

Roland Water Tower Park

Community Engagement Meeting #2

March 31, 2021

**Unknown
Studio**



ROLAND WATER TOWER PARK: DESIGN CONCEPTS

~ COMMUNITY MEETINGS ~

Join us to review the results of the community survey and give feedback on concept design options for your park!

PUBLIC MEETING #1 (ON ZOOM)
Weds, March 31, 2021, 6-7:30pm
<https://tinyurl.com/3bpv96jf>
Passcode: watertower

PUBLIC MEETING #2 (ON SITE)
Sat, April 3, 2021, 12-2pm
(Drop in any time)
On-site at the Roland Water Tower
All ages encouraged! Masks and
physical distancing required.
Rain Date: Tues, April 6, 5-7pm

Please email:
rolandwatertower@rolandpark.org
with any comments or questions.

Can't
attend
either
meeting?

There is a
comment
box posted
on the con-
struction
fence,
on-site for
you to drop
off your
comments!

For more information or to volunteer, please visit:
rolandwatertower.org

Agenda

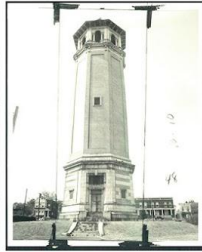
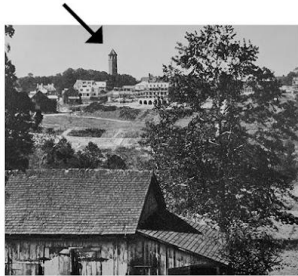
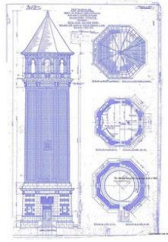
1. Project & Site History Recap 6:00-6:05pm
2. What We Heard 6:05-6:15pm
3. Concept Design Options 6:15-6:35pm
 - a. The Minimalist
 - b. The Gathering Place
4. Roadway Options 6:35-6:45pm
5. Decisions & Discussion 6:45-7:15pm
 - a. Breakout Groups
 - b. Roadway Survey
6. Report Back & Next Steps 7:15-7:30pm

Recap

Neighborhood Context



Brief Timeline



1850s:

The Italianate style of the Tower becomes one of the most popular in Baltimore for decades to come.

1905:

Water Tower built to supply Hampden. Water was fed from a reservoir to the Tower and from there into homes.

1930:

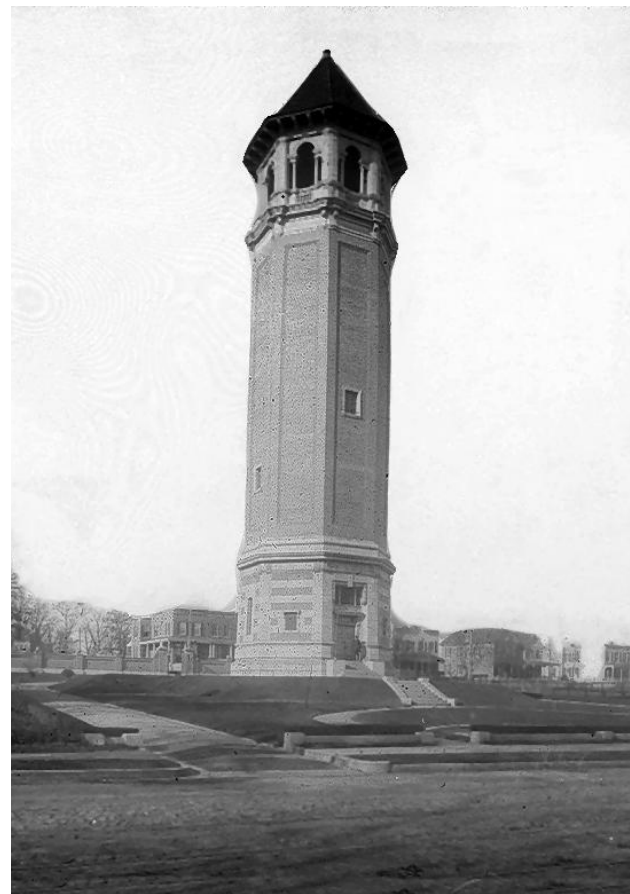
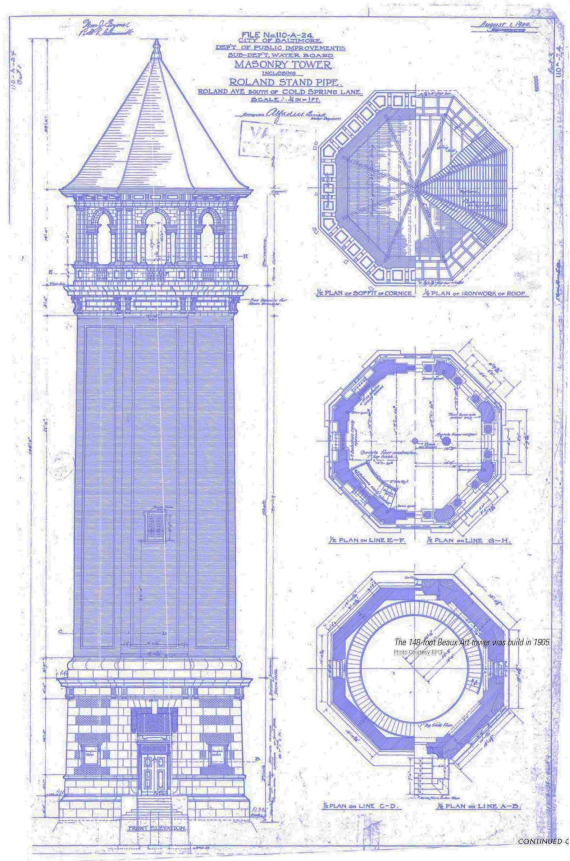
Water Tower replaced by Reservoir system; the Tower becomes a turnaround for the Trolley System.

1960s:

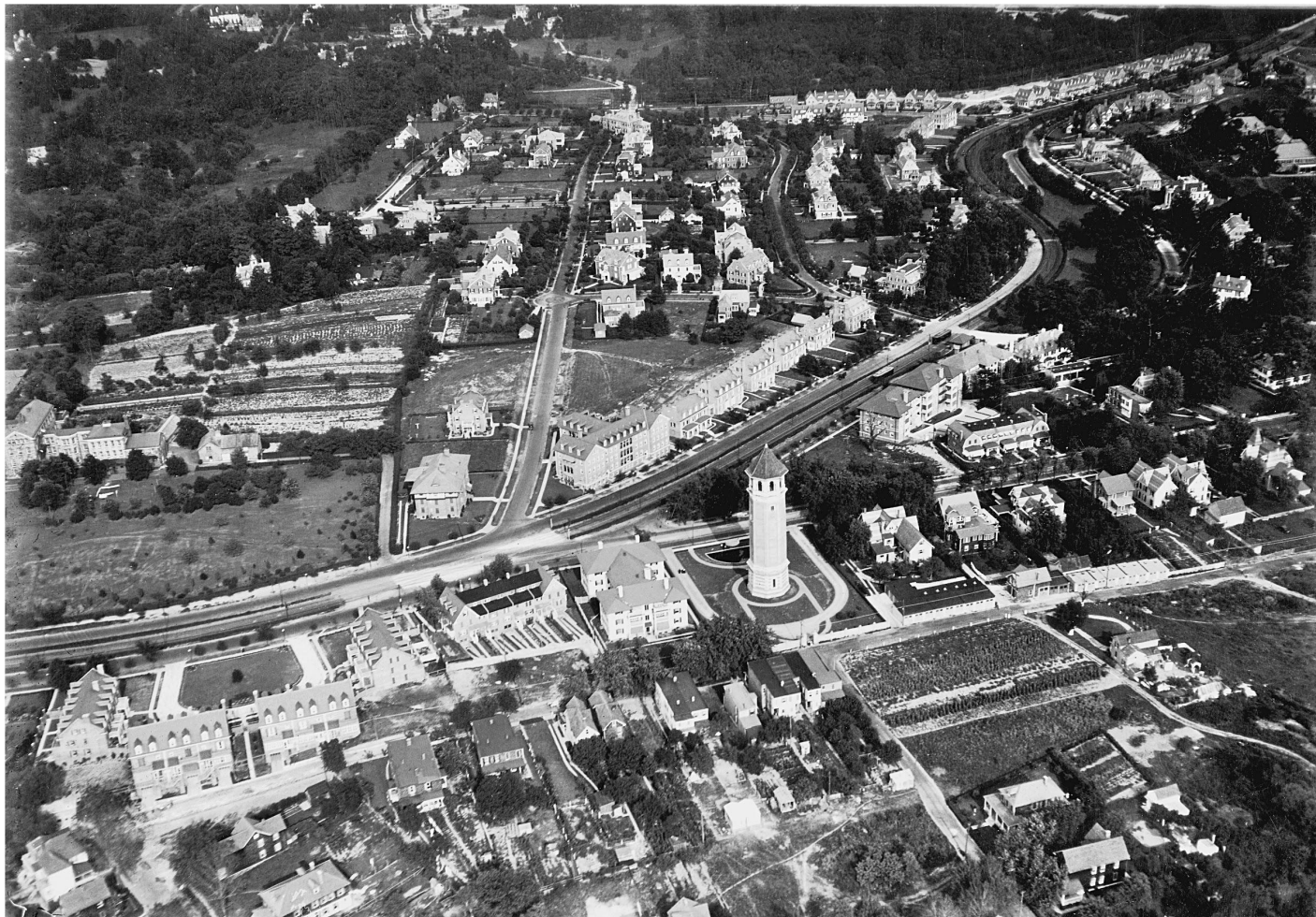
Trolley System replaced by buses; the Tower Turnaround is decommissioned.

2008-today:

The City of Baltimore designates the Tower as an Historic Landmark, and restoration and open space efforts have been ongoing.



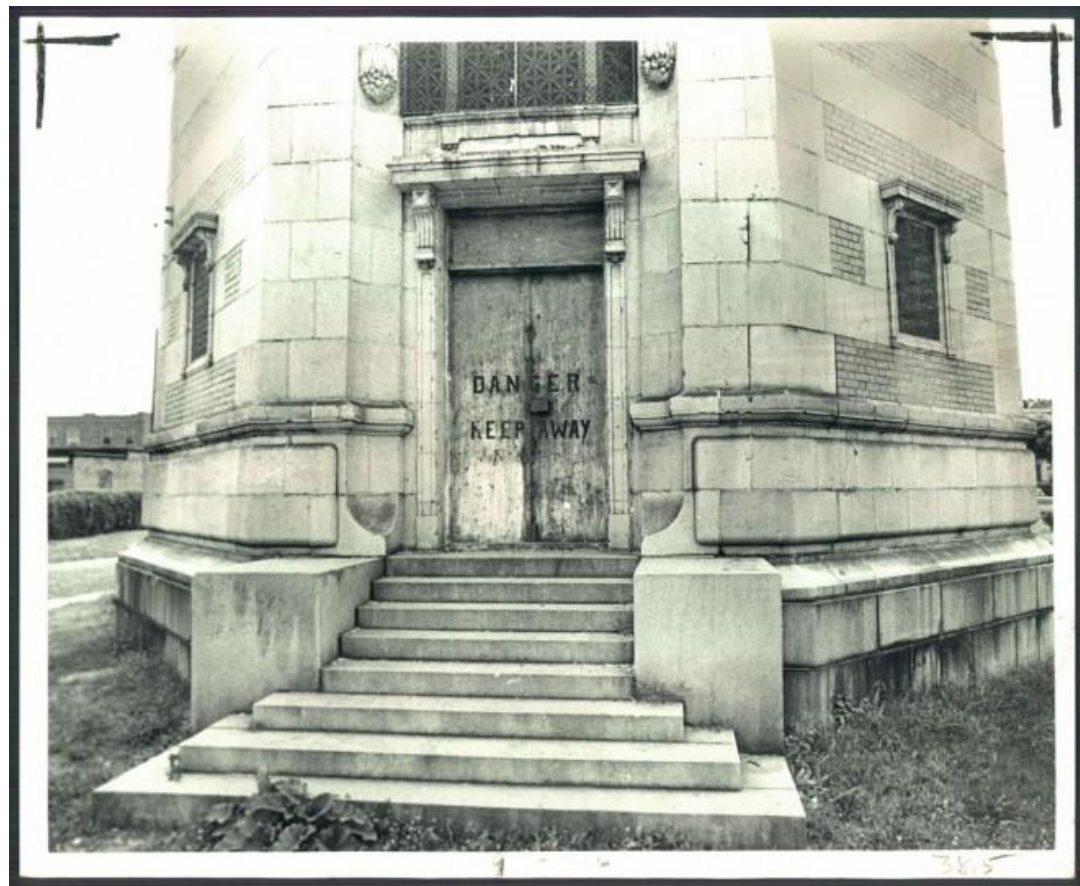
Historic Tower Structure



1920s Era View of Tower Site, no road access through to Evans Chapel Road



Site during its use as a Trackless Trolley Turnaround, c. 1940s



Tower in disuse



Current Tower Stabilization Construction Project



What We Heard

Initial Community Engagement




Zoom Meeting 11/5/20



On-Site Event 11/7/20



On-Site Comment Box



Roland Water Tower Park - Concept Design

Initial Community Feedback Questionnaire

* Required

Please fill out this short survey to guide the concept design of your community park. We want to hear about your ideas, wishes, anxieties, and excitement!

What is your connection to the Roland Water Tower Park? *

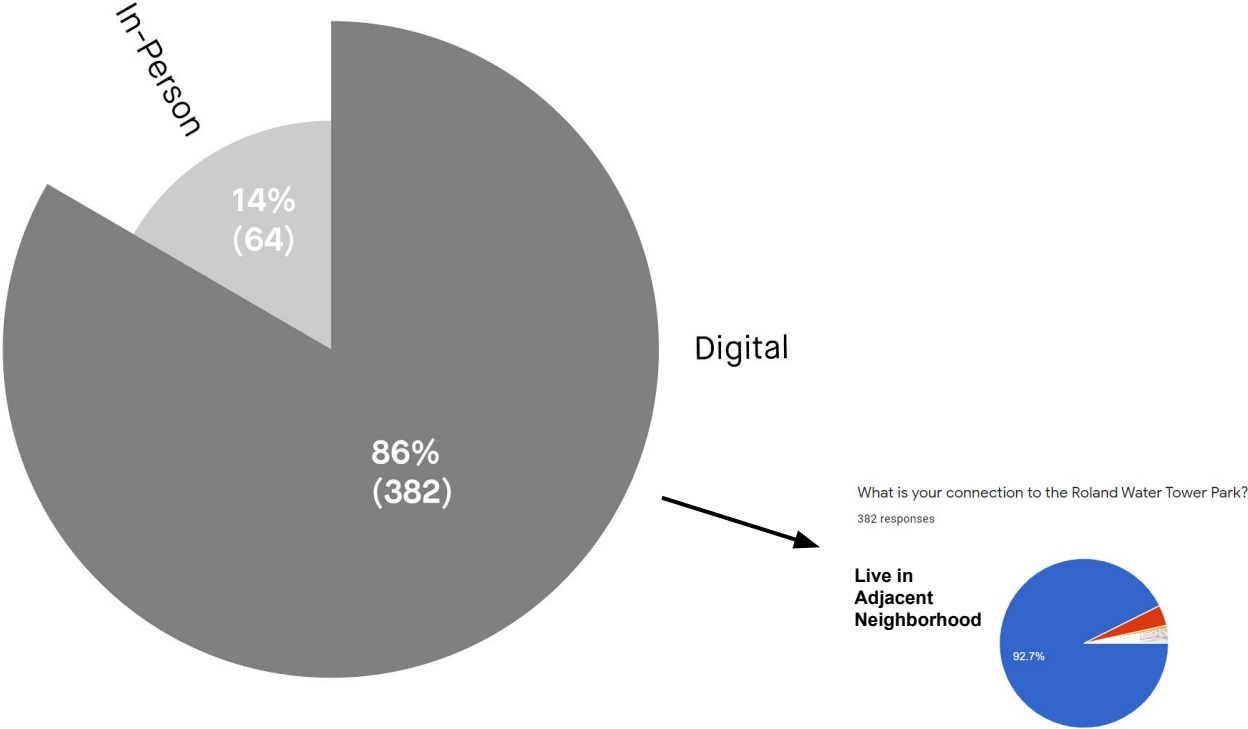
- ☐ I live nearby in the adjacent neighborhoods
- ☐ I live elsewhere in Baltimore
- ☐ Other: _____

Want to volunteer, learn more, or join the mailing list? Please visit: rolandwatertower.org/#contact

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Digital Survey

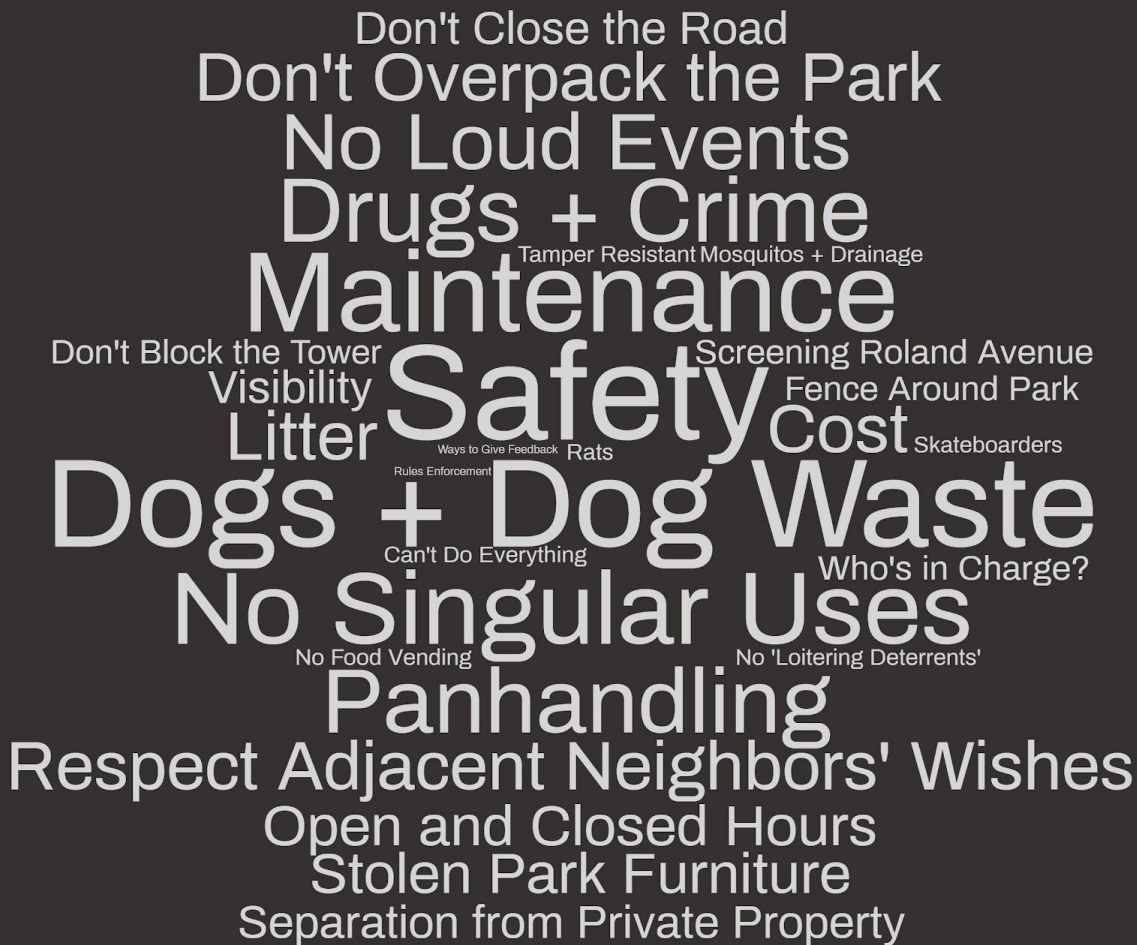
Survey Respondents



Write-In Comments



Write-In Comments



A word cloud of write-in comments on a dark gray background. The words are in white and arranged in a roughly circular shape. The most prominent words are 'Safety', 'Dogs + Dog Waste', 'Maintenance', and 'No Singular Uses'. Other visible words include 'Don't Overpack the Park', 'No Loud Events', 'Drugs + Crime', 'Respect Adjacent Neighbors' Wishes', 'Panhandling', 'Open and Closed Hours', 'Stolen Park Furniture', 'Separation from Private Property', 'Don't Block the Tower', 'Visibility', 'Litter', 'Cost', 'Who's in Charge?', 'No Food Vending', 'No 'Loitering' Deterrents', 'Can't Do Everything', 'Rules Enforcement', 'Ways to Give Feedback', 'Rats', 'Screening Roland Avenue', 'Fence Around Park', 'Skateboarders', 'Tamper Resistant Mosquitos + Drainage', and 'Don't Close the Road'.

Don't Close the Road
Don't Overpack the Park
No Loud Events
Drugs + Crime
Maintenance
Safety
Dogs + Dog Waste
No Singular Uses
Panhandling
Respect Adjacent Neighbors' Wishes
Open and Closed Hours
Stolen Park Furniture
Separation from Private Property
Don't Block the Tower
Visibility
Litter
Cost
Who's in Charge?
No Food Vending
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Can't Do Everything
Rules Enforcement
Ways to Give Feedback
Rats
Screening Roland Avenue
Fence Around Park
Skateboarders
Tamper Resistant Mosquitos + Drainage

Park Elements



SHADE TREES



POLLINATOR PLANTS



COMMUNITY LAWN



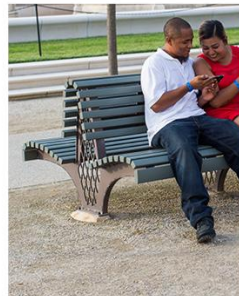
PLAZA SPACE



WATER FEATURE



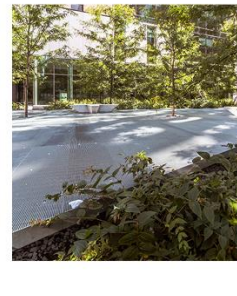
**HISTORIC-INSPIRED
ELEMENTS**



BENCHES



LIGHTING

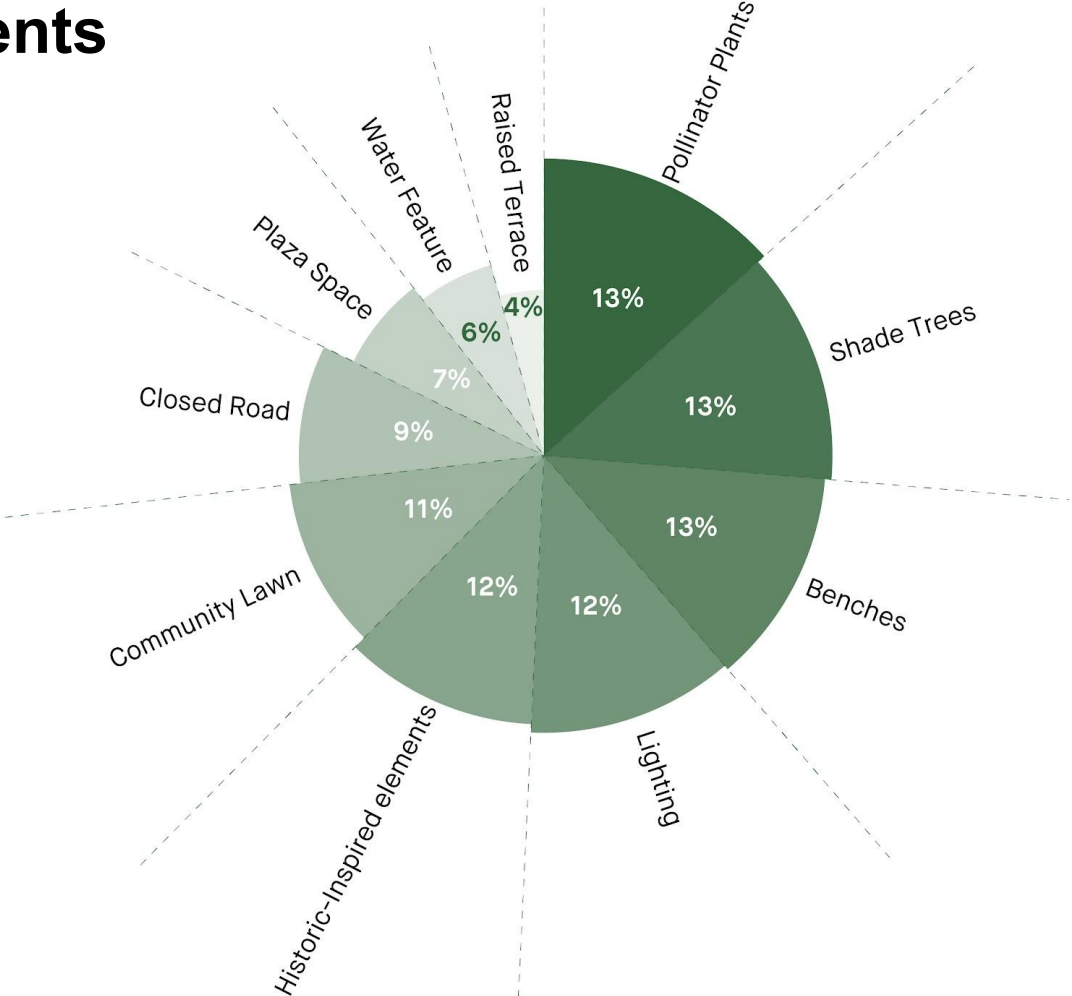


RAISED TERRACE



CLOSED ROAD

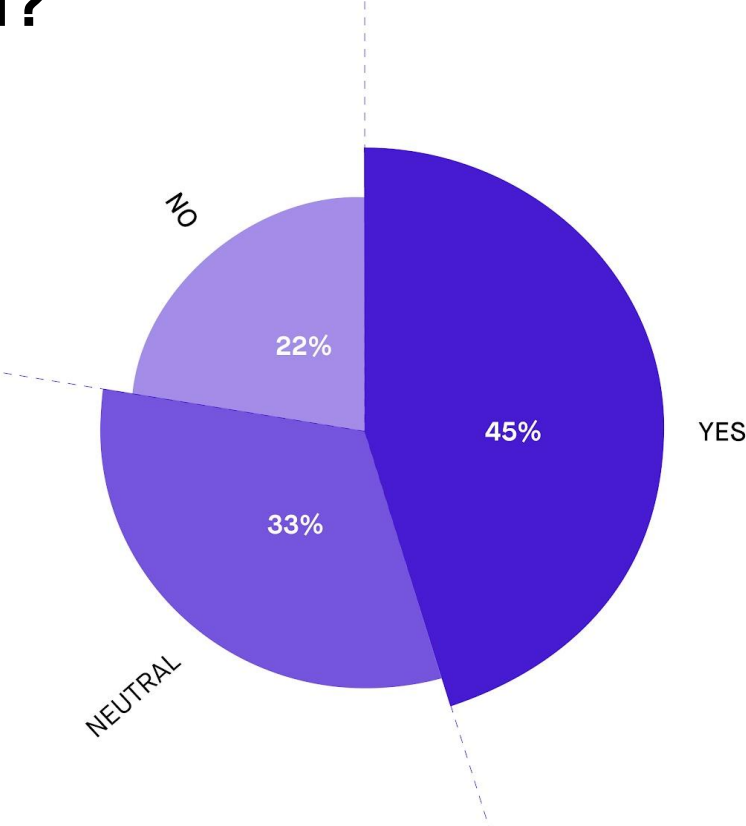
Park Elements



Closing the Road?



Closing the Road?



Activities



PLAYFULNESS



HISTORY



TEMPORARY ART



FLEXIBLE TABLES & CHAIRS



PERFORMANCE/EXHIBITION

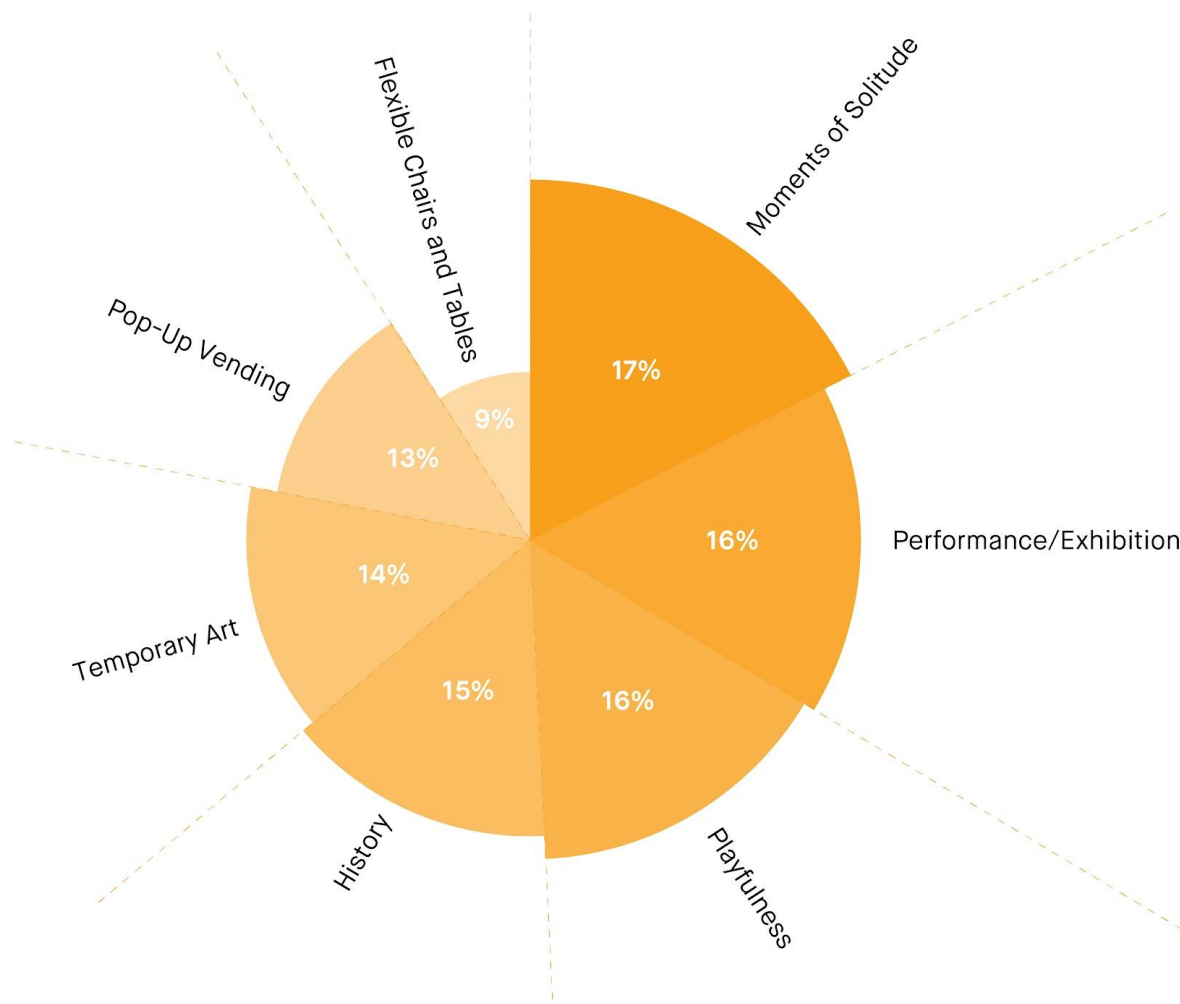


POP-UP VENDING



MOMENTS OF SOLITUDE

Activities



When?



SUMMERTIME HEAT



WINTERTIME COLD



WEEKDAY



WEEKEND



EARLY MORNING

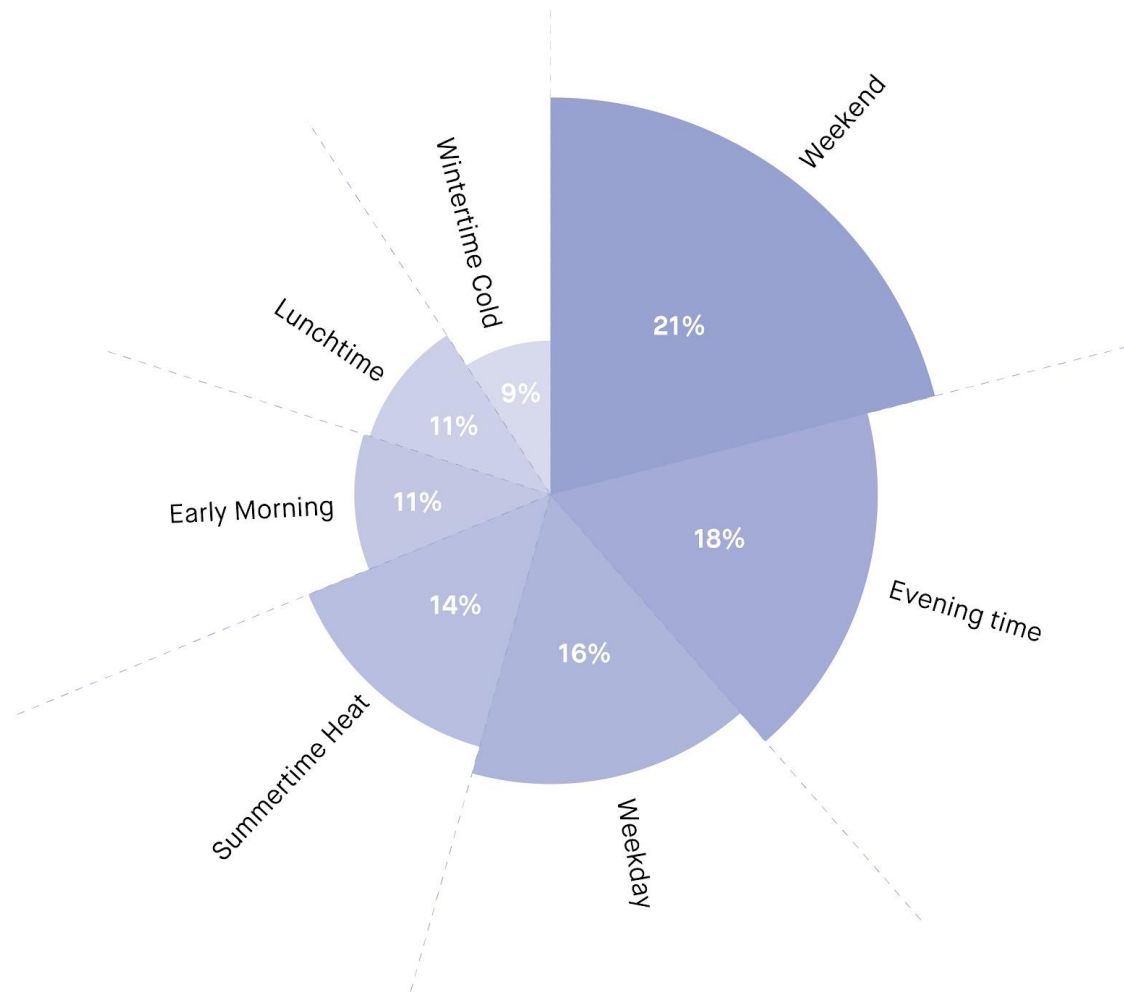


LUNCHTIME



EVENING TIME

When?



With Whom?



FRIEND / PARTNER



SMALL GROUP



FAMILY



CHILDREN/PETS

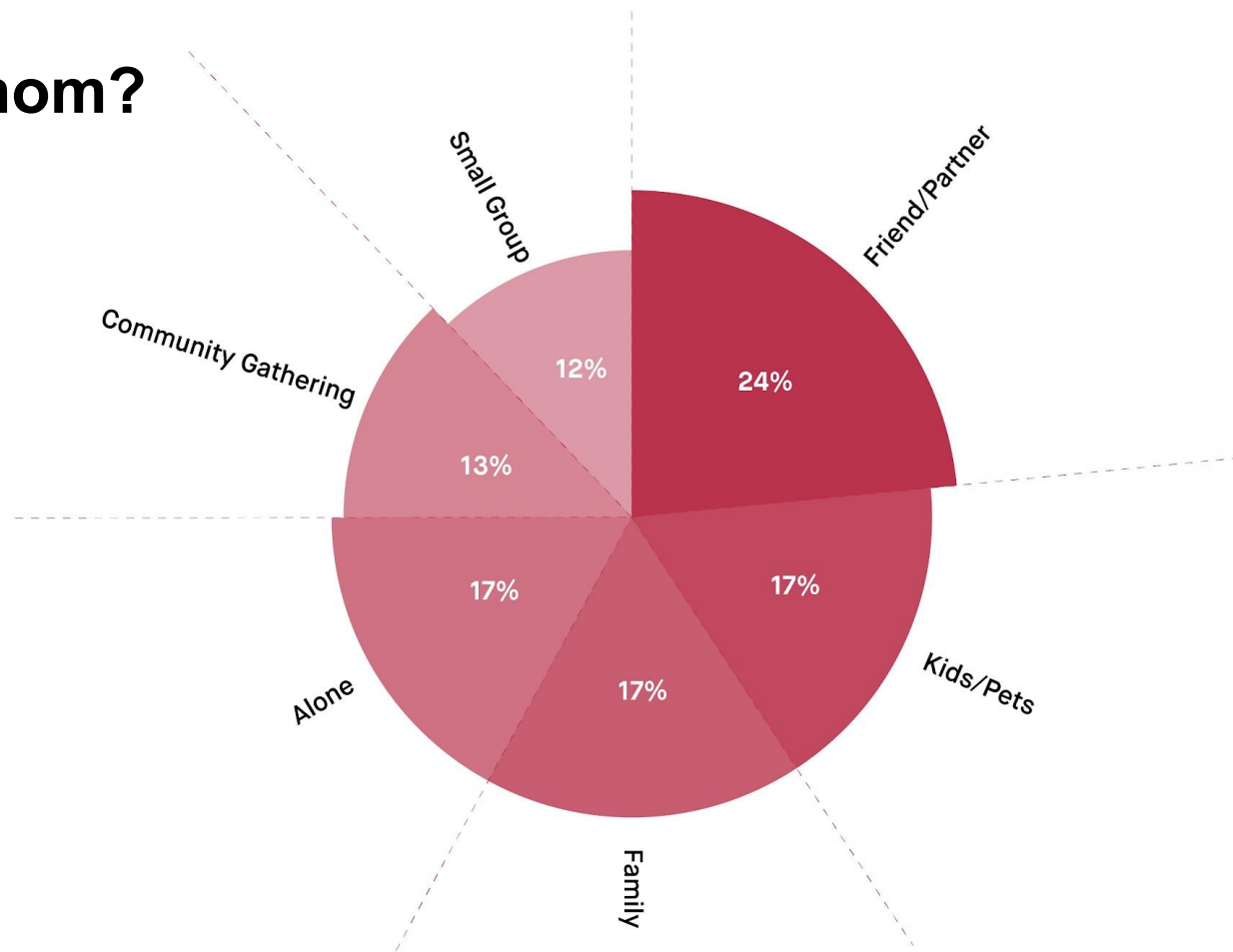


ALONE



COMMUNITY
GATHERING

With Whom?

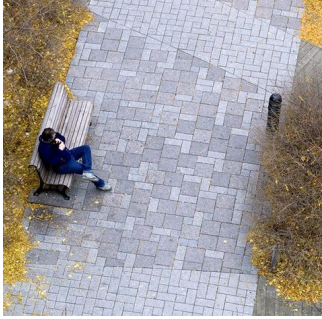


Takeaways

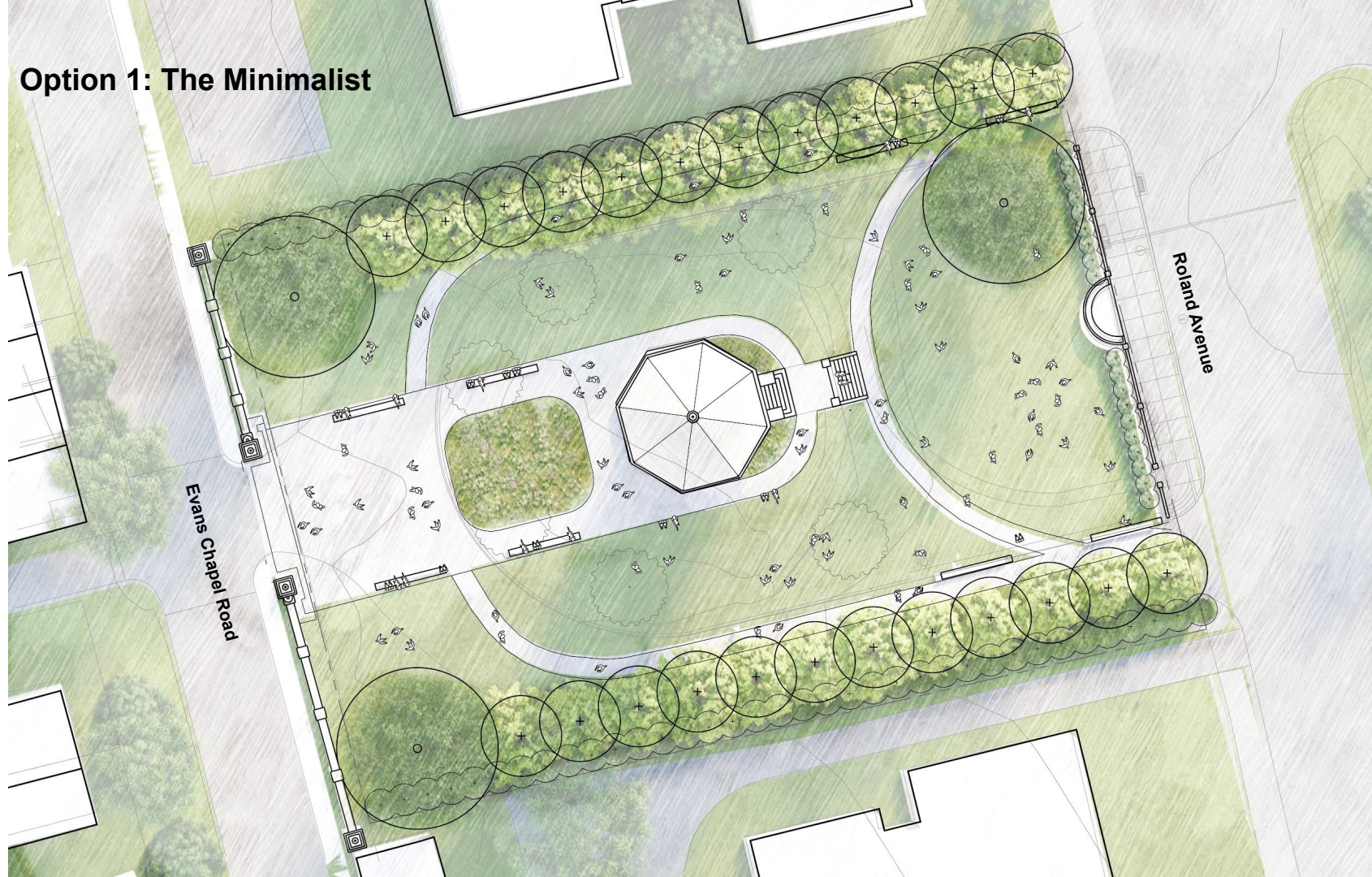
- Neighborhood green space with habitat for pollinators and birds, as well as humans
- A quiet space for everyday use, without catering to one group alone
- At the same time, elements for play are very important to the community
- Flexible spaces that can accommodate the everyday as well as occasional community events, music, art, markets, food trucks, etc.
- Components that reflect the site's history - could be inherent to the design, or include signage about the history of the tower, of Hoes Heights, and/or urban ecology
- **SAFETY** - especially traffic safety; a safe place for kids to run around and play. "Road Closure" and "Traffic Calming" were the most common write-ins

Concept Design Options

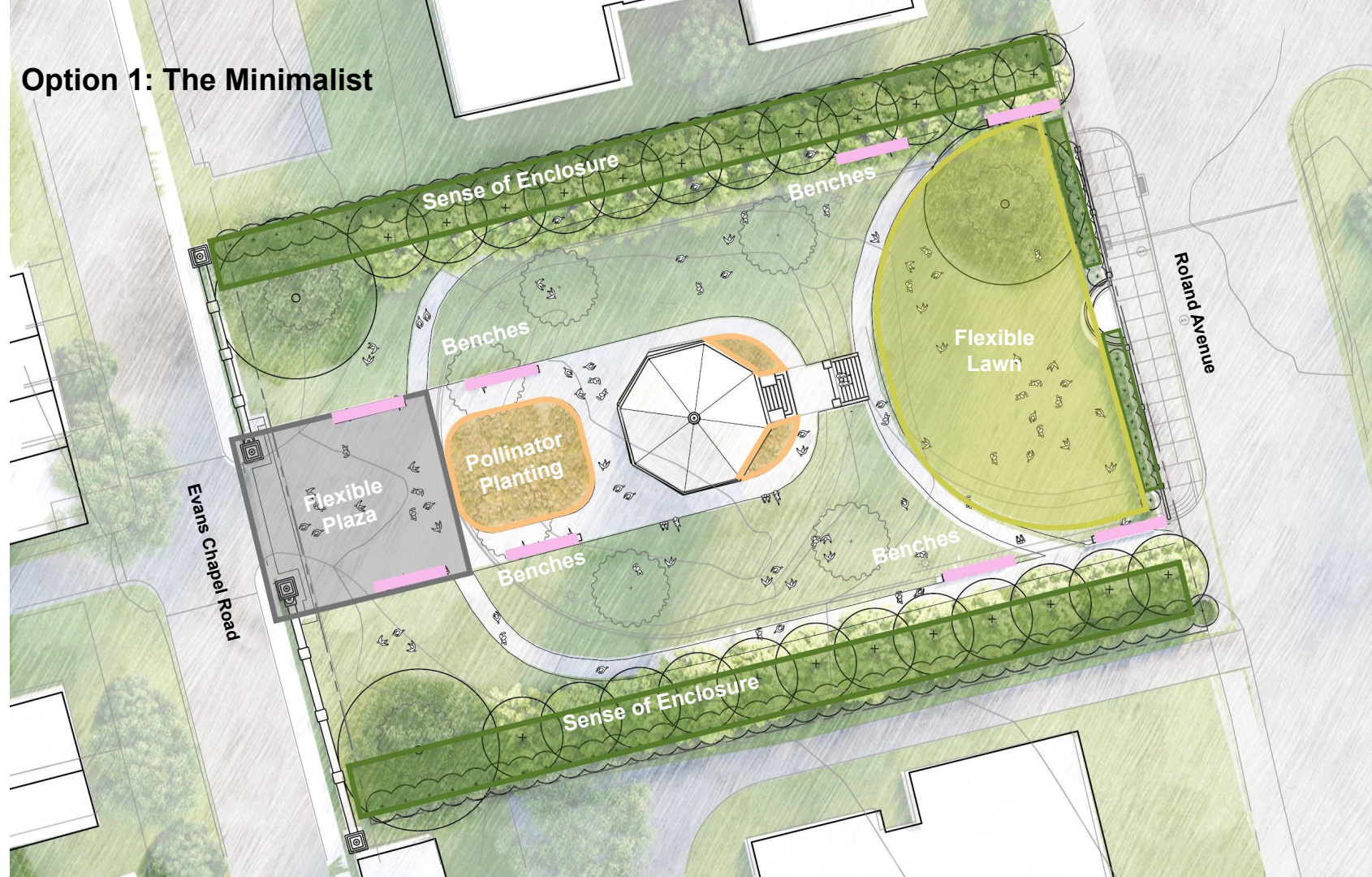
Option 1: The Minimalist



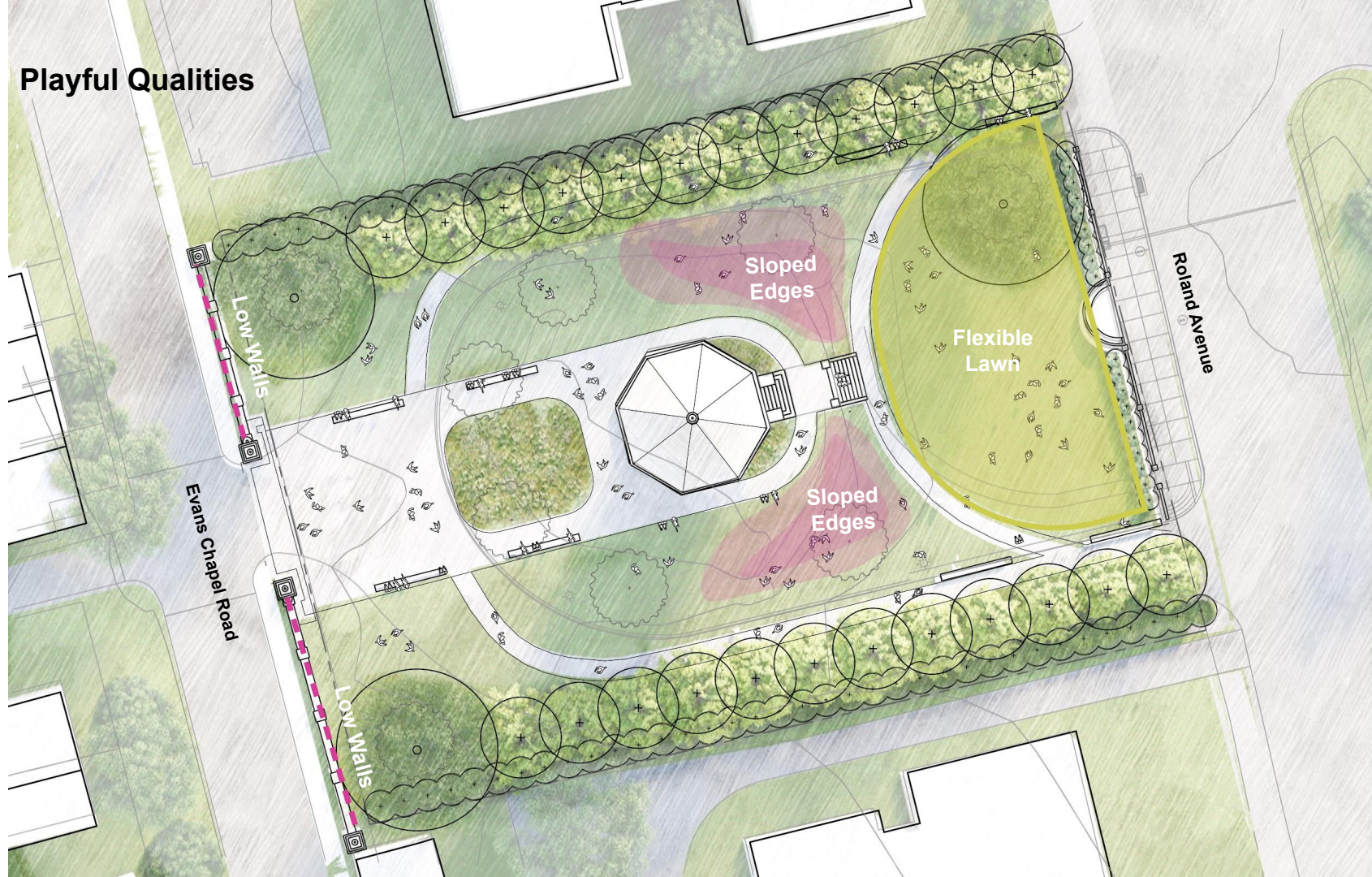
Option 1: The Minimalist



Option 1: The Minimalist



Playful Qualities



**The Minimalist
Everyday View from Evans Chapel**



**The Minimalist
Special Events View from Evans Chapel**



The Minimalist Plaza at Evans Chapel



**The Minimalist
View from Roland Avenue**



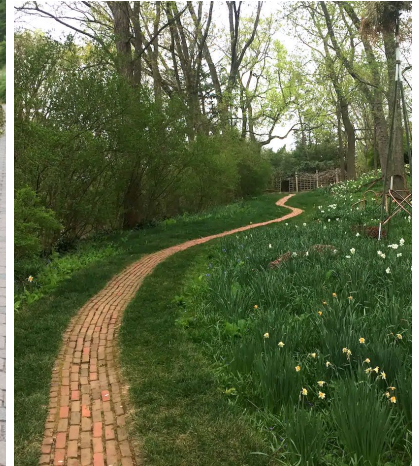
**The Minimalist
Comfortable Slope at Base of Tower**



**The Minimalist
Flexible Lawn at Roland Ave**



Option 2: The Gathering Place



Option 2: The Gathering Place



Option 2: The Gathering Place



Playful Qualities



The Gathering Place
Everyday View from Evans Chapel Road



The Gathering Place
Events View from Evans Chapel Road



The Gathering Place
Events Plaza at Evans Chapel Road



**The Gathering Place
Plaza, Native Plantings, and Lawn at Evans Chapel Road**



The Gathering Place
View from Roland Avenue



**The Gathering Place
Native Plantings and a Comfortable Edge**



**The Gathering Place
Flexible Lawn at Roland Ave.**



Concept Design Options

Option 1 - The Minimalist



Option 2 - The Gathering Place



Roadway Options

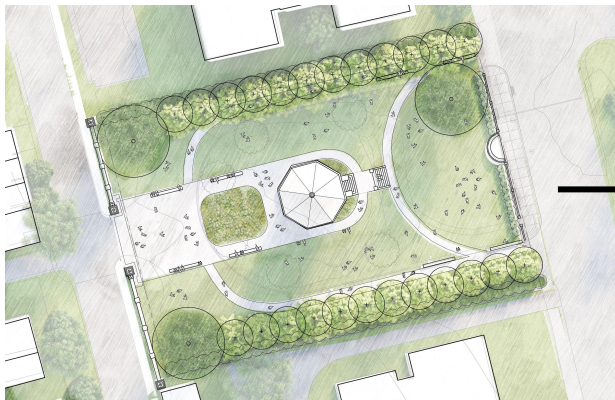
Existing Conditions:
12,000 SF Roadway with
22-25' wide, two-way lanes takes up approximately **40% of Park Site**
Only 16,000 SF or 55% is truly usable as a park
and it is cut off from Hoes Heights



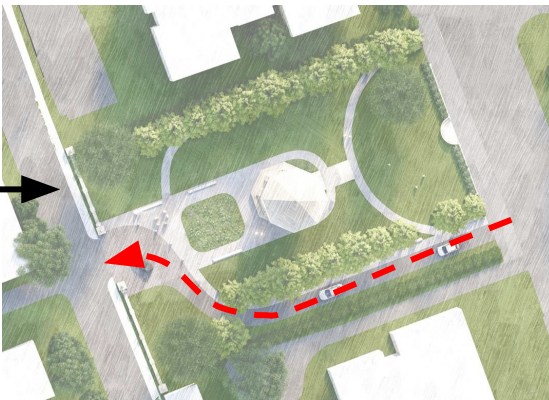
Current Roadway Conditions



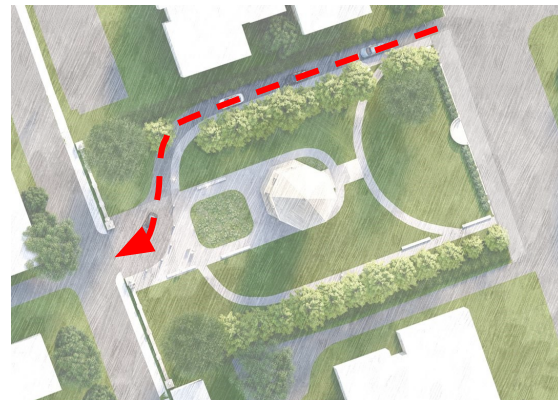
Roadway Options



Option 1 - The Minimalist



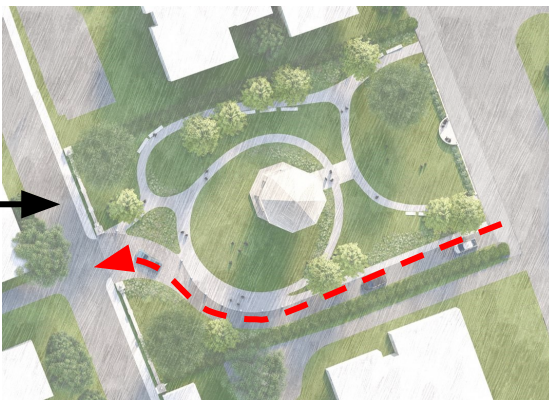
The Minimalist: One-Way In at South



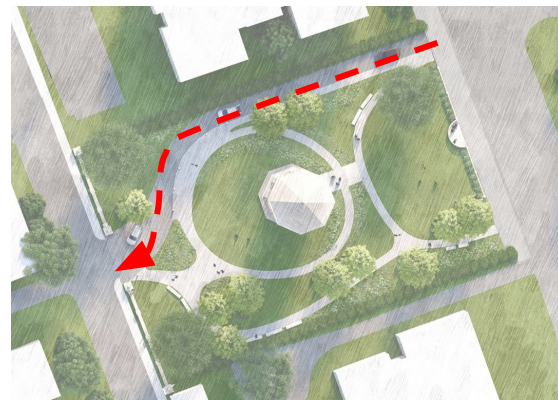
The Minimalist: One-Way In at North



Option 2 - The Gathering Place



The Gathering Place: One-Way In at South



The Gathering Place: One-Way In at North

**The Minimalist: Road Option
One-Way In at South**



The Minimalist: One-Way Road at South Impacts at Evans Chapel Plaza



Shared Vehicular/Pedestrian Use



vs. Flexible Pedestrian Plaza

The Minimalist: One-Way Road at South Plaza at Evans Chapel Road



**The Minimalist: Road Option
One-Way In at North**



The Minimalist: One-Way Road at North Impacts at Evans Chapel Plaza



Shared Vehicular/Pedestrian Use



vs. Flexible Pedestrian Plaza

The Minimalist: One-Way Road at North Plaza at Evans Chapel Road



**The Gathering Place: Road Option
One-Way In at South**



The Gathering Place: One-Way Road at South Impacts at Evans Chapel Plaza



Shared Vehicular/Pedestrian Use



vs. Flexible Pedestrian Plaza

**The Gathering Place: One-Way Road at South
Plaza at Evans Chapel Road**



**The Gathering Place: Road Option
One-Way In at North**



The Gathering Place: One-Way Road at North Impacts at Evans Chapel Plaza



Shared Vehicular/Pedestrian Use

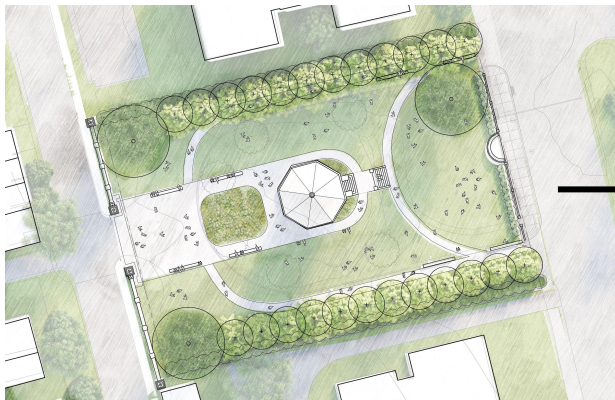


vs. Flexible Pedestrian Plaza

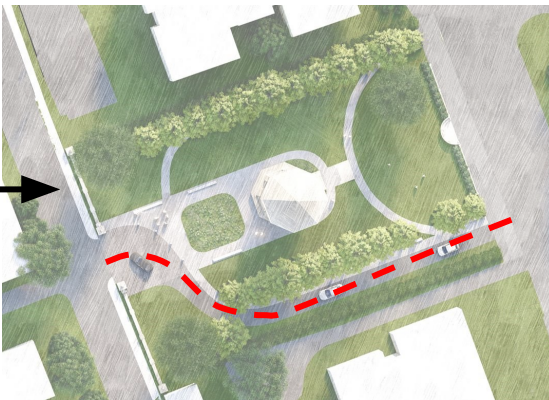
The Gathering Place: One-Way Road at North Plaza at Evans Chapel Road



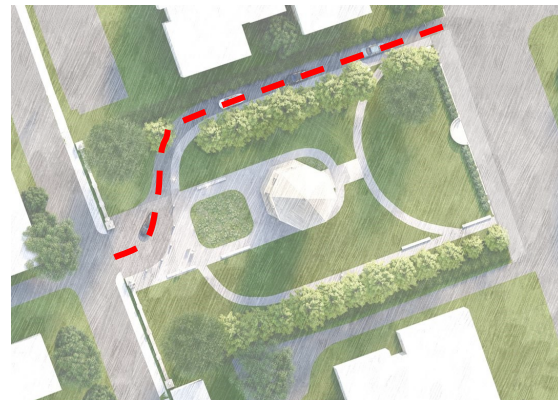
Roadway Options



Option 1 - The Minimalist



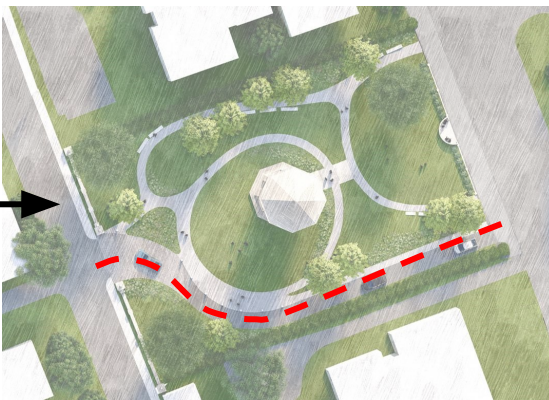
The Minimalist: One-Way In at South



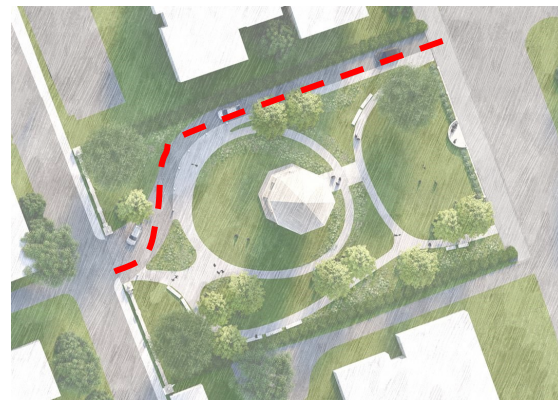
The Minimalist: One-Way In at North



Option 2 - The Gathering Place



The Gathering Place: One-Way In at South



The Gathering Place: One-Way In at North

Considerations for potential road access

IT WAS NEVER A PUBLIC ROAD

- Road is not now, and never was, a public R.O.W. - it is owned and was used by the Department of General Services as a transportation terminus. Redesigning and mapping it as a public road will increase park permitting timeline ... longer time to build the park.
- Road is not part of EMT / Fire route
- Road is not part of any municipal traffic planning



Considerations for potential road access

LOCAL TRAFFIC IMPACTS

- Road cut-through improves access to Hoes Heights, but also increases through-traffic in the neighborhood
- Traffic improvements elsewhere in neighborhood are still necessary for safe access to Hoes Heights (i.e. visibility due to street parking at intersections along 41st Street)



Considerations for potential road access

PARK USE & SAFETY

- Vehicular speeds and safe park usage (especially for kids) are inherently in conflict
- Peak park time (evenings and weekends) are in conflict with rush hour cut-through traffic
- Safety design features (bollards, curbs, signage, special paving, tabletops) limit park space flexibility and add significant cost
- Evans Chapel intersection is always going to be a safety challenge - historic walls were not designed for vehicular use
 - Shared use between pedestrians and cars
 - Poor visibility due to historic walls
 - Drivers already ignore stop signs along Evans Chapel
- Road cut-through has been previously used for undesirable and illegal activities, i.e. drug dealing

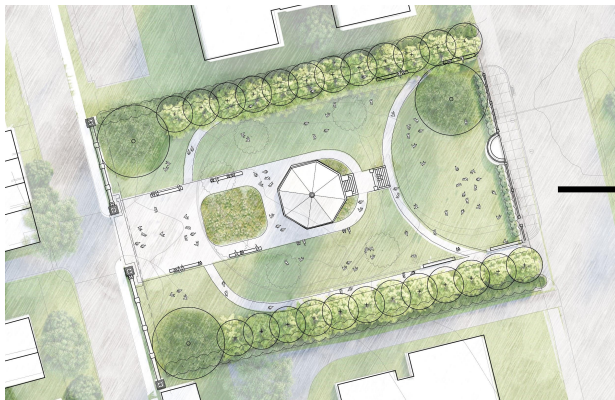


Decisions & Discussion

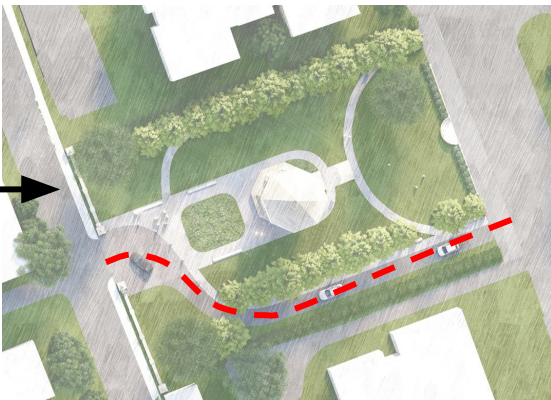
Break out Group Prompts:

- What aspects of the two directions do you like the most?
- Are there aspects that concern you?
- Do you think a redesigned roadway should remain?
- Do you currently use roads within the park?
 - Do you live in Hoe's Heights?
- What's missing from these designs?

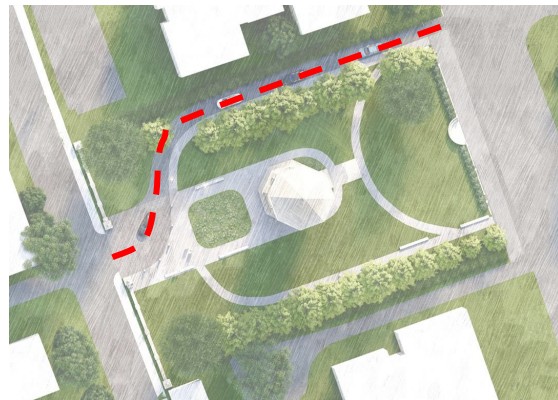
Roadway Options



Option 1 - The Minimalist



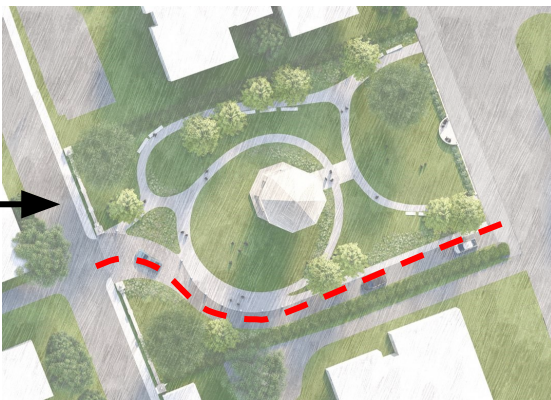
The Minimalist: One-Way In at South



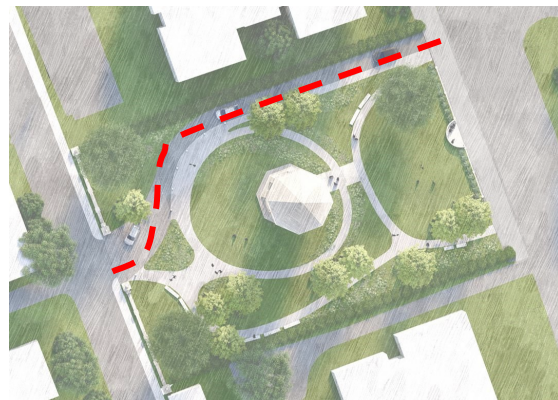
The Minimalist: One-Way In at North



Option 2 - The Gathering Place



The Gathering Place: One-Way In at South



The Gathering Place: One-Way In at North

Google Survey: Park & Roadway Preferences

Open for comment through April 11th!

<https://forms.gle/Fc436xaSsf74yVSWA>

Next Steps



ROLAND WATER TOWER PARK: DESIGN CONCEPTS

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with any comments or questions.

Can't
attend
either
meeting?

There is a
comment
box posted
on the con-
struction
fence
on-site for
you to drop
off your
comments!

For more information or to volunteer, please visit:
rolandwatertower.org

Next Community Meeting:

Saturday, April 3
On-Site at the Water Tower
12-2pm (Drop in anytime)

Next Steps

- Upcoming Community Meeting will be in **MAY!**
 - Preferred Park Concept Design will be presented and plans for the summer will be discussed.
 - Keep an eye out for a date from Roland Park Community Foundation and the team!
- This is a privately-fundraised, potentially multiphase project ... the full, final Park Construction will take time and patience from the community



Thank you!