

Chick Webb RC | Madison Square RC | City Springs Park

Public Meeting #2
August 14, 2019



Chick Webb RC | Madison Square RC | City Springs Park



Meeting Purpose

1. Share the context of these projects within the **Perkins-Somerset-Oldtown Transformation Plan**
2. Emphasize **Chick Webb RC and Park** in context with Madison Square RC and City Springs Park
3. Share what we've heard to date (highlights)
4. Share **PRELIMINARY** program and concepts for your input
5. Understand your input to help inform the projects as they move forward (not voting)

Framing the Discussion

1. We are still early in the process.
2. HUD funding requires that both Chick Webb and City Springs Park be completed by 2024.
3. Only project with funding at this time is Chick Webb, however, the City has committed to fund City Springs Park.
4. Design team task: Work within the available budget range for Chick Webb. Current budget through the PSO Transformation Planning Process is 12 Million.
5. Important note: the available budget for Chick Webb will be used only for Chick Webb (need to dispel that rumor).

Framing the Discussion

8. Design team task: Work within the existing property lines.
9. Design team task: Work within the framework established in the Overall Site Plan for the PSO Transformation Plan.
10. This project planning and design process is not the place to change the scope and recommendations of the PSO Transformation Plan.

Please try to hold your questions until after the presentation as there is a lot of information to cover.

Framing the Discussion

Help us focus our efforts this evening:

Who here is primarily interested in Chick Webb Recreation Center and Park?

Madison Square Recreation Center and Park?

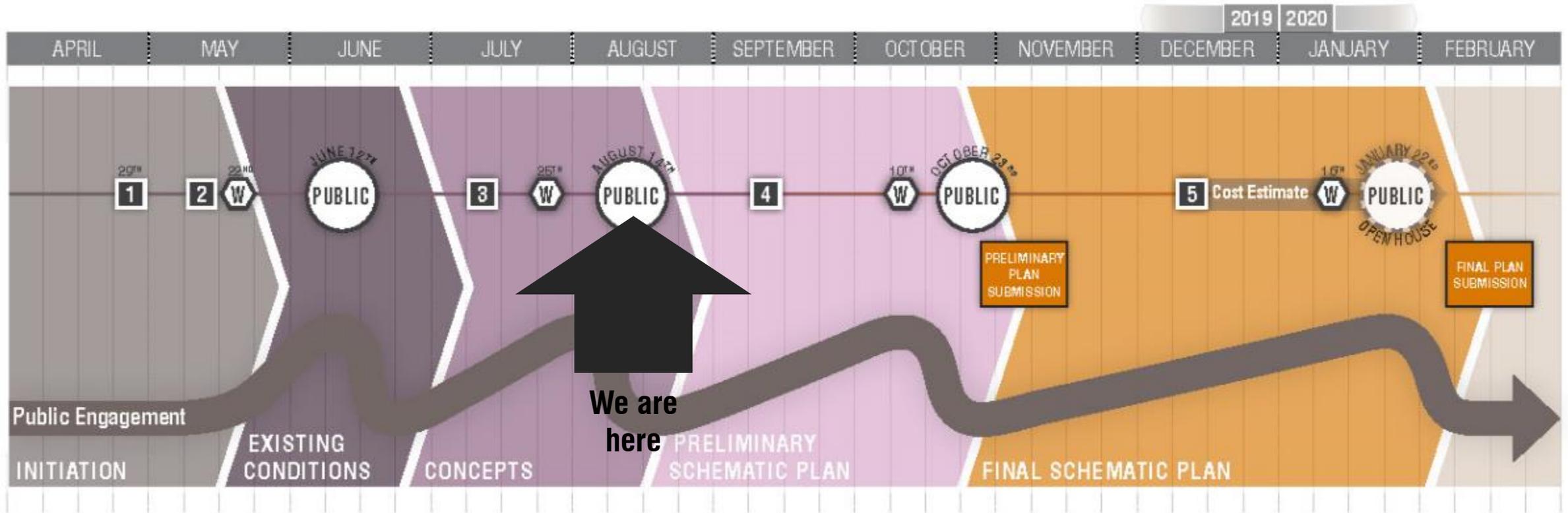
City Springs Park?

All of the Above?

If appropriate, we can schedule another public meeting that focuses on Madison Square.

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

Process Schedule



May 16, 2019

Agenda

1. Project Overview (Recap)
2. General Assessment
3. **PRELIMINARY** Program and Concepts
4. Discussion
5. Next Steps



PROJECT OVERVIEW

Chick Webb RC | Madison Square RC | City Springs Park



Project Overview

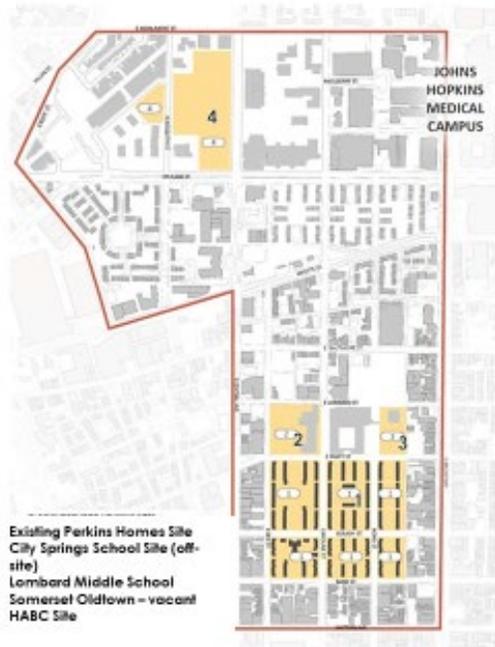
Context

Perkins-Somerset-Oldtown Transformation Plan (Housing Plan, People Plan, Neighborhood Plan)



Project Overview

Housing Plan – 1,345 Units on 4 Sites



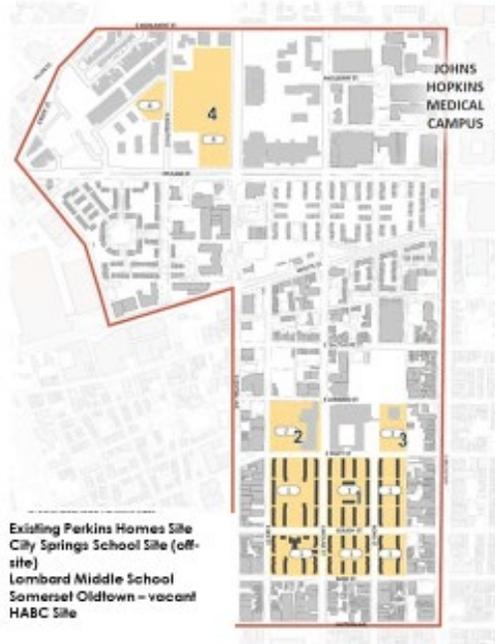
1. Existing Perkins Homes Site
2. City Springs School Site (off-site)
3. Lombard Middle School
4. Somerset Oldtown - vacant HABC Site

1 for 1 Replacement

Replacement Units	1BR	2BR	3BR	4BR	6BR	Total Units	Total Bedrooms
Current Perkins Homes	178 (28%)	302 (48%)	128 (21%)	19 (3%)	2 (<1%)	629	1,254
Planned	208 (33%)	267 (42%)	140 (22%)	19 (3%)	2 (<1%)	636	1,256

Project Overview

Housing Plan – 1,345 Units on 4 Sites



1. Existing Perkins Homes Site
2. City Springs School Site (off-site)
3. Lombard Middle School
4. Somerset Oldtown - vacant HABC Site

Unit Mix Per Phase

Phase	Total Units	Replacement Units	Market Rate Units	LIHTC Units (Up to 80% AMI)	Affordable Units Total	Affordable Percentage
Phase 1 – Somerset 1	104	50	20	34	84	80.7%
Phase 2 – Somerset 2	197	100	38	59	159	80.7%
Phase 3 – Perkins 1	102	48	39	15	63	61.7%
Phase 4 - Somerset 3	64	36	18	10	46	71.8%
Phase 5 - Perkins 2	100	44	36	20	64	64%
Phase 6 – Somerset 4	192	89	57	46	135	70.3%
Phase 7 - Perkins 3	211	102	63	46	148	70.1%
Phase 8 – Perkins 4	211	101	60	50	151	71.5%
Phase 9 – Perkins 5	164	82	58	24	106	64.6%
Total	1,345	652	389	304	956	71%

Perkins includes Perkins and Adjacent school sites

Affordability per Site

Phase	Total Units	Replacement Units	Market Rate Units	LIHTC Units (Up to 80% AMI)	Affordable Units Total	Affordable Percentage
Somerset	557	275	133	149	424	76.1%
Perkins	788	377	256	155	532	67.5%
Total	1,345	652	389	304	956	Percentages

Yellow Highlight: Denotes Affordable Housing Stats

Rev. 6/26/2019

Project Overview

Context

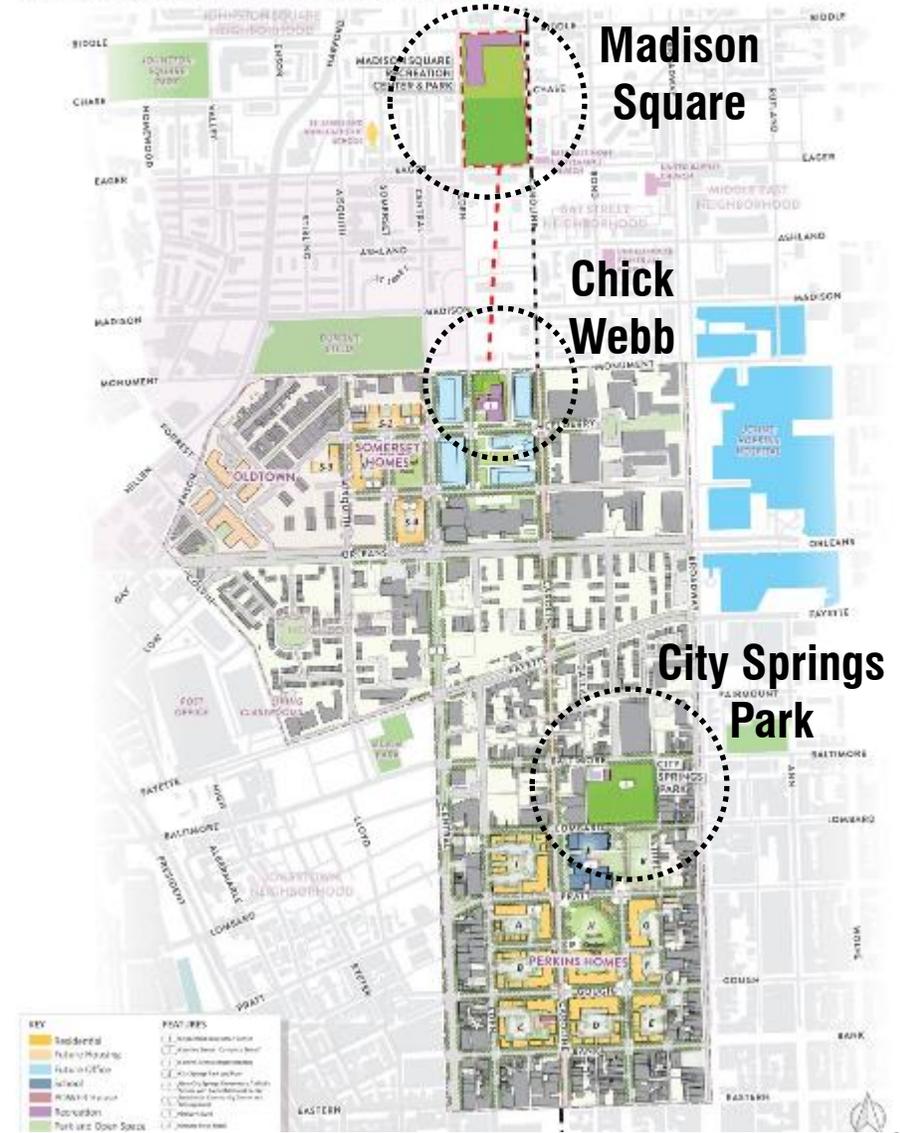
Perkins-Somerset-Oldtown Transformation Plan (Housing Plan, People Plan, Neighborhood Plan)

Neighborhood Plan Focus: Chick Webb Recreation Center, City Springs Park and Madison Square Recreation Center/Park

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A TRANSFORMATIVE PLAN

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



Project Overview

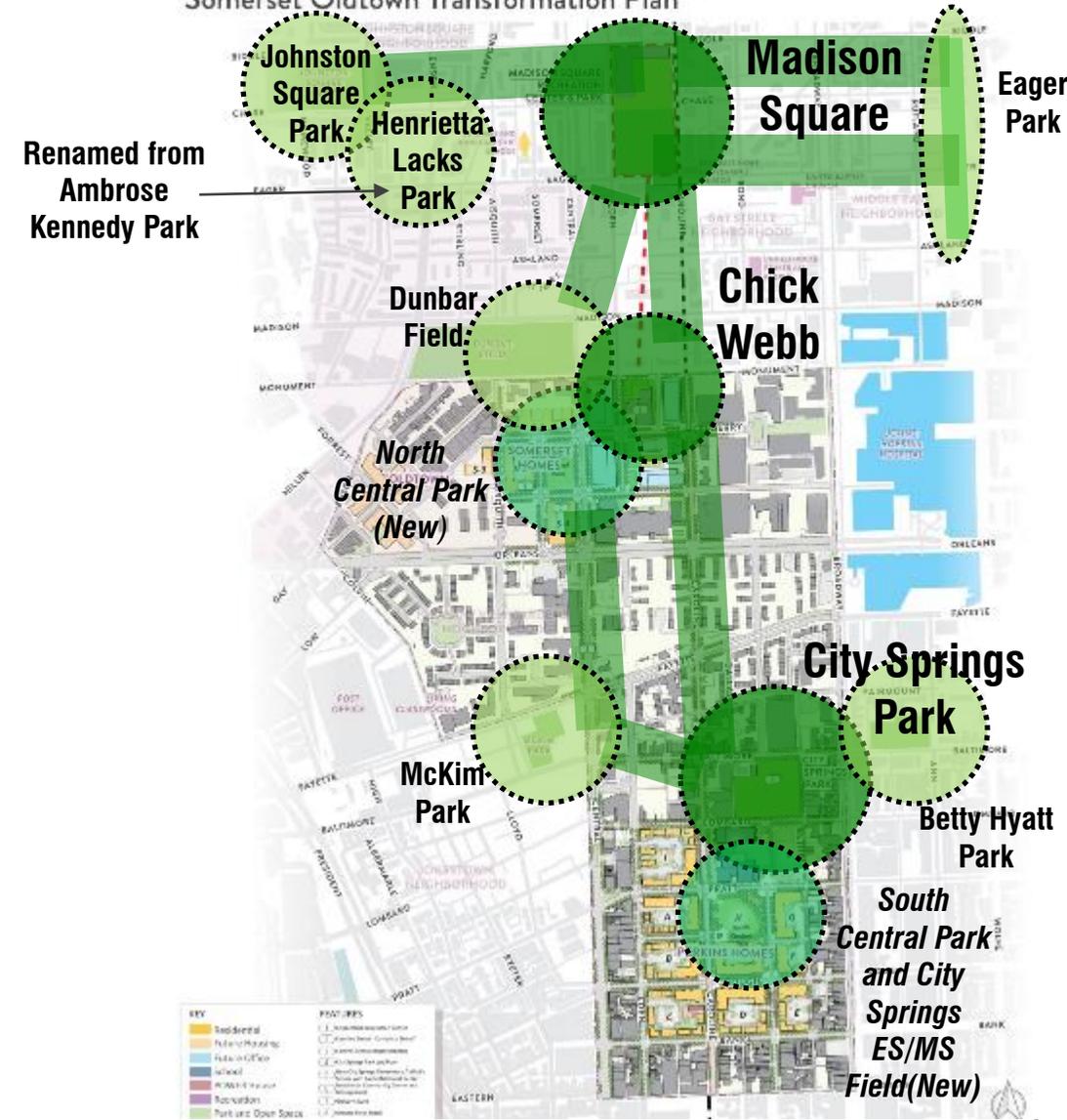
Recreation | Open Space “Campus”

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

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A TRANSFORMATIVE PLAN

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





GENERAL ASSESSMENT

Chick Webb RC | Madison Square RC | City Springs Park

What we Heard

Overarching Theme:

These projects are about the role and value of the people in the community: recognizing community history and providing life skills/self-sufficiency in addition to providing improved recreation facilities.

Input is from Stakeholder Meetings, Working Group Meetings, Public Meeting #1 and Survey (19 Responses)

What we Heard

General

Assets

- **History** is important, particularly Black history
- **Walkability** of community
- Many **assets to** tie into and **connect**
- Community **events**
- Community businesses, institutions and buildings
- **Skilled people within the community** – involve in design, construction and public art aspects of facilities

What we Heard

General

Challenges

- **Concern** of potential for **divided community**
- Community in transition – **needs of current *and* future residents**
- Residents not taking ownership/pride in facilities
- **Lack of lighting**
- **Safe walking routes**
- **Potential parking loss to residents**
- Limited support for children
- Limited (if any) opportunities for baseball or softball field

What we Heard

General

Opportunities

- **Retention and celebration of history** and significant figures (Chick Webb, Dr. Ralph Young, Irona Pope, etc.)
- Programs that build **life skills** and a **variety** of programs
- **Intergenerational** facilities
- Playgrounds for different age groups
- **Interconnect all facilities** (parks and recreation centers)
- **Partnerships** (funding, programming and maintenance)
- More **community events**

What we Heard

General

Opportunities for Park Spaces (Not necessarily park-specific)

- Playgrounds
- **Football**
- Flexible lawn spaces
- Exercise equipment
- **Walking and running tracks**
- **Outdoor basketball**
- **Lighting**
- Picnic areas

Importance of Partnerships

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What we Heard

Potential Partners (Partial List)

- Key community leaders
- Community groups (community fundraising)
- RJY Chick Webb Council
- Churches, local businesses
- BeMore Healthy
- Developers
- Universities and high schools
- Ravens / Orioles
- Under Armour
- Johns Hopkins
- Power House
- Carmelo Anthony Center
- Local foundations (Casey, Weinberg, Abell)
- Senior residences (Waters Towers, Monument East)
- EBDI
- BDC
- City Agencies
- Baltimore Heritage
- State and local historic groups/agencies



PRELIMINARY PROGRAM | CONCEPTS

Chick Webb RC | Madison Square RC | City Springs Park





Chick Webb Recreation Center

Chick Webb RC | Madison Square RC | City Springs Park



What we Heard

Chick Webb Memorial Recreation Center

- **Highlight history (the “how”)** - pride in history of facility being **paid for by fundraising efforts** – “built by chicken fries, fish fries and line dances”
- **City, State and National Icon** – consider in context of other historic landmarks that make Baltimore a place to visit
- **Eden Street Address**
- **Pool is critical** and need to improve the pool (some prefer recreational swimming; some competition level)
- **Variety of spaces needed** – table games, quiet study, meeting space, event space, arts and crafts, etc.
- **Variety of activities for all ages**
- **Community kitchen**
- **Fitness** equipment and group fitness
- **Improved playground**
- **ADA accessibility** within building and into pool
- **Walking and running track**
- **General maintenance that can happen now** (façade, letters, flagpole, trees that block façade)
- Opportunity for **Chick Webb Memorial Recreation Center**
- **Shade** is important for outdoor spaces

Chick Webb RC

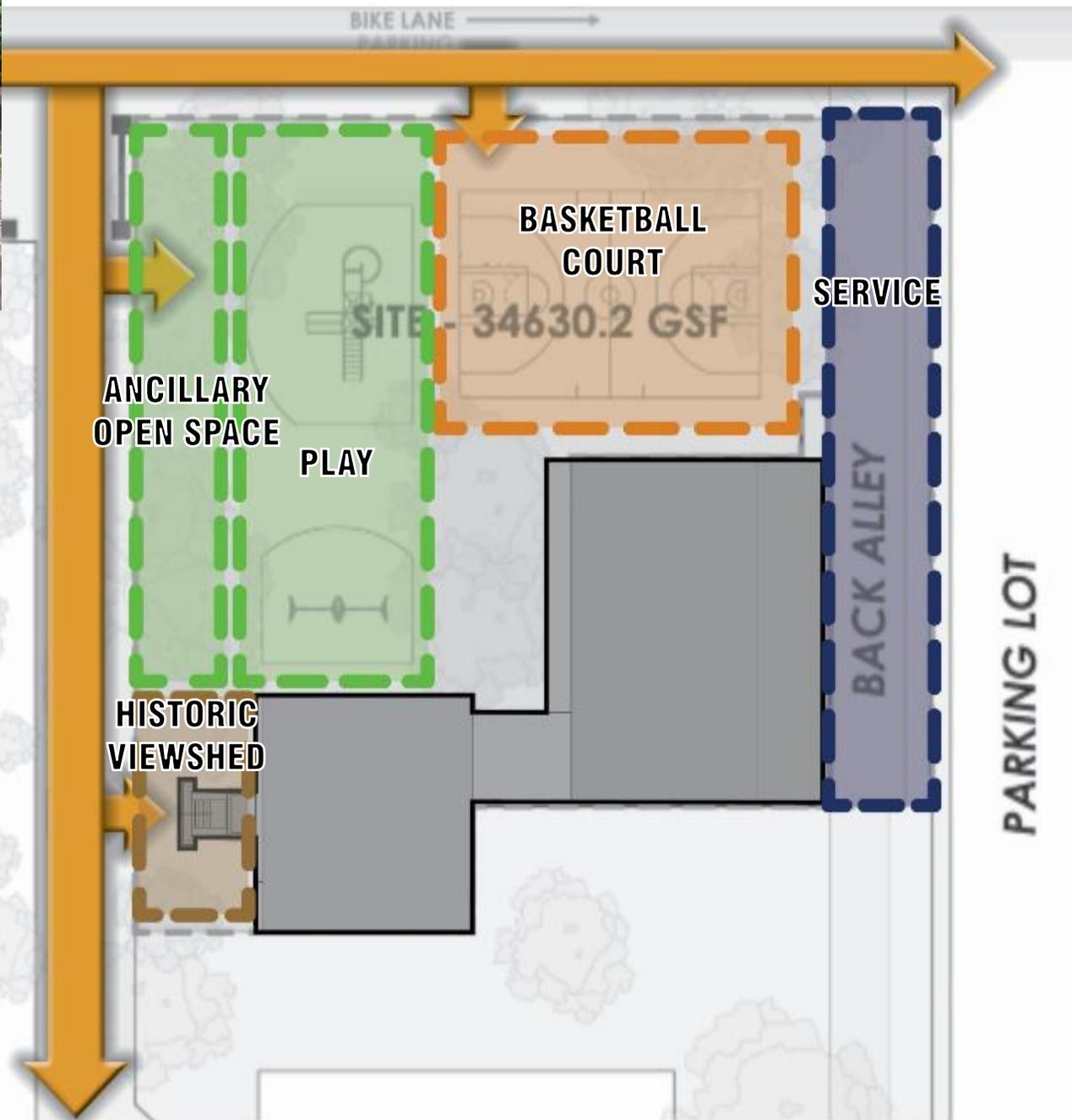
Assessment Conclusions – Site

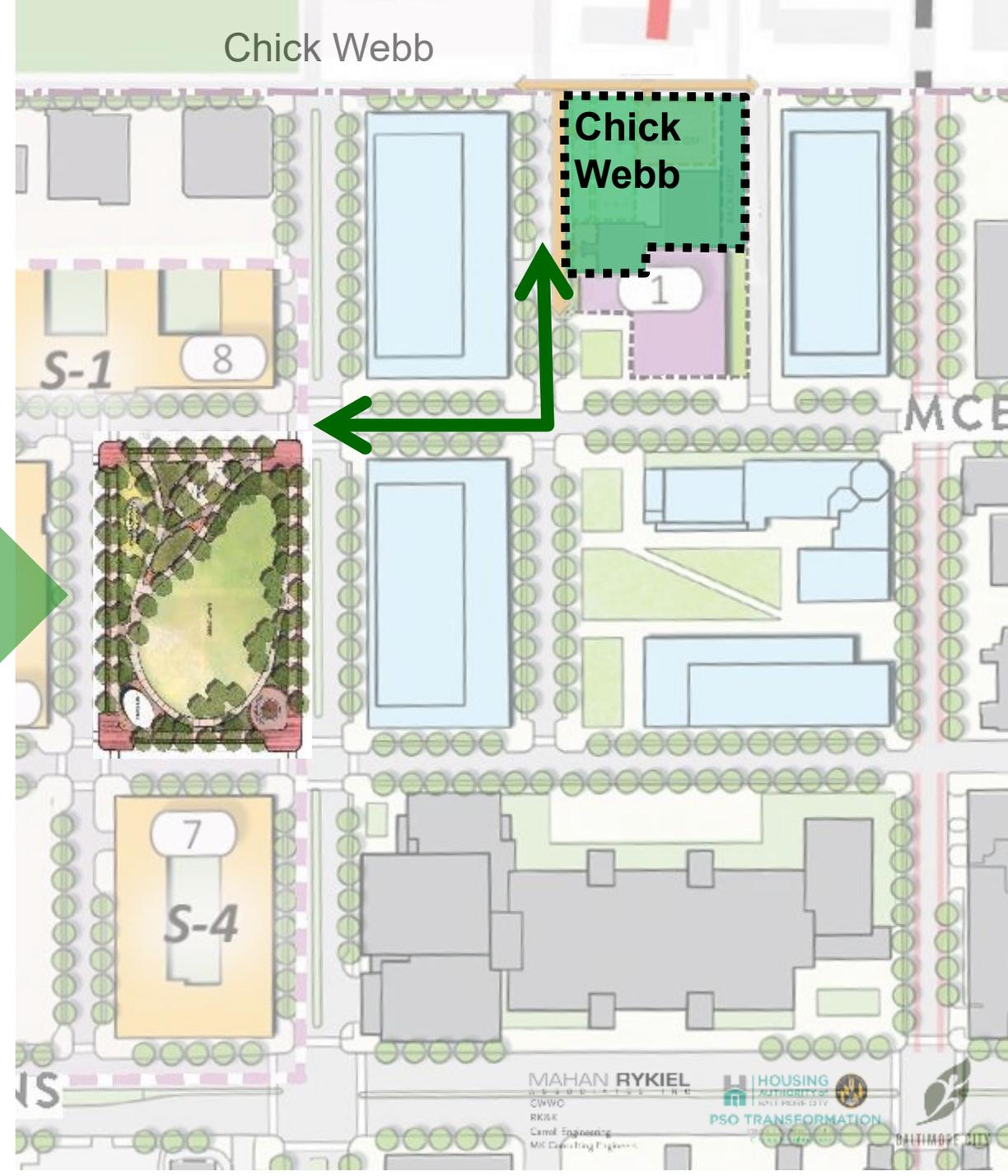
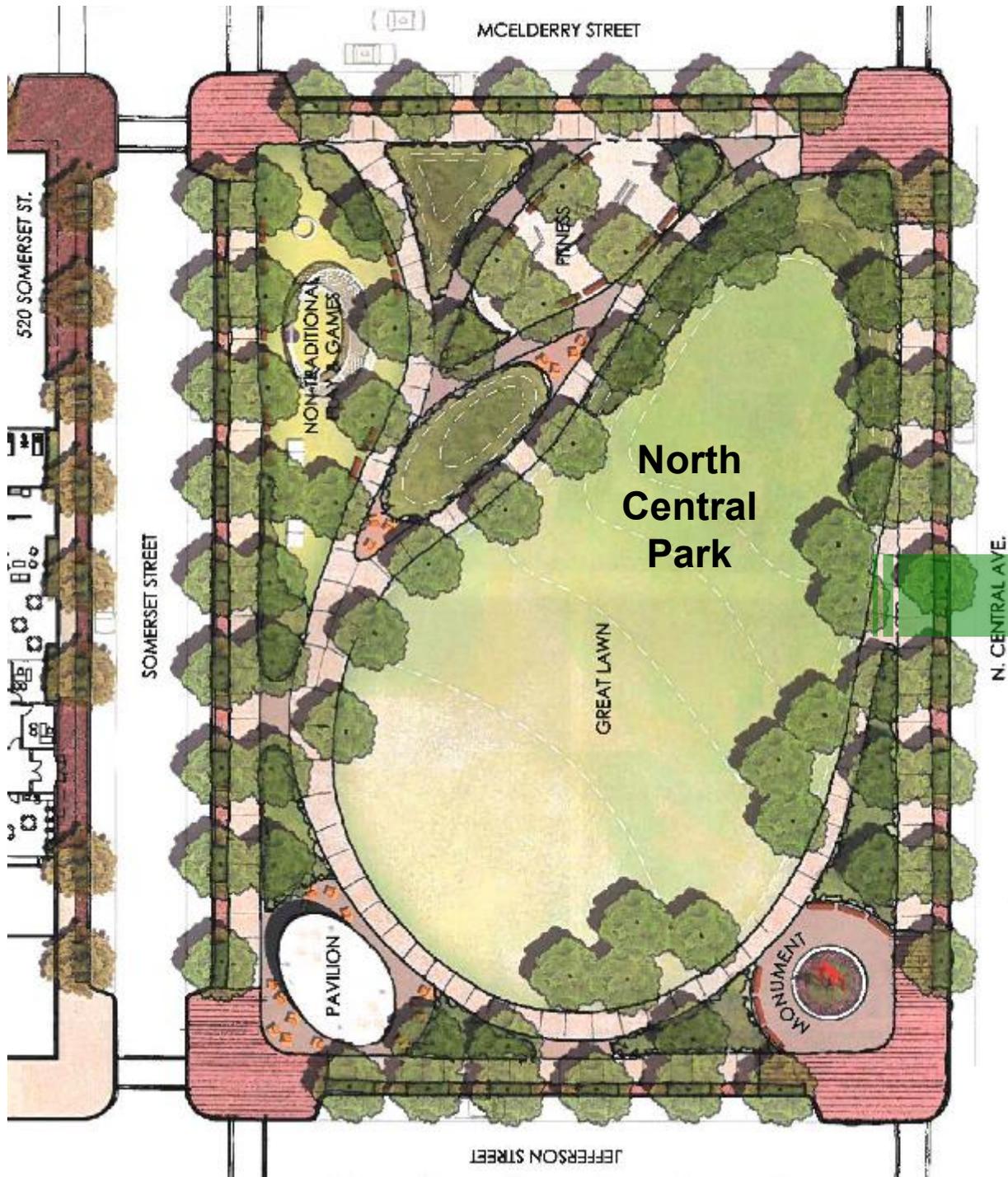
- Site is constrained in size and will be further constrained with building expansion
- Need to respect framework of overall master plan – Eden and McEldery street/pedestrian connections
- Need to consider proximity to the proposed North Central Park for some outdoor activities





Chick Webb RC







Nearby Dunbar Field

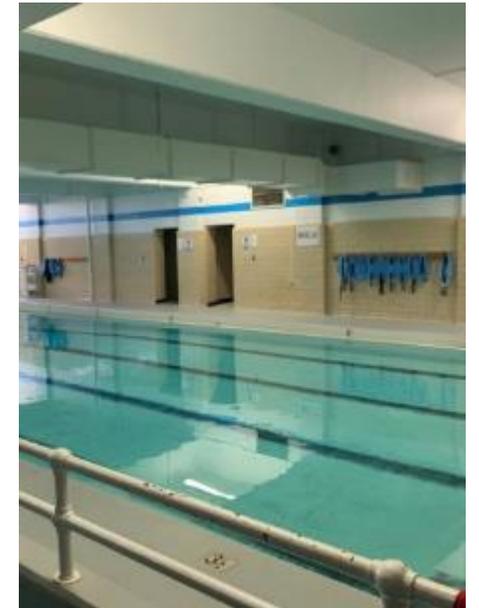


Eden Street Connection to Madison Square

Chick Webb RC

Assessment Conclusions – Building

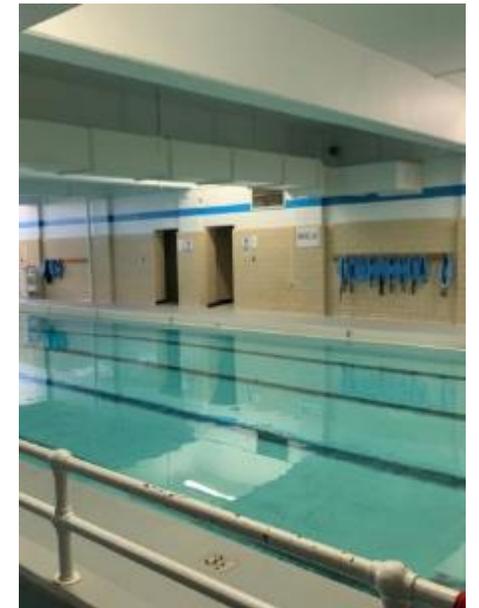
- Entrance – need to balance ADA, historic *function* and historic *façade*
- Any modifications will require review by Commission for Historical and Architectural Preservation (CHAP)
- Need to maintain rear alley access
- The ‘blank’ sides of the building present an opportunity for expansion without interruption of historic facades
- The change in levels inside the existing building will need to be addressed to make the facility accessible



Chick Webb RC

Potential Approach

- **Community and neighborhood focus**
- History – tell the story
- Diversity of spaces and programs for variety of ages
- Renovation of existing building plus addition
- \$12 Million + Additional Funding



Chick Webb Program Wishlist

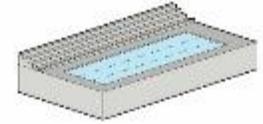
GYMNASIUM Gymnasium Gym Storage Gym Office	8,300 NSF
NATATORIUM Natatorium Natatorium Seating Natatorium Office Natatorium Storage Pump Room Chemical Storage	7,200 NSF
INDOOR FITNESS Weight Room Weight Room Storage Fitness Space Group Exercise Studio Group Exercise Studio Storage	3,295 NSF
INDOOR ACTIVITY Teen Tech/Game Lounge Teen Tech/Game Lounge Storage Computer Lab Makerspace Makerspace Storage Arts & Crafts Room with Kiln Room Recording Studio Study/Homework Room	2,930 NSF
SUPPORT/RENTAL Staff Office Staff Storage Staff Break Room Rentable Multipurpose Meeting Room Multipurpose Meeting Room Storage Kitchen or Teaching Kitchen	2,500 NSF
LOBBY	2,000 NSF
TOTAL GSF	42,038 GSF
TOTAL COST	\$19,967,813
5 YEAR ESCALATION	\$22,962,984

Natatorium Options

RENOVATION OF EXISTING

OPTION 1 (5,000 square feet)

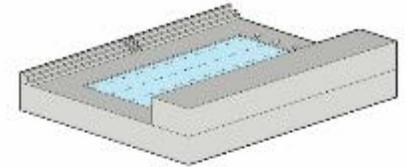
- Renovate only existing 3 lane 20 yd. pool and deck
- Renovate existing spectator seating (approx 100 seats)
- Separate Locker Rooms



BCRP PRACTICE LAP POOL

OPTION 2 (8,900 square feet)

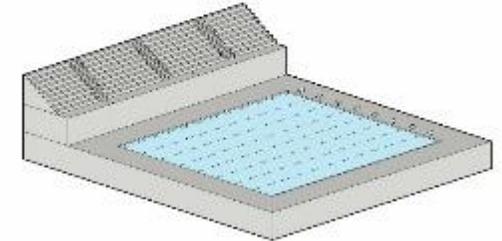
- New 3 lane 25 yd. practice lap pool w/ 12' deck on all sides
- New Spectator seating (approx 100 seats) at end at pool level
- Separate Locker Rooms



NCAA COMPETITION FACILITY

OPTION 3 (15,600 square feet, NCAA Standard Competition Pool)

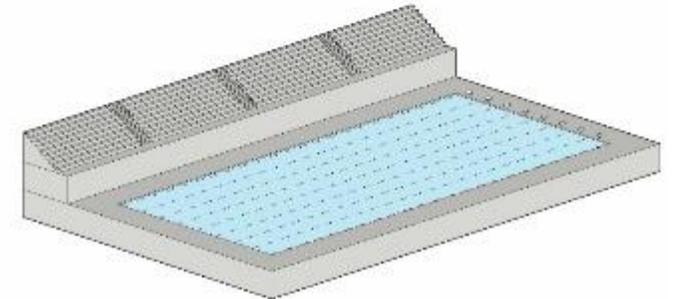
- New 8 lane 25 m. x 25 yd. full competition facility pool w/ 12' deck on all sides
- New Spectator seating (approx 300 seats) above locker room



OLYMPIC COMPETITION FACILITY *(FOR REFERENCE ONLY)*

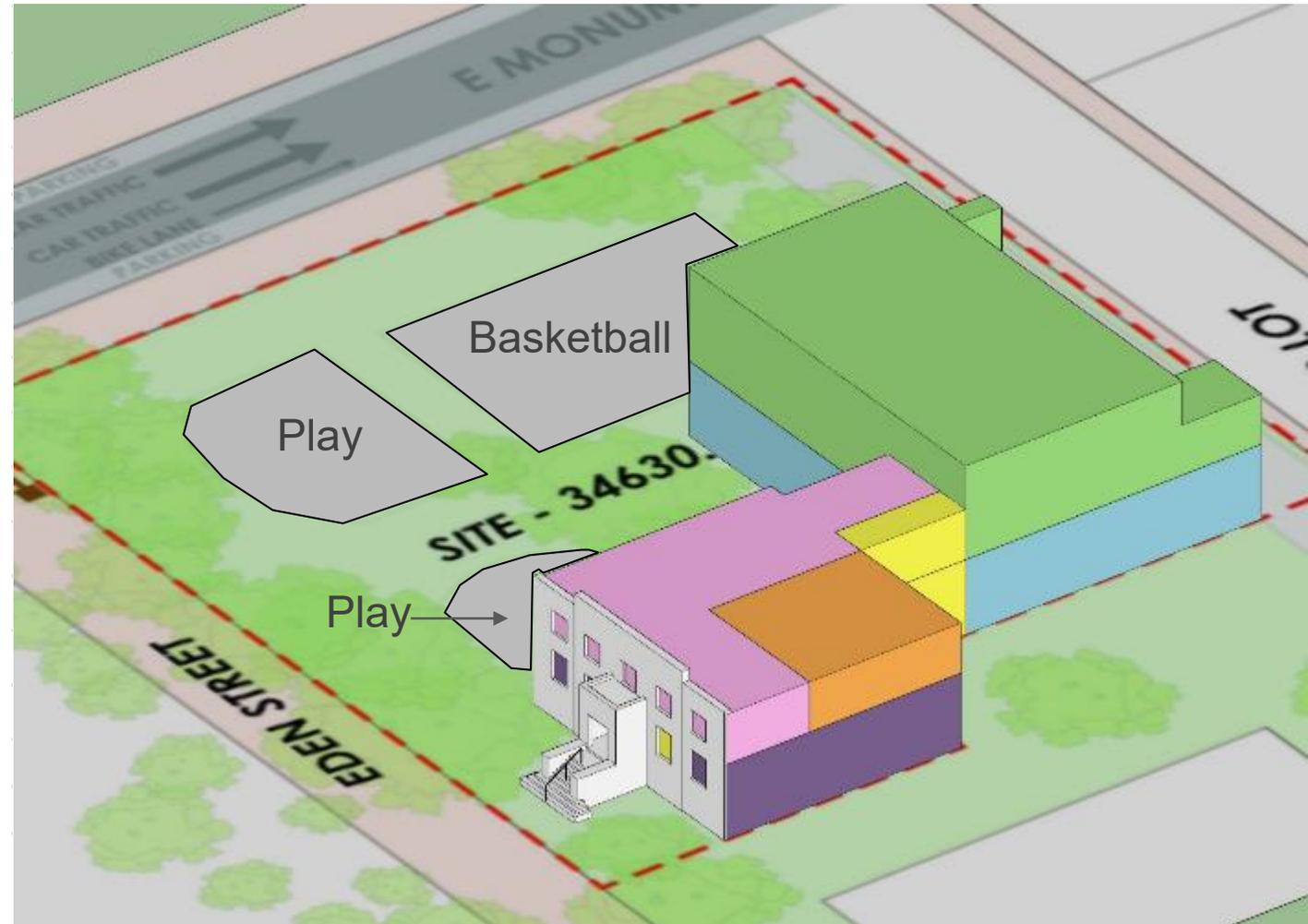
OPTION 4 (27,400 square feet, Olympic Standard Pool)

- New 8 lane 50 meter full competition facility pool w/ 12' deck on all sides
- New Spectator seating (approx 600 seats) above locker room



Chick Webb Memorial Recreation Center – Existing Conditions

Existing Recreation Center	
Existing Rooms	
Natatorium & Locker Rooms	
Gymnasium	
Weight Room	
Lobby/Circulation	
Staff Office	
Kitchen	
Meeting Room	
Game Room	
Lounge	
Computer Lab	
TOTAL GSF	27,825 GSF



Chick Webb Memorial Recreation Center – Scheme 1

SCHEME 1 - Renovated Pool, Gym & Recreation; New Recreation & Fitness Addition

New Construction

PC Labs, HW Room, Recording Studio

Fitness Room, Weight Room, Locker Rooms

Renovation

Lobby/Circulation

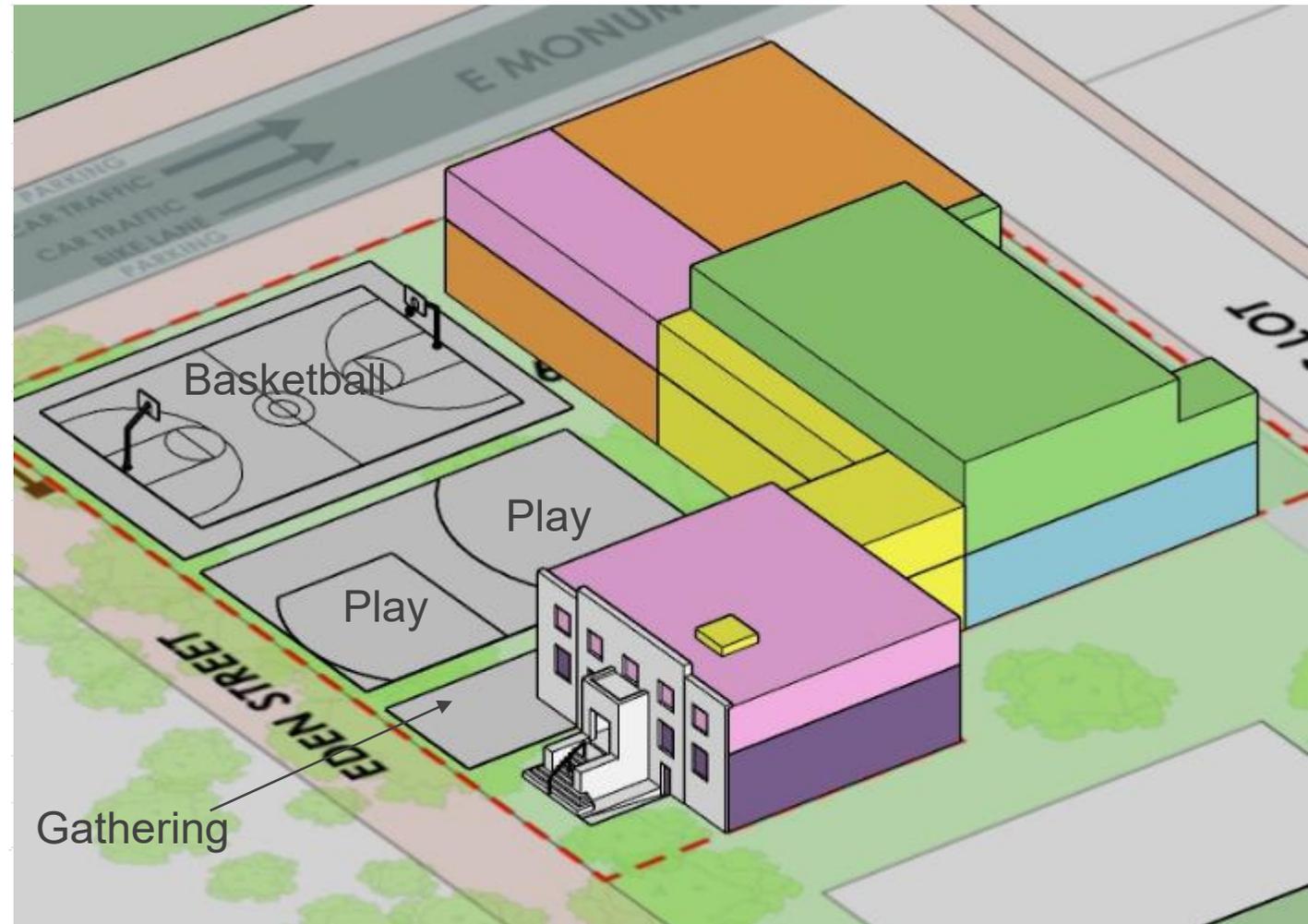
Staff Support, Meeting Room, Kitchen

Makerspace, Arts & Crafts, Teen Lounge

Gymnasium

Natorium & Locker Rooms

TOTAL GSF	27,825 GSF
TOTAL COST + 5 YEAR ESCALATION	\$12,148,313



Chick Webb Memorial Recreation Center – Scheme 2

**SCHEME 2 - Renovated Recreation; New BCRP
Pool & Fitness (No Gym)**

New Construction

Natorium & Locker Rooms

Fitness Room, Weight Room

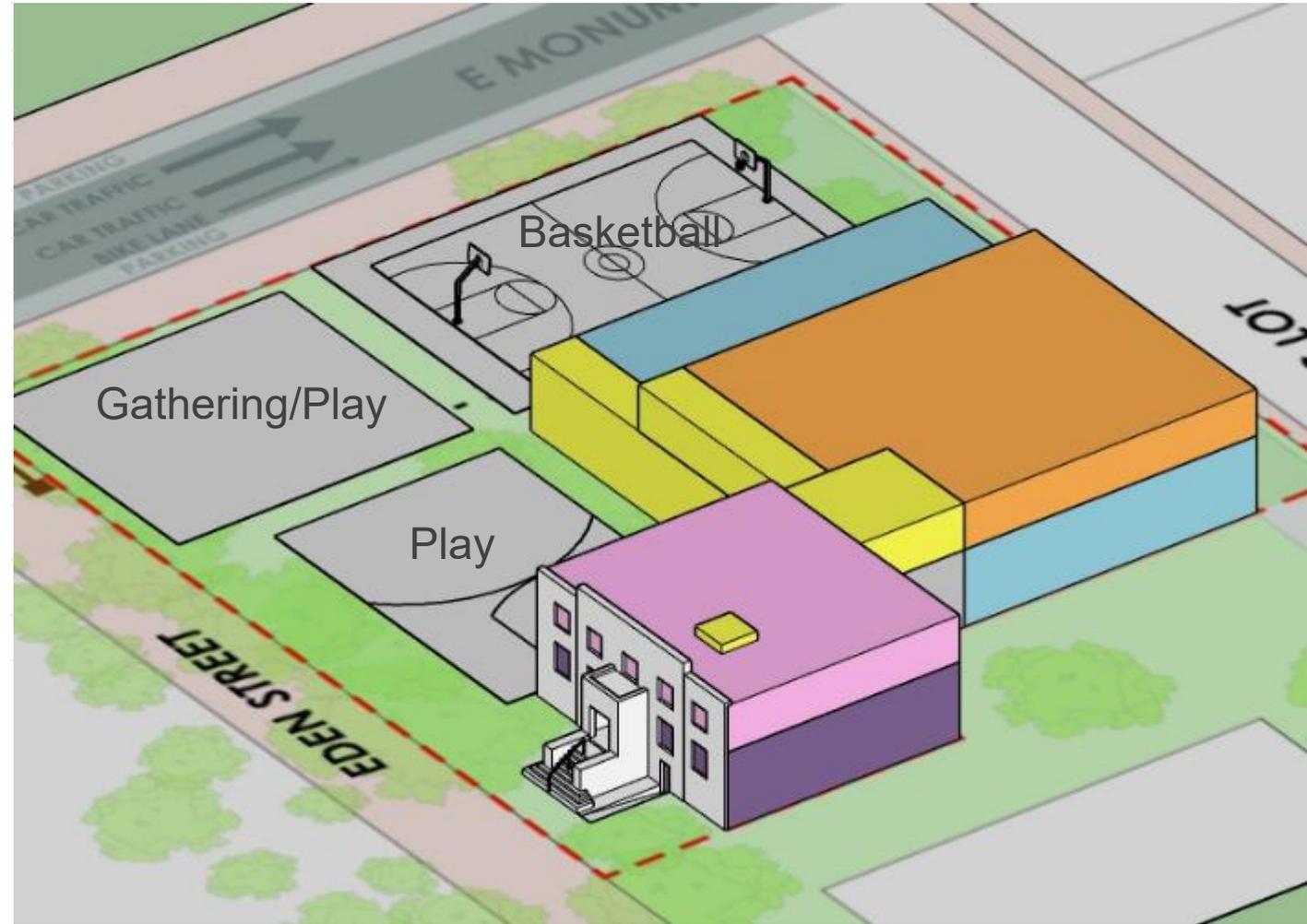
Renovation

Lobby/Circulation

Staff Support, Meeting Room, Kitchen

Makerspace, Arts & Crafts, Teen Lounge

TOTAL GSF	24,150 GSF
TOTAL COST + 5 YEAR ESCALATION	\$12,027,563



Chick Webb Memorial Recreation Center – Scheme 3

SCHEME 3 - Renovated Recreation; New Competition Pool only (No Gym or Fitness)

New Construction

Competition Natatorium & Locker Rooms

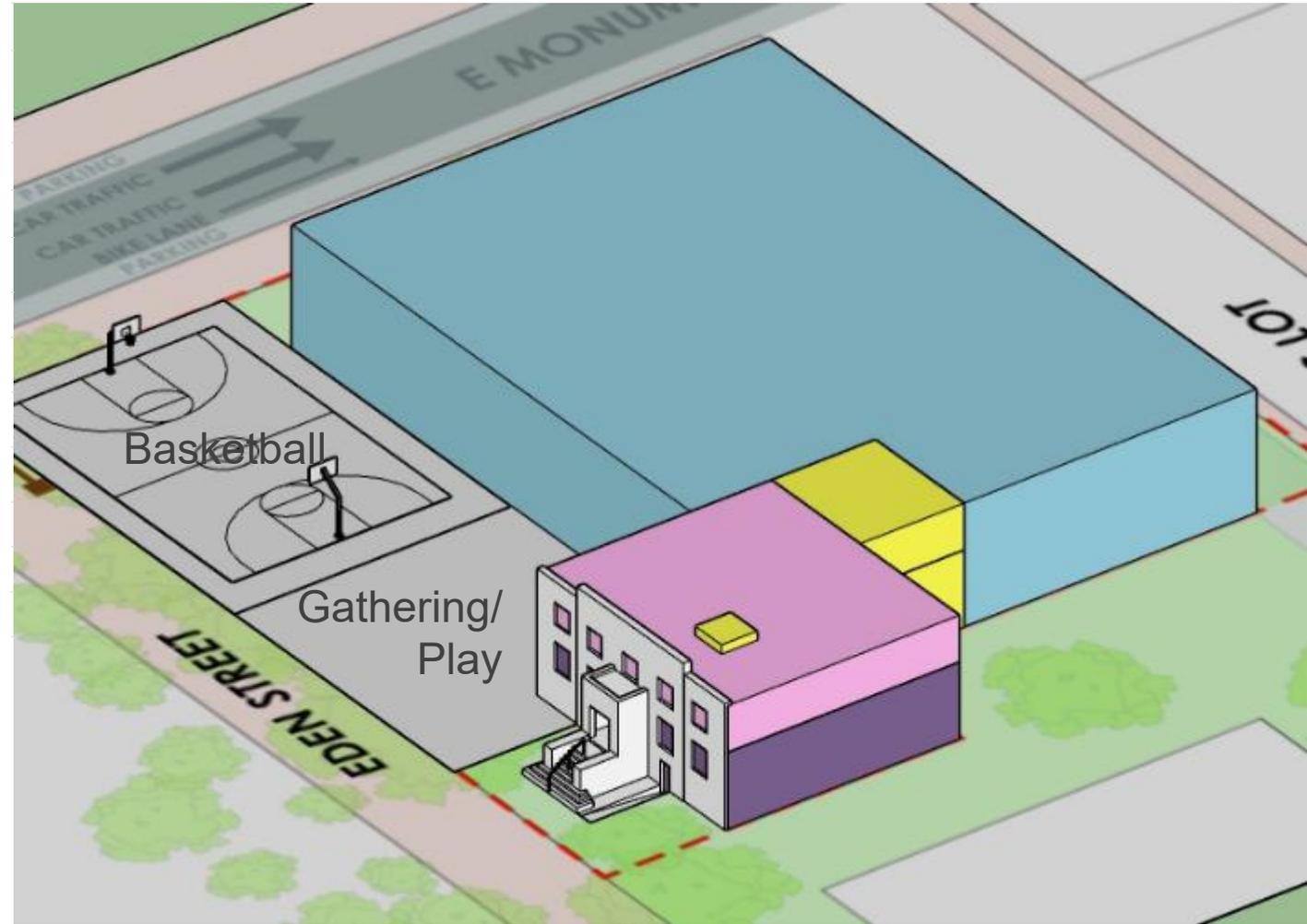
Renovation

Lobby/Circulation

Staff Support, Meeting Room, Kitchen

Makerspace, Arts & Crafts, Teen Lounge

TOTAL GSF	31,500 GSF
TOTAL COST + 5 YEAR ESCALATION	\$16,042,500



Chick Webb Memorial Recreation Center – Scheme 4

SCHEME 4 - Renovated Pool & Recreation; New Gym Addition with Track

New Construction

Gymnasium & Locker Rooms

Walking Track

Renovation

Lobby/Circulation

Staff Support, Meeting Room, Kitchen

PC Lab, HW Rooms, Recording Studio

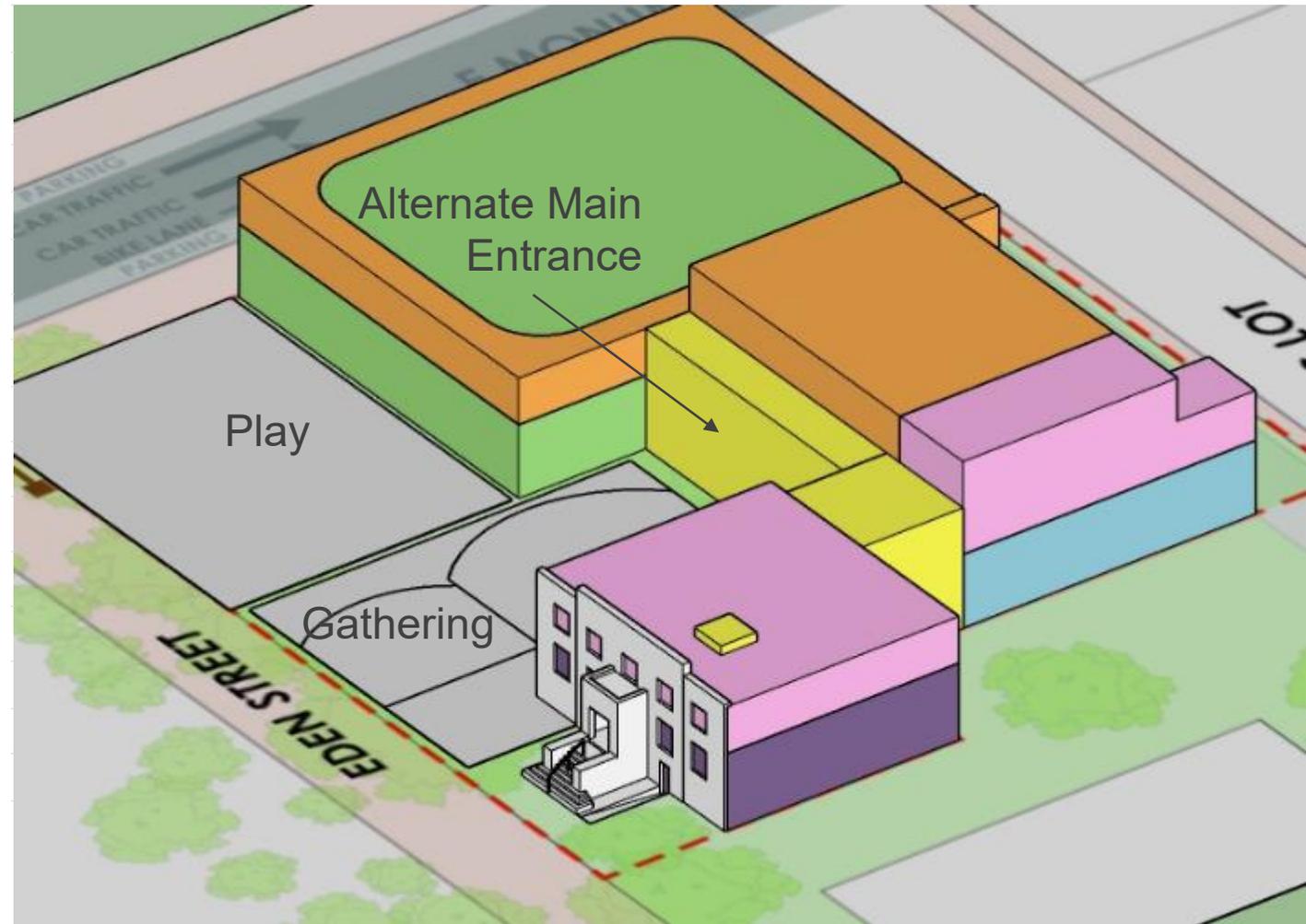
Makerspace, Arts & Crafts, Teen Lounge

Fitness Room, Weight Room

Natorium & Locker Rooms

TOTAL GSF **36,075 GSF**

TOTAL COST + 5 YEAR ESCALATION **\$16,000,813**



GAME ROOMS
C.C. Jackson Recreation Center



Rita Church CC



LOBBY
C.C. Jackson Recreation Center



FITNESS ROOM
C.C. Jackson Recreation Center



GYM
Rita Church Community Center

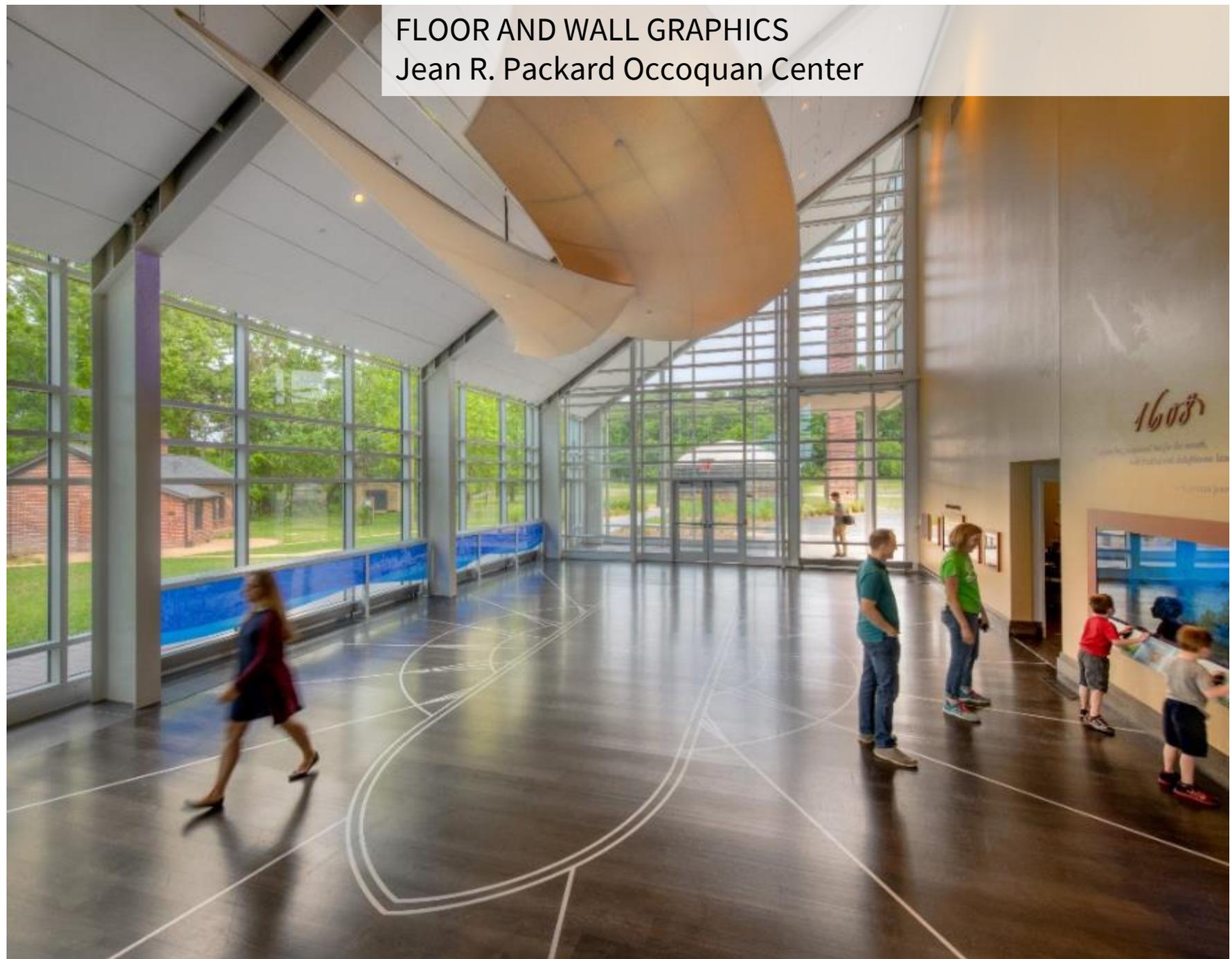


CEILING BANNERS / GLASS DECALS / WALL MURALS

Dundalk-Sollers Point High School



FLOOR AND WALL GRAPHICS
Jean R. Packard Occoquan Center



WALL PANELS
Cade Museum





Brief Q&A



Madison Square Recreation Center and Park

Chick Webb RC | Madison Square RC | City Springs Park



What we Heard

Madison Square

- Protect and keep **the Dome**
- **Sports** orientation
- Competition **pool / natatorium**
- Add **more courts**
- **Keep and improve** the **football** field (lighting)
- Protect the **green space on Eager** – minimal improvements
- **Sam Wilson** (director, mentor, leader)-highlight with plaque/history.
- Continued after school care and meals
- Need for **parking**
- **Support space** – computer labs, banquet and event facilities
- **Playground**
- **Exercise** equipment
- **Walking and running track**

Madison Square RC

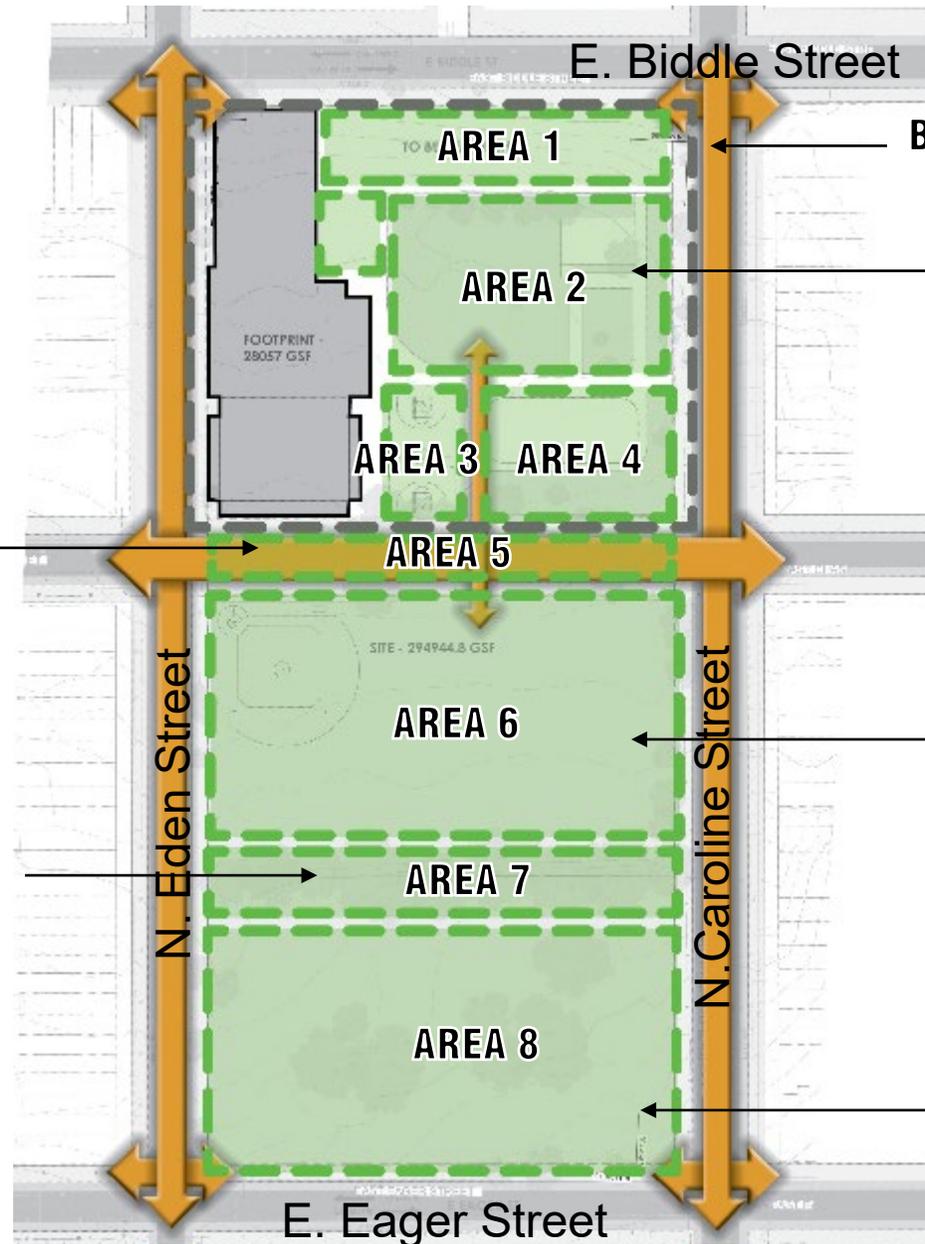
Assessment Conclusions – Site

- Lots of space creates a variety of opportunities, including parking for larger program elements
- Sloped site offers potential for two levels of parking
- Naturally subdivided into 3 primary “terraces”
- Districts are disconnected – physically and sometimes visually
- Football field dimension is constrained
- Passive park space along Eager Street recalls historic square
- East Chase Street “mall” is a strong organizing element among districts



“East Chase Street Mall” Transition Area

Wooded Embankment Transition Area



BUILDING and BUILDING EXPANSION ZONE

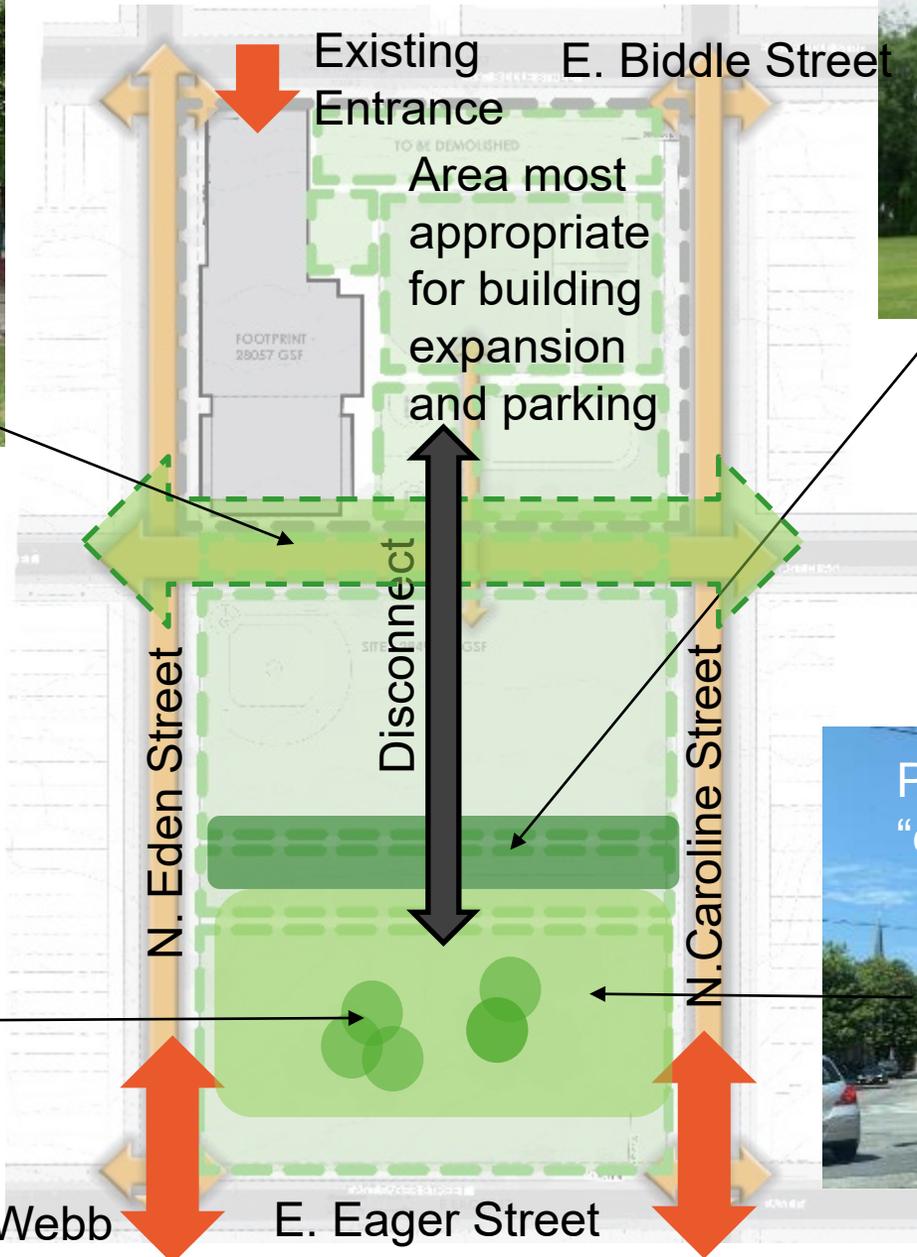
Upper Terrace

Middle Terrace

Lower Terrace



Organizing "Mall"



Visual and Physical Barrier



Mature tree canopy



Passive open space "community square"

Madison Square RC

Assessment Conclusions – Building

- The change in levels at the entrance, connection to Dome, and inside the existing building will need to be addressed to make the facility accessible
- The slope of the site is significant from north to south and from east to west, which will effect the entrance and flow through the building.
- The building will continue to exist with multiple levels; high volume areas may be best to infill space left by removal of school building.
- The current square footage is more than what is required (surplus) to fulfill the space program, and spaces can be reconfigured to be more efficient.



Madison Square RC

Potential Approach

- History – maintain & improve the Dome
- Diversity of spaces and programs for variety of ages
- Renovation of existing building plus addition or new facility?
- Potential for Memorial Natatorium at Madison Square” ?
- No current funding
- Maximize use of “surplus space” - Potential for Department of Recreation and Park facilities?



Madison Square Program Wishlist

GYMNASIUM	8,300 NSF
Gymnasium Gym Storage Gym Office	
NATATORIUM	13,800 NSF
Natatorium Natatorium Seating Natatorium Office Natatorium Storage Pump Room Chemical Storage	
INDOOR FITNESS	6,395 NSF
Weight Room Weight Room Storage Fitness Space Group Exercise Studio Group Exercise Studio Storage Walking Track	
INDOOR ACTIVITY	5,945 NSF
Teen Tech/Game Lounge Teen Tech/Game Lounge Storage Computer Lab Makerspace Makerspace Storage Auditorium/Performance Stage Arts & Crafts Room with Kiln Room Study/Homework Room Senior Programming	
SUPPORT/RENTAL	5600 NSF
Staff Office Staff Storage Staff Break Room Rentable Multipurpose Meeting Room Multipurpose Meeting Room Storage Kitchen or Teaching Kitchen	
LOBBY	2,000 NSF
TOTAL GSF	62,183 GSF
TOTAL COST	\$29,536,688
10 YEAR ESCALATION	\$38,397,694

Madison Square Recreation Center – Existing Conditions

Existing Recreation Center

Existing Rooms

Gymnasium & Locker Rooms

Dance Studio

Lobby/Circulation

Staff Office

Kitchen

Multipurpose Rental/Meeting Room

Game Room

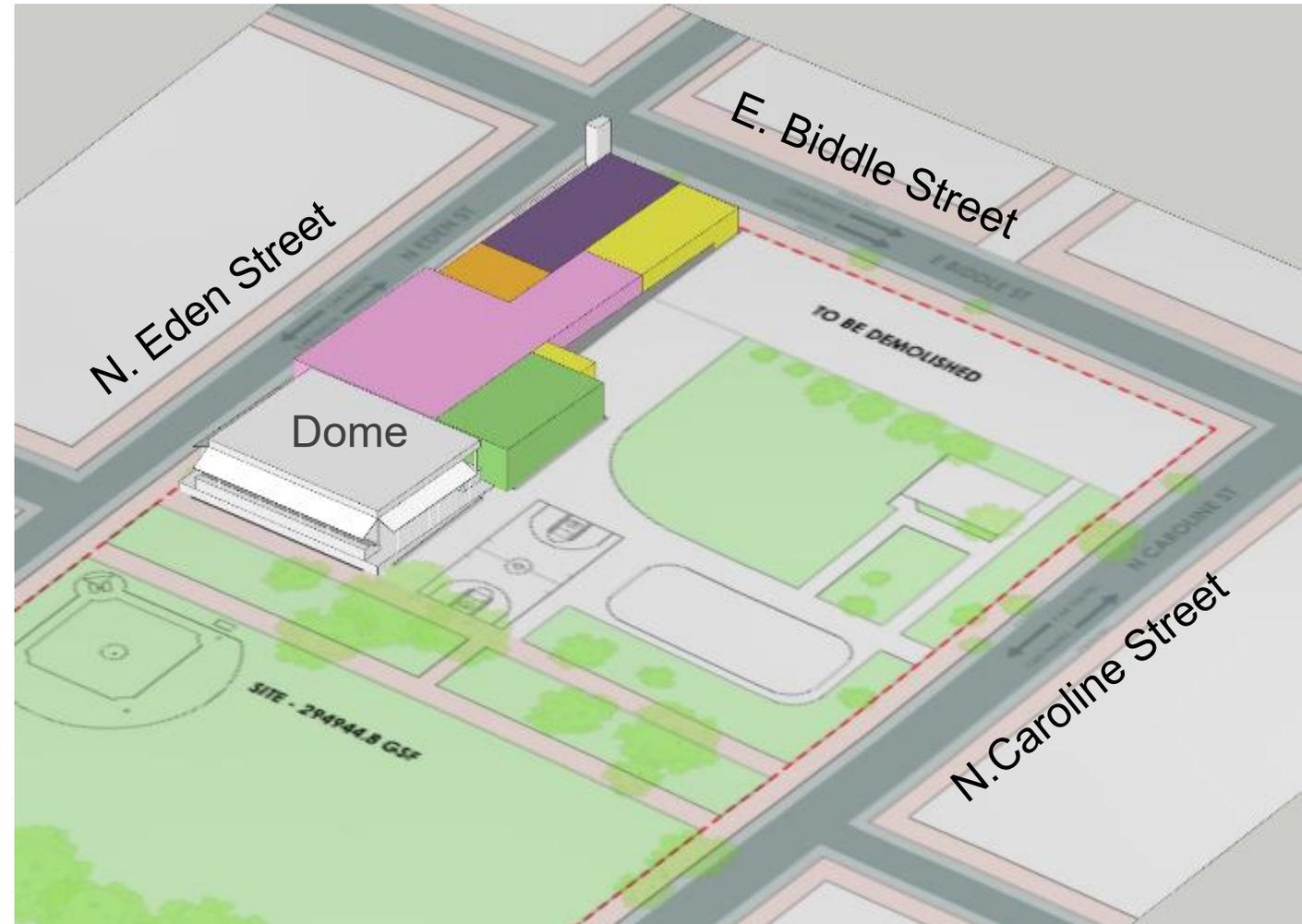
Auditorium

Computer Lab

Unused School Space

TOTAL GSF

34,000 GSF



Madison Square Recreation Center – Scheme 1

SCHEME 1 - Renovated Recreation & Fitness; New Pool, Gym & Track

New Construction

- Natatorium & Locker Rooms
- Gymnasium
- Track
- Lobby/Circulation

Renovation

- Staff Support, Meeting Room, Kitchen
- Makerspace, Arts & Crafts, Teen Lounge
- PC Lab, HW Rooms, Senior Programming
- Auditorium
- Dome Concessions
- Weight Room, Fitness Room & Studio
- UNASSIGNED

TOTAL GSF	77,550 GSF
TOTAL COST + 10 YEAR ESCALATION	\$40,132,625



Chick Webb RC | Madison Square RC | City Springs Park

ARCHITECTS



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ASSOCIATES, INC.
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RKSK
Carol Engineering
MK Consulting Engineers

HOUSING
AUTHORITY OF
BALTIMORE CITY
PSO TRANSFORMATION
PLANNING | DESIGN | CONSTRUCTION
CHECK FOR AFFORDABILITY



Madison Square Recreation Center – Scheme 2

SCHEME 2 - Renovated BCRP; New Gym, Pool, Track, Fitness & Recreation

New Construction

Natatorium & Locker Rooms

Gymnasium

Track

Weight Room, Fitness Room & Studio

Lobby/Circulation

Staff Support, Meeting Room, Kitchen

Makerspace, Arts & Crafts, Teen Lounge

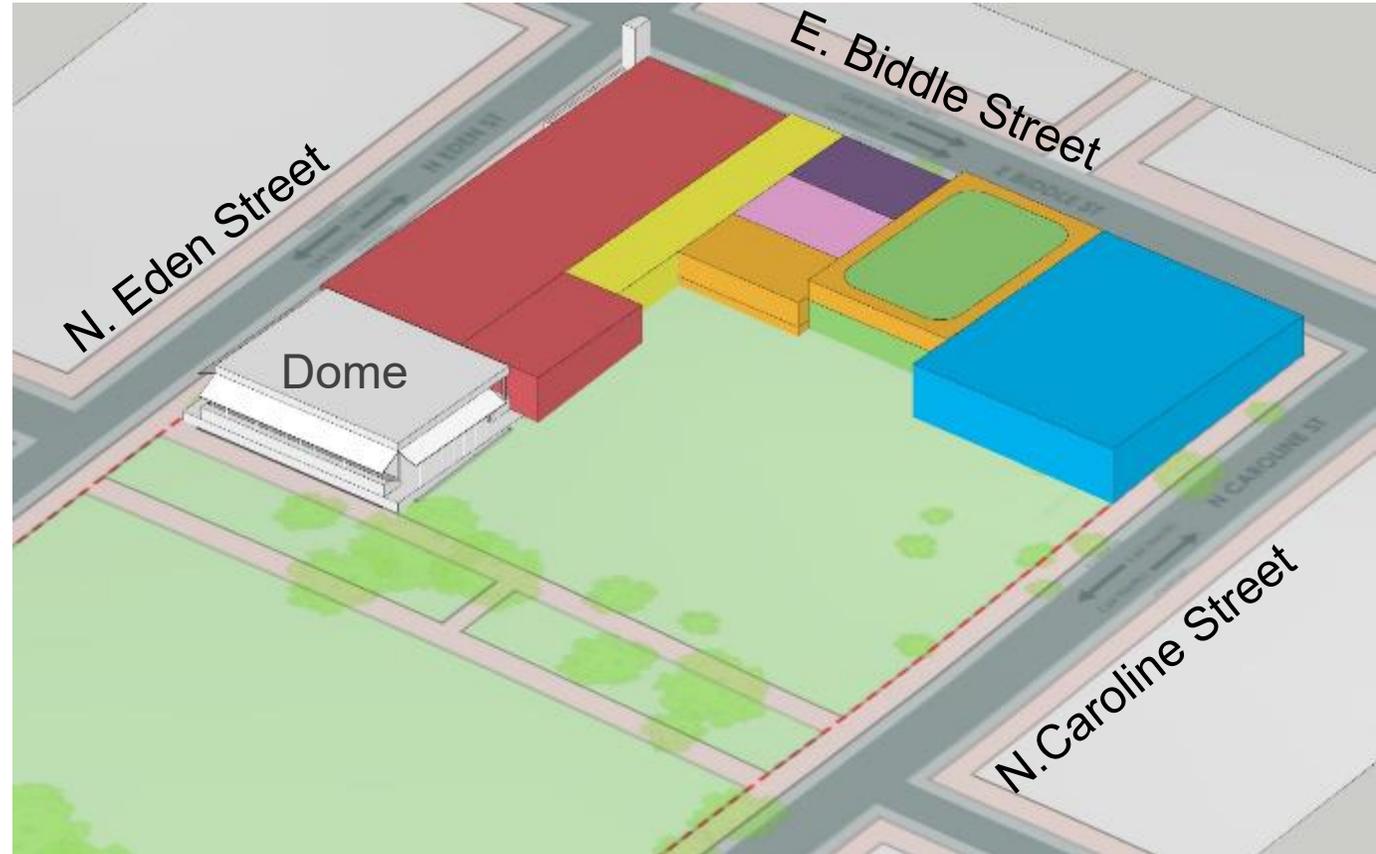
PC Lab, HW Rooms, Senior Programs

Renovation

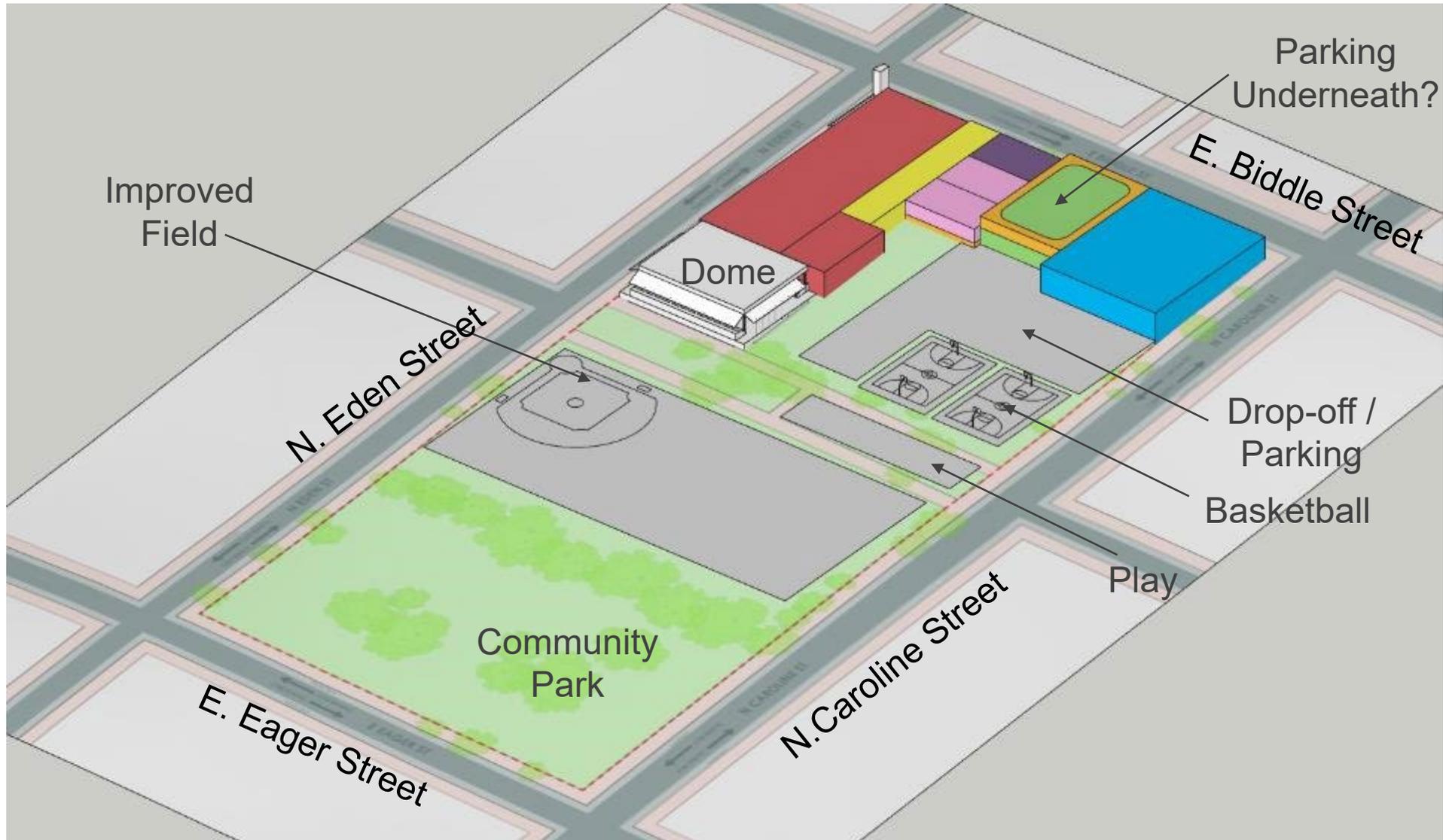
BCRP Offices

Shared Auditorium

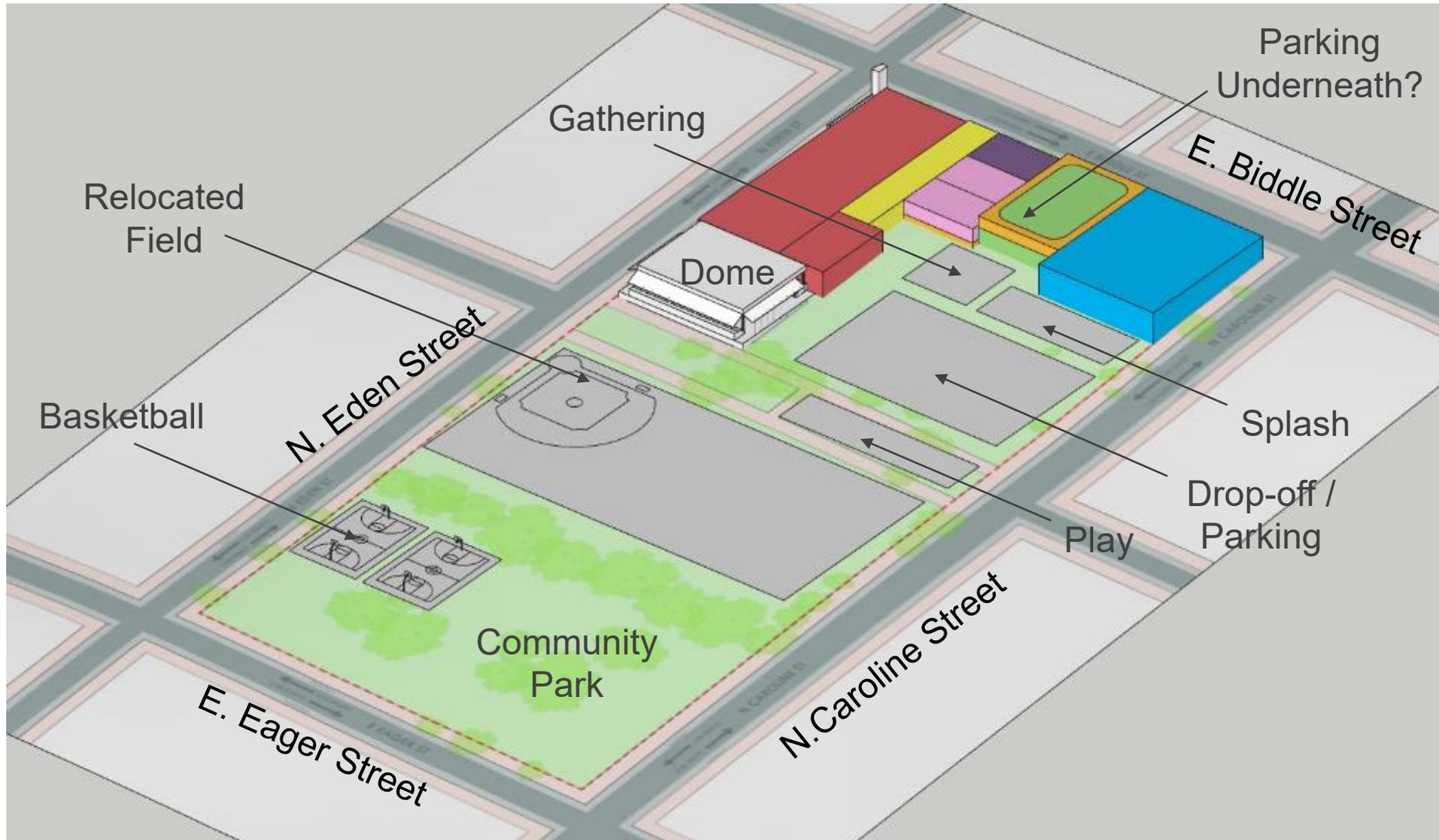
TOTAL GSF	89,250 GSF
TOTAL COST + 10 YEAR ESCALATION	\$49,586,875



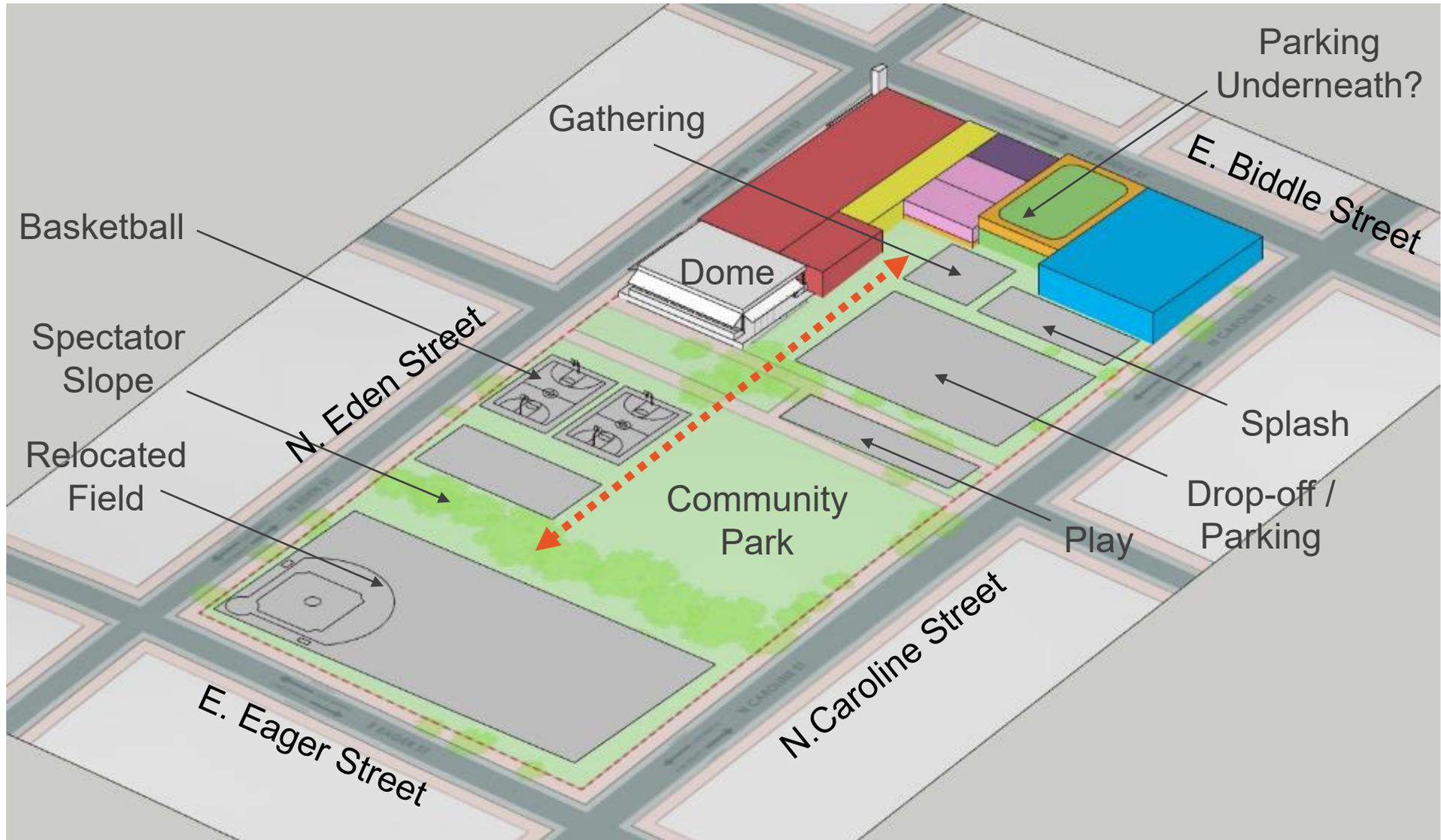
Madison Square Recreation Center - Scheme 2, Site Option 1



Madison Square Recreation Center – Scheme 2, Site Option 2



Madison Square Recreation Center – Scheme 2, Site Option 3





Brief Q&A

Chick Webb RC | Madison Square RC | City Springs Park





City Springs Park

Chick Webb RC | Madison Square RC | City Springs Park

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RKSE
Carol Engineering
MK Consulting Engineers

HOUSING
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BALTIMORE CITY
PSO TRANSFORMATION
PLANNING | DESIGN | CONSTRUCTION
CHANGING THE FUTURE



What we Heard

City Springs Park

- **Community garden** is important asset – preserve and protect it
- **Football field** is important – improve with **lighting**
- **Pool is well-used. Improve it** and pool building
- **Complement the school** and coordinate programming with the school

- Highlight **immigrant history** and actual **City Springs**
- **Access** is an issue / gates

City Springs Park

Assessment Conclusions – Site

- Feels like a big open space, but not a “park”
- Mature trees and large open space are assets but southeast part of park lacks trees and shade
- Baltimore Street frontage is attractive
- Fencing acts as barrier
- Limited entrances – particularly at corners
- Lack of crosswalks at key intersections
- Limited “eyes” on the park
- Pool facility inadequate and in poor condition
- “Leftover” park space that could be better utilized





Chick Webb RC | Madison Square RC | City Springs Park

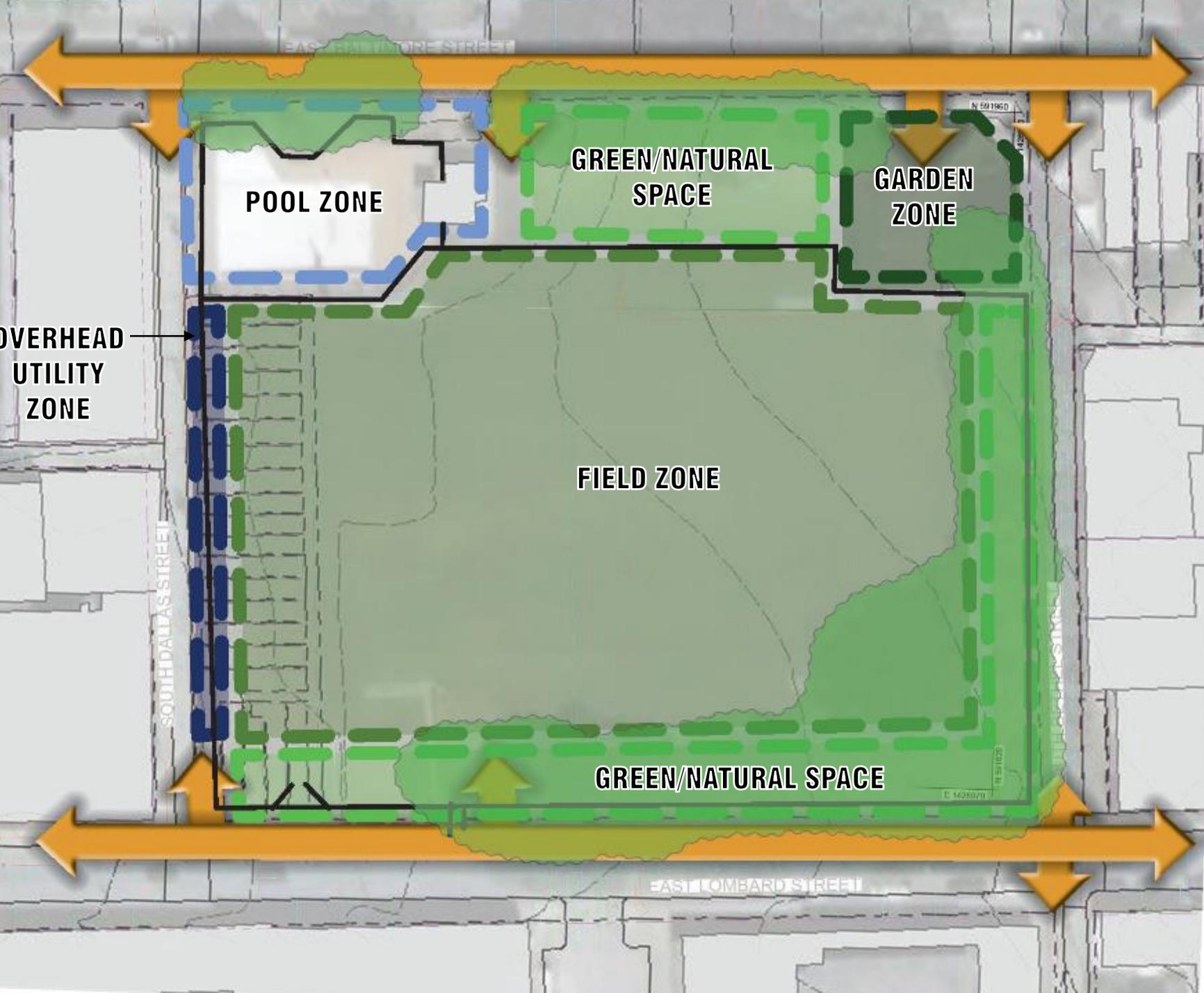


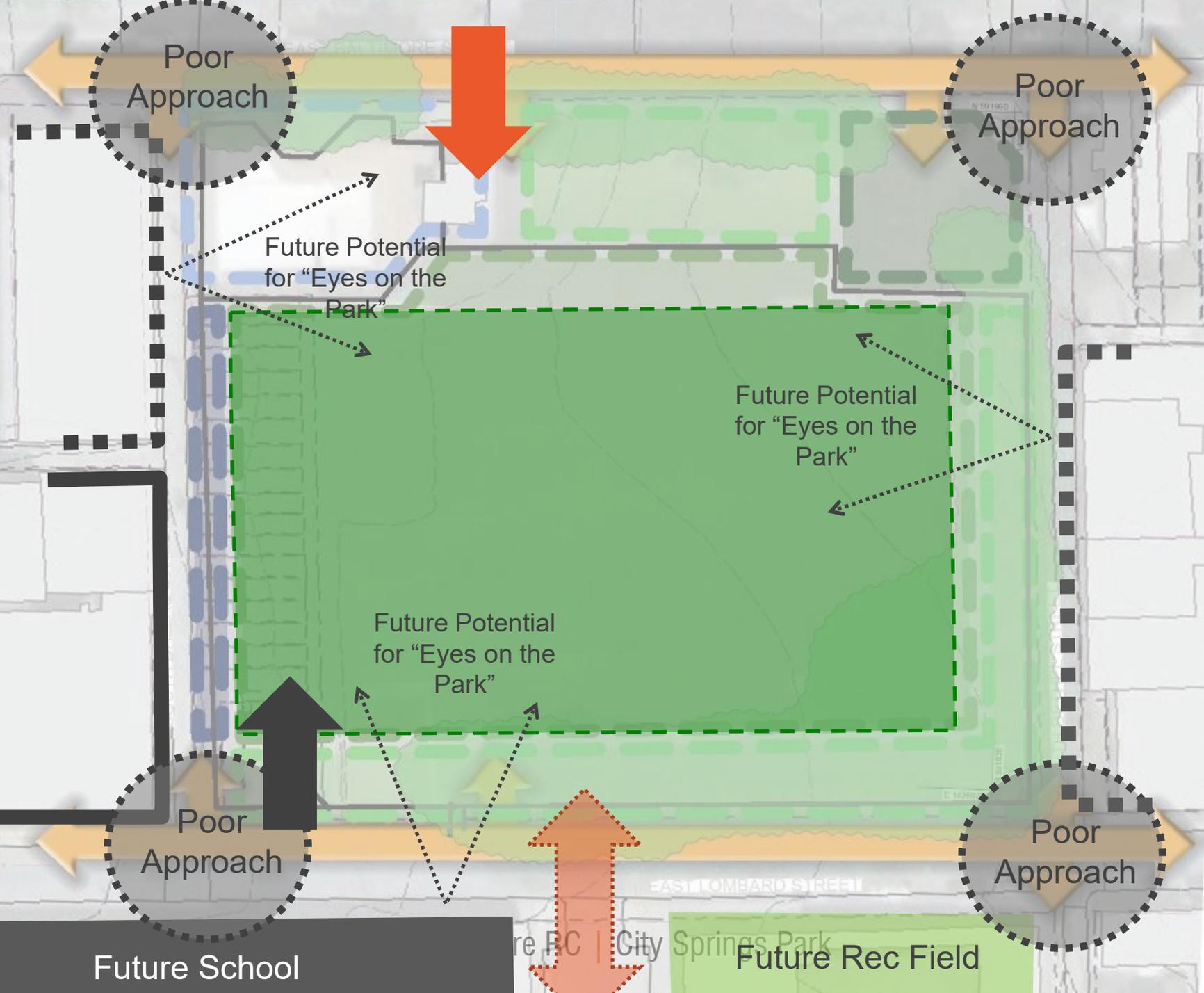
City Springs Park

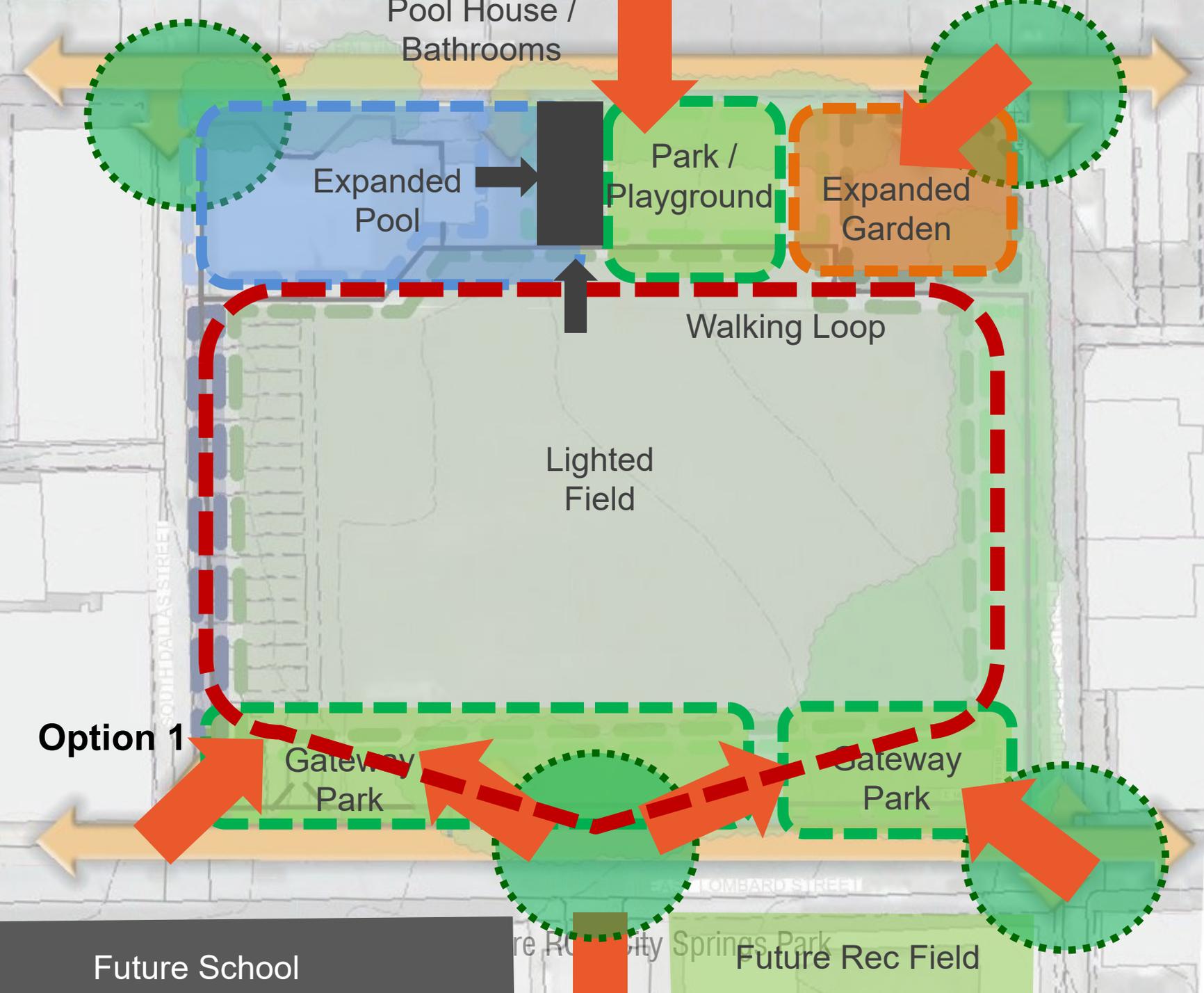
Potential Approach

- Improve existing uses while expanding diversity of program elements
- Highlight gateways and entrances, particularly to the new City Springs School
- Improve pedestrian circulation to and within the park
- Improve lighting and visibility













Brief Q&A

Chick Webb RC | Madison Square RC | City Springs Park





TABLE DISCUSSION

Chick Webb RC | Madison Square RC | City Springs Park

Table Discussion

Join a table that focusses on a topic of most interest to you:

1. Chick Webb Recreation Center and Park
2. Madison Square Recreation Center and Park
3. City Springs Park
4. General Discussion on all Three

Table Discussion

CHICK WEBB RECREATION CENTER

Put a check mark next to the scheme that you think works best.

Existing Conditions



Scheme 1



Scheme 2



MADISON SQUARE RECREATION CENTER

Put a check mark next to the scheme that you think works best.

Existing Conditions

Scheme 3



Scheme 4



1. What design line or element do you like best? Why?
2. What design line or element do you like least? Why?
3. If the recreation center is expanded to include a full-size indoor gym with bleachers for spectators, is it more important to also have an outdoor basketball court or more space for use of other recreation activities?
4. What do you see as the best parking for the Chick Webb Recreation Center building? (Please see on only one)
5. What do you see as the best parking for the Chick Webb Park? (Please see on only one)

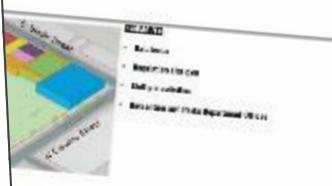
CITY SPRINGS PARK

Put a check mark next to the scheme that you think works best.

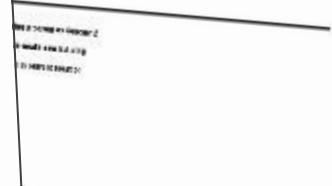
Existing Conditions



Scheme 1



Scheme 2



Scheme 3



Scheme 4



Site Plan



CHICK WEBB RECREATION CENTER

Put a check mark next to the scheme that you think works best.

Existing Conditions

Existing Recreation Center	
Existing Rooms	
Natorium & Locker Rooms	
Gymnasium	
Weight Room	
Lobby/Circulation	
Staff Offices	
Office	
Meeting Room	
Coffee Room	
Laundry	
Computer Lab	
TOTAL GSF	27,825 GSF



Scheme 1

SCHEME 1 - Renovated Pool, Gym & Recreation; New Recreation & Fitness Addition	
New Construction	
TC Labs, HW Rooms, Recording Studio	
Fitness Room, Weight Room, Locker Rooms	
Renovation	
Lobby/Circulation	
Staff Support, Meeting Room, Kitchen	
Makerspace, Arts & Crafts, Teen Lounge	
Gymnasium	
Natorium & Locker Rooms	
TOTAL GSF	27,825 GSF
TOTAL COST + 5 YEAR ESCALATION	\$32,146,333



- KEY POINTS**
- Existing pool (renovated)
 - Existing gym (renovated)
 - New labs, fitness, weight room, locker rooms

Scheme 2

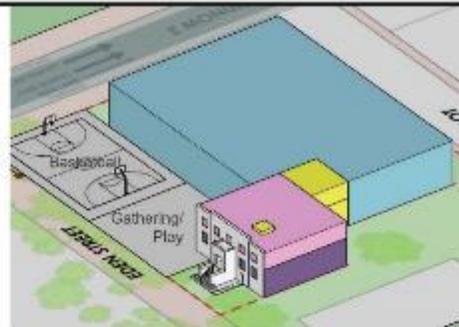
SCHEME 2 - Renovated Recreation; New BCRP Pool & Fitness (No Gym)	
New Construction	
Natorium & Locker Rooms	
Fitness Room, Weight Room	
Renovation	
Lobby/Circulation	
Staff Support, Meeting Room, Kitchen	
Makerspace, Arts & Crafts, Teen Lounge	
TOTAL GSF	24,159 GSF
TOTAL COST + 5 YEAR ESCALATION	\$32,821,545



- KEY POINTS**
- Expanded pool
 - No gym
 - Expanded outdoor area

Scheme 3

SCHEME 3 - Renovated Recreation; New Competition Pool only (No Gym or Fitness)	
New Construction	
Competition Natatorium & Locker Rooms	
Renovation	
Lobby/Circulation	
Staff Support, Meeting Room, Kitchen	
Makerspace, Arts & Crafts, Teen Lounge	
TOTAL GSF	31,500 GSF
TOTAL COST + 5 YEAR ESCALATION	\$36,042,588



- KEY POINTS**
- Competition pool
 - No gym
 - Limited space for other uses
 - Limited outdoor area

Scheme 4

SCHEME 4 - Renovated Pool & Recreation; New Gym Addition with Track	
New Construction	
Gymnasium & Locker Rooms	
Walking Track	
Renovation	
Lobby/Circulation	
Staff Support, Meeting Room, Kitchen	
TC Labs, HW Rooms, Recording Studio	
Makerspace, Arts & Crafts, Teen Lounge	
Fitness Room, Weight Room	
Natorium & Locker Rooms	
TOTAL GSF	38,875 GSF
TOTAL COST + 5 YEAR ESCALATION	\$38,880,813



- KEY POINTS**
- Regulation size gym with track
 - Renovated pool
 - Expanded outdoor play in place of basketball

1. What design idea or element discussed today excites you the most? Why?
2. What design idea or element concerns you the most? Why?
3. If the recreation center is expanded to include a full-size indoor gym with room for spectators, is it more important to also have an outdoor basketball court or more space for an expanded playground and gathering area?
4. What do you see as the TOP priority for the Chick Webb Recreation Center building? (Please name only one)
5. What do you see as the TOP priority for the Chick Webb Park - outside space? (Please name only one)

Thank You!



Contact: Kate Brower, Baltimore City Department of Recreation and Parks
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