

Roland Water Tower Park

Community Engagement Meeting #3

June 17, 2021

**Unknown
Studio**



Agenda

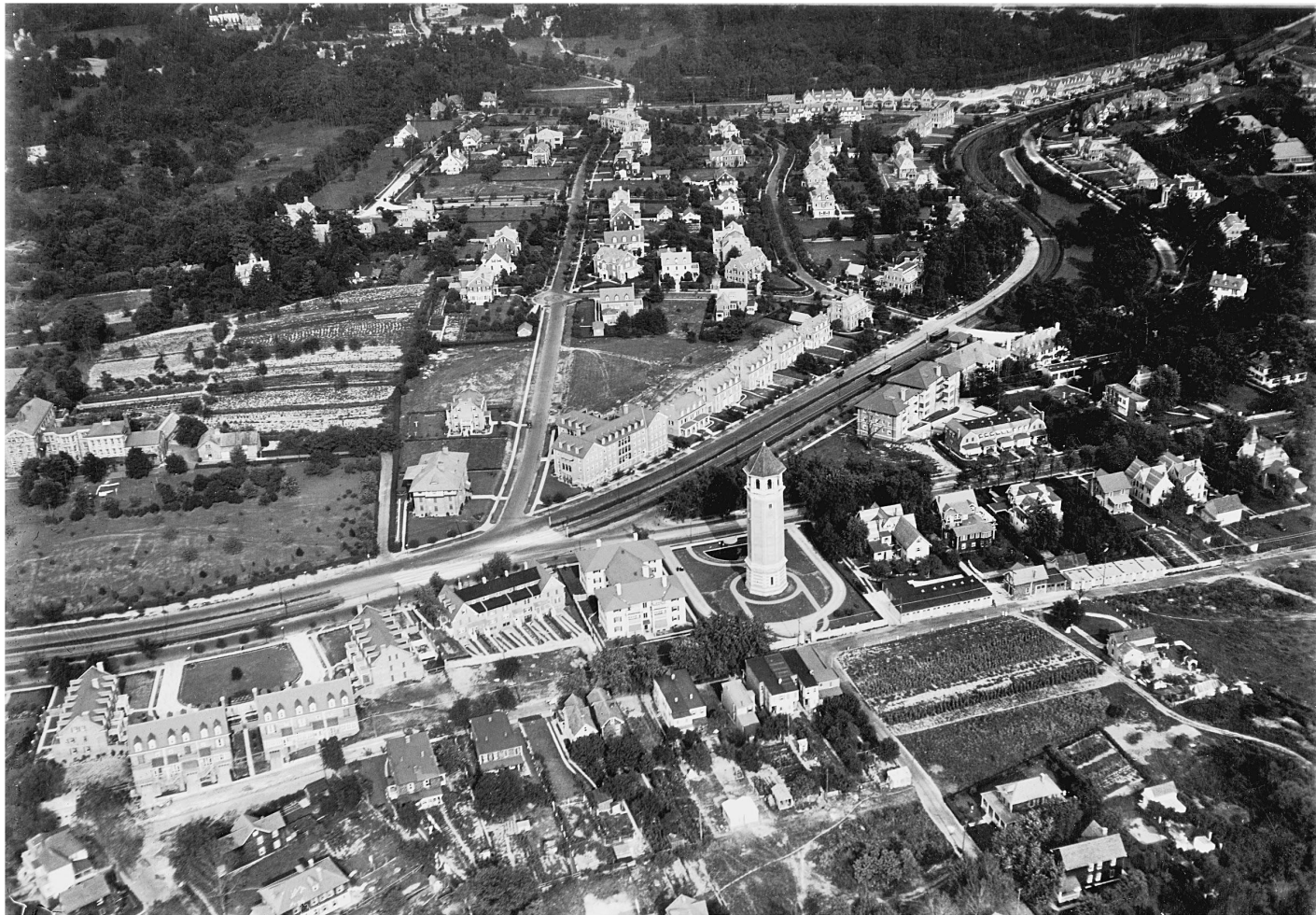
1. Project Process Recap *5:30-5:40 pm*
 - a. Tower Site & History
 - b. Community Design Process
 - c. Concept Design & Roadway Options
2. What We Heard *5:40-5:50 pm*
3. Preferred Concept Design *5:50-6:05 pm*
4. Summer Pop-Up Park *6:05-6:15 pm*
5. Breakout Discussion *6:15-6:45 pm*
6. Report Back & Next Steps *6:45-7:00 pm*

Project Process Recap

Tower & Site History

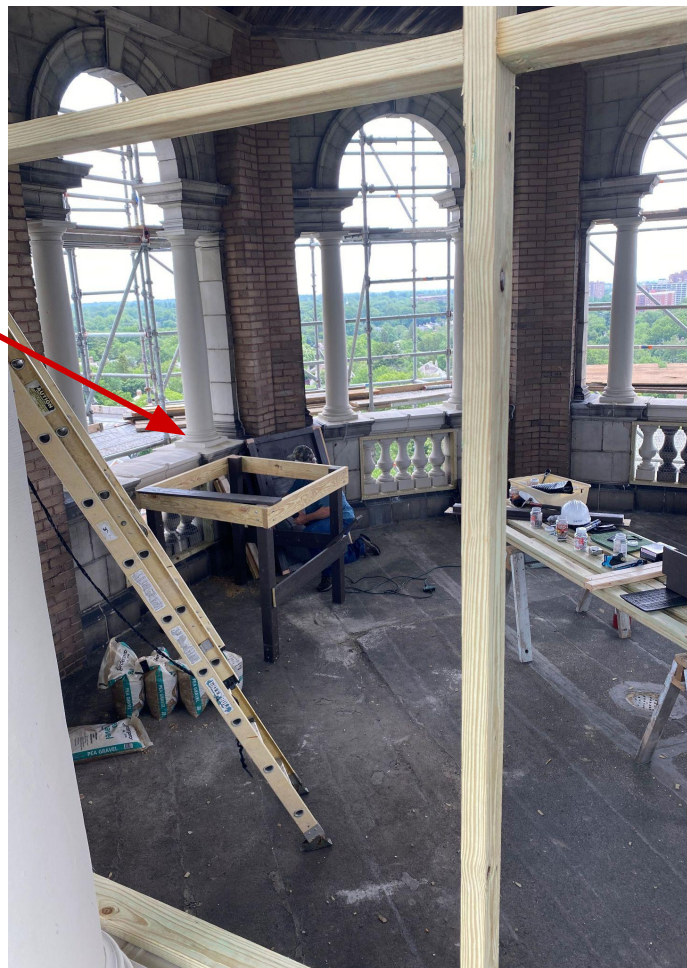
Neighborhood Context





1920s Era View of Tower Site

**Falcon Cam
going in!**



Tower Stabilization Project complete this month!

Community Design Process

Community Design & Feedback Process



ROLAND WATER TOWER PARK PLANNING

~ COMMUNITY MEETINGS ~

PUBLIC MEETING #1 (ONLINE)
When: Thurs, November 5, 2020, 6-7pm
Where: <https://tinyurl.com/yyo7m2l>
What: Join us on Zoom to learn about the history of the tower and its open space, and give feedback on the future of your community park.

RESCHEDULED
PUBLIC MEETING #2 (ON-SITE)
When: Sat, Nov. 7, 2020, 10am-12pm
(Drop in any time)
Where: Roland Water Tower - Come in through the fence
What: Learn about the history of the tower and its open space, and give feedback on the future of your community park. All ages encouraged! Masks are required and physical distancing observed.

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

Can't attend either meeting?
Please write your ideas, dreams, or questions on a piece of paper (the back of this flier will do).
A comment box will be posted on the construction fence on-site for you to drop off your comments!

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

1 November 2020 Events



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 construction fence on-site for you to drop off your comments!

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

2 April 2021 Events



ROLAND WATER TOWER PARK: PREFERRED DESIGN

~ COMMUNITY MEETINGS ~

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

PUBLIC MEETING #1 (ON ZOOM)
Thurs, June 17, 2021, 5:30 - 7pm
<https://tinyurl.com/RWTPConceptMeeting>
Passcode: WaterTower

PUBLIC MEETING #2 (ON SITE)
Sat, June 19, 2021, 10am - 12pm
(Drop in any time)
On-site at the Roland Water Tower
All ages encouraged! Masks and physical distancing required.
Rain Date: Tues, June 22, 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 construction fence on-site for you to drop off your comments!

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

3 June 2021 Events - Tonight!

Round ① Community Meetings



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: _____

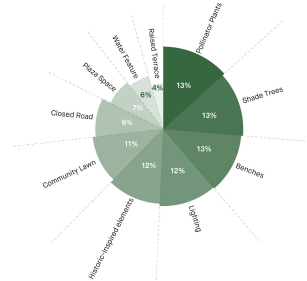
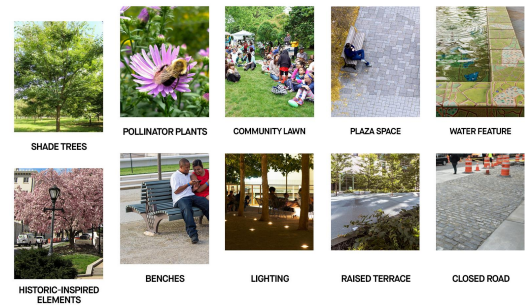
Want to volunteer, learn more, or join the mailing list? Please visit:
rolandwatertower.org/#contact

Next Page 1 of 6

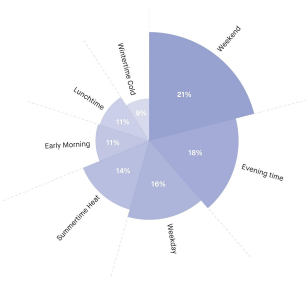
- November 5 Zoom Meeting / November 7 On-Site Event
- Digital Survey Follow Up
- On-Site Comment Box
- 446 Total Respondents

Community Priorities

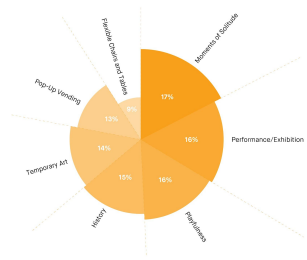
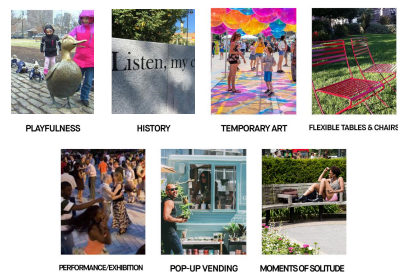
Park Elements



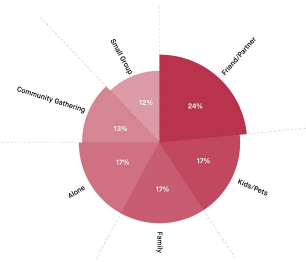
When?



Activities



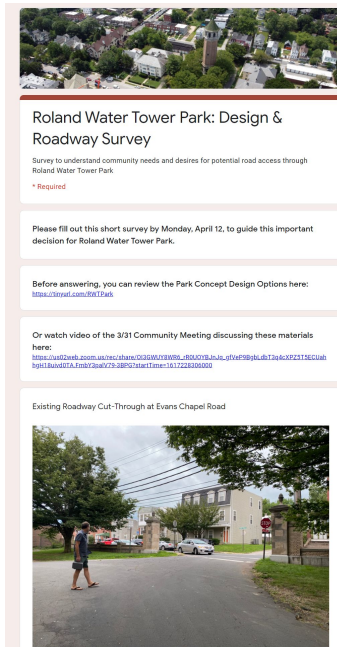
With Whom?



Write-In Comments



Round ② Community Meetings

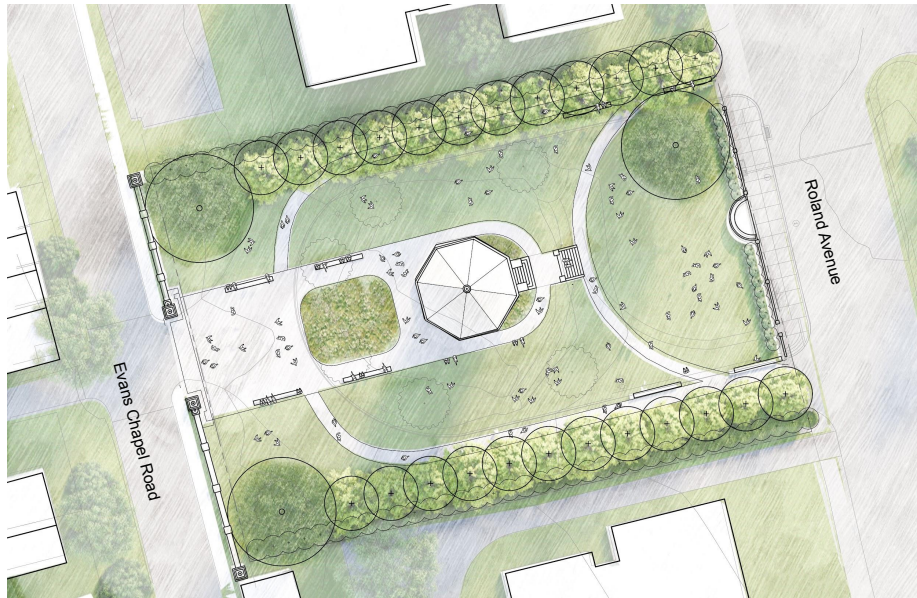


- **March 31 Zoom Meeting / April 2 On-Site Event**
- **Digital Survey Follow Up**
- **On-Site Comment Box**
- **320 Total Respondents**

**Where We Were:
Concept Design & Roadway Options**

Concept Design Options

Option 1 - The Minimalist



Option 2 - The Gathering Place



Roadway Options



Shared Vehicular/Pedestrian Use



vs. Flexible Pedestrian Plaza

Considerations for 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

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)

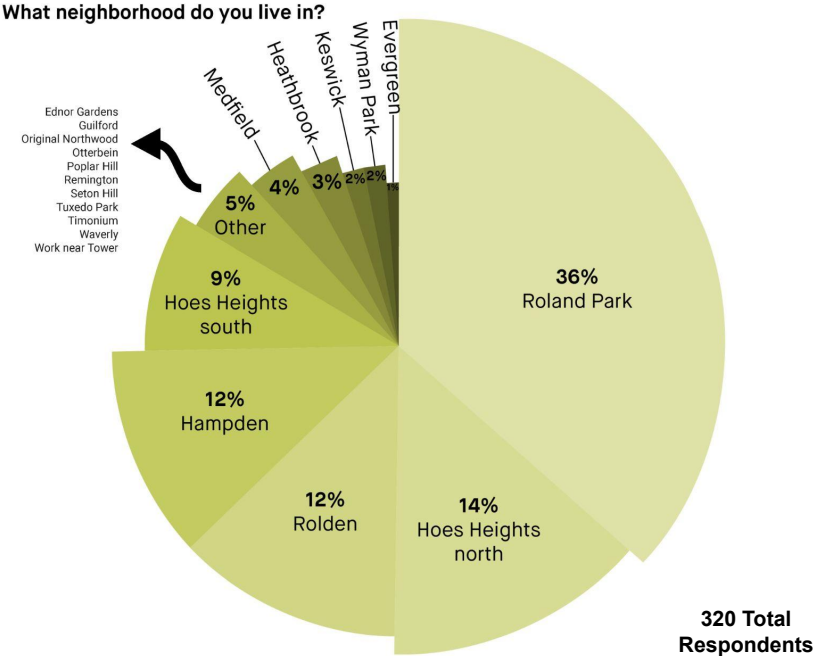
PARK USE & SAFETY

- 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



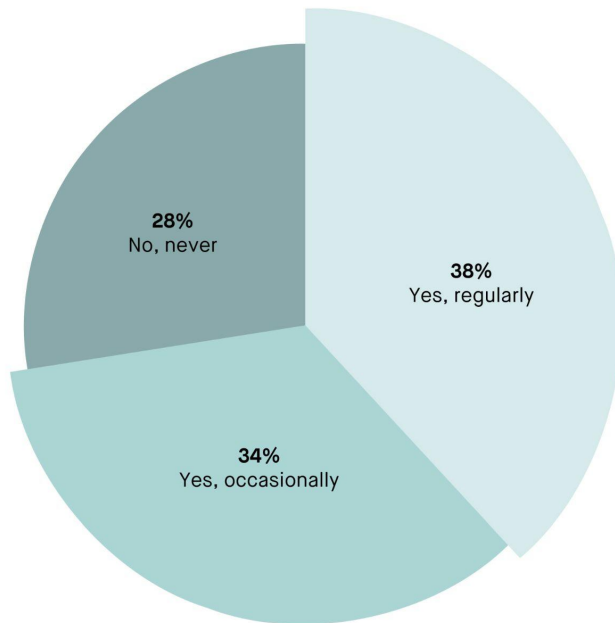
What We Heard

Round 2 Survey Responses



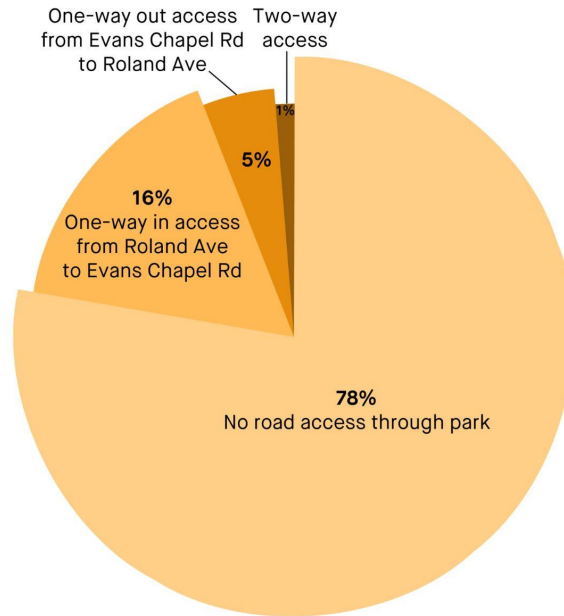
Round ② Survey Responses

Before it was closed for construction during the Tower stabilization, did you use the roadway?



Round 2 Survey Responses

What is your preference for road access through the park?

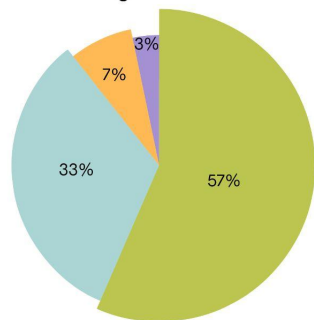


Round 2 Survey Responses

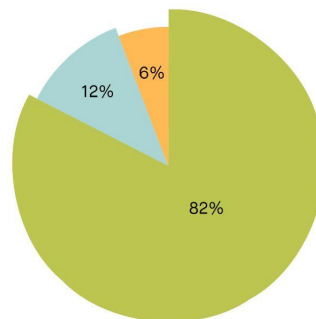
Road access preference by prior use:



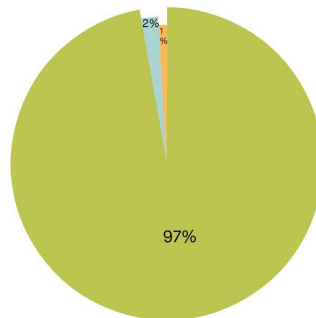
Regular use



Occasional use

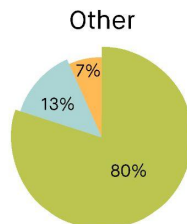
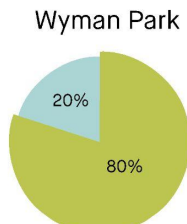
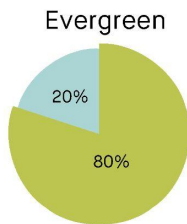
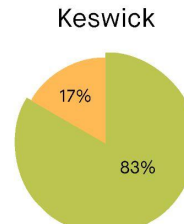
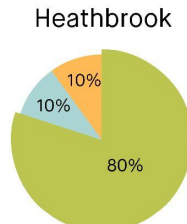
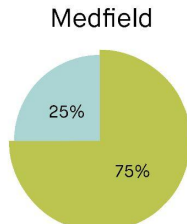
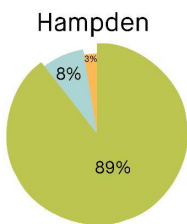
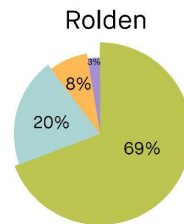
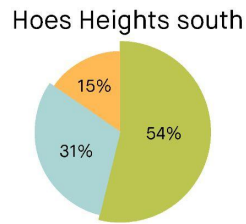
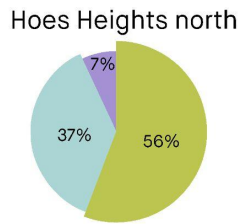
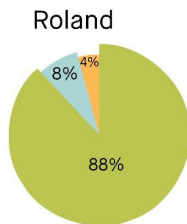


Never use



Round 2 Survey Responses

Road access preference by neighborhood:



! Neighborhood-Wide Traffic Initiatives !

**Neighborhood Traffic Listening Session
with D-14 Councilperson Odette Ramos
& the Department of Transportation:**

June 23rd at 7:30 PM

Zoom Link: <https://rb.gy/2wcobc>

**Zoom link will also be posted at
rolandwatertower.org**



Intersection at Evans Chapel Road and 40th Street



Stoplight Timing at Cold Spring and Roland Avenue

Concept Design Options

Option 1 - The Minimalist



Option 2 - The Gathering Place



Survey Write-In Preferences

Minimalist - 16%

Gathering Place - 42%

No Stated Preference - 42%

Major Survey Takeaways & Adjustments

- Concerns about maintenance:
 - Limited non-turf planting areas to two zones adjacent to the Tower
- Clear park boundaries (preferred in “Minimalist”):
 - Included a continuous shrub border at both North and South site edges
- Maintaining (healthy) existing trees:
 - Planned to keep (3) existing Zelkova trees as well as (3) existing trees at the South edge of the site
 - Planned to remove Zelkova with dead wood in interior of park - they will be affected by sitework and ADA access grading. Also planned to remove trees at South edge of the site in poor condition
- “Minimalist” clean lines and “Gathering Place” nooks and crannies
 - Keeping mostly the overall form of the “Gathering Place” plan, but have clarified and simplified the curves on the Eastern side of the park
- Site lighting and safety
 - Planned to relocate the (5) existing light poles on site
 - Future phase planned to add new pedestrian light poles throughout the park

Preferred Concept Design

Preferred Design Option



Evans Chapel Road

Roland Avenue

Preferred Design Option



View from Evans Chapel Road



Flexible Plaza at Evans Chapel Road



Native Plantings and Flexible Lawn at Evans Chapel Road



View from Roland Avenue



Native Plantings and Flexible Lawn at Roland Avenue



Potential Food Truck Access and New Parallel Parking



Falcon View!



Summer Pop-Up Park

Goal:

**Pop-Up Events this Summer to
build momentum toward
Park Construction**

*** Other than events, we do not recommend anything needing a permit. Therefore no demo, no digging, no structures.**

1. “Erase the Road” with playful hay bales & seating



2. Sidewalk chalk or mural event, outdoor painting



3. Food trucks, music events, temporary stage/platform



Waverly Outdoor Music Series

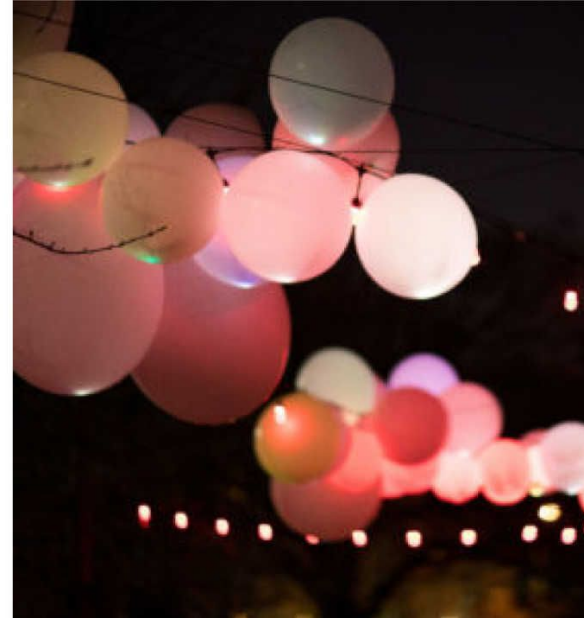
4. Community Garage Sale or Market Day



5. Dead Zelkova stump seats or repurposed cable rolls (ask DPW)



6. Temporary lighting or projection on Tower



7. Space for local orgs, skill shares, day camps, collaboration with a local org for a birdwatching talk, etc...



Want to Get Involved?

**Check rolandwatertower.org for
more info and get in touch at
rolandwatertower@rolandpark.org**

Breakout Discussion

Google Survey: Preferred Park Concept Design

Open for comment through June 28th!

<https://tinyurl.com/RWTParkConceptComments>

Next Steps



ROLAND WATER TOWER PARK: PREFERRED DESIGN

~ COMMUNITY MEETINGS ~

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

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off your
comments!

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

Community Celebration!

Saturday, June 19th
On-Site at the Water Tower
10am-12pm (Drop in anytime)

Next Steps

- Neighborhood Traffic Concerns Listening Session with Odette Ramos and DOT: **June 23rd at 7:30pm**
- Summer Pop-Ups! *Friends of the Roland Water Tower* is looking for individuals to help organize small gatherings throughout the summer and early fall. See **rolandwatertower.org** or email **rolandwatertower@rolandpark.org** for details!
- Look out for a final Park Concept Design Community Meeting and Celebration **in Late Summer!**
- This is a privately-fundraised, potentially multiphase project ... the full, final Park Construction will take time and patience from the community



Thank you!