Village Square such as the monumental gateway feature.
- **Begin identifying a process to include local artists** in the design of the monumental gateway.

2. Support Existing and New Friends of Roosevelt Park Initiatives

- **Continue fundraising for the skate park** and develop detail design plans.
- **Develop comprehensive sign system**. System should include schedule of messages, potential locations and design template. While new signs are not an immediate priority, it will be important to establish the design of the sign system and typical messages so that as new projects are implemented, the correct signs can be installed at that time, in association with the project.
- **Develop bench and tree sponsorship program** and corresponding fund-raising campaign. As with the sign system, the details of bench and tree

sponsorship program should be established so that as projects are implemented, these sponsorship elements can be incorporated directly into the project.

B. Design Documents

While some of the improvement projects outlined in this master plan are relatively straightforward and require little additional design, many projects will require detail design and the development of construction documents. Some of these design projects may be initiated by the City's Department of Recreation and Parks and others may be initiated by Friends of Roosevelt Park. Design documents are critical to the successful implementation of the master plan and should be prepared prior to the construction of any major project.

C. Improve Park Management and Support Friends of Roosevelt Park

Through the new Office of Partnerships, work with Friends of Roosevelt Park (FRP) to formalize a working relationship between the two organizations and improve park management. One of the first tasks that should be considered is assisting FRP with exploring the feasibility of a paid staff position, responsible for park management. The position could oversee the park, address maintenance concerns, coordinate volunteers and coordinate the implementation of the master plan in accordance to the vision. Following is a sample of responsibilities that might be included in a position such as this:

Typical Responsibilities

- Develop and implement recreational programming, including special events, visitor services, concessions, development and enforcement of park rules and regulations.
- Facilitate development of and maintain public/private partnership programs such as conservancy boards.
- Develop a long-term strategy for implementing the park master plan.
- Identify the necessary resources for implementation of the master plan including funding, staffing, expertise and systems.
- Develop and implement short and long-term funding strategies for the park, including initiatives that include the private sector.
- Develop and implement a short and long-term promotion and marketing strategy to increase community, corporate and foundation interest in the park.
- Develop and maintain volunteer program and network.
- Develop and implement an on-going management study to improve the quality of park maintenance and operations.

- Develop and implement a natural resource management plan identifying the responsibilities of in-house staff as well as the needs for outside consultants or additional technical staff.

- Develop and implement recreational programming and special events strategy, coordinating with other community groups as appropriate.

- Design and implement a visitor services strategy.

- Design and implement a strategy for effective enforcement of park rules, including the use of park rangers.

- Monitor the overall park maintenance and coordinate with a maintenance entity to address concerns.

- Develop a comprehensive concessions policy and a plan for attracting responsible investors and sponsors.

- Review proposals (such as community service projects, tree donations, etc.) generated by the public and stakeholders and determine appropriateness based on master plan.

- Schedule and coordinate the use of the park grounds and facilities.

- Review applications for permits of park and approve or disapprove based on appropriateness.

- Program special events and promote public utilization of park resources.

APPENDICES

APPENDIX A: ROOSEVELT PARK VISION

THE VISIONING PROCESS

During 2000 – 2001 *Friends of Roosevelt Park (FRP*) instituted a visioning process for the greater Hampden Community. The purpose of the visioning process was to allow input from all stakeholders in the renovation of Roosevelt Park and the facilities contained therein. A total of five meetings were held over a nine-month period, to allow maximum access to the process. Attendance at each of these meetings exceeded one hundred.

Two meetings were held in conjunction with the regularly scheduled Hampden Community Council (HCC) meetings. These meetings were advertised through the "Hampden Happenings". This is the bimonthly newsletter of the HCC, with a circulation of 5,000 copies per issue.

Two "Town Meetings" were hosted by *FRP.* These meetings were advertised through the "Roosevelt Park News". This is the quarterly newsletter of the *FRP,* with a circulation of 2,000.

The final visioning meeting was hosted by the *FRP.* This meeting was unique in that the sole focus was on the youth of the neighborhood and their desire to construct a skate park. Over 125 young folks brainstormed for an hour and came to a consensus on the type, style and location for a skate park. They incorporated the need for parking, spectator areas, restrooms, and a small building to house equipment and beverages. They have since raised over $3,000.00 toward the construction of a skatepark.

THE VISION

Listed below is the vision for Roosevelt Park and the facilities contained therein, both present and future, that our community deemed necessary.

POOL AREA

- Renovate existing bath house and concession stand.
- Expand the fenced in area.
- Expanded area will allow for construction of a kiddie pool. Parents will not be split between two ends of the park, as they are now.
- Create a picnic area with tables, grills, and pavilions within the fenced area. Potential for rental for birthday parties, family reunions, etc. SPCA has expressed a desire to partner with us in this area. The park and SPCA share a common fence in this area. SPCA has parking, but no outside pavilions. We have space for pavilions, but no parking.
- Partner with SPCA for both staff & user parking.
- Partner with SPCA to plant the southwest hill beyond the fences with anti-intruder plants – bayberry, wild roses, etc.

PARK

- Bring back the carnival. Used to have a weeklong carnival, complete with Ferris wheel, proceeds benefited the Hampden Softball Association.
- Refurbish playing fields: 3 softball, 2 baseball, soccer, football, and volleyball court.
- Refurbish backstops, bleachers and dugouts.
- Refurbish walking path.
- Incorporate polymers in the dirt of all playing fields.
- Install stationary trash receptacles with removable bins.
- Install additional and refurbish existing drinking fountains.
- Relocate basketball court away from playground.
- Install 2 tennis courts.
- Install sign, with landscaping and lighting on corner of 36th. Street and Falls Road. Plant a large evergreen tree for use as a community Christmas tree.
- Install erosion control system along 3500 block of Poole Street.
- Erect a mulch bin for the urban garden.
- Replace dead and dying tress.
- Increase by at least 50% the number of deciduous trees in the park, using indigenous, and drought tolerant specimens.
- Extend the cherry tree alley along Falls Road.
- Create an area for dog walkers and dogs.
- Enclose the entire park with fencing. Fencing to be enhanced with landscaping. Do not want park to look like a prison.
- Create staff parking along existing driveway.
- All parking areas should be pervious surfaces or contain tree wells that collect the rainwater run off.

RECREATION CENTER

- New roof. Use new technology for solar roof. Sell electricity back to BG&E to generate funding for ongoing maintenance. This is an existing program at BG&E.
- Install a "gray" waste water system (not sewage). Water dispersed to a greenhouse facility. Greenhouse used to produce floral products (non-edible) for sale. Maryland Environmental Services (a state agency) ready to design, find funding, install & assist in training. Another source of ongoing funding for long term maintenance.
- Central air conditioning system through out, including gymnasium. Use a zoned system, with programmable thermostats.
- Up graded heating system through out. Use a zoned system with programmable thermostats.
- Install PA system.
- Repair drinking fountains.
- Repair PA system in gymnasium.
- Repair/replace scoreboard in gymnasium.
- Upgrade electrical service to the building. Tried to install a kiln for ceramics class, but lacked sufficient electrical service.
- NO wall to wall carpets anywhere.

- Use of "green" building materials through out.
- Auditorium needs sound system for presentations – speakers, plays, etc.
- Entry hall should be decorated with historic pictures of the bathhouse and reservoir.
- Entry should contain trophy cases for sports teams.
- Entry hall should have a receptionist area/counter.
- Computer room – upgrade computers, allow web access.
- Install 2 more phone lines – one for the fax machine and a second for incoming calls.
- Staff office needs to be enlarged. Install some storage areas for personal belongings.
- Create a work out suite. Include weight training room (move from basement), general exercise area with treadmills, stair climbers, stationary bikes, etc. Whirlpool tub, (a request by the Senior Citizens that was meet with cheers) locker rooms with showers. Hire independent contractor to staff, provide equipment and operate.
- Enclose rear courtyard as one large multi-purpose room, with ability to subdivide with movable partitions. Create a loft of second story offices around perimeter of this large room. Each office should have a wall of windows facing into the common area for observation.
- A frost-free outside water source.
- Direct rainwater away from the foundation.
- Create an outside stage on rear of center, complete with electricity, for performances.
- Add a new wing for a Senior Center, including restrooms, kitchen and a separate entrance.
- Create a small office for *FRP*.

SKATE PARK

- Create a skate park on unused ball field on the north side of 1200 block of West 36th. Street – across the street from Roosevelt Park. Skate park to be constructed of concrete. For an example of style see www.co.lancaster.pa.us. Go to department of recreation and parks page.
- Install a parking lot where the condemned portable units now stand on north side of 1200 block West 36th. Street
- Between the proposed parking lot and Skate Park, construct a one-story masonry building to house equipment, restrooms, and beverage vending area.

APPENDIX B: MASTER PLAN ALTERNATIVES

The project team prepared three alternatives for the master plan, illustrating different ways to accommodate significant program elements within the park boundaries. These alternatives were presented to the community during Community Meeting #1. The stakeholders then worked with the design team to identify the preferred elements from each plans to incorporate into the final master plan.

It is important to note that many program elements such as the Hampden Village Square, pool expansion area, picnic grove, and pathway system are located in the same area in each alternative because of important functional relationships or area requirements that made other locations impractical.

Because the ball fields are the most land-consumptive element in the park, the ball field layout established the overall framework for each alternative. Following is a brief description of the distinguishing elements for each alternative. An illustration of each is included in the following pages.

Concept I: Existing Field Layout

This alternative proposes that the existing ball fields remain in their current locations. The greatest advantage to this approach is that it maintains the natural open space structure of the park (the Falls Road and Poole Street "rooms") and allows more space for other park program elements. The greatest disadvantage is that the problems associated with extensive field overlap are not addressed.

Other features of this plan include a parking area along the southern boundary, with access via the SPCA; a dog park between the SPCA and the pool; a drop-off and parking area near the pool with access from Poole Street; a skate park adjacent to the recreation center, playground and proposed village square and community gardens relocated to a space adjacent to the recreation center.

Concept 2: Enhanced Field Layout

This alternative proposes that the general layout of the ball fields remains but that Field #3 and Field #5 are shifted to reduce the amount of overlap while allowing enough space for other park program elements. This approach was received favorably as it improves playing conditions while maintaining the open space structure of the park. Because only two fields are shifted, this approach is also feasible from a budget standpoint.

Other features remain as they did in Concept #1, however, the shifting of Field #3 opened up the opportunity to locate parking or the community garden along 36th Street. In addition, only a drop-off was shown at the pool, without a major parking resource.

Concept 3: Reorganized Field Layout

This alternative proposes a dramatic change to the ball field layout by clustering backstops together as much as possible. While this concept offers advantages from a programming standpoint, it negatively impacts the natural open space structure by filling, rather than defining the two primary open spaces. In addition, this alternative would be significantly more costly as it requires the relocation of all of the ball fields.

Other features include a skate park or community garden location along 36th street and a minimal parking resource on the west side of the recreation center.

After reviewing and discussing all of the alternatives, the consensus among stakeholders and the design team was:

- The ball fields should stay approximately in their current location but should be shifted appropriately to eliminate or minimize overlap.

- The skate park should be located to the south of, and adjacent to, the recreation center, however, there should be some separation between it and the playground. The 36th Street frontage on the west side of the recreation center was not desirable because of potential noise impacts to Poole Street residents.

- A dog park should not be located within the park; however, feasibility of a dog park in conjunction with the SPCA on SPCA property should be explored in the future.

- Parking should not be located within the park with the exception of a small lot on the west side of the recreation center. Parking should occur along the street and on the school property during the hours that the school is closed.

- Poole Street should remain as it currently exists, without a drop-off loop because there would be significant impact to the existing trees and slope on the north side of the pool building.

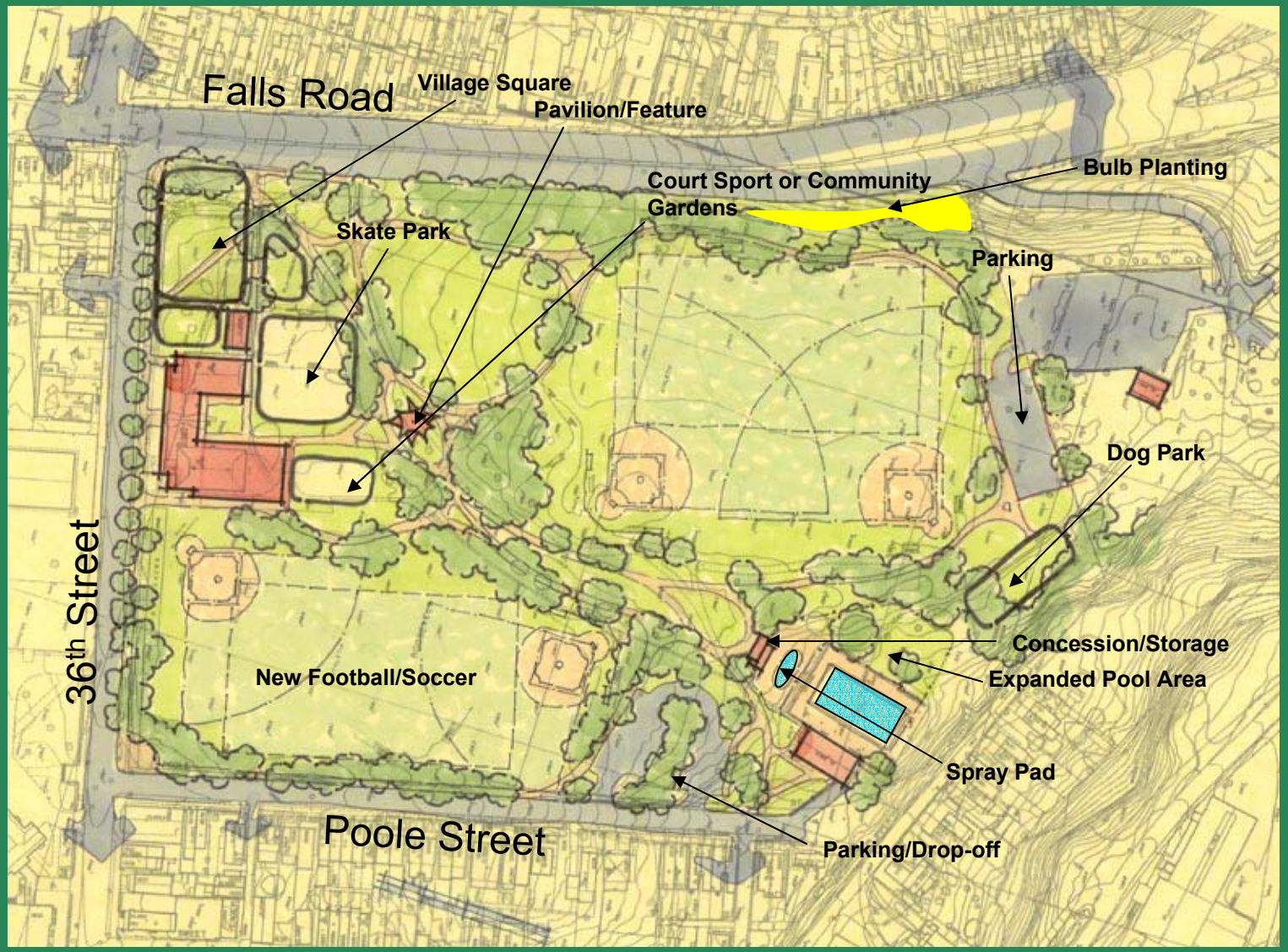
- The community gardens should be moved, however, they should be located close to the recreation center and street access. The 36th Street frontage was the preferred location, however, Poole Street residents were concerned about this location because of potential lack of maintenance.

- The fenced picnic area should extend from the pool area to the SPCA boundary.

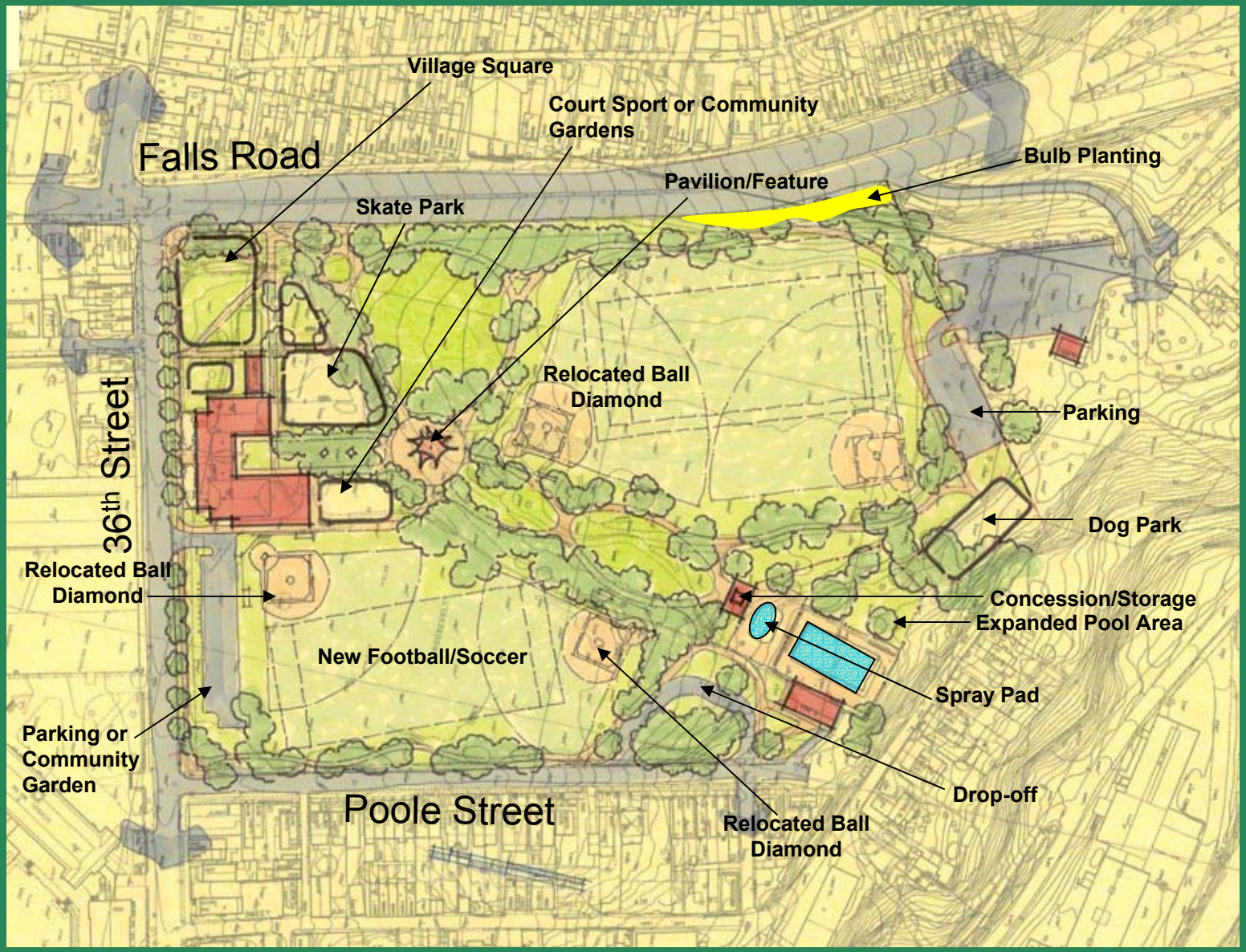
- The Hampden Village Square is an important component and should be incorporated into the master plan.

All of the proposed park features are described in detail in the body of this master plan report.

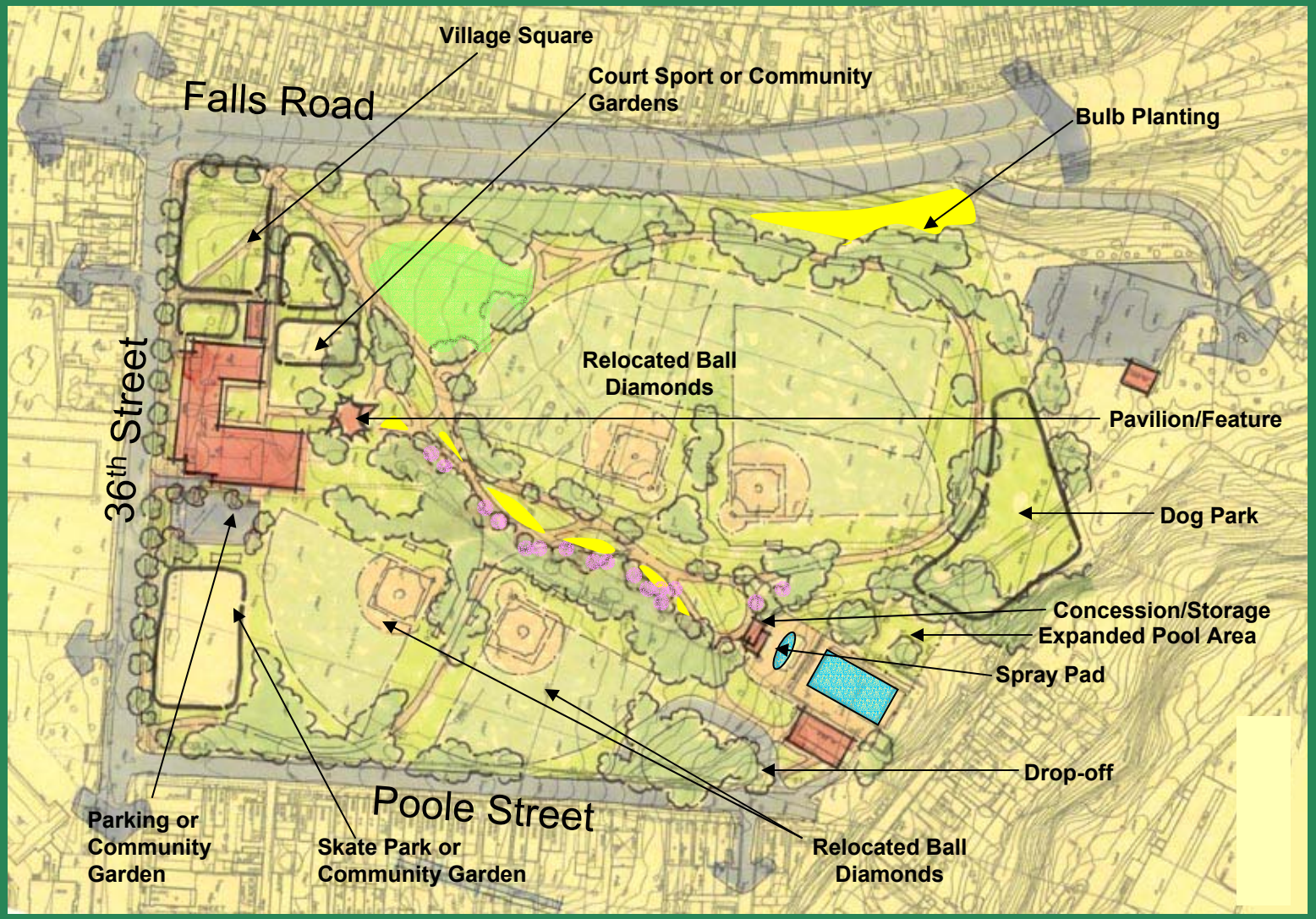
Concept I: Existing Field Layout



Concept II: Enhanced Field Layout



Concept III: Reorganized Field Layout



APPENDIX C: PROJECT CONSTRUCTION BUDGETS

Project Budget Summary

The following project budget summary should be used as a planning tool for establishing project budgets. The totals shown include preliminary construction costs (outlined on the following pages) and 8% design costs. The actual budgets will vary based on timing and scope of project.

Hampden Village Square (Area A)	$459,200
Swimming Pool (Area B)*	$999,000
Poole Street Fields #2 and #3 (Area C)	$174,300
Poole Street Fields #1 (Area C)	$ 12,500
Community Garden (Area D)	$122,700
Skate Park (Area E)	$155,200
Falls Road Field #5 (Area F)	$329,100
Falls Road Field #4 (Area F)	$ 22,000
Family Picnic Grove (Area G)	$ 74,400
Poole Street Perimeter (Area H)	$ 54,000
Street Lighting (Area I)	$ 83,000
Misc. Planting (Area J)	$ 88,100
Optional Athletic Field Lighting	$186,600
Total	**$2,760,100**

***** *Includes broad estimate for renovation of existing pool building. Architectural review of the building was not included in master plan work scope. Detailed review should be conducted to obtain accurate renovation budget.*

APPENDIX D: PARK SUPPORT GROUPS

Baltimore City Department of Recreation and Parks
3001 East Drive
Baltimore, MD 21217
Kimberly A. Flowers, Director
410.396.6132

Roosevelt Recreation Center
1221 West 36th Street
Baltimore, MD 21211
Milton Wolfe, Director
410.396.6050

Friends of Roosevelt Park
C/O Mill Valley Garden Center
3401 Chestnut Avenue
Baltimore, MD 21211
Cheryl Wade, Chair
410.889.6842
cheryl.wade3@verizon.net

Hampden Community Council
3512 Poole Street
Baltimore, MD 21211
Al Hicks, President
410.235.2516
dogdays3@juno.com