

FEASIBILITY STUDY FOR FACILITY IMPROVEMENTS TO LOCH RAVEN COMMUNITY CENTER

1801 Glen Keith Blvd, Baltimore, MD



Community Input Session

April 29, 2024



WO# 961524 / MA#4938 / PSSC Project No. 2021-04



Your Existing Overall Site



Today's Agenda

PROCESS

Introduction – Welcome Everyone

A. Goal of the Project

B. Get Your Input

C. Develop Next Steps

1. What we Heard thru our Vision + Goals thru Programming Meetings

2. Programming for each department

- ❖ Department of Recreation and Parks

 - ❖ Therapeutic Recreation

- ❖ Department of Aging

- ❖ County Ride

- ❖ Lease Program

 - ❖ American Federation of State, County, and Municipal Employees (AFSCME)

 - ❖ Loch Raven Village Association (LRVA)

 - ❖ YMCA Head Start

3. Concept / Test Fits of all Departments

- ❖ Proposed location and adjacencies

- ❖ Recommendation: Proposed Site and Building Upgrades

4. Q+A

Your Existing Building

Building Background

- Historically known as Loch Raven Elementary School built in 1946
- Maryland Inventory of Historic Sites in 2014 (MIHP #BA-3293) and was determined to be eligible for National Register of Historic Places. Also listed in Baltimore County Landmarks Preservation.
- Building exterior emblematic of the Art Modern style to be retained and restored including curved eave main entrance, large circular windows, glass block, the look of ribbon windows and central chimney stacks.
- Exterior materials such as ashlar stone veneer, limestone trim and brick to remain, be repaired and restored
- Used as school until approximately 1983 and reopened to house various community programs



About your existing building

1. What we Heard thru our Vision + Goals thru Programming Meetings

General Building Exterior

- Overall general building exterior upgrades
- Consider security upgrades
- Upgrade exterior lighting
- Consider better/visible building main entrance
- ADA paths to existing fields
- Provide Parking at ballfield(s)
- Upgrade exterior ballfield amenities

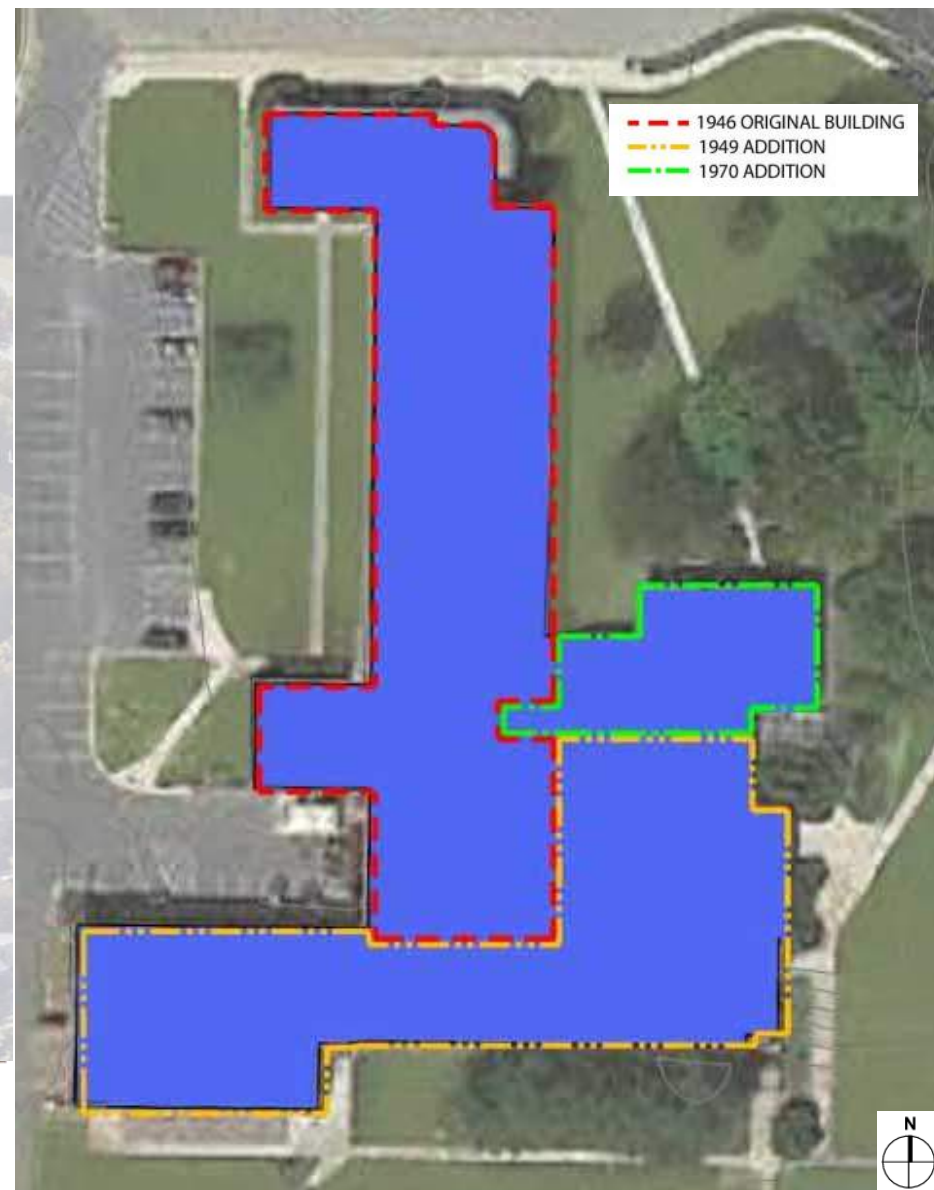
General Building Interiors

- Overall general building interior upgrades
- Update heating, cooling, plumbing, lighting throughout building
- Technology upgrades throughout
- Update all interior finishes
- Better signage throughout
- ADA upgrades for spaces for future programs
- Upgrades of unusable 2nd floor for future programs

Your Existing SITE and BUILDING












Key Deficiency Summary

- Parking surface asphalt is in deteriorated condition
- Concrete sidewalks and walking path need to be upgraded and/or ADA compliant
- All existing windows and doors are not energy efficient.
- Repair existing stone, brick and concrete exterior skin.
- Interior finishes and ceilings need to be replaced and upgraded.
- Upgrade all toilet rooms for full ADA compliance
- Mechanical, electrical and plumbing systems are beyond their useful service life and recommend for complete full replacement with new systems that meet current Baltimore County Standards.
- Existing environmental conditions need to be addressed



Your Existing Building

Building Background

Department Legend	
	COUNTY RIDE
	DEPARTMENT OF AGING
	RECREATION AND PARKS DEPARTMENT
	REC + PARK: THERAPUTIC OCCUPATIONAL
	LEASE HOLDER - AFSME
	LEASE HOLDER - LRVA
	LEASE HOLDER - YMCA
	SHARED
	NONE
	CIRCULATION
	BUILDING SUPPORT

Existing Main Level Plan

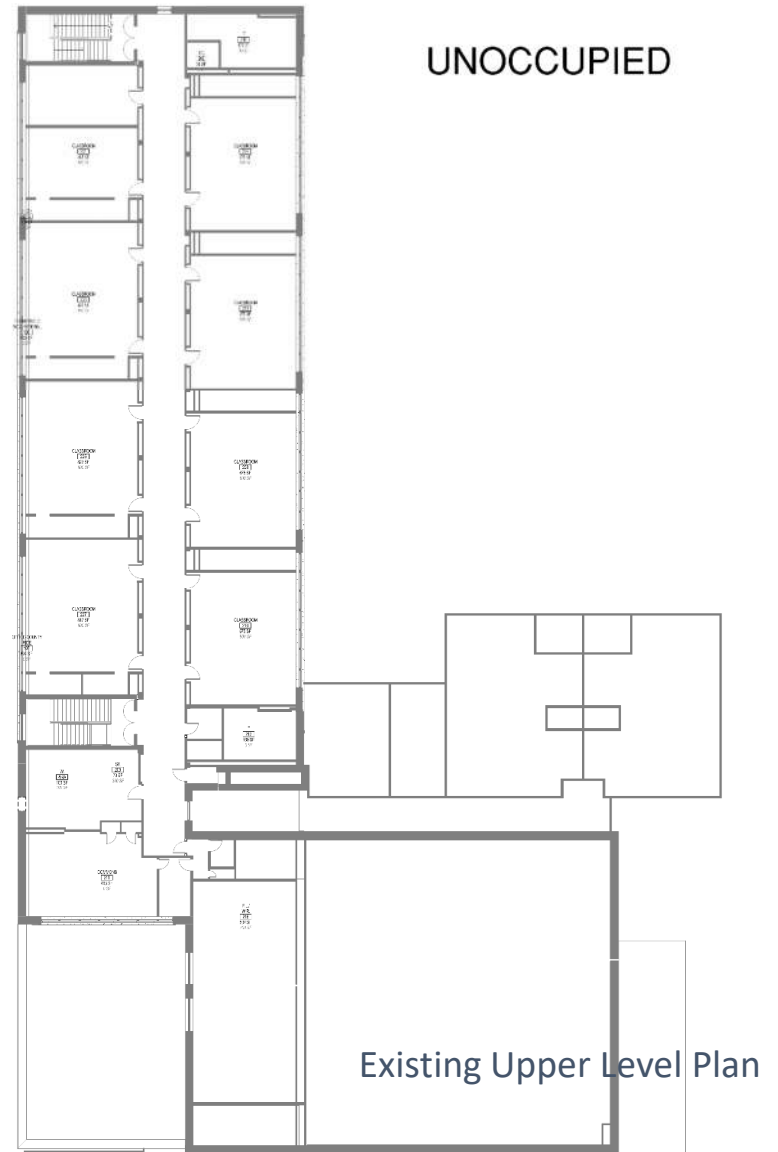


Your Existing Building

Building Background

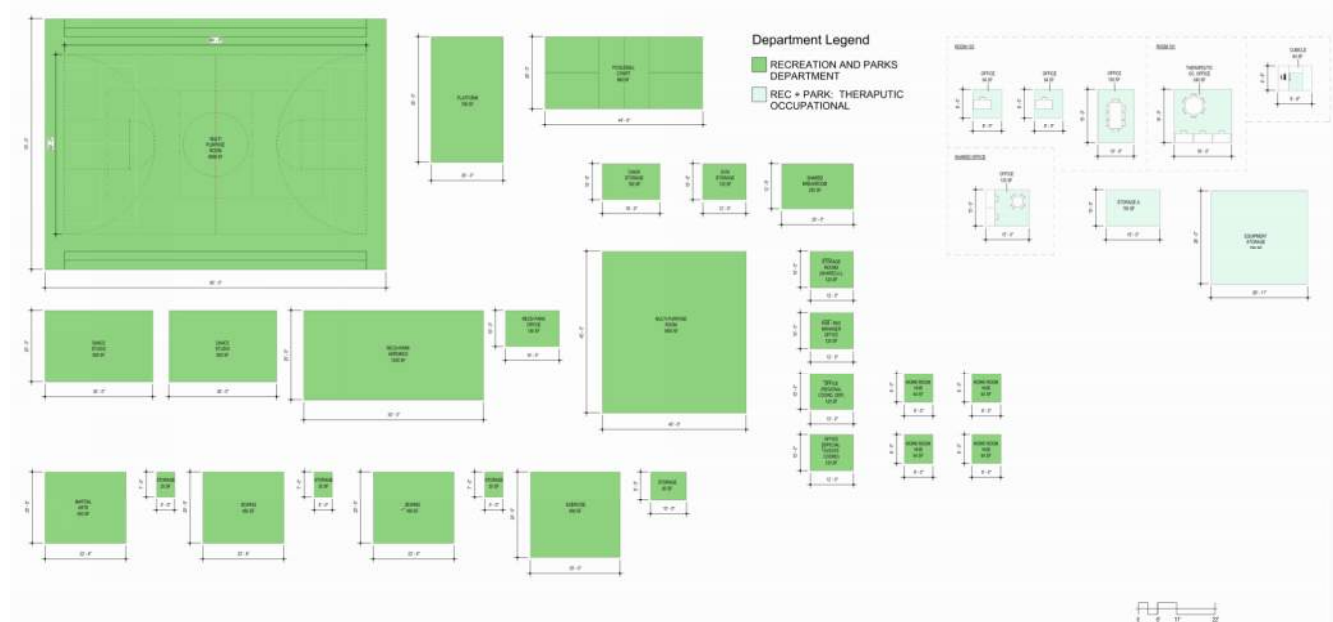


Existing Lower Level Plan



2. Programming for each department

- Statement Overall Project Purpose & Overview
 - Verify existing areas + functions
 - Confirm program goals
 - Stakeholder/User Input
 - Target capacity
 - Benchmarking



Benefits to the Community

General Site / Exterior

- Overall general building exterior improvements
- Additional parking at north entrance
- New parking lot at east for ballfields
- New vehicular access at east off Glen Keith Blvd
- Security camera upgrades
- Upgrade exterior lighting
- ADA paths to existing fields
- Resurfacing/restriping of exterior site amenities: basketball, tennis courts, pickleball
- Upgrade exterior ballfield amenities: football, softball/baseball fields

3. Concept / Test Fits of all Departments

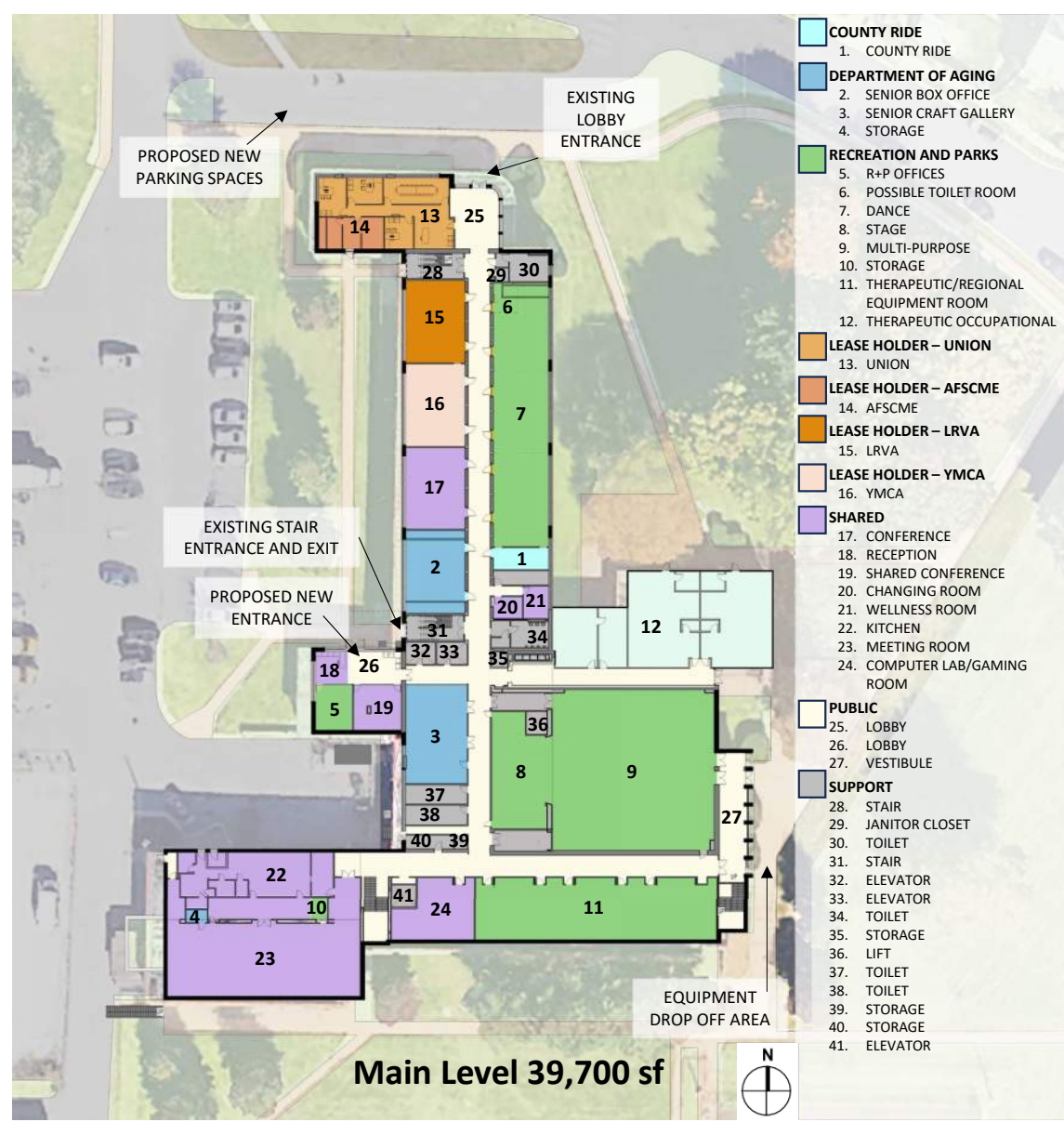


RECOMMENDATIONS - BUILDING

Benefits to the Community

General Building

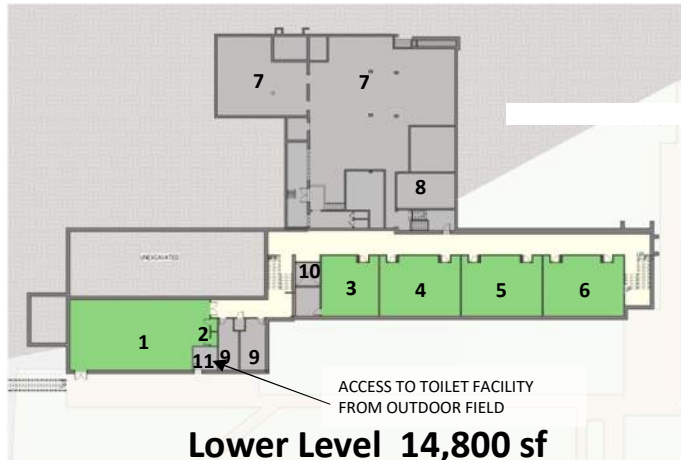
- Modifications / renovations needed to use as a functional Community Center
- Maintain historic features and character
- Exterior: new roof, new windows and doors, brick and precast cleaning,
- New building entrance and lobby
- Overall general building interior upgrades:
 - Three new elevators and one handicap lift
 - New interior finishes: flooring, paint, ceiling
 - Signage and wayfinding
- New Program Spaces to serve the surrounding community
- New commercial kitchen for community services
- Major upgrades heating, cooling, plumbing, lighting throughout building



RECOMMENDATIONS - BUILDING

General Building

- Technology upgrades throughout
- ADA upgrades of current spaces, toilets, and for spaces for future programs
- Upgrades of unused 2nd floor for future offices, conference and break room
- Bring building up to current building codes



- RECREATION AND PARKS**
 1. RECREATION AND PARKS
 2. STORAGE
 3. MARTIAL ARTS
 4. BOXING
 5. BOXING
 6. EXERCISE
- SUPPORT**
 7. MEP ROOM
 8. STORAGE
 9. TOILET
 10. ELEVATOR
 11. TOILET



Upper Level 12,500 sf

- OFFICE HUB 1**
 1. DEPUTY DIRECTOR OFFICE
 2. OFFICE
 3. OFFICE
 4. OFFICE
 5. OFFICE
 6. SHARED SPACE
- OFFICE HUB 2**
 7. OFFICE
 8. OFFICE
 9. OFFICE
 10. OFFICE
 11. OFFICE
 12. DEP. DIRECTOR OFFICE
 13. SHARED SPACE
 14. STORAGE
- OFFICE HUB 3**
 15. SHARED SPACE
 16. OFFICE
 17. OFFICE
 18. OFFICE
 19. OFFICE
 20. OFFICE
 21. OFFICE
 22. OFFICE
 23. OFFICE
 24. DEPUTY DIRECTOR OFFICE
- SHARED**
 25. CONFERENCE
 26. BREAKROOM
 27. WELLNESS
- SUPPORT**
 28. STORAGE
 29. JC
 30. TOILET
 31. ELEVATOR
 32. ELEVATOR
 33. TOILET
 34. MECHANICAL



RECOMMENDATIONS - BUILDING

Exterior Improvement

- Existing Canopy @ Stair Entrance/Exit



- Propose New Canopy @ New Main Entrance





Existing Main Level



Proposed Main Level 39,700 sf

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Glen Keith Blvd playground

Build Baltimore Court
Temporarily closed

YMCA E-Towson
Head Start
Temporarily closed

Loch Raven Branch of the Baltimore...

Loch Raven Recreation Center

Loch Raven Tiny Tots

Q+A

April 29, 2024

THANK YOU!

