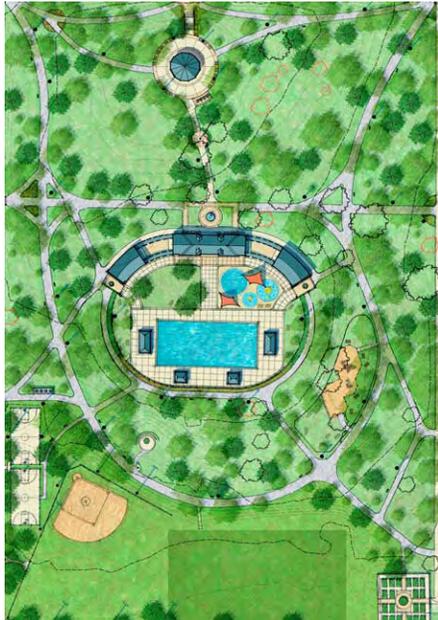


Riverside Park

Master Plan



Prepared For:

**Baltimore City Department of
Recreation and Parks**

Prepared By:

**Mahan Rykiel Associates, Inc.
GWWO Architects, Inc.**

July 12, 2010

Minutes

STEPHANIE RAWLINGS-BLAKE
Mayor



THOMAS J. STOSUR
Director

June 10, 2010

Ms. Mary Porter
Department of Recreation & Parks
2600 Madison Avenue
Baltimore, MD 21217

Re: Riverside Park Plan
(Baltimore City Landmark Park-City-owned Park)

Dear Ms. Porter:

On May 11, 2010, the Baltimore City Commission for Historical & Architectural Preservation (CHAP) considered the Department of Recreation and Parks presentation of a Master Plan for Riverside Park. This historically significant site is a designated Baltimore City Landmark.

Background:

On July 10, 2007, CHAP approved of designating Riverside Park to the Baltimore City Landmark List because Riverside Park met CHAP's former standards for landmark designation one, three, and five:

1. Riverside Park area played an important role in the Battle of Baltimore during the War of 1812. To commemorate this area's role, the City purchased three acres in 1862 and named the area Battery Square. In 1873, the city added approximately 14 acres to Battery Square and renamed it Riverside Park. Since this time, the park has provided passive and recreational opportunities to South Baltimoreans;
3. This site is associated with the Battle of Baltimore during the role of 1812, where Fort Lookout helped prevent the landing of 1,250 British soldiers on the south side of the peninsula, near today's Port Covington.
5. Many of the park components such as the pavilion, cannon memorial, entrances from Randall Street, and path system illustrate many Victorian landscape design features of park design.

At the July 10, 2008 CHAP hearing; the Commission identified the following park components that contribute to the overall historic character of the park:

- Randall Street entrances;
- Park Pavilion;
- Flagpole;
- Cannon Memorial;
- Pathway system and topography;
- The organization of passive and active recreation areas into upper and lower portions of the park; and
- Original shape.

In addition, the report identified two structures, the pool house and the athletic field house, that have lost their historic integrity and one noncontributing structure, the maintenance building located in the southeast corner of the park. Therefore, CHAP on July 10, 2007 determined that the Pool house, athletic field house and the maintenance building do not contribute to the historic character of the Park.

COMMISSION FOR HISTORICAL & ARCHITECTURAL PRESERVATION

Charles L. Benton, Jr. Building 417 East Fayette Street Eighth Floor Baltimore, MD 21202-3416

Analysis of Current Master Plan:

In 2008, the Mayor signed into law the Riverside Park Landmark Designation. Shortly thereafter, the Baltimore City Department of Recreation and Parks hired Mahan Rykiel Associates, Inc. and GWWO Architects, Inc. to prepare a Master Plan for the Park. This Plan was submitted in draft form to Recreation and Parks on December 22, 2009.

The Master plan process for Riverside Park was fast tracked in order to be able to implement many of the improvements prior to the Bicentennial of the War of 1812. The Friends of Riverside Park, Department of Recreation and Parks, and CHAP have been involved with preliminary planning for the Bicentennial of the War of 1812. The Master Plan embraces the conclusions of the 2007 Landmark designation report and addresses the preservation issues with treatments that clearly meet our guidelines. Please refer to Exhibit A (page 8) of the Master Plan.

The following summary details the suggested master plan changes and cites CHAP's guidelines for Historic Landscapes (Chapter 10 of the *Baltimore City Historic Preservation Procedures and Design Guidelines*):

1. Install accent paving at corner entrances. This action meets CHAP guidelines "maintain existing walkway within parks in good repair (Public parks page 56)," and "Identify, retain and preserve historic spatial organization and land patterns as they have evolved over time (site context page 57)."
2. Install community accent gardens. This action meets CHAP guidelines under Trees and other plantings (page 60).
3. Install accent paving at main entrance and low planting at existing stair edge. These actions meet guidelines "maintain existing walkway within parks in good repair (Public parks page 56)," and "Identify, retain and preserve historic spatial organization and land patterns as they have evolved over time (site context page 57)," and guidelines under "Views."
4. Install accent paving around existing pavilion and cannon memorial. These features are both historic features; however, the paving around them are not historic. Accent paving will highlight these features. This recommendation meets our guidelines as cited above. The pavilion was comprehensively restored in 1990-91, and repainted in 2009.
5. Install accent paving and low planting around the flagpole. The Flagpole is a historic feature; however, the paving around it is not. Accent paving will highlight this feature. This action meets the guidelines as cited above.
6. Reduce width of Existing concrete walk (not historic) that connects the flagpole to the pool to 12 feet. No historic fabric will be removed and historic dimensions will be used. This action meets guideline 10.2 *Landscape features, Sidewalks and walkways*.
7. Construct an entry plaza with a fountain, ornamental trees, and low planting with seasonal interest. This action meets our guidelines Chapter 10, Monuments and Public Art, "site new monuments and public art to complement the existing site design. New monuments and public art should not disrupt the existing scale, landforms, or patterns of spatial organization."

8. Renovate Existing Pool house. New layout to include community office and storage. The existing pool house was determined in 2007 to be extremely deteriorated; therefore, nonhistoric. The renovation plans, however, do meet the guidelines Chapter 10, Accessory Structures "Replace accessory structures only if they are beyond repair. Reconstruct missing accessory structures only where there is sufficient historical documentation. Replacement accessory structures should be of similar siting, scale, proportion, materials, and color to the original.
9. Reduce Width of existing path surrounding pool area and introduce plant buffer between path edge and pool fence meets guidelines Chapter 10, Public Parks.
10. The rest of the plan calls for the renovation of the southern portion of the park, which was identified as the active-recreation portion of the park. The plan recommends the installation of portable bathrooms, amphitheater, water fountain, entrance along Johnson Street, and a community garden. The plan also calls for the removal of the recreation storage shed and maintenance building. These actions meet CHAP Guidelines Chapter 10, Public Parks.

The Commissioners considered the application materials, the presentation, the staff report and testimony presented at the hearing. They moved to accept the recommendation of staff and grant approval of the Master Plan with implementation of the plan to be approved at the staff level.

The plans as presented meet the following CHAP requirements:

- Secretary of the Interior Standards: Standard 1. A property shall be used for its historic purpose; Standard 2. The historic character of the property shall be retained and preserved; and Standard 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- The Plan meets Chapter 10.1 *Public Parks* and 10.2 *Landscape Features* of CHAP's Guidelines.

The Commission thanks you, your design team and the devoted members of the Riverside Park community for your thorough presentation and thoughtful planning for the Riverside Park Landmark. Please feel free to call upon us if we may assist you in any way. Do not hesitate to call Eric Holcomb or me at (410) 396-4866.

Sincerely,



Kathleen G. Kotarba
Executive Director

Cc: Paul Stysley, Riverside Neighborhood Association
Gregory Bayor, Director, Dept. of Recreation & Parks
Gennady Schwartz, Dept. of Recreation & Parks
Tom Stosur, Director of Planning
Gary Cole, Deputy Director of Planning
Brent Flickinger, Department of Planning
CHAP Commissioners and Staff

Riverside Park

Master Plan

Prepared For:

**Baltimore City Department of
Recreation and Parks**

Prepared By:

**Mahan Rykiel Associates, Inc.
GWWO Architects, Inc.**

July 12, 2010

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PART 1: EXECUTIVE SUMMARY

INTRODUCTION AND ASSESSMENT

Riverside Park is located in South Baltimore, just north of Interstate 95. The Baltimore City Department of Recreation and Parks retained Mahan Rykiel Associates to prepare a park master plan in response to a recommendation of The Commission for Historical and Architectural Preservation (CHAP) staff following the development of the Landmark Designation Report, dated July 10, 2007. The purpose of this plan is to provide a tool for the City and surrounding communities to use to guide incremental improvements over the next fifteen years and beyond.

The master planning process was grounded in community participation, including interviews with key stakeholders and three public meetings. Stakeholders identified assets, liabilities and opportunities during the first public meeting; reacted to two alternative concept approaches during the second meeting; and provided additional input on the draft plan during the third meeting.

Together, the stakeholders and consultants identified a number of assets, liabilities and opportunities for the park to help guide recommendations:

Historic Character: The Riverside Park area played an important role in the Battle of Baltimore during the War of 1812 and the park maintains many of its Victorian era historic elements, particularly in the northern half of the park. These historic elements include the pavilion, flagpole, cannons, three entrances along Randall Street and several pathways. As the park continues to revitalize it is important to protect and enhance its historic qualities.

Active and Passive Uses: The park is divided into a “passive” northern half and “active” southern half. This overall structure should be maintained.

Park Entrances: The park entrances along Randall Street are not clearly distinguished as pedestrian entrances, resulting in motorists entering the park with vehicles. The entrances should be improved to be clearly distinguished as pedestrian only entrances, while preserving their historic character.

Pathways: The historic pathway alignments in the park should be preserved; redundant pathways in the southeast corner of the park should be removed; and overly wide pathways, such as the one on the south side of the pool fence and the one leading from the pavilion to the pool house, should be narrowed.

Functionality of Park for Events: Generally, the park works well for festivals and events, however, water and electric hookups should be provided throughout the park to better accommodate events. In addition, restroom facilities are needed to accommodate events in the pavilion and at the athletic fields, particularly when the

pool area is closed for the season. Consideration should also be given to making the pool house more suitable for using throughout the year.

Tree Massing and Open Space: Many of the trees throughout the park are reaching maturity and new trees will need to be established to ultimately replace them. While there have been many good efforts to plant new trees, some inappropriate species have been planted in inappropriate locations, such as small ornamental trees within open spaces and along streets where they obstruct important views. The master plan should identify future tree planting with attention to preserving significant open spaces within the park.

Sports Fields: The athletic fields are heavily used and show their wear. The fields should be renovated with special attention to incorporating proper grading and drainage.

Maintenance Buildings: The two maintenance buildings within the park are eyesores and detract from the overall appeal of the park. They should be removed with attention given to providing a storage component in the pool house renovation.

Pavilion: The pavilion is in good repair and is well-used. Attention should be given to enhancing the paved area around the pavilion.

Pool House and Grounds: The pool house and pool are well-used. The center area of the pool house was recently renovated and is in generally good condition. The flanking wings are in poor condition and are only used for storage. In addition, they create a significant visual barrier between the north and south halves of the park. Consideration should be given to renovating the pool house building to make it more functional and “transparent” for the park and the community. The pool itself is in good condition; however, the wading pool is outdated. Renovation of the pool grounds should provide for an updated wading pool area as well as more picnic grounds and shade.

Playground: The playground was recently improved and is in good condition. It is well used in the park and well-sited along a park edge and amongst shade. There is a desire to expand the playground with particular attention given to providing more protected picnic and gathering areas.

Appearance and Security: Generally, the park has a positive appearance because of ongoing efforts of the FRP and the park feels safe because of the significant use by community members, particularly dog owners during the early morning and evening hours. There is a desire, however, to take the park to the “next level” in terms of appearance and update lighting, site furniture and pathway pavement in addition to planting new trees. In terms of security, there is a desire to make the park less attractive for vehicles while still accommodating the ability for police vehicles to drive through the park when necessary.

MASTER PLAN RECOMMENDATIONS

Based on community input and consultant assessment, a number of improvements have been identified to enhance Riverside Park and are shown on *Exhibit A, Illustrative Master Plan* at the end of this Executive Summary. The improvement projects address upgrades to existing park features as well as the addition of new park features. The projects can be implemented individually or in combination as funding permits. Each of the projects is described below, followed by the key number (#) as they appear in the Illustrative Master Plan.

Park Entrances:

- **Accent Paving at Corner Entrances (#1):** Distinguish the division between sidewalk and road by adding a curb and delineate the entrance area with brick paving to reflect the historic brick paving that is still evident in places at the main park entrance.
- **Main Park Entrance (#3):** Provide a field of brick paving and replace the existing hedge with new low ornamental planting.

Gardens:

- **Community Accent Gardens (#2):** Enhance existing accent gardens with more durable ornamental fencing and provide additional accent gardens at other park entrances to provide seasonal interest throughout the year.
- **Community Gardens (#20):** Create a community garden where the maintenance building currently exists.

Memorials and Monuments:

- **Cannon Memorial (#4):** Extend the field of paving around the monuments, provide new bases and provide interpretive signage.
- **Flagpole Plaza (#5):** Provide more of a setting for the flagpole by expanding the paved area around it.

Pathway Network:

- **North-South Walk between Pavilion and Pool House (#6):** Narrow the walkway to remove redundant paving and to bring more prominence to the flagpole plaza.
- **Pool Area Perimeter Walk (#13):** Eliminate redundant paving by narrowing the pool area walkway on the south side of the fence and creating a planting bed between the path and the fence.

- **Johnson Street Sidewalk Extension (#17):** Extend the sidewalk along Johnson Street to the south to provide better connectivity between the park and the community.

Pool Area

- **Entry Plaza (#7):** Reduce the paved area at the pool entrance and create an attractive plaza area with new paving and planted areas.
- **Pool House Renovation (#8, #9 and #10):** Remove the existing pool house wings and replace with open pavilions and courtyards. The pavilions and courtyards will allow for improved visual connection between the north and south halves of the park and will provide greater flexibility for events and facility rental.
- **Splash Pad and Wading Pool (#11):** Remove the existing wading pool and replace with a combination splash pad and wading pool.
- **Pool Deck Renovation (#12):** Renovate the existing pool area with new paving, grassy picnic areas and the provision of shade in the form of shade structures and trees.

Other Facilities

- **Portable Restroom Enclosures (#14):** Provide attractive, lockable enclosures that can accommodate standard portable toilets. Provide in a central location accessible to both the athletic fields and pavilion users.
- **Amphitheater (#15):** Remove the existing storage building (field house) and take advantage of the existing grade by replacing with a small amphitheater.
- **Potential Parking (#18):** Begin discussions with CSX Railroad and consider a partnership to build a roadway and parking connection between Johnson and Covington Streets within the existing rail right-of-way to provide better connectivity, visibility for the park and a parking resource.
- **Playground Expansion (#21):** Expand the playground area to the southwest to provide additional play and picnic areas within the fenced enclosure.
- **Dog Park:** Continue discussions between BCRP and the community to identify potential off-leash dog park areas within the park while minimizing any conflicts with other park activities.

Recreation Facilities

- **Basketball Court Renovation (#16):** Renovate existing basketball court and abandoned basketball court.
- **Playing Field Renovations (#19):** Renovate sports fields with enhanced grading and drainage.

Amenities and General Considerations

- **Ornamental Lighting (#22):** Provide ornamental lighting (“Bolton Hill” fixture) throughout the park.
- **Site Furniture Replacements (Throughout Park):** Replace benches (with exception of those ringing the pavilion) with the new BCRP standard bench and replace trash receptacles with the new standard.
- **Tree Planting (Throughout Park):** Plant additional trees (emphasizing long-lived, native canopy trees) in accordance to the Riverside Park Tree Master Plan to provide replacements for maturing trees and to continue to reinforce open lawns.
- **Open Lawns:** Preserve existing open lawns and flexibility for passive play by avoiding tree plantings in these areas, as identified in the Riverside Park Tree Master Plan.
- **Park Signage:** Implement new park signage throughout the park using new BCRP standards.

IMPLEMENTATION

Both the Department of Recreation and Parks and the surrounding communities will be responsible for implementing the master plan. Projects will be completed as public and private funding becomes available. The first implementation priorities resulting from this master plan include those items that will make the most impact for the upcoming War of 1812 Bicentennial and those projects requiring coordination with other entities and a long lead time. These include:

Tree Planting (On-going)

Initial Discussions with CSX for Potential Parking in Rail ROW

Cannon Memorial

Pavilion Plaza

Flagpole Plaza

North-South Walk between Pavilion and Pool House

Additional short-term projects include:

Site Furniture Replacement

Ornamental Lighting

Park Signage

Corner Entrances

Main Park Entrance

Pathways

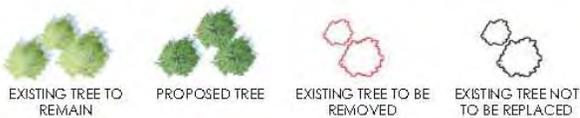
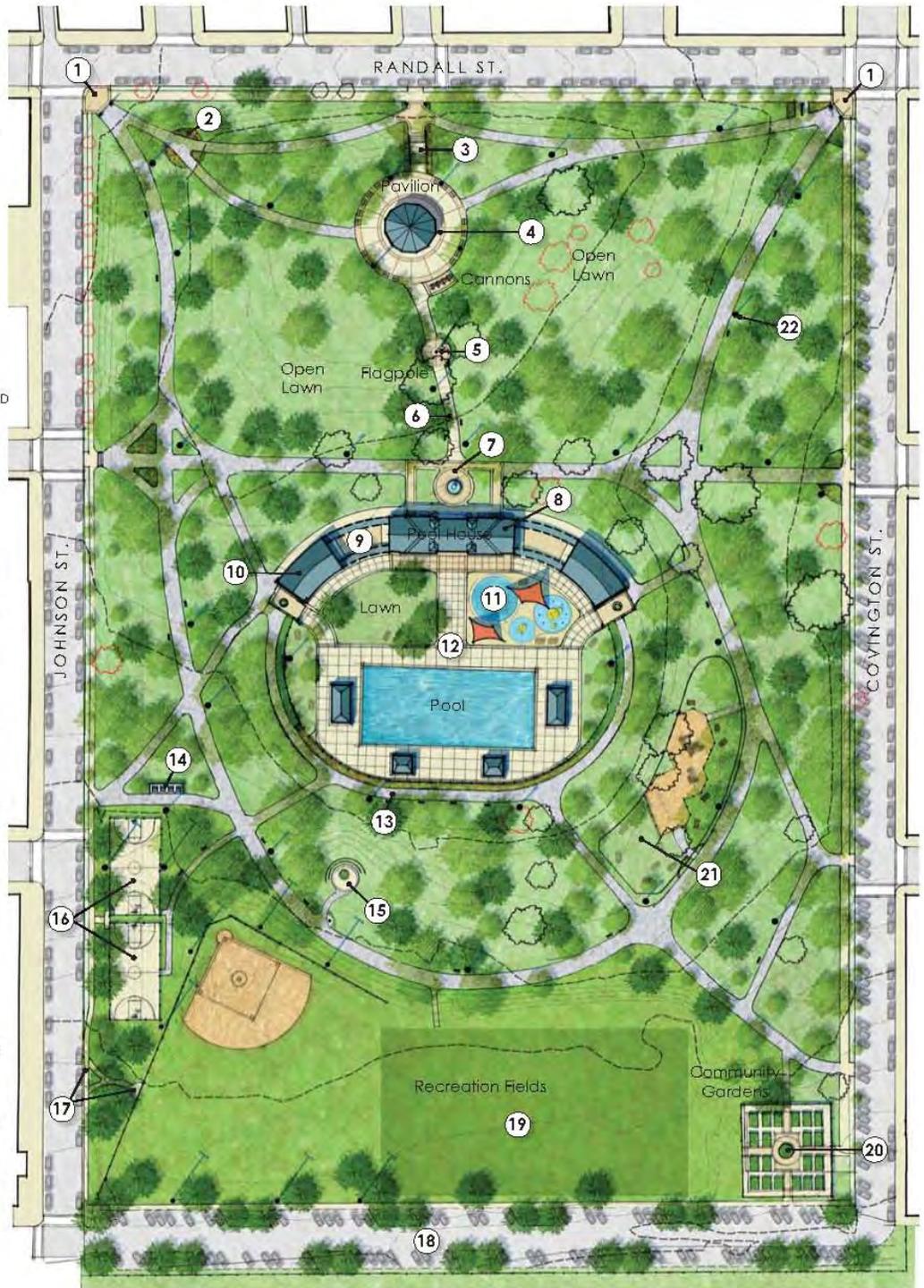
Playing Field Renovations

Basketball Court Renovation

Johnson Street Sidewalk Connection

Portable Restroom Enclosure

- 1 ACCENT PAVING AT CORNER ENTRANCES
- 2 COMMUNITY ACCENT GARDENS
- 3 PARK ENTRANCE WITH ACCENT PAVING AND LOW PLANTING AT EXISTING STAIR EDGE
- 4 ACCENT PAVING AROUND EXISTING PAVILION & CANNON MEMORIAL
- 5 FLAGPOLE PLAZA WITH ACCENT PAVING AND LOW PLANTING
- 6 REDUCE WIDTH OF EXISTING CONCRETE WALK TO 12'-0"
- 7 ENTRY PLAZA WITH FOUNTAIN, ORNAMENTAL TREES, AND LOW PLANTING WITH SEASONAL INTEREST
- 8 RENOVATE EXISTING POOL HOUSE ARCHITECTURE, NEW LAYOUT TO INCLUDE COMMUNITY OFFICE & STORAGE
- 9 POOL HOUSE "OPEN AIR" COURTYARD
- 10 POOL HOUSE BUILDING PAVILION
- 11 SPLASH PAD AND WADING POOL AREA WITH PICNIC TABLES & SHADE STRUCTURES
- 12 POOL DECK WITH (4) SHADE STRUCTURES
- 13 REDUCE WIDTH OF EXISTING PATH SURROUNDING POOL AREA, INTRODUCE PLANT BUFFER BETWEEN PATH EDGE AND POOL FENCE
- 14 PORTABLE RESTROOM ENCLOSURE WITH LOW PLANTING
- 15 AMPHITHEATER, PROVIDE DRINKING FOUNTAIN AT AMPHITHEATER ENTRY WALK AND ENHANCE WITH LOW PLANTING
- 16 RE-SURFACE EXISTING BASKETBALL COURTS OR PROVIDE OTHER ACTIVE USE ON NORTH COURT, PROVIDE COURT ACCESS FROM JOHNSON STREET
- 17 EXTEND EXISTING CONCRETE SIDEWALK SOUTH AND PROVIDE FORMAL ENTRY WALK TO BASEBALL FIELD
- 18 POTENTIAL FUTURE PARKING, COORDINATE WITH EXISTING RAILROAD
- 19 RENOVATE EXISTING SPORTS FIELD AND PROVIDE ADEQUATE DRAINAGE
- 20 POTENTIAL COMMUNITY GARDEN SPACE WITH INDIVIDUAL PLOTS, ORNAMENTAL FENCING AND WATER ACCESS
- 21 EXTEND EXISTING PLAYGROUND PERIMETER TO THE SOUTH PROVIDE ADDITIONAL PLAY EQUIPMENT AND PICNIC TABLES
- 22 REPLACE EXISTING PARK LIGHTS (COBRA-HEAD STYLE) WITH PEDESTRIAN SCALE BALTIMORE CITY STANDARD LIGHT FIXTURE



JULY 12, 2010

EXHIBIT A: ILLUSTRATIVE MASTER PLAN RIVERSIDE PARK

-BALTIMORE CITY DEPARTMENT OF RECREATION & PARKS
-MAHAN RYKIEL ASSOCIATES, INC.
-GWWO, INC.

PART 2: INTRODUCTION AND ASSESSMENT

INTRODUCTION

A. Overview

Mahan Rykiel Associates was retained by the Baltimore City Department of Recreation and Parks (BCRP) to prepare a long-range master plan for Riverside Park as a follow-up to the *Landmark Designation Report* prepared by The Commission for Historical and Architectural Preservation (CHAP) staff in July, 2007.

Riverside Park is an historic park, approximately 17 acres in size and located in South Baltimore, just to the north of the CSX railroad right-of-way and Interstate 95. The park is bordered on three sides by late 19th-century row houses, many of which have been renovated by homeowners within the past fifteen years. The park includes both passive and active recreation and was established in 1873. Prior to 1873, the park property included a battery called Fort Lookout that was significant during the War of 1812. Following the War, the fort was renamed Fort Wood and the City of Baltimore purchased three acres of land to create Battery Square. *Refer to Appendix A: Landmark Designation Report, July 10, 2007.*

The purpose of the master plan is to provide a long-term tool for Recreation and Parks and the Friends of Riverside Park to protect the park and guide park enhancements over the next fifteen years or longer to realize its full potential as an integral park to Baltimore's park and open space system. The master plan will also provide short-term guidance on the Friends' and community efforts to begin implementing improvements and planning events in recognition of the 100th anniversary of the War of 1812. Because the master plan is far-reaching, this report identifies individual projects that could be implemented incrementally as funds become available and as project "cheerleaders" emerge.

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, modifications to the master plan may also be necessary. It is important, however, to respect the inherent principles and concepts of the master plan.

B. Process

Identifying the Need: In response to discussions with CHAP during the "Landmark Designation" process, BCRP retained Mahan Rykiel Associates in fall 2008 to develop a master plan for the park. The well-established and active Friends of Riverside Park (FRP) represented community stakeholders and Mahan Rykiel and BCRP worked

directly with them throughout the process. Specifically, the master plan process included the following:

Park Assessment: The planning team began the process by conducting an assessment of the park, visiting it at various times during the day, during the week and during the seasons. In addition to observing how the park is being used, the team reviewed the CHAP report and analyzed the park in terms of passive and active components and context within the broader community. Special attention was given to touring the existing pool-house and associated storage wings.

Stakeholder Meetings: Concurrent to the park assessment, the project team conducted a series of public meetings to garner input related to the park improvements. Following is a brief description of the four community meetings held in the neighborhood:

- ***Community Meeting #1:*** The initial public meeting was held on February 9, 2009. The primary intent of this meeting was to introduce the master plan process and to garner input from the community as to concerns, opportunities and expectations.
- ***Community Meeting #2:*** Based on the assessment and input from the community in the first meeting, the team prepared an analysis of the park along with alternative scenarios for incorporating ideas. These master plan alternatives were presented at a second public meeting on June 15, 2009. The attendees discussed and evaluated the alternatives and identified preferred elements from each concept to include in the Draft Master Plan. In addition, FRP posted the alternatives on their website and solicited additional input from the community during the month of July, 2009. The additional ideas, suggestions and concerns were forwarded to the project team via email correspondence and telephone conversations for incorporation into the Draft Master Plan.
- ***Community Meeting #3:*** Based on input following the second meeting, the team prepared a draft plan which incorporated the preferred elements from each concept and presented it in a third public meeting on August 25, 2009 where the recommendations were supported by the FRP. In addition, the FRP reviewed the plan at community meetings to garner support and additional input.
- ***Community Meeting #4:*** An additional public meeting was held on October 26, 2009. The purpose of this meeting was to summarize the FRP-endorsed master plan as context to a community discussion regarding potential dog park considerations for Riverside Park. It was agreed at the beginning of the master plan process that dog park discussions and recommendations would be discussed and agreed upon separate from, but informed by, the master planning process since it would likely be a longer process which could unnecessarily delay the master planning process.

Final Report: Following presentation of the final plan, the project team summarized the master plan process, site analysis diagrams and final recommendations of the master plan into this report for submission to CHAP and the Baltimore City Planning Commission.

C. Planning Considerations

The Riverside Park Master Plan is grounded in several planning considerations which were shared with the stakeholders and are incorporated into the plan recommendations. These considerations are associated with the broad categories of “Qualities of Successful Parks” and “Crime Prevention through Environmental Design” (CPTED).

Qualities of Successful Parks: While each park is different, there are common qualities found in successful parks. These qualities should be considered in the master plan for Riverside Park.

- **Stakeholders Must be Involved:** Truly successful parks have a strong stakeholder base of volunteers and “champions”. Public resources through the Department of Recreation and Parks are limited; park improvements and maintenance are dependant upon a partnership between Recreation and Parks and volunteers. Riverside Park is fortunate to have a very active Friends of Riverside Park.
- **Parks Must Appeal to Many Different People:** Successful urban parks are filled with people throughout the day and year. In order to attract these people, it is critical to appeal to young and old and male and female.
- **There Should be a Variety of Activities:** In order to appeal to many people as identified above, successful parks offer a variety of activities that include active and passive recreation and facilities that can be used at different times of the year. It is also important to program parks with both large and small events throughout the year.
- **Parks Must Feel Safe and Comfortable:** If people don't feel safe or comfortable in a park, they won't want to use it. Users must feel safe as a pedestrian walking to the park as well as inside the park. Park spaces should be highly visible from within the park and from areas outside the park. Similarly, users must feel comfortable in terms of having both sunny and shady areas to recreate and having barrier-free facilities.
- **Parks Must Have a Good Appearance:** Successful parks are attractive, well maintained and inviting to users and passersby.

Safe Parks - Crime Prevention through Environmental Design: The manner in which people use parks today is quite different than it was earlier in times. Today, safety and the perception of safety are very important considerations in whether or not people feel comfortable using an urban park. The master plan analysis and recommendations, therefore, take into consideration the principles of Crime Prevention through Environmental Design (CPTED).

According to the National Crime Prevention Council, the basis of CPTED is that criminal activity and behavior can be controlled through the design of the physical environment. It includes three primary elements:

- **Territoriality** – “People have an innate desire to protect or defend space which they occupy.” This is done by:
 - Improving the appearance of the environment
 - Subdividing large areas into smaller areas that can be “claimed”
 - Personalizing the environment
 - Creating, maintaining and programming activity areas
 - Designing facilities for various age groups
 - Initiating neighborhood watch programs
 - Establishing beautification programs

- **Natural Surveillance** – “For people to take action to defend property or to prevent crime, they must be able to see illegal acts taking place.” This is done by:
 - Improving lighting
 - Removing blind spots and visual obstructions
 - Adding windows and front porches to buildings (or taking advantage of views to adjacent windows and porches)
 - Locating vulnerable elements near those which are actively used
 - Training individuals in crime reporting
 - Controlling growth of landscape

- **Access Control** – “Access control helps to increase the risks perceived by offenders by restricting their movement and placing them under surveillance.” This is done by:
 - Reducing the number of entrances to private areas
 - Fencing-off problem areas
 - Locating vulnerable areas near sources of natural surveillance

ASSESSMENT

The following assessment analyzes the existing park conditions and evaluates the park in terms of assets and constraints. In addition, the assessment considers community input, balanced with the professional observations of BCRP and Mahan Rykiel Associates.

A. Historic Character

As described in the CHAP Landmark Designation Report (Refer to Appendix A), the Riverside Park area has played an important role in the Battle of Baltimore during the War of 1812 and in the following years, park land was acquired by the City of Baltimore and Riverside Park was ultimately established in 1873. While portions of the park have been altered over the years, certain features contribute to the overall historic character of Riverside Park as described below and illustrated in *Exhibit B, Site Analysis-Historic Character*.

Active and Passive Recreation: Originally, the entire park was comprised of passive recreation facilities. Over the years, a pool house and pool were added in the center of the park along with multi-purpose recreation fields and ball fields in the southern half of the park. For a significant part of the park's history and to this day, the northern half of the park is passive, with little changed from the original design, and the southern half is active.

Significant Features: Significant historic features that remain include the Park Pavilion, flagpole and cannons (incorporated into a memorial).

Entrances: In addition to the features identified above, the three entrances along Randall Street are historically significant.

Pathways: Much of the original pathway system is intact as is the park topography, with the Pavilion located at the highest point. The lowest area is along the southern park boundary. The topography reinforces the park's division into a passive upper park and active lower park.

B. Tree Massing and Open Space

While much of the park is treed, existing tree placement defines and reinforces open spaces and park edges. Over the years, some trees have been planted indiscriminately, often utilizing inappropriate tree species, resulting in a loss of this strong sense of "edge" and "open space". ***Refer to Exhibit C, Site Analysis-Tree Massing and Open Space*** for an illustration of the primary edges and open spaces that should be reinforced as park improvements are implemented.

C. Pathways and Pedestrian Movement

As described above, some of the historic pathway network remains intact. There also remains a hierarchy of pathway types which are illustrated in *Exhibit D, Site Analysis-Pathways and Pedestrian Movement*.

Historic Pathways: The primary loop path linking the upper and lower areas of the park remains from the original park layout, as does the series of paths along the Randall Street edge, linking the historic entrances with the Pavilion. These path layouts shall be preserved.

Primary Pathways: The pathway network exhibits a clear hierarchy. Primary paths include the historic loop path linking the two parts of the park as well as a center path linking the Pavilion with the pool house and an east-west walk linking Covington Street with Johnson Street. This path in particular is used by school children who pass through the park on their way to school from the neighborhoods to the east of the park.

Secondary Pathways: The remaining paths are secondary, linking various areas within the park, primarily in the lower half; and also include the sidewalks along Johnson, Randall and Covington Streets. It is important to note that the Covington Street sidewalk only covers two thirds of the park frontage and no pathway exists along the southern boundary of the park. There is an opportunity to create better linkages between the park and the residences and the Blindness Foundation to the southwest, as well as across the southern boundary of the park.

D. Site Analysis Conclusions

Following is a summary of the site assessment issues. Please refer to *Exhibit D: Site Analysis Conclusions*.

Active and Passive Uses: Riverside Park continues to be divided into a “passive” northern half and an “active” southern half. The topography reinforces this separation and the centrally located pool complex acts as a natural transition between the two. This passive/active structure of the park should be maintained and reinforced as the park continues to be revitalized.

Park Entrances: There are a total of 7 park entrances where paved pathways intersect with the sidewalks along the perimeter streets. The entire park frontage along Johnson, Covington and Randall Streets is quite permeable, however, and pedestrians can access the park anywhere along this street frontage. The three entrances along Randall Street are historic and should be preserved in character; however, the corner entrances appear to be vehicular entrances, resulting in confusion (and misuse) by motorists. As park improvements are made, these entrances should be improved to clearly indicate that they are for pedestrians only while preserving their overall historic design integrity.

Pathways: The park is well-served by pathways, with the exception of missing sidewalks along the southern end of Johnson Street. In some instances, interior pathways are overly wide and should be reduced in width to discourage vehicular traffic (while allowing for police cars) and establish a more pedestrian scale. In the vicinity of the maintenance building at the southeastern corner of the park, there appear to be an excessive number of pathways, some of which can be eliminated. The alignment of the historic pathways should be preserved and protected, however.

Historic Features: In addition to the pathways, the historic features that remain in the park should be protected and enhanced to improve their image and functionality.

Functionality of Park for Events: Significant events and gatherings currently take place in and around the pavilion, at the pool complex and at the recreation fields. In order to enhance the functionality of these spaces, consideration should be given to providing convenient restroom facilities for events throughout the year and water and electric hookups at the pavilion and near the recreation fields.

Tree Planting and Open Spaces: The park has good tree cover, but like many parks, much of the canopy is maturing and many of the trees are nearing the end of their lifespan. Good efforts have been made to plant trees over the years; however, many inappropriate species such as Japanese Sophora and Bradford Pear have been planted. These trees tend to be messy and short-lived. Similarly, some inappropriate species have been planted such as Weeping Cherries which tend to block views and fill important spaces rather than define them. More recent tree plantings have included Oaks and Maples which is a more appropriate direction. As trees are planted, the emphasis should be placed on tall canopy trees that are long-lived. Within the past

year, a row of Flowering Dogwoods was planted along Johnson Street because of their low canopies and the presence of overhead utilities. This type of tree is inappropriate for this location, however, because their mature canopies would create a visual barrier into the park. Since the master planning process began, the Dogwoods have died. They should be removed and should not be replaced. Refer to ***Appendix B: Tree Master Plan*** for an exhibit illustrating existing trees and an exhibit illustrating recommended tree planting.

Sports Fields: The sports fields are heavily used within the park. They are well located to the rear of the park but are poorly graded and suffer from drainage problems. The fields should be renovated and graded for proper drainage.

Maintenance Buildings: Two maintenance buildings exist on the site. One, the southeast corner of the park is used by the Department of Public Works. It is a concrete block building that is unattractive and inappropriate for an urban park of this size. The use should be relocated and the building demolished so that this part of the park can be reclaimed for other park uses. There also exists a small field house. It, too, is unattractive and should be removed. This building is currently used for the storage of maintenance equipment used by the FRP; however, the pool house renovation (as described later in this report) includes the provision for some storage and office space for use by the community. Once the pool house is renovated, the field house should be removed.

Pavilion: The existing pavilion is the most iconic feature within Riverside Park and sits upon the highest elevation in the park. It retains its original Victorian design and has been recently painted. It is in good condition and must be preserved.

Pool House: The Riverside Park Pool and Pool House were originally constructed in c1925. Plans for an early renovation of the Pool house date to June, 1949. The building received new exterior stucco, and new asphalt shingle roofing. The curving wings contained locker rooms, men on the east and women on the west. In c1998 the main central portion of the building was entirely rebuilt to serve as the functioning Pool house with ticketing, and administrative offices. Locker room use was eliminated from the program and the side wings, off limits to the public, served as general storage for Baltimore Recreation and Parks materials and supplies. Following is a brief discussion of the exterior and interior conditions of the central portion and the flanking wings. Please refer to ***Appendix C: Pool House Assessment and Recommendations*** for photographs and the full report by GWWO Architects.

- **Central Portion Exterior Conditions:** The roof was replaced in 1998 and is in generally in good condition. At the same time, the exterior walls were covered with a synthetic stucco which has since been significantly damaged.
- **Central Portion Interior Conditions:** The interior section of the central portion of the pool house was also entirely reconstructed in 1998. The condition on the interior is generally good and functions well as the pool bathhouse.

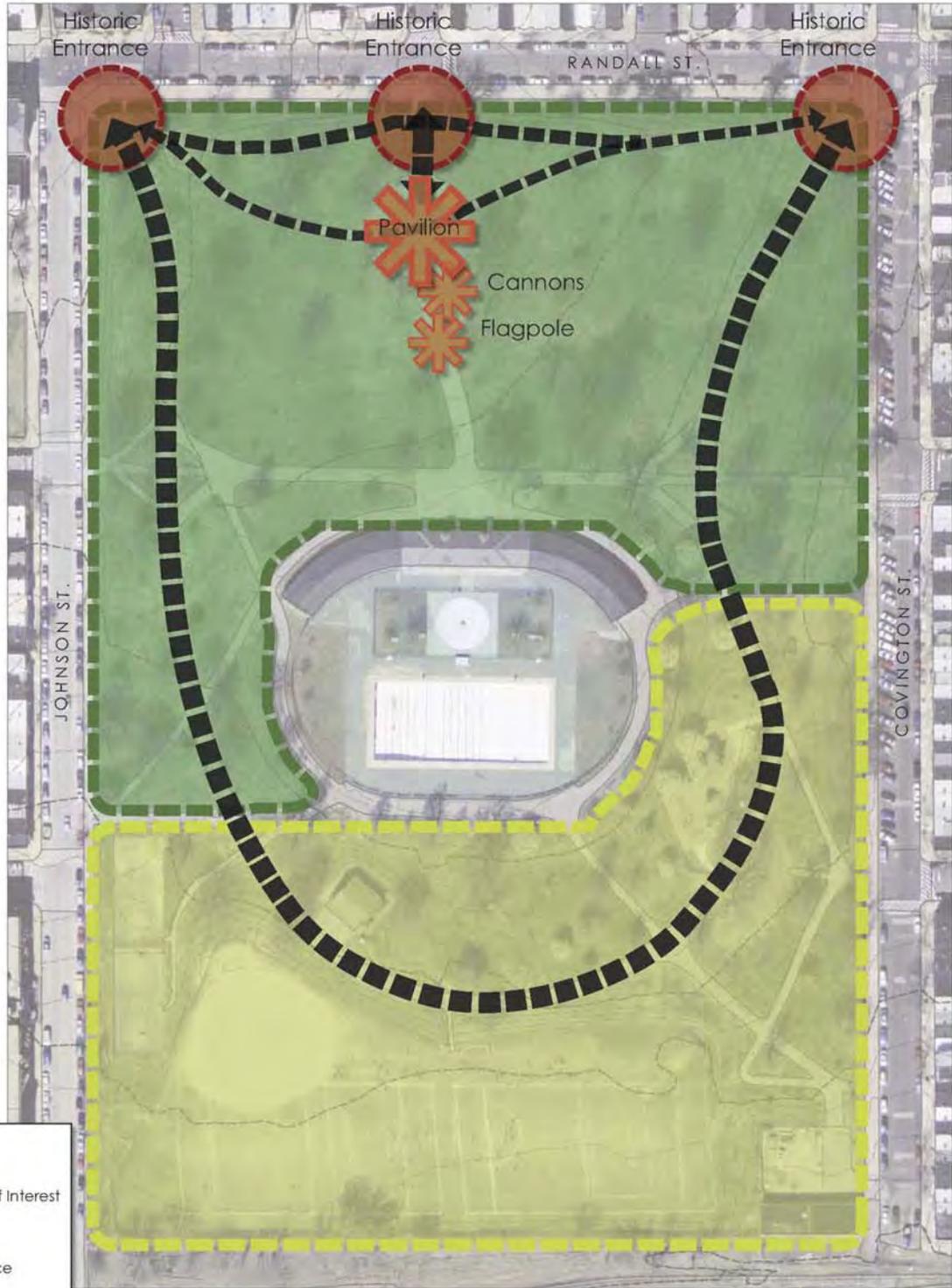
- **East and West Wings Exterior:** The stucco surfaces are in deteriorated condition, with areas of cracking and a few areas of missing stucco. The stucco has been painted several times, and the paint is peeling and cracking away from the surface of the stucco. The wings were not re-roofed during the c1998 renovations, and the asphalt shingles are in poor condition. The wings lack gutters and several holes have developed in the roof sheathing near the gutter line, especially on the south side. The wings require extensive renovation.
- **East and West Wings Interior:** In addition to requiring new roof shingles, the roof is not insulated and the structure itself requires extensive renovation. The windows are blocked by interior shutters that are currently closed. Where visible, it appears that the window sash is still in place.

Pool Area: The swimming pool itself is in good condition; however, the surrounding grounds are in need of improvement. The existing wading pool is outdated and should be replaced with a combination wading pool and spray pad system. There are several existing trees within the pool area; however, some of these, such as the Japanese Sophoras, should be replaced with a tree that produces less vegetative "litter" during the summer pool season. The pavement surrounding the pool is cracked and in need of repair. The existing black fence surrounding the pool is in good shape and should be maintained.

Playground: The playground area was renovated in the 1990's and is in good condition and is heavily used. Because of its popularity, there is a desire on the part of stakeholders to expand the playground area and to include additional picnic tables within the fenced area.

Appearance and Security: Overall, the park is fairly clean and safe; however, there is the potential to improve the park from both the standpoint of appearance and safety.

- **Appearance:** The FRP have done a remarkable job maintaining the park with the planting and maintenance of small gardens, park cleanups and the posting of dog clean-up bags. The park does feel a bit "worn," however, mostly due to deteriorating benches and trash receptacles and paving in need of repair. In addition, the condition of the pool house wings contribute to this worn feeling as discussed above.
- **Safety:** The park is generally safe and only a few stakeholders expressed concern about the park feeling unsafe. Part of this is due to the fact that the park has street frontage on three sides and houses/uses that face the park and maintain "eyes on the park". With the exception of a few low-canopied trees, the park also has good visibility throughout. The biggest concern related to safety was the attractiveness of the park for vehicles because of several wide pathways and the "driveway" appearance of the entrances at the corners along Randall Street. While there is a desire to reduce the width of some of these walks to discourage unauthorized vehicles, there remains a desire for the police to have the ability to drive through the park if necessary.



LEGEND

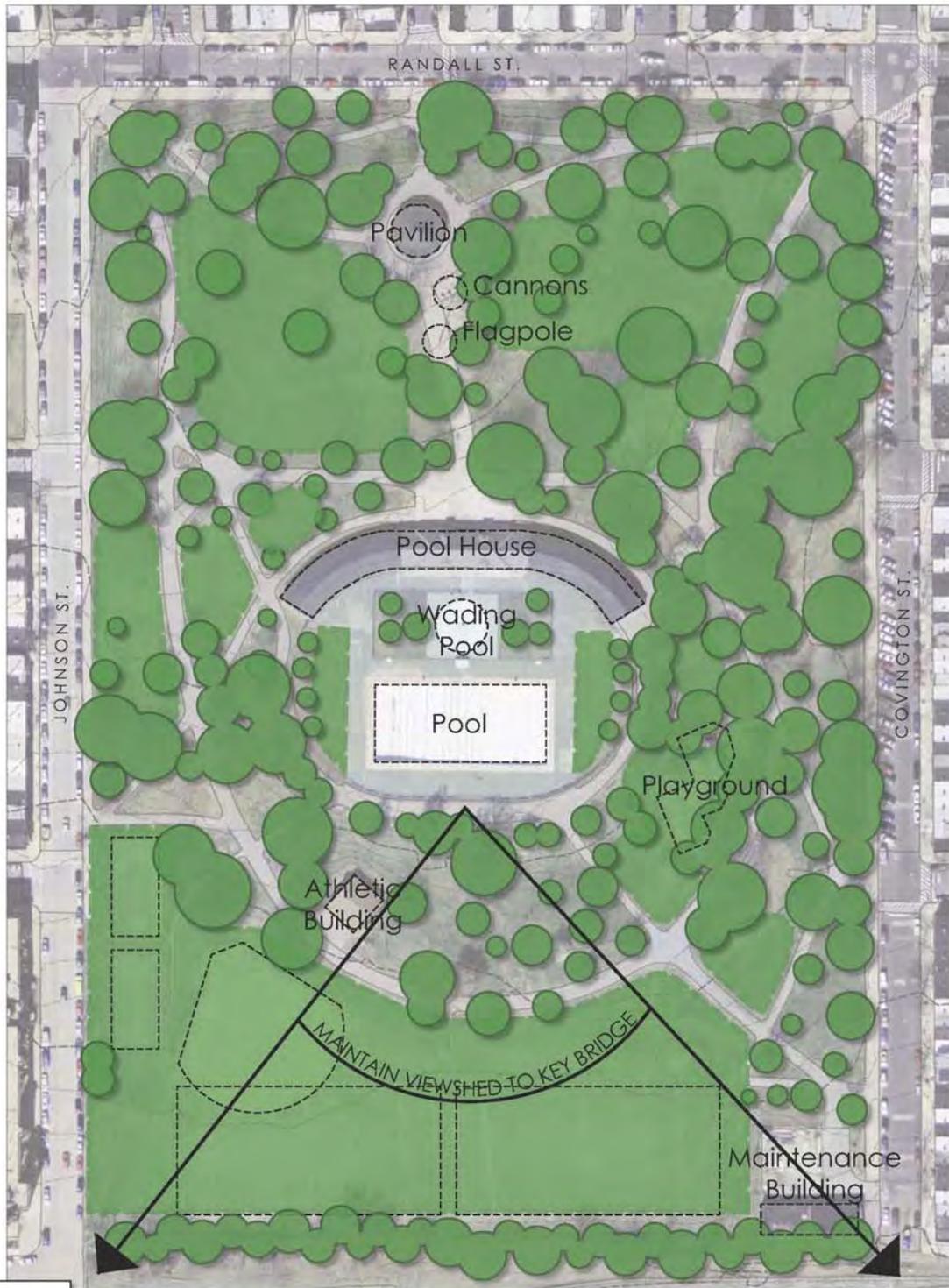
-  Point of Interest
-  Entrance
-  Historic Path
-  Active Recreation
-  Passive Recreation



EXHIBIT B- HISTORIC CHARACTER
RIVERSIDE PARK

-BALTIMORE CITY DEPARTMENT OF RECREATIONS AND PARKS
 -MAHAN RYKIEL ASSOCIATES, INC.

AUGUST 25, 2009



LEGEND

- Tree Massing
- Open Space



EXHIBIT C- TREE MASSING OPEN SPACE
RIVERSIDE PARK

-BALTIMORE CITY DEPARTMENT OF RECREATIONS AND PARKS
 -MAHAN RYKIEL ASSOCIATES, INC.

AUGUST 25, 2009

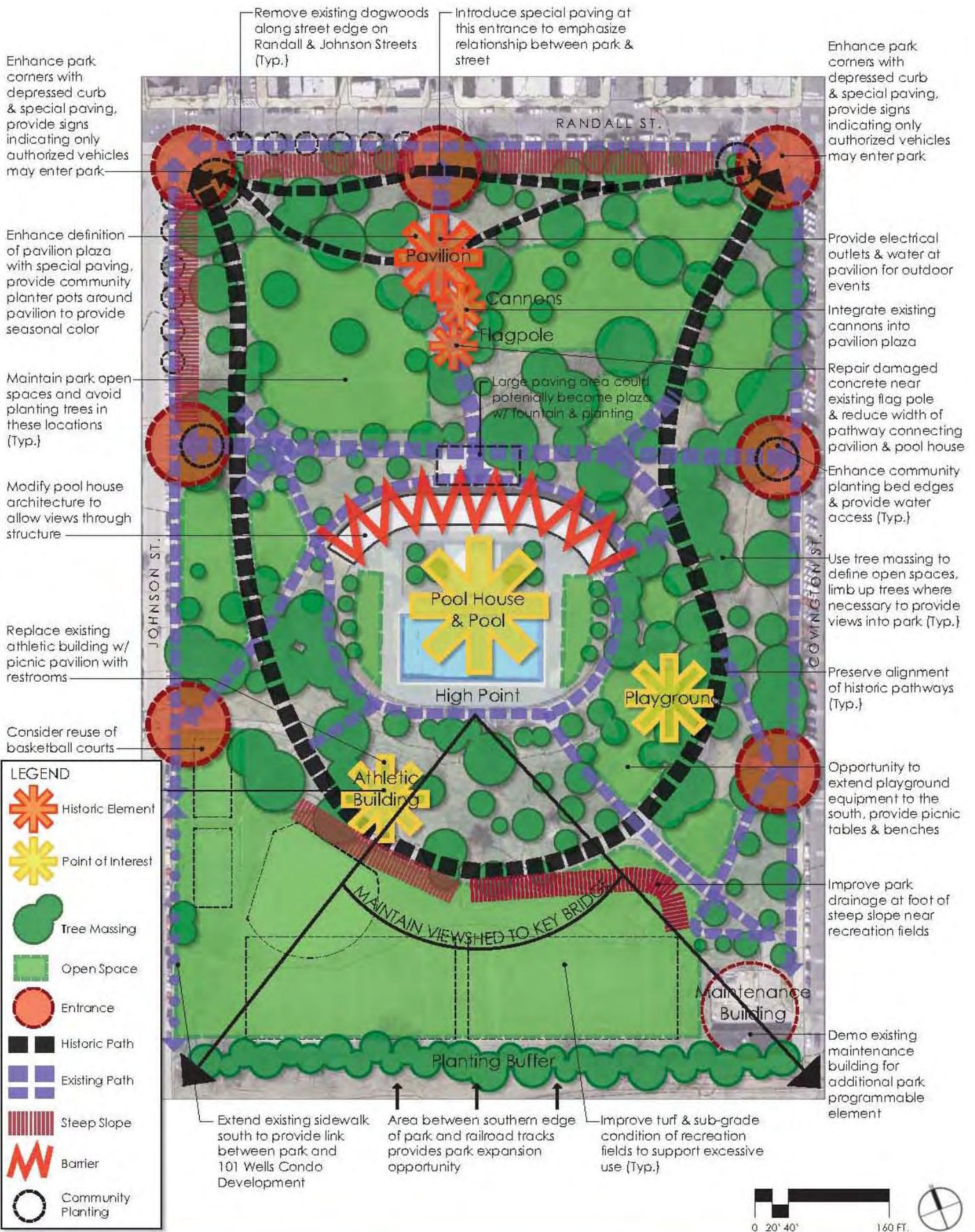


EXHIBIT D- SITE ANALYSIS CONCLUSIONS

RIVERSIDE PARK

-BALTIMORE CITY DEPARTMENT OF RECREATIONS AND PARKS
 -MAHAN RYKIEL ASSOCIATES, INC.

JULY 12, 2010

PART 3: MASTER PLAN RECOMMENDATIONS

Based on community input and consultant assessment, a number of improvements have been identified to enhance Riverside Park and are shown in *Exhibit A, Illustrative Master Plan* included in the Executive Summary. The improvement projects address upgrades to existing park features as well as the addition of new park features. The projects can be implemented individually or in combination as funding permits. The number (#) following each recommendation corresponds to the labeling on the Illustrative Master Plan.

RECOMMENDATIONS

A. Park Entrances

Corner Entrances (#1): Reinforce and clarify the park entrances at the Randall Street / Johnson Street intersection and at the Randall Street / Covington Street intersection. Specifically, improvements should include:

- Delineate the pedestrian and vehicular areas by extending the curb around the corner and eliminating the vehicular curb cut.
- Provide accessible ramps at the corner.
- Reinforce the entrance with a field of brick paving utilizing a herringbone pattern. The brick should match the color of the existing brick remnants at the main entrance opposite Riverside Avenue. The intent is to create a "carpet" of special paving to announce the gateway into the park.

Main Park Entrance (#3): Reinforce the main entrance to the park off of Randall Street, opposite Riverside Avenue. Improvements should include:

- Reinforce the entrance with a field of brick paving utilizing a herringbone pattern. The brick should match the color of the existing brick remnants at visible at this entrance. The intent is to create a "carpet" of special paving to announce the gateway into the park.
- Remove the existing planting adjacent to the stairs and replace with a simple bed of low evergreen shrubs and seasonal color.
- Repair the existing steps.

B. Gardens

Community Accent Gardens (#2): Continue to plant and maintain the ornamental accent gardens within the park. Specific improvements include:

- The existing gardens should be enhanced with a low ornamental fence to provide a neater edge to the gardens.
- Accent gardens should utilize low plantings that do not obstruct views into and out of the park.
- Emphasis should be placed on achieving seasonal interest throughout the year utilizing bold masses of a few plant types rather than "fussy" plantings consisting of one each of many different plant types.



The above photographs (existing conditions) and illustrations show the potential for distinguishing the corner entrances along Randall Street with new curbing and brick paving.

Community Gardens (#20): The existing maintenance building at the southeast corner of the park presents a tremendous opportunity for a more park-like use. The building and associated parking should be demolished and replaced with a community garden. Specific improvements include:

- Consider aesthetics in the design and layout of the community garden with a formal layout and central focal point.
- Provide mulch, topsoil and compost areas, with aesthetically pleasing screening. These areas should be accessible from Covington Street.
- Provide water hookup.
- Protect the entire garden with an 8' black ornamental fence. Consider planting the perimeter of the fence with a low hedge or flower border.
- Provide some raised accessible (by wheelchair) garden plots in addition to the standard garden plots.

C. Memorials and Monuments

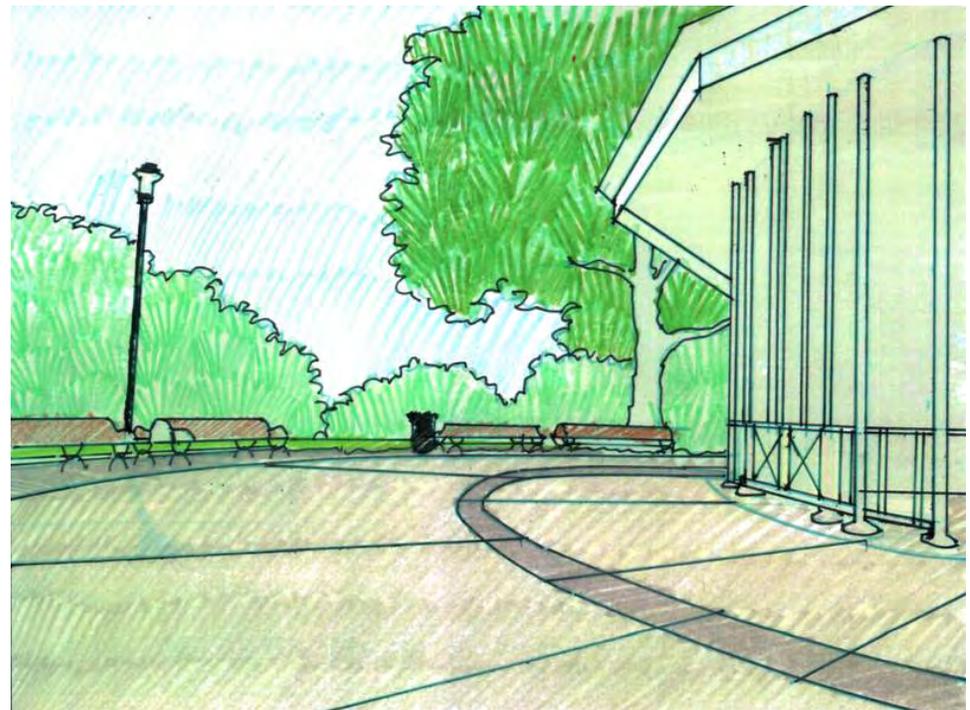
Pavilion Plaza Area (#4): Re-surface the circular plaza area surrounding the pavilion. Specific recommendations include:

- Utilize a simple, yet elegant, concrete pavement to highlight the pavilion area. The scoring pattern should respond to the radial pattern established by the pavilion and should distinguish three distinct areas – a zone that frames the pavilion, a walkway zone and a bench zone. Consideration should be given to using a combination of broom-finish concrete and exposed aggregate concrete to create a subtle pattern. An overly designed and “fussy” paving pattern should be avoided.
- Repair the existing two-sided benches along the perimeter of the pavilion plaza.

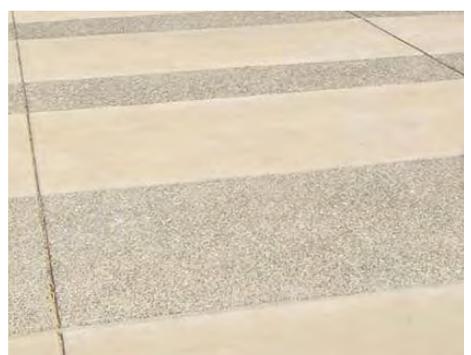
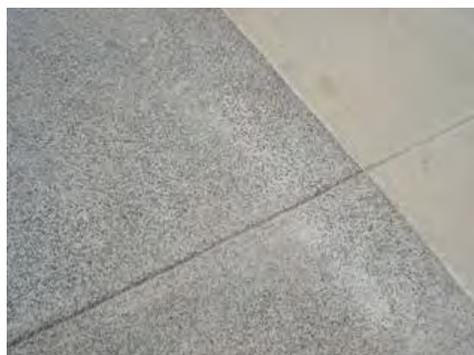
Cannon Memorial (#4): The cannon memorial is well located; however, there is an opportunity to enhance the setting and the memorial itself. Specific recommendations include:

- Extend the paving out to encompass the entire memorial. The paving should be different from the pavement surrounding the pavilion to distinguish the setting for the memorial.
- Consider new bases for the canons themselves, constructed of a stone, pre-cast or metal material. Like the existing granite-clad bases, they should be simple and clean in design.
- Provide interpretive signage near the cannon memorial. The signage should be a low panel that doesn't obstruct views.

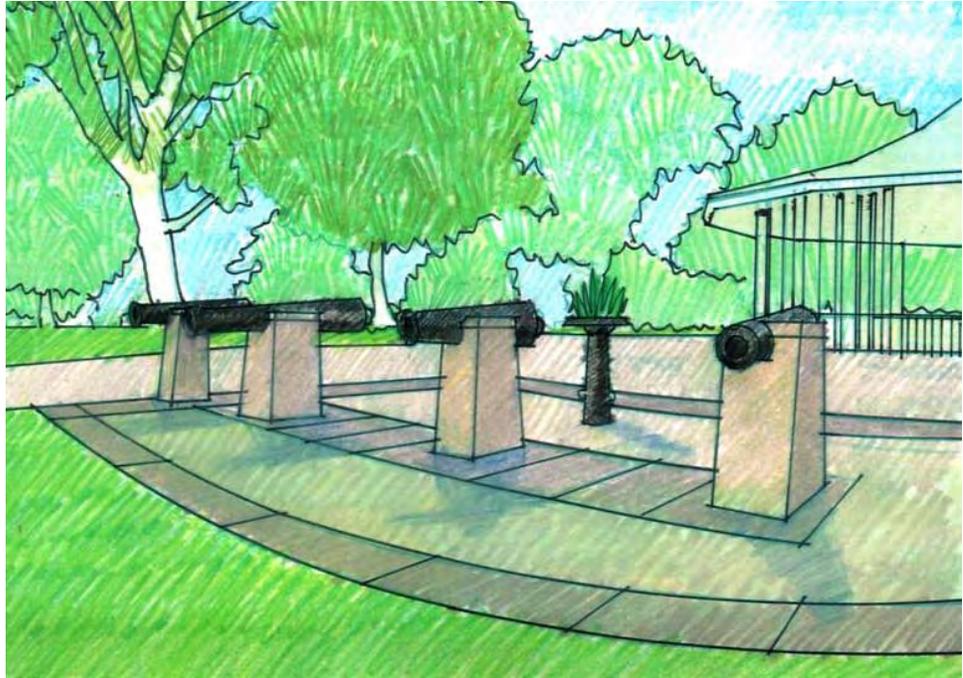
Flagpole Plaza (#5): Create a “place for the flagpole to highlight its importance. Because the north-south walk between the pavilion and pool house will be narrowed, as described below, the paving around the flagpole



The above photograph (top right) shows the existing pavilion plaza. The drawings (top left and bottom) illustrate the potential scoring concept for the new paving around the pavilion. Three different concentric zones highlight a pavilion zone, bench zone and walkway zone.



The above photographs illustrate a potentially subtle paving pattern that can be achieved by using a combination of broom finish and exposed aggregate concrete.



The two photographs show how the existing flagpole and cannon memorials lack a setting. The illustrations show how expanded paving areas can be used to create more significant settings for these historic park elements.

could extend beyond the walkway limits to create a space and setting for the flagpole. Specific recommendations include:

- Utilize a simple circular paving design that radiates from the flagpole in the center of the space. The pavement could utilize special paving such as brick (to relate to the pavilion surface and new park entrance paving) or it could be the same material as the new sidewalk. If it is the same material as the sidewalk, a scoring pattern should be used to distinguish the space as shown on the Illustrative Master Plan.
- Establish a low planting border around the space. The planting bed should be a simple form that reinforces the new plaza space and should be planted with low flowers that provide seasonal color.

D. Pathway Network

North-South Walk Between Pavilion and Pool House (#6): Reduce the existing north-south walkway linking the pavilion and pool house to 12' in width and repave with scored concrete to match the new paving around the pavilion and the new paving at the pool house entry plaza, described below. All other walks may be asphalt. If budgets allow, consideration should be given to using concrete for all park walkways. If concrete is used, careful attention should be given to the layout to ensure smooth curves.

Pool Area Perimeter Walk (#13): Reduce the width of the existing walkway around the southern outside perimeter of the pool area to 8-10' and create a planting bed between the walkway and fence. The planting bed should utilize a low evergreen hedge or could become a perennial border garden if the FRP are able to maintain.

Johnson Street Sidewalk Extension (#17): Extend the sidewalk along Johnson Street to the south to connect with East Wells Street and provide a pedestrian connection between the park and the new apartments in this area. The new sidewalk will need to be located adjacent to the curb to protect existing trees in the vicinity.

E. Pool Area

Pool House Renovation and Covered Pavilions (#8, #10): Maintain the overall of form of the pool house, but renovate it to maintain the central pool house and two covered pavilions to each side. The areas between the central pool house and covered pavilions will be treated as open courtyard spaces. ***Refer to Appendix C: Pool House Improvements*** for a detailed description of recommendations for the pool house renovation, prepared by GWWO Architects, Inc.

Entry Plaza (#7): Reduce the expansiveness of the paved area in front of the pool house and create a new entry plaza for the pool area. Specific recommendations include:

- Provide a placeholder for a central focal feature such as a sculpture or ornamental fountain/water feature. The fountain could be a gesture toward the historic fountain that existed in what is now the pool area when the park was first developed.
- Include two planter areas flanking the center of the plaza. The planting areas should be raised slightly using a low curb and should contain a formal planting of trees to provide shade and scale. The planting bed should be planted with groundcover or seasonal flowers.
- Utilize a simple concrete paving that reflects the materials and patterns used at the pavilion plaza.

Courtyards (#9): As described in Appendix C, the pool house renovation utilizes two pavilions that, in conjunction with the central pool house, create two courtyard areas. The design of these courtyards will occur at the time of detail design for the pool house. At that time, the following should be considered:

- The ground plane of the courtyards may include a combination of paving and turf. Regardless of the final layout, the emphasis should be on maintaining maximum flexibility for how these courtyards are used.
- Consideration may be given to locating a specimen tree(s) within the courtyard. Should this be considered, the tree layout and selection should consider species that are fairly architectural in form so that the trees can be used to reinforce the architectural forms. An open, airy tree such as a Honey Locust would be more appropriate for these areas than a species that is very dense.

Swimming Pool: The existing swimming pool itself is in good condition and no renovation is needed.

Splash Pad and Wading Pool (#11): Replace the existing wading pool with a new splash pad and wading pool complex. Specific recommendations include:

- Provide a variety of experiences for children using a variety of spray jets.
- Consider integration of shade structures into the overall design.
- Utilize a colorful paving pattern and consider involving local artists.

Pool Deck Renovation (#12): Refurbish the entire pool deck area to better accommodate pool patrons. Specific recommendations include:

- Maintain an open walkway centered on the central pool house building. This will be in place of the existing wading pool which will be relocated as described above.
- Opposite the wading pool area, create a broad lawn area with a few canopy trees to provide shade and scale. Tree selection should consider species that produce minimal vegetative "litter" during the pool season.

- Resurface a significant portion of the fenced area with concrete paving. Maintain paving along the perimeter of the courtyards and pavilion wings to facilitate use of these spaces.
- Provide colorful shade structures throughout the deck area.
- Consider replacement and/or repair of the existing perimeter fence. If replaced, the fence should remain as a black ornamental fence.



The above illustrations show how the existing pool house form can be maintained while making it more "transparent". The wings will be modified to include open pavilions and courtyards. The pool grounds will be renovated to include a new splash pad and wading pool along with renovated grounds.

F. Other Facilities

Portable Restroom Enclosures (#14): BCRP is currently developing designs for portable restroom enclosures to use within the parks throughout the city. An example of how one might appear is illustrated below. The intent is to provide a structure that screens standard portable toilets and creates an aesthetic organization for these facilities. The enclosure can also be locked so that the facilities are only accessible during determined times, particularly during park events and when the recreation fields are in use. The master plan proposes that one enclosure for up to 4 portable toilet units, located just north of the basketball courts where they will be accessible to the recreation fields as well as service vehicles from Johnson Street.

Amphitheater (#15): With the development of small storage rooms as part of the pool house renovation, the existing athletic field house can be removed. Because the area where it is located forms a natural “bowl”, it can be replaced with a small amphitheater to take advantage of the topography. The design of the amphitheater should be simple and may include a small paved area and low walls and lawn terraces for seating. An electrical source should also be provided nearby to accommodate performances.

Potential Parking (#18): There is an opportunity to work with CSX Railroad to consider developing a road connection with angled parking linking Covington and Johnson Streets, creating a park frontage road for the southern half of the park. While no discussions with CSX have occurred, the purpose of illustrating this is to show the potential and to build support if it is feasible. Creating a frontage road with parking resources (approximately 100 spaces) and connections to the adjacent road network will eliminate the “no-man’s land” character of this frontage, while providing the park and neighborhood with additional parking resources. Specific recommendations include:

- Utilize pervious pavement for the parking sections to minimize storm-water runoff.
- Provide significant planting islands regularly spaced along the frontage to accommodate canopy trees that will provide shade for the parking, the recreation fields while allowing for views out to the activity along I-95 and in the harbor.
- Provide a sidewalk connection along the north side of the parking to link the sidewalk along Covington Street and Johnson Street.
- Build support within Baltimore City and initiate discussions with CSX.

Playground Expansion (#21): The existing playground is well-sited in the park and is used quite frequently. The area to the southwest should be preserved for future playground expansion. Specific recommendations include:

- Extend the fence to the existing walkway to create an expanded area.

- Preserve the majority of this new area for additional picnic tables and flexible open lawn area.
- Provide a canopy tree at the south end of the space to provide shade for the expansion area.

Dog Park: Identifying specific recommendations for a dog park or off-leash areas within Riverside Park was intentionally left out of the master plan as the idea of providing dog facilities will require additional discussion with the community. The master plan should be used to inform the decision-making process for dog facilities.

G. Recreation Facilities

Basketball Court Renovation (#16): Both basketball courts should be renovated. Specific recommendations include:

- Re-surface both courts and re-paint court markings.
- Provide new fence utilizing black chain-link which is less visually intrusive than traditional chain link.
- Provide canopy trees on the west side of the courts to integrate the courts into a park-like setting while providing late afternoon shade on the courts.

Playing Field Renovations (#19): Renovate the existing recreation fields to better support existing usage. Specific recommendations include:

- Re-grade the entire recreation field area to improve the drainage.
- Provide sub-surface drainage to fields.
- Provide new turf.
- Provide new infield mix for softball field.
- Provide new backstop and base line fencing utilizing black chain link.
- Replace sports field lighting.
- Where possible, reinforce the sports fields with canopy trees, particularly where spectators gather.

H. Amenities and General Considerations

Ornamental Lighting (#22): Replace existing park lighting with “Bolton Hill” Baltimore City standard for ornamental lighting to match lighting in the community. The lights should be located along the internal pathways where they currently exist.

Pathways (Throughout Park): Re-pave all pathways (not already identified as a specific project) throughout the park. Consider more durable material such as concrete.

Site Furniture Replacements (Throughout Park): With the exception of the double-sided benches around the pavilion plaza (which should be kept and

upgraded with recycled plastic planks), replace benches throughout the park with the new Baltimore City Standard (Bench #57-60PL with recycled plastic planks by DuMor). Trash receptacles should also be replaced with the new standard once it is identified by BCRP.

Tree Planting (Throughout Park): On-going tree planting is important to ensure that there will be trees of significant size to replace distressed trees or trees at the end of their lifespan. It is also important that only tree species appropriate to the location be used within the park. Specific recommendations are outlined below. Please also refer to ***Appendix B: Riverside Park Tree Master Plan*** for a detailed tree inventory and planting plan.

- Utilize tall canopy trees that provide significant shade and reinforce park open spaces and “outdoor rooms” while allowing for unobstructed views beneath their canopies.
- Small ornamental trees should be restricted to accent areas only, such as near the pool house. Their use should be avoided along the perimeter of the park and at park entrances where they would block views into the park from the surrounding streets.
- Small ornamental trees have been recently planted as street trees in the planting strip along some streets. Flowering Dogwoods have been used along the western end of Randall Street and the northern half of Johnson Street; all of the Dogwoods along Johnson Street have died. These should not be replaced and the Dogwoods along Randall Street should be removed. Because of the topography in these areas, the canopies of these trees at maturity will block views into and out of the park. The lower half of Johnson Street is densely planted with Trident Maples. Because there is less of a berm here, these trees can remain. If any of these trees die, however, they do not all need to be replaced as the spacing is fairly tight.
- Several healthy trees have been identified for removal in the tree master plan. These include small ornamental Weeping Cherry Trees, Dogwoods and Crab Apples that are located within the middle of an important open lawn area. They are inappropriate to the space as they tend to block views and inhibit passive play within this lawn area.

Open Lawns: While much of the park is treed, the open lawns that exist are important features that should be preserved for flexible play and to allow park users to experience open sunny areas as well as shaded areas. As described above, the tree master plan illustrates how additional trees can be planted to reinforce – not fill – these important open lawn areas.

Park Signage: BCRP is currently developing standard signage for use in all parks. As these standards are developed, they should be added to Riverside Park. In addition to park identification signage, these signs include regulatory signs and informational signs.



The above photograph (top) shows a potential portable restroom enclosure. The middle photograph (left) shows the historic benches that should be maintained and repaired near the pavilion and the bottom photograph shows the new Baltimore City park bench standard which will be used in other areas of the park. The middle photograph (right) shows the "Bolton Hill" light fixture to be used throughout the park.



IMPLEMENTATION

Both the Department of Recreation and Parks and the surrounding communities will be responsible for implementing the master plan. Projects will be completed as public and private funding becomes available. The initial implementation priorities resulting from this master plan are those projects that will help prepare the park for the 100th Anniversary War of 1812 celebrations. These include:

A. Initial Priorities:

- Tree Planting and Open Lawns (throughout park)
- Potential Parking – Initial discussions with CSX (#18)
- Cannon Memorial (#4)
- Pavilion Plaza Area (#4)
- Flagpole Plaza (#5)
- North-South Walk Between Pavilion and Pool House (#6)

B. Other Short-term Projects:

- Site Furniture Replacement (throughout Park)
- Pathway Re-paving (throughout Park)
- Ornamental Lights (#22)
- Park Signage (throughout Park)
- Corner Entrances (#1)
- Main Park Entrance (#3)
- Playing Field Renovations (#19)
- Basketball Court Renovation (#16) *Note: Ideally tied in with play field renovations but can occur independently*
- Johnson Street Sidewalk Connection (#17)
- Portable Restroom Enclosures (#14)

C. Long-term Projects:

- Community Accent Gardens (#2)
- Playground Expansion (#21)
- Pool House (#8/#10) and Pool Area (#7, #9, #11, #12)
- Pool Area Perimeter Walk (#13)
- Amphitheater (#15) *Note: Cannot occur until after Pool House renovations*
- Community Gardens (#20)
- Potential Parking - Construction (#18)

APPENDICES

APPENDIX A: LANDMARK DESIGNATION REPORT

APPENDIX B: RIVERSIDE PARK TREE MASTER PLAN

APPENDIX C: POOL HOUSE IMPROVEMENTS

APPENDIX D: MASTER PLAN LEVEL ESTIMATES OF PROBABLE
CONSTRUCTION COST

APPENDIX A: LANDMARK DESIGNATION REPORT

**The Commission for Historical and Architectural
Preservation - Staff Report
July 10, 2007**



**Landmark Designation Report
Riverside Park
301 E. Randall Street
Baltimore, MD**

The Commission for Historical and Architectural Preservation (CHAP) has the responsibility of recommending to the Mayor and City Council of Baltimore the adoption of ordinances designating districts and landmarks within the limits of the City of Baltimore, having special historical, architectural, educational, cultural, social or community significance, interest, or value as Baltimore City Historic Districts or Landmarks, thereby necessitating their preservation and protection. In making its recommendation, the Commission shall give appropriate consideration to the following standards. In reaching its decision, the Commission shall clearly state which standards have been applied.

A Baltimore City Landmark may be a site, structure, landscape, building (or portion thereof), place, work of art, or other object which:

1. dates from a particular period having a significant character, interest, or value, as part of the development, heritage, or culture of the City of Baltimore; or
2. is associated with the life of an outstanding historical person or persons; or
3. is the site of an historic event with a significant effect upon the cultural, political, economic, social, or historic heritage of the City of Baltimore; or
4. is significant of the architectural period in which it was built and has distinguishing characteristics of an architectural style, method of construction, or engineering, or is the notable work of a master builder, designer, engineer, artist, or architect whose individual genius influenced his age; or
5. contributes information of historical, cultural, or social importance relating to the heritage of the community; or
6. has yielded, or may be likely to yield, archeological information important in history or prehistory.

Staff Recommendation: Approval

Riverside Park meets CHAP's standards for landmark designation one, three, and five:

1. Riverside Park area played an important role in the Battle of Baltimore during the War of 1812. To commemorate this area's role, the City purchased three acres in 1862 and named the area Battery Square. In 1873, the city added approximately 14 acres to Battery Square and renamed it Riverside Park. Since this time, the park has provided passive and recreational opportunities to South Baltimoreans;
3. This site is associated with the Battle of Baltimore during the role of 1812, where Fort Lookout helped prevent the landing of 1,250 British soldiers on the south side of the peninsula, near today's Port Covington.

5. Many of the park components such as the pavilion, cannon memorial, entrances from Randall Street, and path system illustrate many Victorian landscape design features of park design.

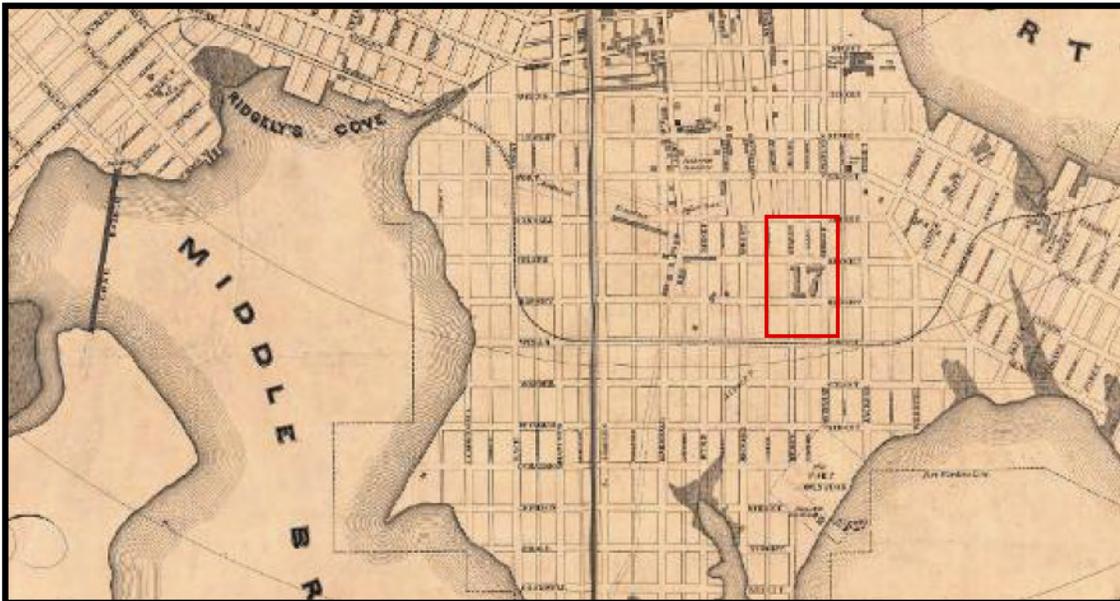


Figure 1. Baltimore City, 1851. The rectangle shows the approximate location of Riverside Park

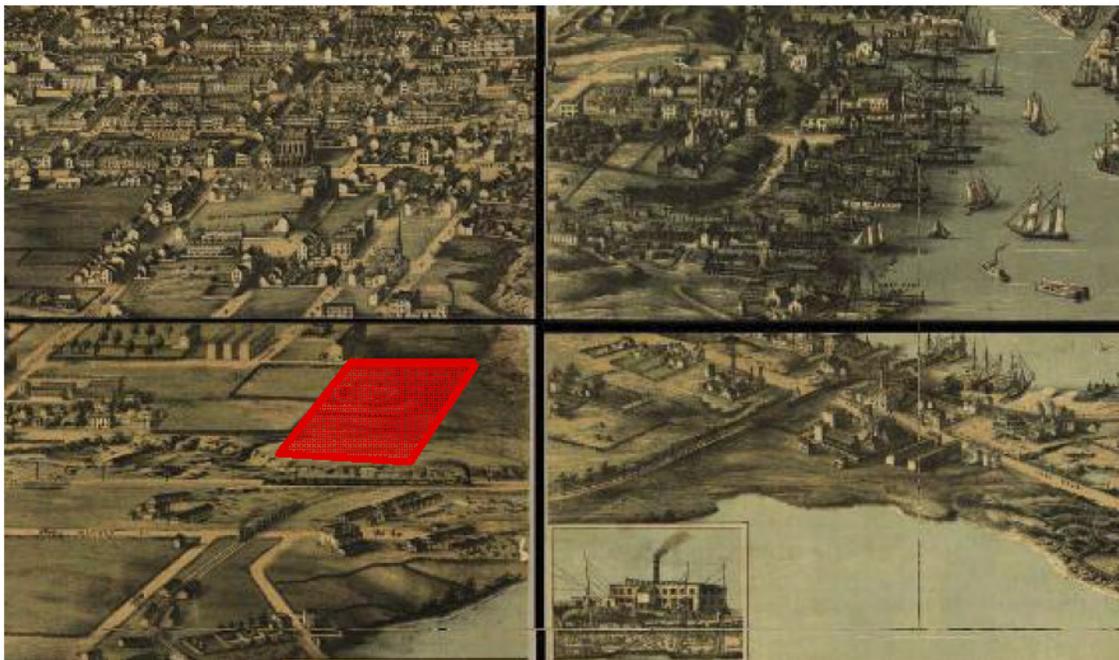


Figure 2. Sachse's Bird's Eye View of Baltimore, 1869. The rectangle shows the approximate location of Riverside Park.

Park Description:

Approximately 17 acres, Riverside Park abuts railroad tracks and I-95 highway on the south and streets lined with late 19th-century rowhouses on the east, north and west. The park comprises an active recreation area and a passive area. The southern half of the park features baseball diamonds, basketball courts, football and soccer fields, a play ground and a large swimming pool. The passive area still retains its entrance ways, an historic pavilion, and a cannon memorial. The park is tied together by a pathway system that resembles the original Victorian design.

The following park components contribute to the overall historic character of the park:

- Randall Street entrances;
- Park Pavilion;
- Flagpole;
- Cannon Memorial;
- Pathway system and topography;
- The organization of passive and active recreation areas into upper and lower portions of the park; and
- Original shape.

There are two park structures, the pool house and the athletic field house, that are part of the history of Riverside Park; nevertheless, both buildings suffer tremendous physical integrity issues.

Semicircular in shape, the pool house, which opened in 1925, comprises three sections: the central section and two wings. The Pool house's current footprint has not changed. The central portion of the building, however, has been completely renovated. EIFS (a stucco-sprayed styrofoam material) wraps the façade of this section, enclosing window and door openings and most likely rearranging the composition of the facade. The cornice molding, doors, and roof material have been replaced. The interior has been completely renovated, and all historic features have been removed. On the wings of the building, windows and doors were removed and their openings were enclosed. In other areas new door and door openings have been installed. Numerous stucco patching and repainting repairs have diminished the original facades, and significant deterioration exists throughout the wings of the building.

The athletic field house, located southwest of the pool complex and directly north of the baseball field, has also lost significant historic integrity. The porch floor, posts, and ceiling trim are all new materials. Doors, windows, door and window openings have all been compromised. Red plywood has replaced the original side gable sheathing materials. On the west façade, a severely deteriorated bas-relief of children playing baseball is located on the chimney.

In addition, the maintenance building, located in the southeast corner of the park, is not historic.



Figure 3. Aerial view of pool house, 2006.

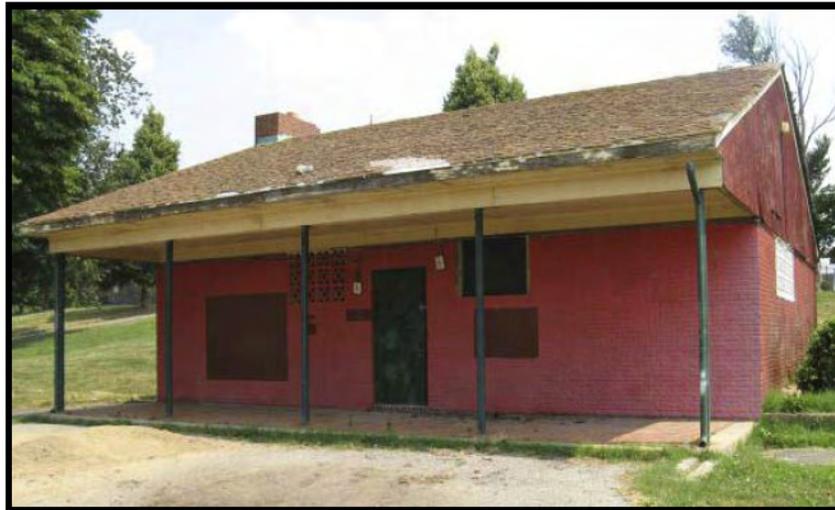


Figure 4. Athletic Fieldhouse, 2007.



Figure 5 and 6. Bas-relief located on west façade of the athletic field house (left); and maintenance shop (right).

History

The Riverside Park area became strategically important in the Battle of Baltimore during the War of 1812. Captain Samuel Babcock built a circular battery here called Fort Lookout. During the night of September 13, 1812, when Fort McHenry was being bombarded, more than a thousand British soldiers mostly in barges slipped past the south side of Fort McHenry in an effort to capture Fort McHenry by land. Fort Lookout, commanded by Lt. George Budd, along with the garrisons at Forts Covington and Babcock repelled a British attempt to assault the peninsula by land. After the War, the fort was renamed Fort Wood in honor of Captain Eleazer Wood. To commemorate this defense, City of Baltimore purchased three acres in 1862 to create Battery Square.

In 1873, the City purchased another fourteen acres and renamed the area Riverside Park for its “commanding view of the Patapsco River and bridges to Ann Arundel County and the sweep of water rounding the neck of land that terminates in the military sea wall enclosing Fort McHenry.” In 1881, the park featured a large marble fountain that contained gold fish and other species. Four drinking fountains and two pavilions were placed throughout the park. An on-site nursery raised plants and flowers for seasonal flower arrangements, and numerous trees provided shade. A wrought iron fence enclosed the park, and driveways and walks looped around the park, providing views to the west, south and east.



Figures 6 and 7. 1896 map of Riverside Park (left); and aerial view of Riverside Park 2006 (right).

In the early 20th century, Baltimore experienced a shift in recreation from passively enjoying bucolic scenes to physical activity. Active recreation became a priority. The Children's Playground Association of Baltimore officially operated many of the playgrounds in Baltimore, including Riverside Park's playground, which in 1904 averaged 400-600 children daily.

Park officials wrestled with introducing active recreation facilities in Riverside Park while keeping its historic area and passive activities intact. They settled on preserving the upper portion of Riverside Park, the original Battery Square area, as a 'passive' area of the park. In 1906 possibly in anticipation of the Centennial of the Battle of Baltimore, the Society of the War of 1812 erected a cannon memorial. Its inscription stated "These cannons were used in the defense of Baltimore against the invasion by the British 1812-1814."

In the lower portion of the park, they erected a playground, basketball courts, tennis courts, and an outdoor gymnasium. As many as 1,000 people visited the park during peak season. In the early 1920s, park officials replaced the fountain with the swimming pool. Completed in 1925, the swimming pool added another crucial activity for the South Baltimore residents. Replacing gold fish with boys and girls concretely represents the change from passive to active activities. Today, the park preserves this relationship between passive and active recreation areas of the park. As active recreation has continually evolved throughout the 20th century, much of the original structures and fields have been greatly altered. Nonetheless, the upper portion of the park has been well preserved.



Figure 8. Hughes photograph of Riverside Park ca. 1920s.



Figure 9. Postcard of Riverside Park, from Baltimore City Recreation and Parks.

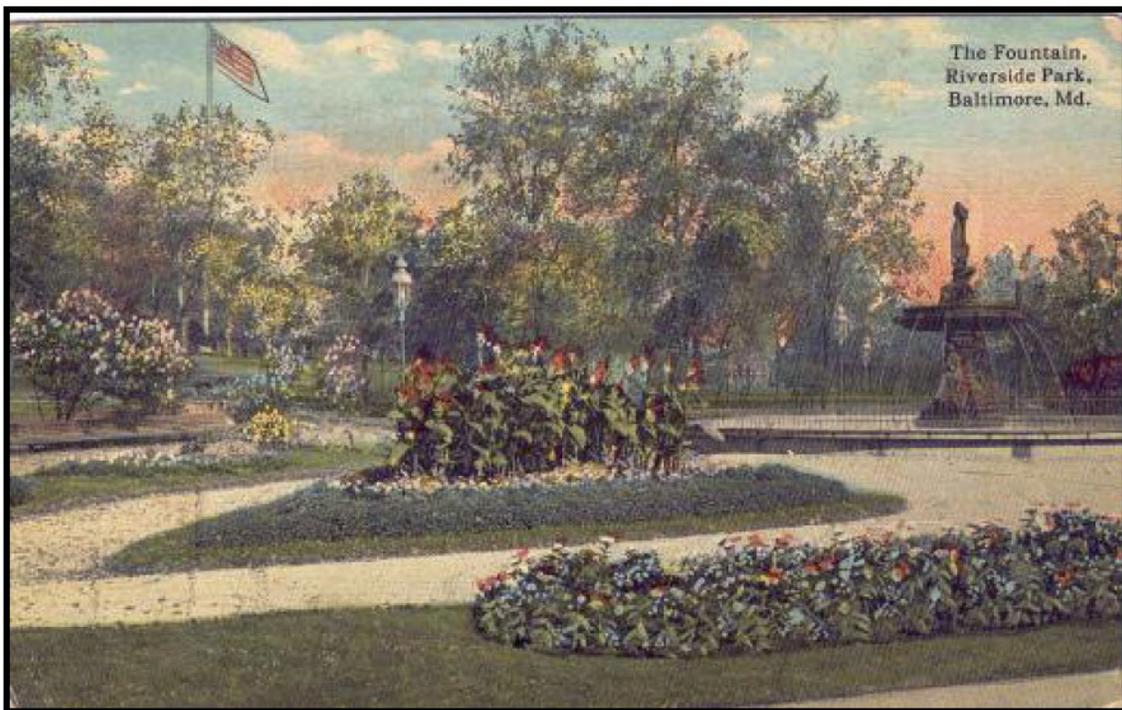


Figure 10. Postcard of the original fountain in Riverside Park. This view is looking north towards the flagpole.

APPENDIX B: RIVERSIDE PARK TREE MASTER PLAN

PLANT LIST (for this sheet only)

QTY	SYMBOL	BOTANICAL/COMMON NAME	SIZE	CONDITION	REMARKS
8	AR	Acer rubrum Red Maple	1 1/2" Cal	B&B	Full Canopy, Strong Central Leader
1	AS2	Acer saccharum Sugar Maple	2" Cal	B&B	Full Canopy, Strong Central Leader
3	LS	Liquidambar styraciflua Sweet Gum	1 1/2" Cal	B&B	Full Canopy, Strong Central Leader
1	LT	Linderothia tulipifera Tulip Poplar	1 1/2" Cal	B&B	Full Canopy, Strong Central Leader
3	NS	Nyssa sylvatica Black Gum	2" Cal	B&B	Full Canopy, Strong Central Leader
2	PA	Platanus acerifolia London Plane Tree	1 1/2" Cal	B&B	Full Canopy, Strong Central Leader
2	PA2	Platanus acerifolia London Plane Tree	2" Cal	B&B	Full Canopy, Strong Central Leader
8	OA	Quercus alba White Oak	2" Cal	B&B	Full Canopy, Strong Central Leader
1	OW	Quercus phellos Willow Oak	1 1/2" Cal	B&B	Full Canopy, Strong Central Leader
2	OR	Quercus rubra Northern Red Oak	2" Cal	B&B	Full Canopy, Strong Central Leader
3	TA	Tilia americana American Basswood	2" Cal	B&B	Full Canopy, Strong Central Leader
1	TD	Taxodium distichum Bald Cypress	8" H	B&B	Full Canopy, Strong Central Leader
5	UA	Ulmus americana 'Valley Forge' American Elm	1 1/2" Cal	B&B	Full Canopy, Strong Central Leader

LEGEND

NOTES:
 1. TREES ARE HEALTHY BUT INAPPROPRIATE FOR THE SITE. REMOVE TO ALLOW FOR OPEN LAWN AREA DEFINED BY TALL CANOPY TREE AND BROAD LEAF TREES.
 2. REMOVE SOPHORA INCLUDING THOSE WITHIN THE POOL AREA AND OTHER INAPPROPRIATE SPECIES AS THEY BEGIN TO DECLINE AND REPLACE WITH OAKS AND MAPLES.
 3. REMOVE AND DO NOT REPLACE. OVERHEAD UTILITIES REQUIRE LOW CANOPY TREES WHICH WILL BLOCK VIEWS INTO THE PARK.
 4. AS SILVER MAPLES, ELMS AND ASH DECLINE IN THE PARK, REPLACE SILVER MAPLE AND ELMS WITH NEW DISEASE RESISTANT ELMS; REPLACE ASH WITH LINDENS AND TULIP POPLARS.

REMOVE TREES AT TIME OF POOL AREA RENOVATION
 REMOVE TREES AT TIME OF POOL AREA RENOVATION
 REMOVE TREES AT TIME OF POOL AREA RENOVATION
 REMOVE TREES AT TIME OF POOL AREA RENOVATION

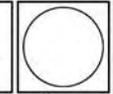
ADDITIONAL TREE PLANTING WITHIN THIS AREA TO BE CONSIDERED. THESE TREES SHOULD BE REPLACED WITH CANOPY SHADE TREES THAT PRODUCE LITTLE VEGETATIVE LITTER DURING THE SUMMER SEASON.



DATE: 11/11/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: [Name]

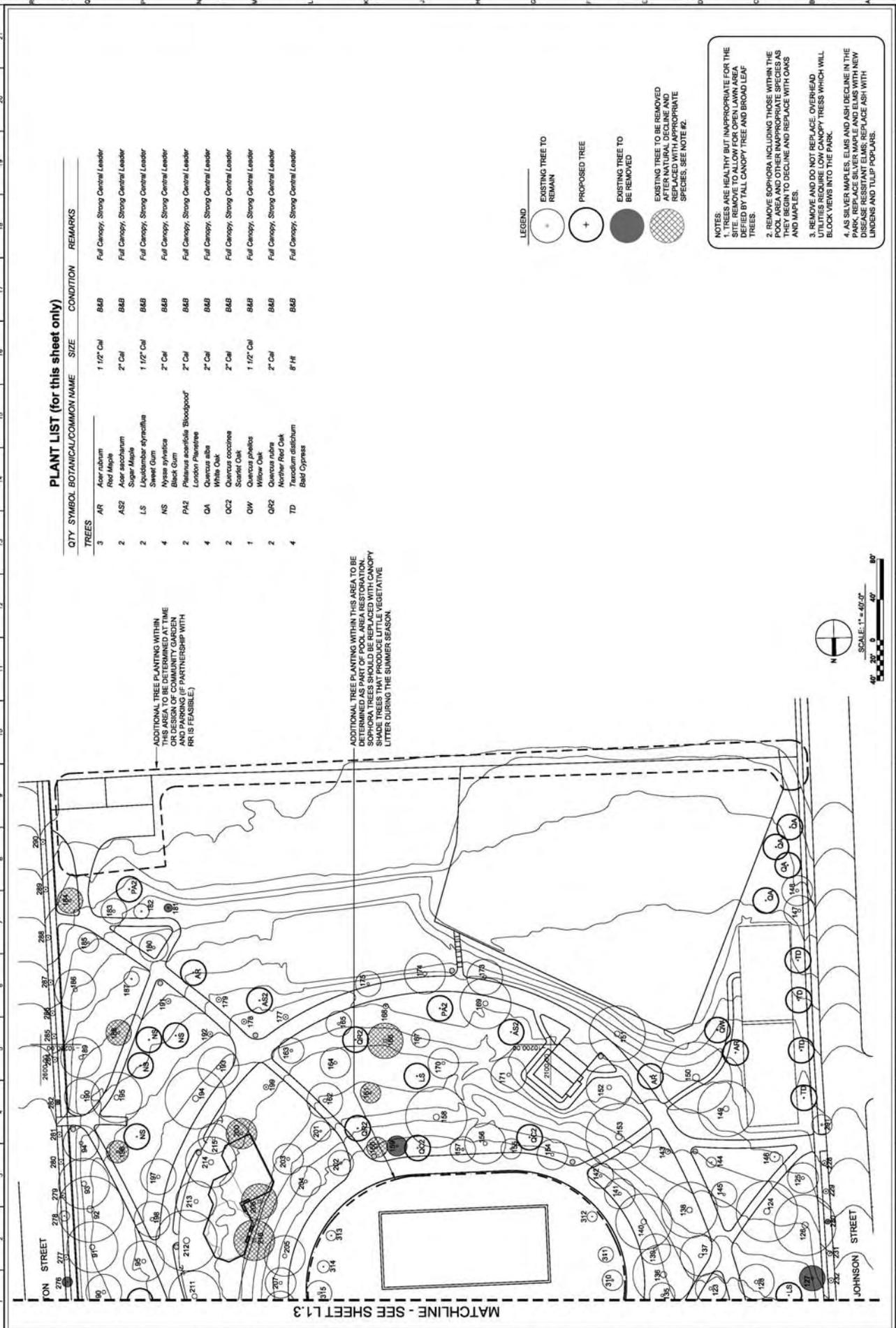
MABANKYKTEL
 Landscape Architects
 1211 E. 11th St., Suite 100
 Baltimore, MD 21202
 TEL: 410.552.8811

Riverside Park Tree Master Plan
 Baltimore, Maryland



Tree Master Plan
 Scale: 1" = 40'-0"
 Date: 11/11/11
 Drawn by: [Name]
 Checked by: [Name]
 Project: [Name]

L1.4



APPENDIX C: POOL HOUSE ASSESSMENT AND RECOMMENDATIONS

APPENDIX C: POOL HOUSE ASSESSMENT AND RECOMMENDATIONS

ASSESSMENT

A. Background History

The Riverside Pool and Pool House were originally constructed in c1925. Plans for an early renovation of the Pool house date to June, 1949. The building received new exterior stucco, and new asphalt shingle roofing. The curving wings contained locker rooms, men on the east and women on the west. In c1998 the main central portion of the building was entirely rebuilt to serve as the functioning Pool house with ticketing, and administrative offices. Locker room use was eliminated from the program and the side wings, off limits to the public, served as general storage for Baltimore Recreation and Parks materials and supplies.

B. Construction Type and Exterior Conditions

Central Portion: New wood roof trusses with plywood sheathing, and new asphalt shingle roof were installed in the c1998 renovations. The exterior wall cladding material appears to be an EIFS system (Exterior Insulation Finish System), colloquially known as "Dryvit." It is unknown whether the substrate below the EIFS is the original clay tile wall system of the mid-1920s, or a new framing system (the walls are hollow sounding when tapped). The condition of the EIFS on the north elevation is poor. The material is being compromised by what appears to be Lacrosse or tennis practice. Apparently, players are using the wall surface, which looks like a solid masonry surface, as a backstop for rebound shots, facilitated by the wide concrete sidewalks that flank this area of the building. The insulation below the stucco is not sufficiently rigid and is being crushed with the impact of the balls.

The door areas of the north and south side of the central wing are protected by large rolling down steel doors, manually operated. The facility operator has experienced some difficulty in achieving full closure of the doors. A total of four ventilation dormers are located in the central wing, which appear to be in good condition.

East and West Wings: The stucco surfaces are in salvageable but deteriorated condition, with areas of cracking and a few areas of missing stucco. The stucco has been painted several times, and the paint is peeling and cracking away from the surface of the stucco. The wings were not re-roofed during the c1998 renovations, and the asphalt shingles, perhaps dating to the c1949 renovations, are in poor condition. There are no gutters on the wings, and several holes have developed in the roof sheathing near the gutter line, especially on the south side.

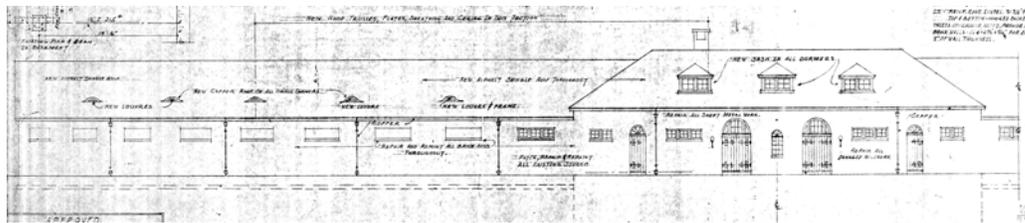


Fig. 1: Partial Exterior North Elevation from the 1949 renovation drawing set.



Fig. 2: North Elevation, May 2009 photograph, GWWO. The central portion was entirely rebuilt in c1998; the flanking wings on either side were left with their 1949 renovations and closed to the public.



Figs. 3, left; and 4, right. Left: EIFS surface on North elevation of the central portion of the Pool house. Ball practice is causing damage on the surface of the stucco. Right: Central wing, south elevation; the manual-operated coil down door is currently unable to fully close.



Figs. 5, left; and 6, right. Left: West wing, south elevation. Right: East wing, south elevation.



Figs. 9, left; and 10, right: Left: Detail at wall and roof of East wing, south side, showing plaster condition and damage to roof sheathing near gutter (missing). Right: West wing, north elevation, showing an area where the stucco is delaminating and actually missing from the back-up clay tile wall system.

C. Interior Condition

Central Portion: The central portion of the pool house was entirely reconstructed in c1998. The condition on the interior is generally good. The roof structure is new wood trusses with plywood sheathing. Two fire walls of concrete masonry units (cmu) separate the central portion of the pool house from the east and west side wings. Each one has an unprotected access hole that should be protected with a fire-rated enclosure.

East and West Wings: The roof structure in the flanking East and West wings dates to c1925 and consists of king-post wood trusses. Trusses are placed in a radial fashion perpendicular to the curved side walls and are spaced approximately 2'-2" o.c. at the inside (pool side) wall, and approximately 2'-8" o.c. at the outside (park side) wall. At the center line of the roof, the trusses are approximately 2'-6" apart. Rafter members and bottom chords (which are also serving as ceiling joists) are a full 2" x 8-1/2". The vertical king post and the diagonals off on each side of the king are all the same size: 2" x 6-1/4". Panel points along the lower chord are reinforced with triangulated bracing members. Tongue and groove wood sheathing, 3/4" by 7-1/2", is run diagonally to the line of the roof trusses. The joint at the bottom of the king, and intersecting the diagonals and the bottom chord are gusseted with a wood plate bolted through the truss members. The depth of the eave, measured from the outboard side of the sheathing, is approximately 2 feet.

Between 10 and 12 trusses (a relatively small quantity given the total roof span) appear to be damaged and will need to be sistered or replaced. Similarly, approximately 10 percent of the roof sheathing is rotten, deteriorated, or missing and needs replacement. This is especially true in the lower portions of the roof, near the eave line, where typically about 1'-6" of sheathing should be replaced. There appears to be a localized, 5-bay area of termite damage in the East wing, approximately 20' in from the end wall on the north side. Member replacement would be recommended for portions of the framing and sheathing in this zone. Some areas currently have an infestation of ants. Squirrels are living in the East wing attic.

The wiring in the attic is run in galvanized steel conduit and the roof is not insulated. The trusses sit on a double-wythe clay tile wall construction. The inside tile wall is 8" thick, and then there is an approximate 4" air cavity. The outer wythe appears to be 4". A wood plate caps the wall, 2-1/2" by 7" actual. A horizontal iron tie member runs at the top inner side of the outer wythe of wall. The windows are blocked by interior shutters that are currently closed. Where we could see into the shuttered area, it appears that the window sash is still in place.

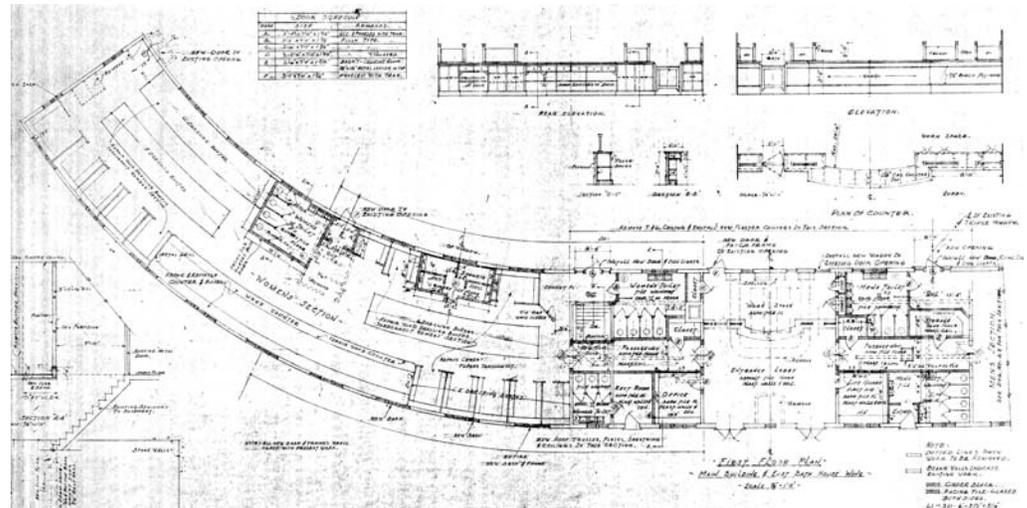


Fig. 11: Partial Floor Plan, central portion and east wing, from the 1949 renovation drawing set. The current interior layouts of the wings are primarily as shown on this drawing



Figs. 12, left; and 13, right. Views in the roof truss area. Left: unprotected access hole through fire wall on west side. Right: unprotected access hole through fire wall on east side.



Figs. 16 left; and 17, right. Views in the roof truss area, West Wing. Left: damaged and missing sheathing, north side of west wing, near end wall. Right: clay tile gable end wall.



Figs. 18 left; and 19, right. Views in the roof truss area, East Wing. Left: termite damage at north side; extent extends approximately five bays. Right: water damage to sheathing, and missing sheathing, south side.



Figs. 20 left; and 21, right. Views in the first floor area, West Wing. Left: view looking west, showing open space and wood-slat ceiling. Right: detail at interior wood shutters, in closed position.



Figs. 22 left; and 23, right. Views in the first floor area, East Wing. Left: general view looking toward southeast end wall. Right: general view looking toward south wall. Several areas of ceiling slats require work.

D. Options for Treatment of the Existing Wings

Option One: Complete removal of East and West wings, and extension of the existing pool-side iron fence to meet the central building. This alternative would leave the site the most open and visually tie the upper, pavilion side of the park with the south-side pool area.

Option Two: Repair and maintain the roof area of the East and West wings. Remove the masonry below the existing window openings, and create an open-air, covered pavilion. Add additional pilasters to the clay tile area, and re-stucco the entire masonry area, inside and outside. Pool-side openings would have iron gates. Potentially the park side openings would have gates as well, to keep people out of the area when the park is closed. A sub-option would be to keep the wood ceiling slats.

Option Three: Repair and maintain the roof area of the East and West wings. Remove the masonry below the roof, and introduce a new curving steel lintel and cast iron or masonry piers to create an open-air, covered pavilion. The "openness" of this scheme would be substantially greater than in Option Two. Add additional gates between the columns on the pool side.

NOTE: In all schemes, the sides of the existing central pavilion that is to remain would have to be treated and made weather-tight, either with additional EIFS or other masonry material. Repairs on the north wall finishes of the existing central wing should also be addressed

PROPOSED ALTERATIONS TO EXISTING POOL HOUSE

A. Introduction

The Riverside Park Pool Building is a one story construction with a gable roof. The building has a rectangular center section with flanking curved wings. The rectangular section is approximately 100' long by 34' deep. The curved wings, also 34' deep, have an interior radius of approximately 110' and are approximately 121' long each in the east/west direction. The total building length in the east west direction is approximately 342'. A metal fence continues the curve of the pool building and from an aerial view the fence and building together form the shape of a race track. A basement is present below the rectangular center section of the building. The basement contains plumbing and electrical systems for both the building and the pool. Please refer to the Condition Assessment located in the Existing Conditions section of the package for additional information on Pool Building history and construction. Currently, the center section, which was renovated in 1998, houses the toilet rooms, lobby and pool desk. The flanking wings are used for chemical and equipment storage and are in disrepair.

B. Stakeholder Input

In two meetings with the community, the design team received the following input pertaining to the building:

- The building blocks off the pool from the rest of the park. The pool should be more integrated into the park.
- It would be preferable if the building were more transparent.
- The building in its current condition is an eyesore.
- It would be nice to be able to use the building for functions when the pool is not open.
- It would be nice to be able to rent out space in the building for private functions (pool parties) when the pool is open.
- It would be beneficial if storage space for gardening and landscape maintenance equipment was provided. Many residents are interested in helping the city maintain the park.
- Toilet facilities for park users are needed.
- Schemes which convert the existing wings to pavilions or combinations of pavilion and storage are preferred.
- The pavilions should be fenced and or gated at the outside perimeter to prevent unwanted use.
- It would be nice to have gates on the interior perimeter also. The gates would be open to the pool when the pool was in use. During spring and fall, when the pool is closed, interior gates could be closed and exterior gates opened during the day or for special events allowing pavilion use from the park side.

C. Options

Using both community and Baltimore City Department of Recreation and Parks input, the design team explored three options for the existing pool building. These were: 1) Demolish the wings, 2) Create new gated openings at existing blocked up windows, and 3) Replace the wings with open pavilions. A detailed description of the options is as follows:

Option 1: Demolish Wings (Rejected): Option 1 explored the proposal to demolish the flanking wings leaving only the central rectangular section of the pool building. This scheme was rejected because removal resulted in a loss of both aesthetic value and usable space. One of the complaints about the pool building was that from the park side, it concealed the pool from view. From the pool side however, the wings create enclosure and definition for the space.



Image 1 - Pool complex from above

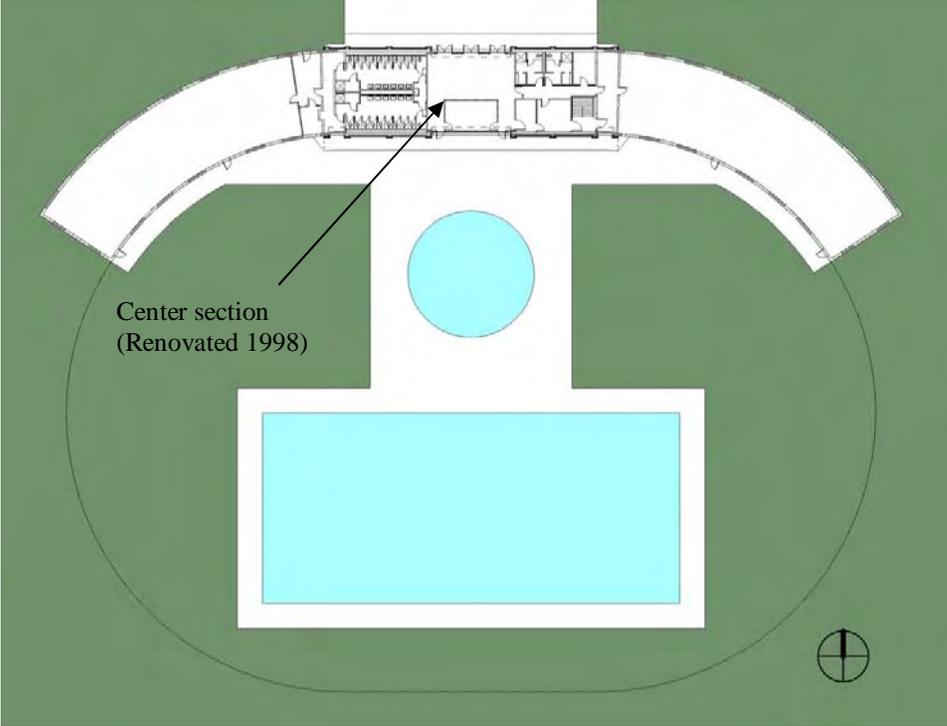


Image 2 – Existing Pool Building Plan

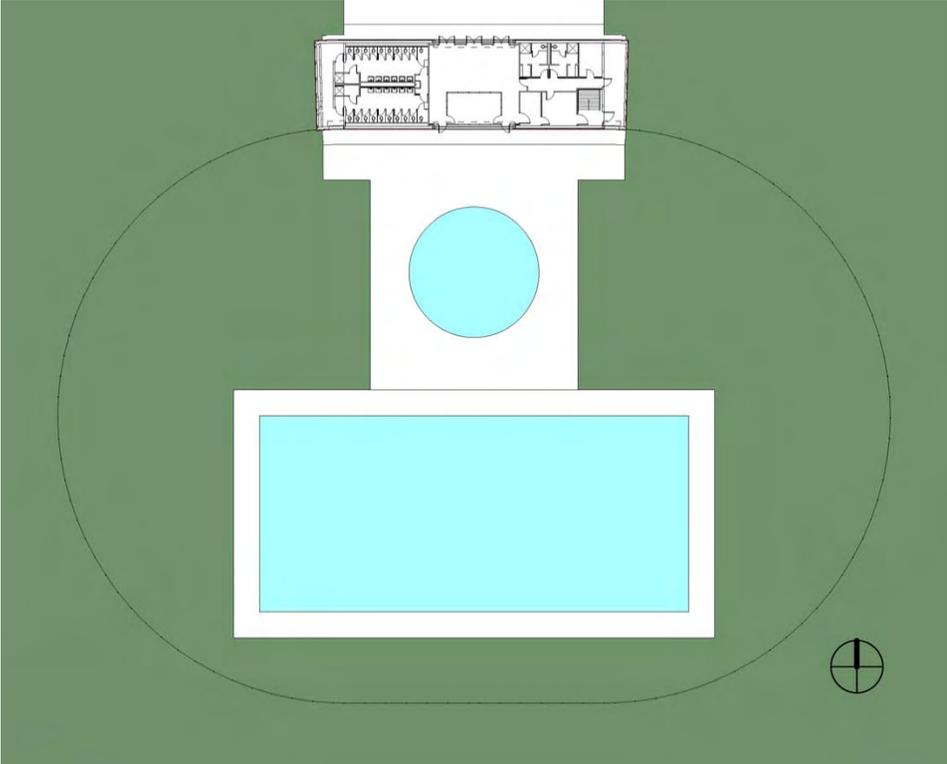


Image 3 – Pool Building with Wings Removed

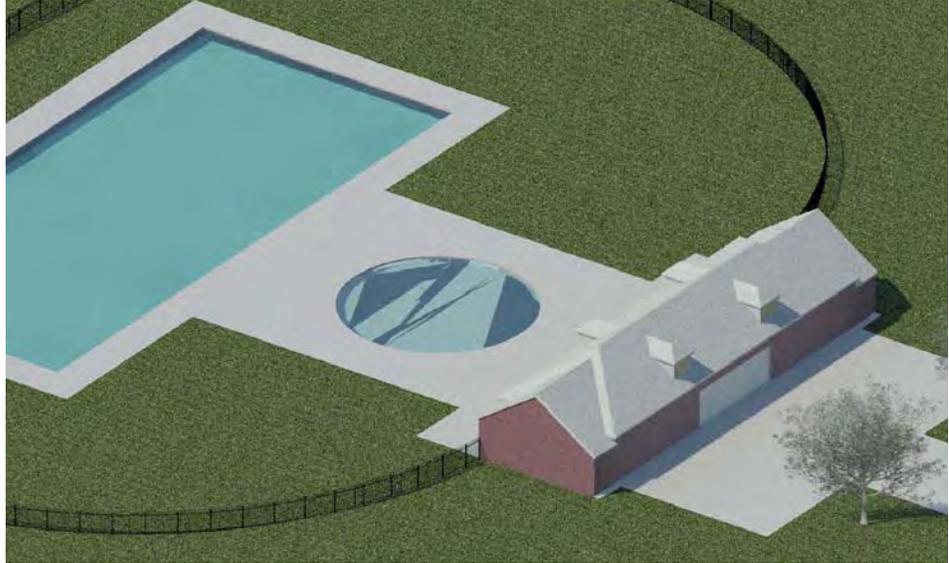


Image 4 – Northeast bird's-eye view showing building re-clad in brick with wings removed.



Image 5 – Southwest bird's-eye view showing building re-clad in brick with wings removed.

Option 2: Create New Gated Openings at Existing Blocked Up Windows (Rejected): Option 2 explored salvaging the existing wings and creating new openings. Refer to picture below. The rectangles on the wing wall are former window openings which are blocked up. In option 2 the window infill would be removed and the walls below cut out. The existing window headers would provide the necessary structure for the openings. At the pool side the existing doors would also be removed and the openings would remain. The failing roof would be replaced and damaged plaster repaired. The scheme was ultimately rejected because the community felt that the renovated space inside the wings was dark and unwelcoming.

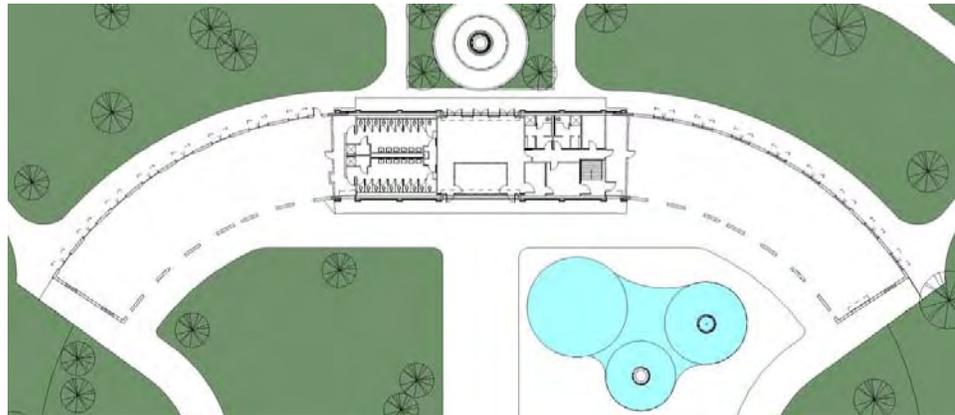


Image 6 – Option 2 plan showing doors and walls below existing windows removed. Openings are gated at park side.



Image 7 – Photograph taken at existing pool deck looking west.



Image 8 – Rendered image of Option 2. Same view as Image 7 at left. Existing doors and walls at original window openings have been removed.



Image 9 – Northwest bird's-eye view of Option 2. Walls at existing window locations have been removed and openings are gated at park side.



Image 10 – Southeast bird's-eye view of Option 2. Existing doors and walls at existing window locations have been removed. Images 8 and 9 also show renovations of pool area which are discussed in the landscape section of the package.



Image 11 – Interior view of Option 2. This image is taken from west pavilion looking east. Existing doors and walls at existing window locations have been removed. Existing ceiling and floor slab remain.

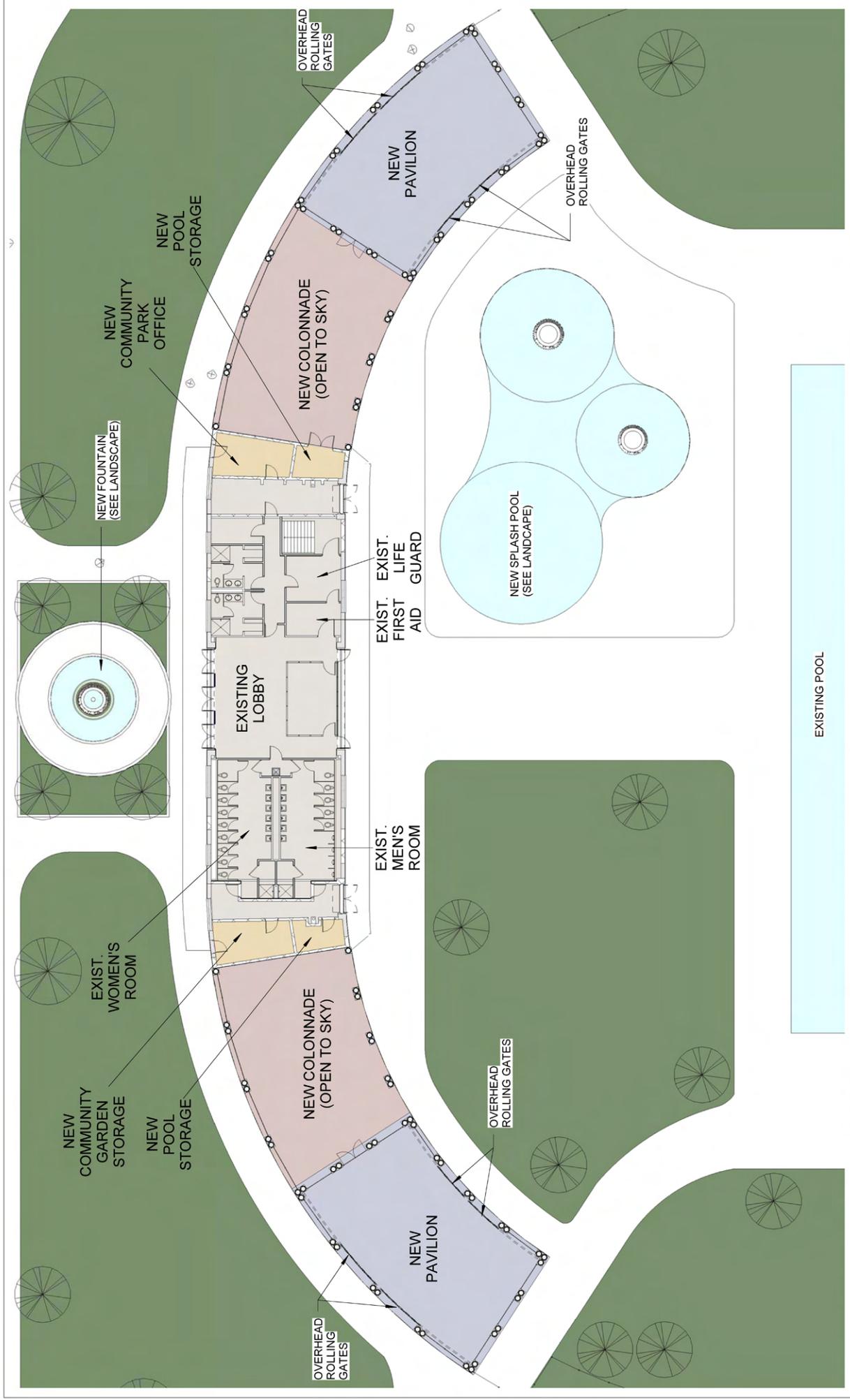
Option 3: Replace Existing Wings with Open Pavilions (Preferred Option):

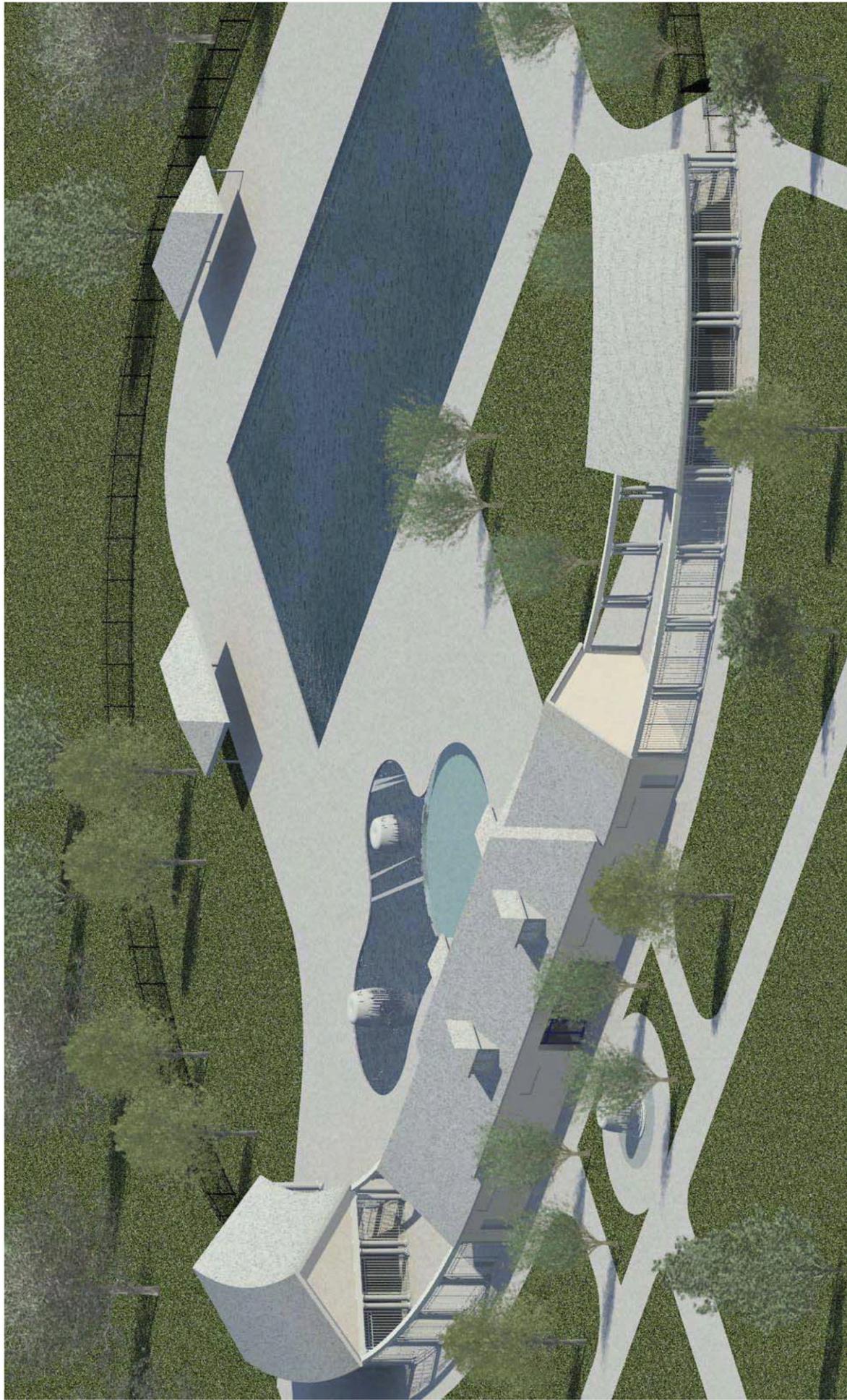
Option 3 preserves the existing form of the pool building but replaces the curved wings with pavilion spaces of similar size. The center section of the existing building housing the bathrooms and lobby would remain and be re-clad in a more durable material. Some of the roof and floor structure of the wings might be salvaged in the process, but existing curved wing walls would be entirely demolished and replaced with a new colonnade. The new wings would be broken into three sections with the inner and outer sections roofed and the center section open to the sky. The open area could be planted or paved. The covered areas could be utilized as shaded areas for tables and games during normal pool use and could also be rented by groups for parties. Gates would allow the pavilion spaces to be used from either the pool side or park side depending on season and function. A small section of building adjacent to and on both sides of the remaining center section would serve as storage for the facility. The storage spaces would be divided in half with both exterior and interior access. The exterior accessed portions would serve as tool storage for park volunteers. The interior spaces would serve as general storage for the pool. This scheme offers shade, shelter, and rentable space, while providing more transparency between the pool complex and the park.



Image 12 – Outside view of new pavilion and colonnade.

The following pages illustrate Option 3, the preferred option, in further detail.





SCHEMATIC DESIGN FOR PROPOSED RENOVATIONS TO:
RIVERSIDE PARK POOL BUILDING

FOR: MAYOR AND CITY
COUNCIL OF BALTIMORE

NORTHWEST BIRDSYE VIEW

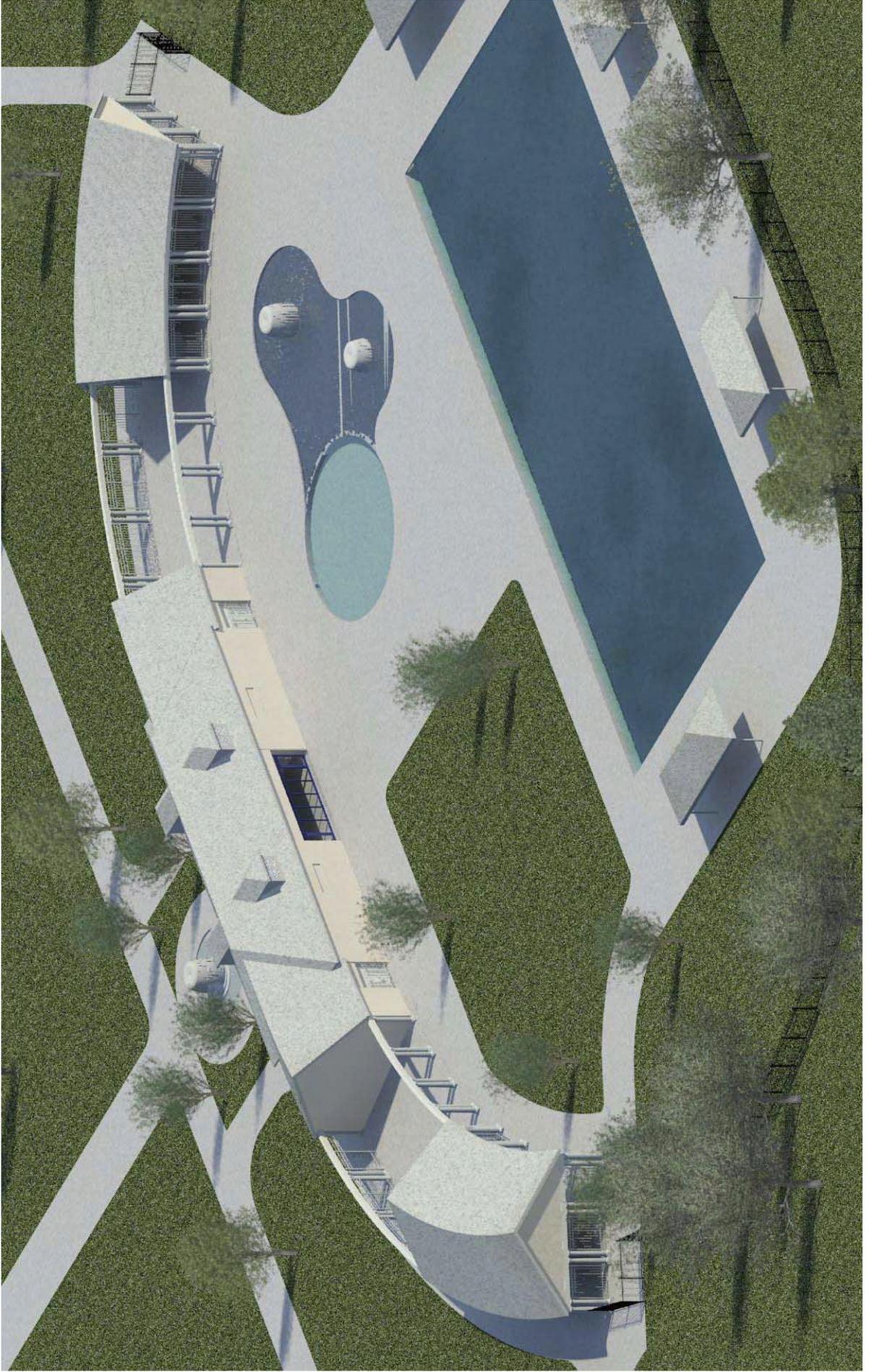
AUGUST
2009

ARCHITECTS

G | W
W | O



MAHAN RYKIEL
Landscape Architecture
Urban Design, Planning



SCHEMATIC DESIGN FOR PROPOSED RENOVATIONS TO:
RIVERSIDE PARK POOL BUILDING

FOR: MAYOR AND CITY
COUNCIL OF BALTIMORE

SOUTHWEST BIRDSEYE VIEW

AUGUST
2009

ARCHITECTS
G | W
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MAHAN RYKIEL
Landscape Architecture
Urban Design, Planning



SCHEMATIC DESIGN FOR PROPOSED RENOVATIONS TO:
RIVERSIDE PARK POOL BUILDING

FOR: MAYOR AND CITY
COUNCIL OF BALTIMORE

VIEW FROM INSIDE NEW
COVERED PAVILION

AUGUST
2009

ARCHITECTS
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 MAHAN RYKIEL
Landscape Architecture
Urban Design, Planning



SCHEMATIC DESIGN FOR PROPOSED RENOVATIONS TO:
RIVERSIDE PARK POOL BUILDING

FOR: MAYOR AND CITY
COUNCIL OF BALTIMORE

VIEW FROM NEW COLONADE

AUGUST
2009

ARCHITECTS
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 MAHAN RYKIEL
Landscape Architecture
Urban Design, Planning



SCHEMATIC DESIGN FOR PROPOSED RENOVATIONS TO:
RIVERSIDE PARK POOL BUILDING

FOR: MAYOR AND CITY
COUNCIL OF BALTIMORE

VIEW ACROSS POOL

AUGUST
2009

ARCHITECTS
G | W
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 MAHAN RYKIEL
Landscape Architecture
Urban Design, Planning

APPENDIX D: MASTER PLAN LEVEL ESTIMATES OF PROBABLE CONSTRUCTION COST

A. Park Entrances	\$ 65,000 - \$ 104,000
▪ Corner Entrances	
▪ Main Park Entrance	
B. Gardens	\$ 139,000 - \$ 179,000
▪ Community Accent Gardens	
▪ Community Gardens	
C. Memorials and Monuments	\$ 134,000 - \$ 202,000
▪ Pavilion Plaza Area	
▪ Cannon Memorial	
▪ Flagpole Plaza	
D. Pathway Network	\$ 416,000 - \$ 624,000
▪ North-South Walk Between Pavilion and Pool House	
▪ Pool Area Perimeter Walk	
▪ Johnson Street Sidewalk Extension	
▪ General Park Pathways	
E. Pool Area	\$2,388,000 - \$3,170,000
▪ Pool House Renovations and Covered Pavilions	\$1,640,000 - 2,050,000
▪ Pool Site Work (Entry Plaza, Courtyards, Swimming Pool, Splash Pad and Wading Pool, Pool Deck)	\$ 748,000 - 1,120,000
F. Other Facilities	\$ 101,000 - \$ 151,000
▪ Portable Restroom Enclosures	
▪ Amphitheater	
▪ Playground Expansion	
Other Facilities	\$ 262,000 - \$ 392,000
▪ Potential Parking (not including land acquisition)	
G. Recreation Facilities	\$ 335,000 - \$ 436,000
▪ Basketball Court Renovation	
▪ Playing Field Renovations	
H. Amenities and General Considerations	\$ 232,000 - \$ 353,000
▪ Ornamental Lighting	\$ 120,000 - \$ 180,000
▪ Site Furniture Replacements	\$ 53,000 - \$ 79,000
▪ Tree Planting	\$ 29,000 - \$ 44,000
▪ Park Signage	\$ 30,000 - \$ 50,000
Total	\$4,072,000 - \$5,611,000