

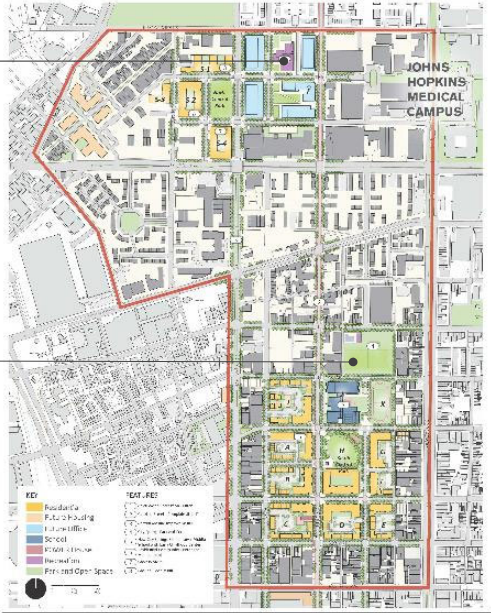
Project Context

PSO Transformation Plan

KEY	FEATURES
Residential	Chick Webb Recreation Center
Future Housing	Caroline Street- 'Complete Street'
Future Office	Central Avenue Improvements
School	City Springs Park and Pool
POWER House	New City Springs Elementary / Middle School with Early Childhood Center
Recreation	Residential Community Center and Management
Park and Open Space	Grocery Store
	Ground Floor Retail

Chick Webb Memorial Recreation Center

City Springs Park



C-3 Proposed Overall Site Plan
P-4 - Ref: 20190301 - E - 0100

Chick Webb RC | Madison Square RC | City Springs Park



This slide shows the Proposed Overall Site Plan for the PSO Transformation Plan and the locations of Chick Webb Memorial Recreation Center and City Springs Park within the overall Plan boundaries.

An overview of the PSO Transformation Plan is included on the following slides, however, refer to the following link for the full plan:

<https://www.habc.org/media/1928/perkins-somerset-old-town-transformation-manual.pdf>

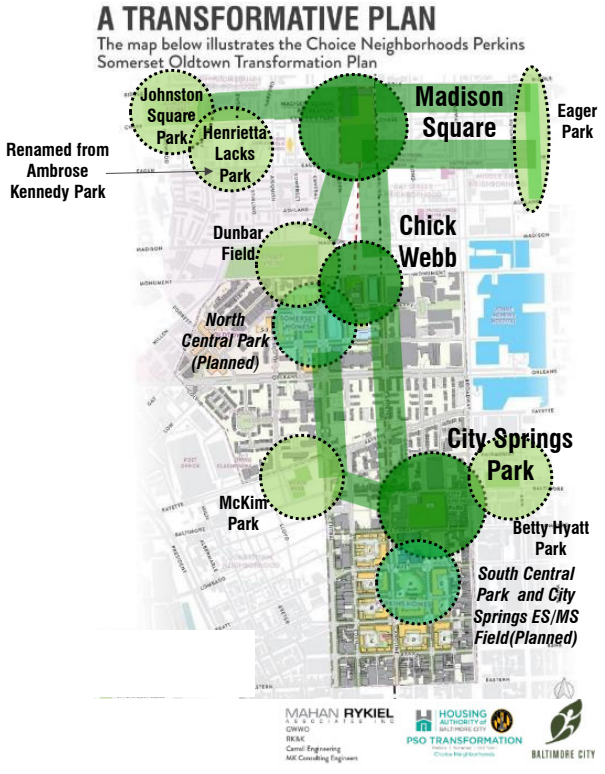
Refer to this link for PSO Transformation Plan updates and progress:

<https://www.habc.org/habc-information/programs-departments/planning-development/pso-transformation/>

Project Context

Recreation | Open Space “Campus”

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



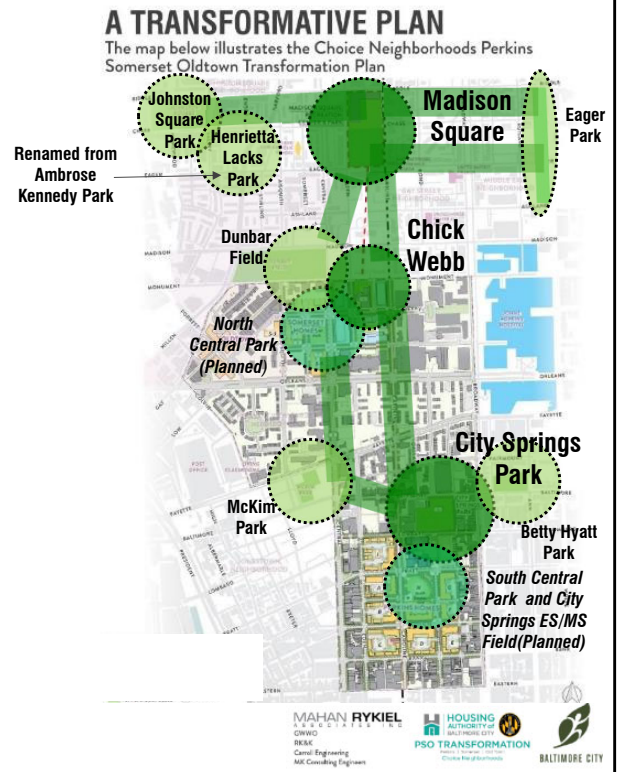
Chick Webb RC | Madison Square RC | City Springs Park

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

Project Context

Recreation | Open Space “Campus”

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



Chick Webb RC | Madison Square RC | City Springs Park

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

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

Choice Neighborhoods Initiative

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

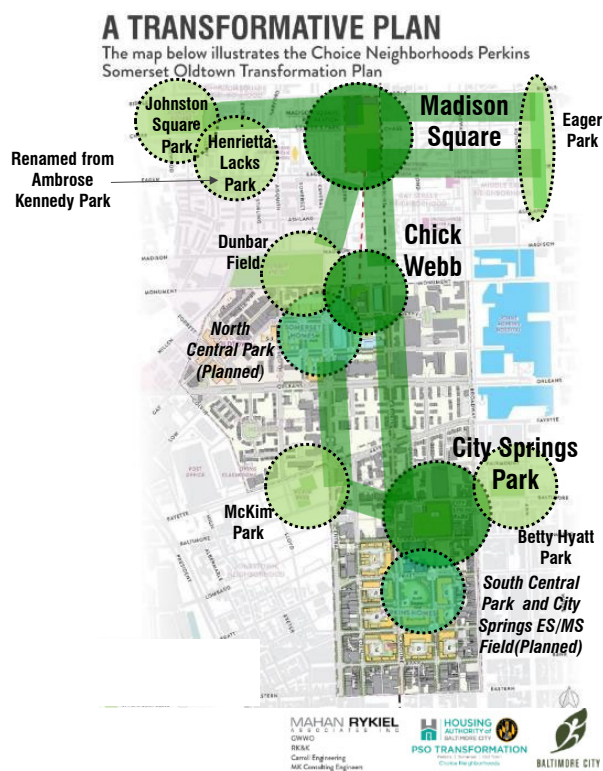
The PSO Choice Neighborhoods Implementation Grant was awarded FY 2017 and launched in FY 2018.

Project Context

Recreation | Open Space “Campus”

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

Chick Webb RC | Madison Square RC | City Springs Park



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

Neighborhood plan

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

Overview

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

Goals

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

Strategies:

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



Chick Webb Memorial Recreation Center

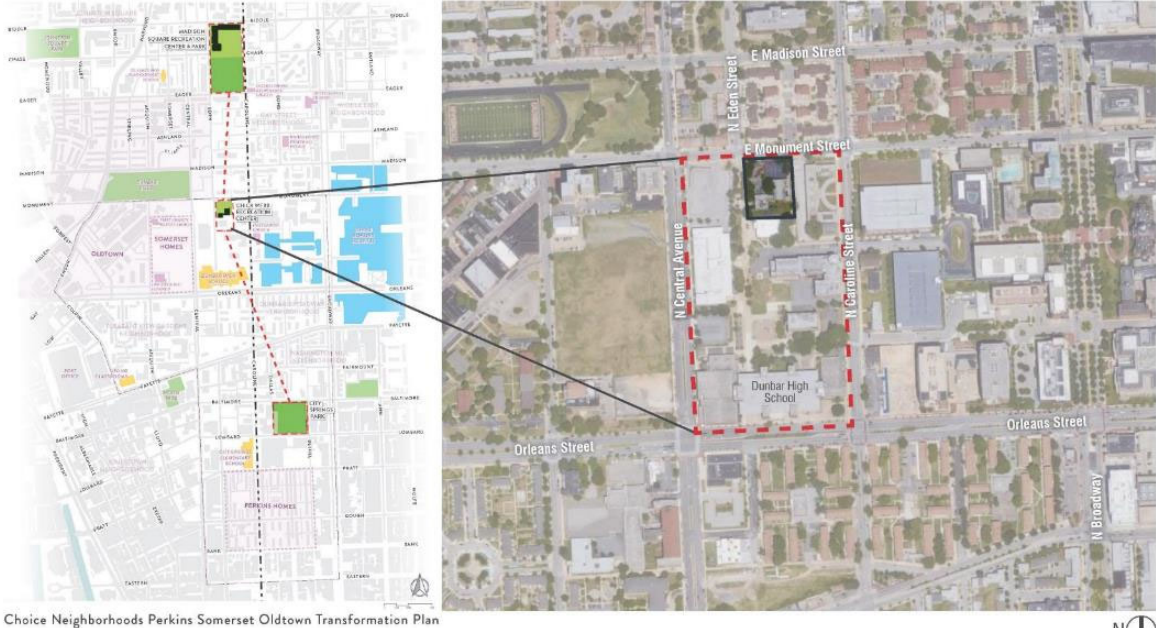
Chick Webb RC | Madison Square RC | City Springs Park

MAHAN RYKIEL
ARCHITECTS
DWDO
TEAM
Civil Engineering
ME Consulting Engineers

HOUSING
ACTIVITIES
BALTIMORE CITY
PSO TRANSFORMATION
LOCAL 1500
CHICK WEBB RECREATION CENTER

BALTIMORE CITY

Context | Vicinity Map



Choice Neighborhoods Perkins Somerset Oldtown Transformation Plan

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

Context | Aerial Images



Chick Webb Recreation Center

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

Context | Aerial Images



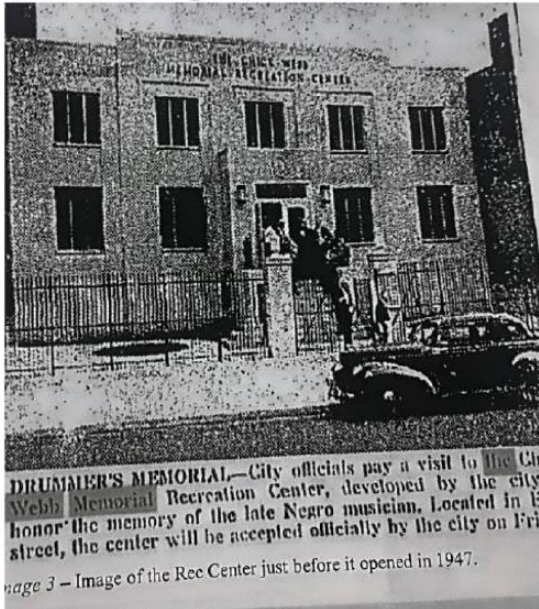
Chick Webb Recreation Center

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

Historic Images | Chick Webb



Historic Chick Webb Memorial Recreation Center



Jazz and Drum Music Inspirational Images



Jazz Drummer and Musician, Chick Webb



Chick Webb's Funeral Procession

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

Existing Conditions | Architecture Exterior



West Building Façade



South Building Façade



East Building Façade



North Building Façade



North Building Façade

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

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

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

Concept Program | Architecture

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

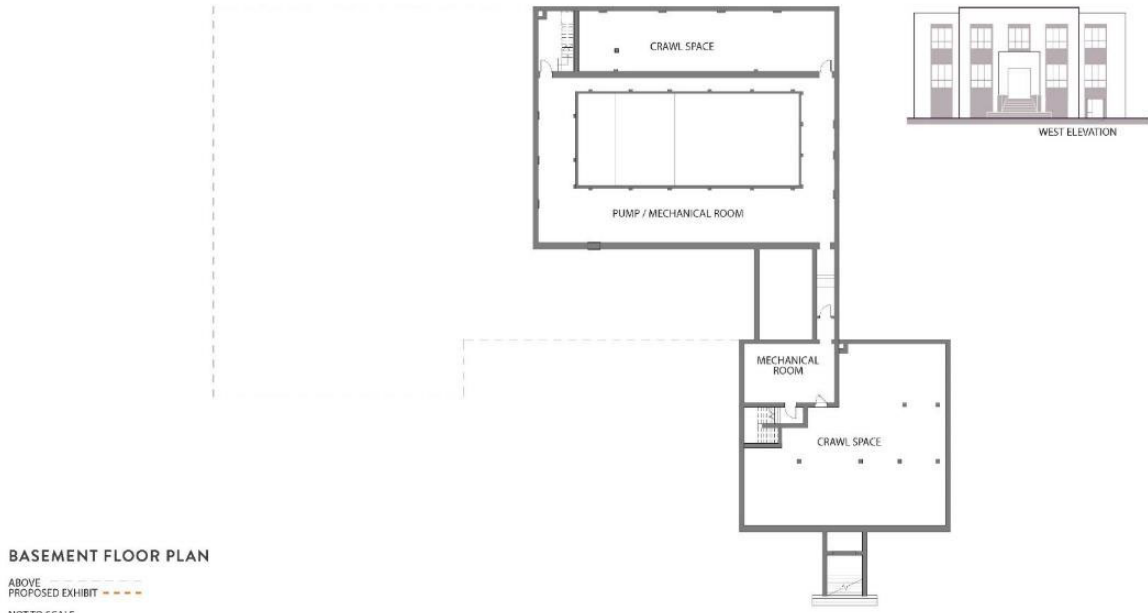
	SF
New Construction	12,758
Gymnasium	7,045
Walking Track	3,513
Lobby/Exhibits	2,200
Renovation	14,716
Community Multipurpose Room, Kitchen	1,132
Teen Lounge/Game Room	811
Computer/Homework Room, Founder's Recording Studio	884
Arts & Crafts/Makerspace Room	1,788
Fitness/Weight Room	2,591
Group Exercise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

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

Concept Design | Architecture



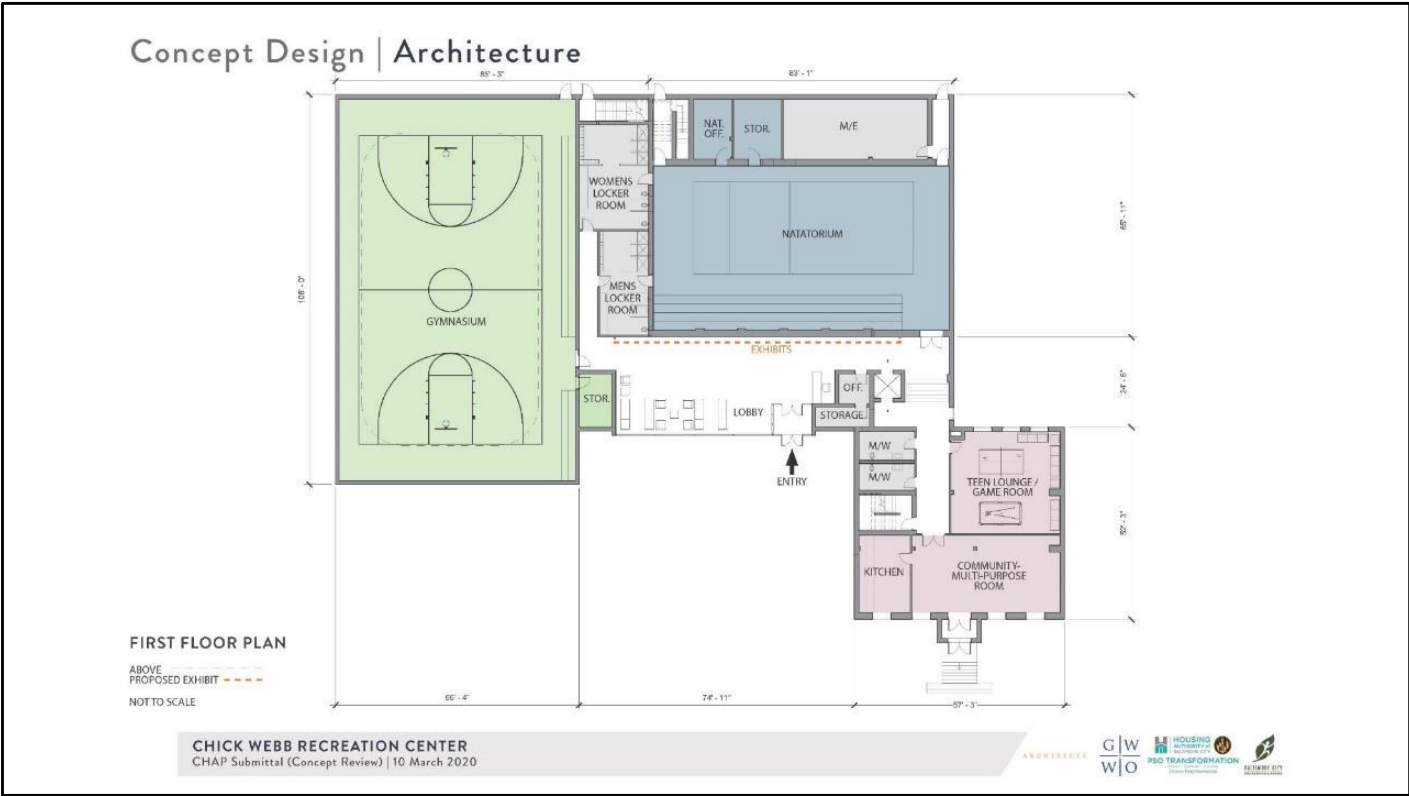
BASEMENT FLOOR PLAN

ABOVE
PROPOSED EXHIBIT - - - - -
NOT TO SCALE

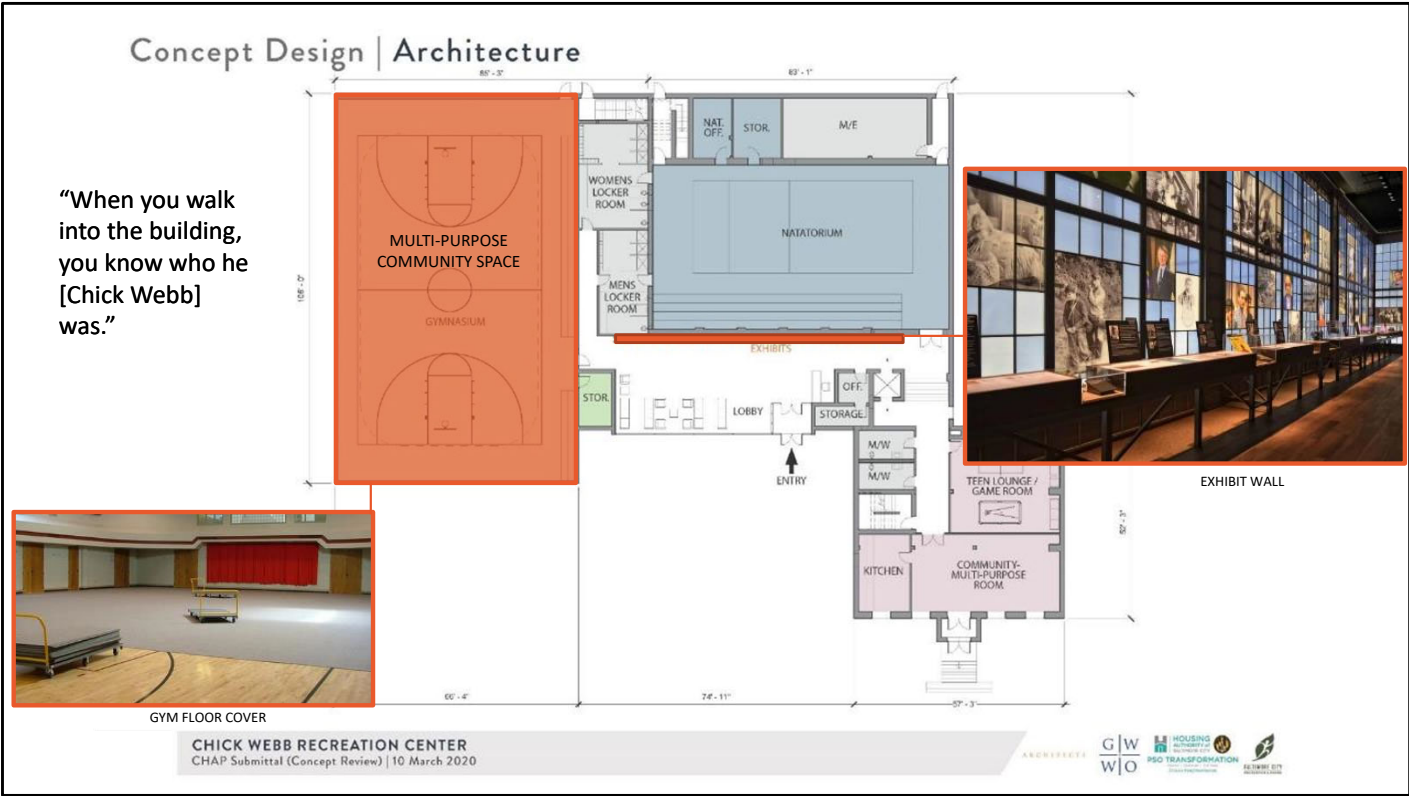
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The existing basement spaces will have minor renovations, including any upgrades to existing equipment, and a new stair added at the rear for egress.



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

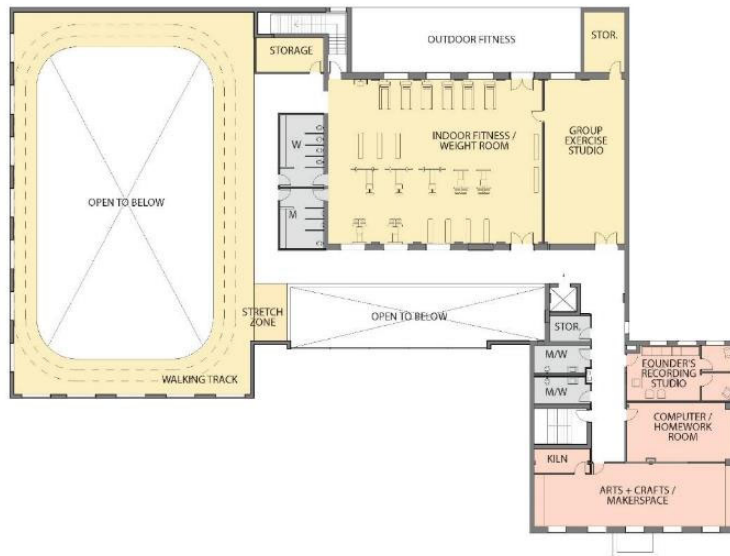


“When you walk into the building, you know who he [Chick Webb] was.”

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

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

Concept Design | Architecture



SECOND FLOOR PLAN

ABOVE PROPOSED EXHIBIT - - - - -
NOT TO SCALE

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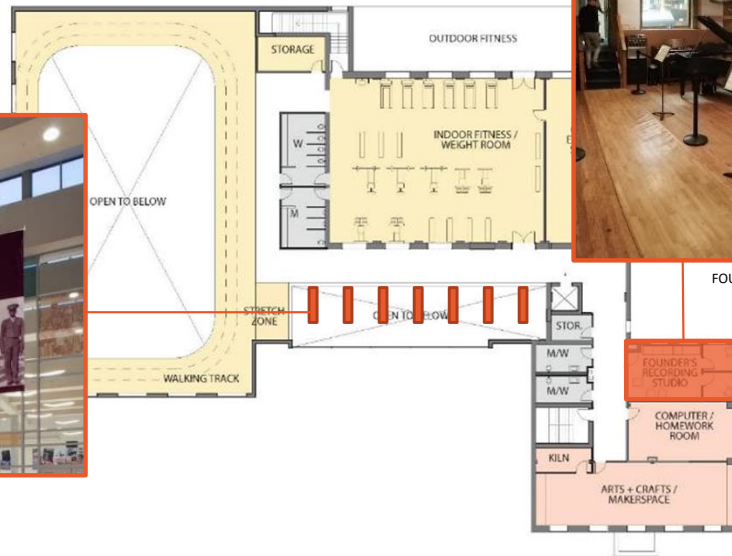


The second floor of the recreation center will be reached by stair or elevator. A new corridor, open to the Lobby below, will provide access to the new portion of the building containing a walking track over the gym and restrooms. The current gymnasium will be renovated to include an indoor Fitness and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

Concept Design | Architecture



BANNERS



FOUNDER'S ROOM / RECORDING STUDIO

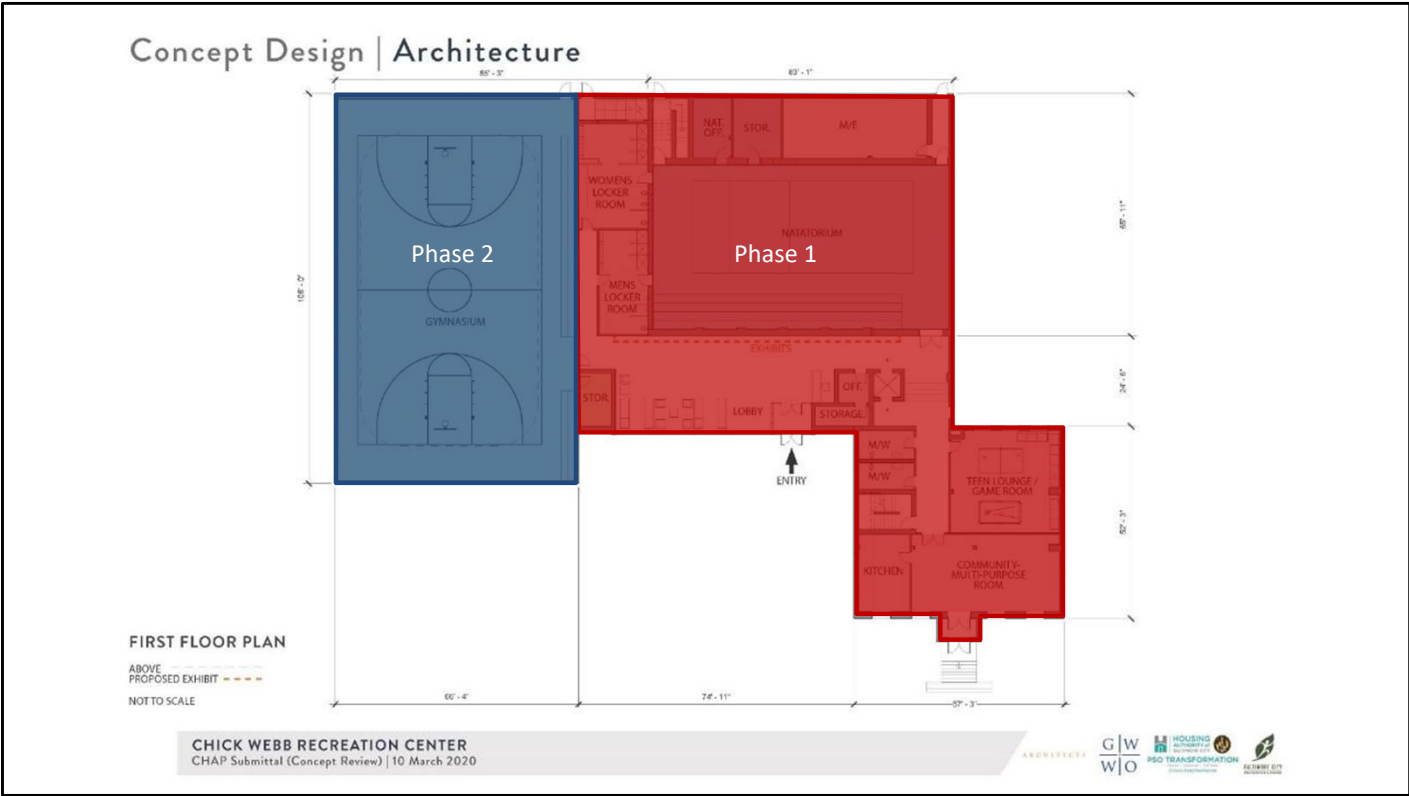
SECOND FLOOR PLAN

ABOVE PROPOSED EXHIBIT
NOT TO SCALE

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



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

Interpretive Images | Architecture Interior



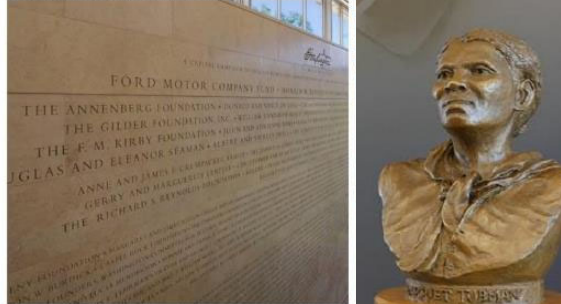
Ceiling Banners, Glass Decals, Wall Murals | Dundalk-Sellers Point High School



Floor and Wall Graphics | Jean R. Packard Occoquan Center



Wall Panels | Cade Museum



Engraved Wall and Statues | Mount Vernon Welcome Center

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

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

Existing Conditions | Site



Existing Planting and Hardscape Along Eden Street



Existing Planters at Historic Façade



Existing Playground and Planting



Existing Basketball Court

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

Existing Conditions | Site



View North Along Eden Street Allee Toward Monument Street



View South Along Eden Street Allee

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

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

Concept Program | Site

Concept program developed in conjunction with the community

HIGHLIGHTS:

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

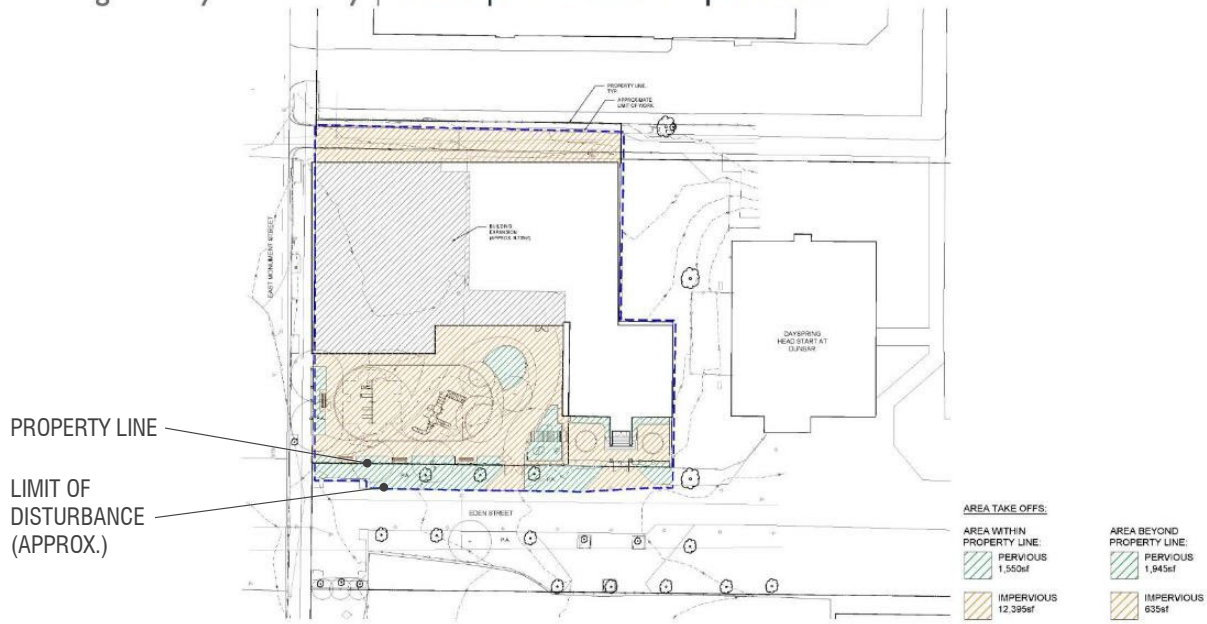
First Public Meeting | June 12, 2019

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

Regulatory Summary | Concept Pervious/Impervious



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



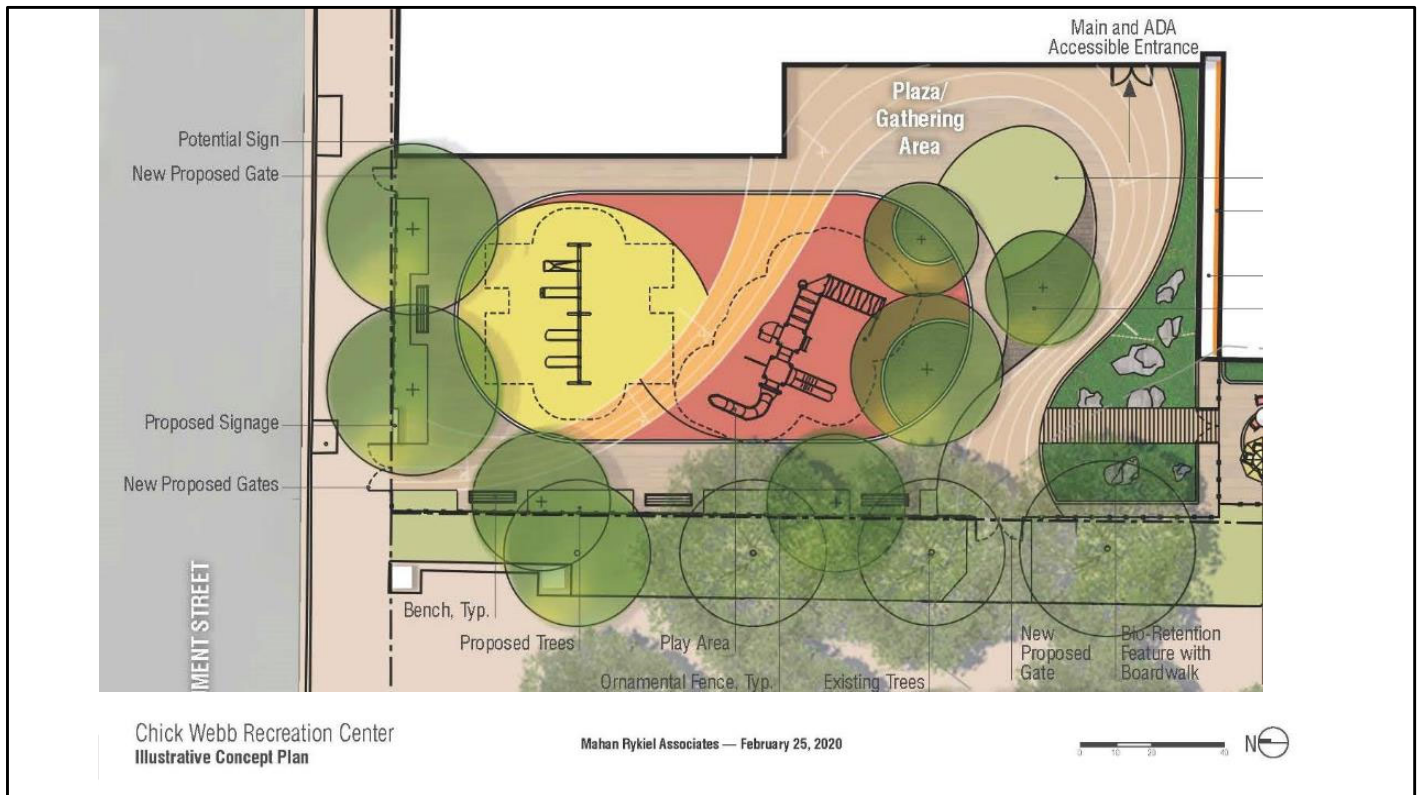
This is the proposed site design. The existing and expanded recreation center building is shown in white. The existing Eden Street promenade remains in place and the site is divided into three main areas:

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

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

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

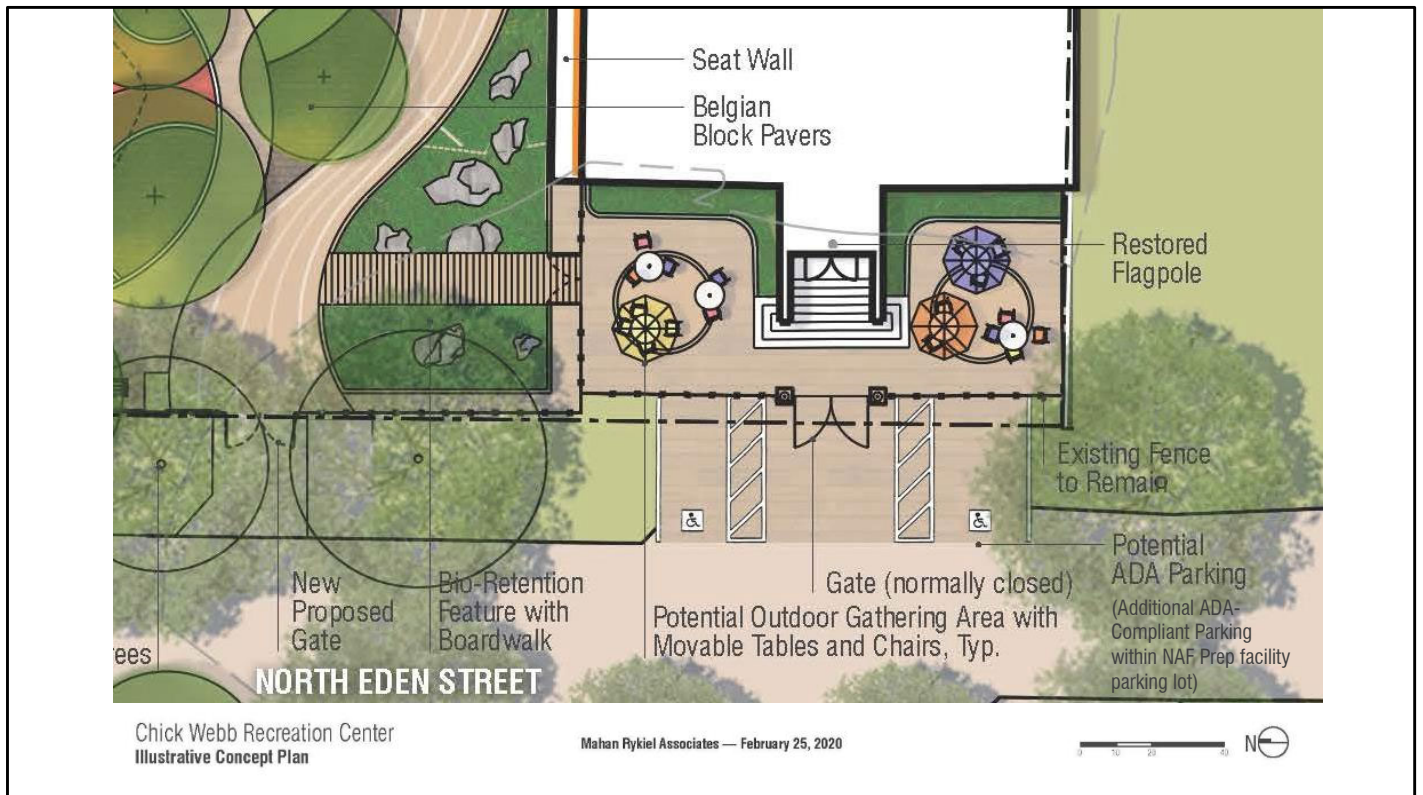
A parking study for the area has not been done as part of this effort, however, a broad parking study should be done for the area as revitalization continues.



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

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

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

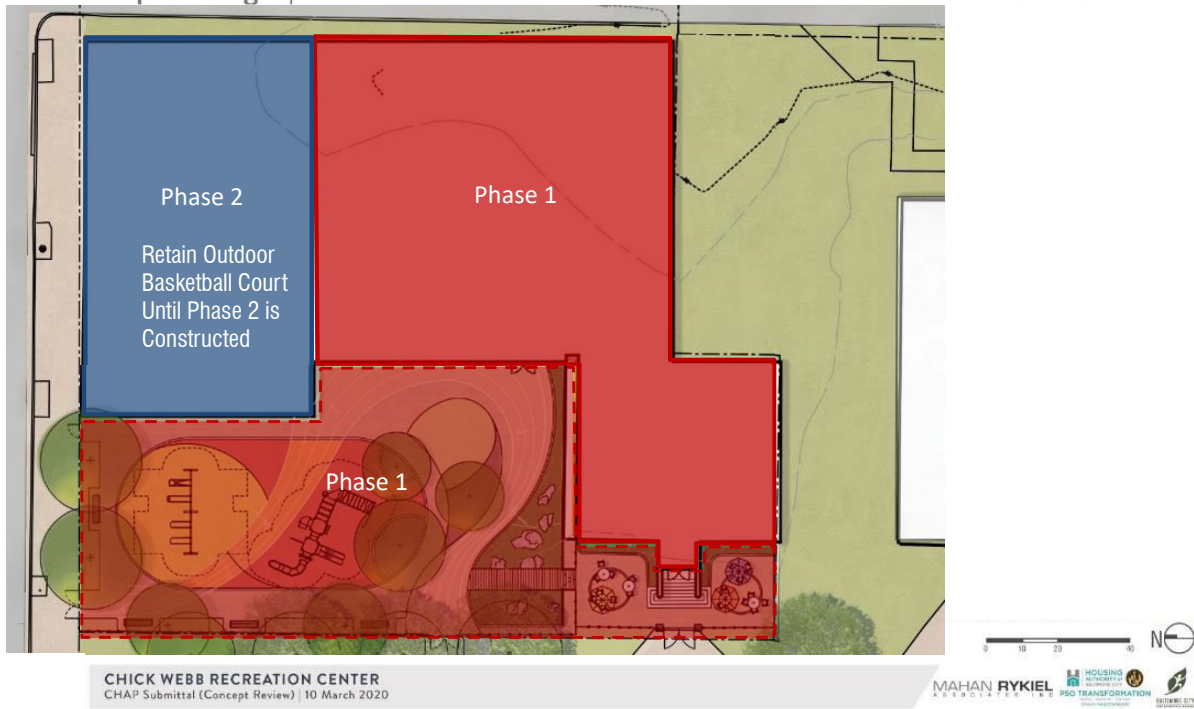


The existing entrance gate will be closed except during special events. This enclosed space outside of the current building entrance will function as a small secured gathering area and activity space with moveable chairs and wheelchair accessible tables. A new gate will be added in the existing fence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

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

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

Concept Design | Site



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



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

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

Precedent Images | Landscape



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



Play Safety Surface | Ross Recreation

Play Equipment | Landscape Structure, Inc.

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ARCHITECTS INC. HOUSING
DEPARTMENT
PSO TRANSFORMATION
CITY OF DENVER

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

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

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

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

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

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

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

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

Concept Design | Rendering



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

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

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

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

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

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

Concept Design | Rendering



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Concept Design | Site Rendering



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

Concept Design | Rendering



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

Slide 37

TM1

Tom McGilloway, 2/21/2020

Concept Design | Rendering



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

Concept Design | Rendering



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

Concept Design | Rendering



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Aerial view looking to the south from above Monument Street.

Concept Design | Rendering



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Aerial view looking to the northeast toward Monument Street.

Concept Design | Rendering



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

Concept Design | Signage



Concept Design Signage Options

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



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