Massachusetts Avenue Recreation Center

Indianapolis Indiana

Thesis Design Fall '82 - Summer '83

Brent H Wagner
Introduction
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Acknowledgement

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Finally, I would like to thank Sonny Palmer, professor of architecture for the opportunity to participate in "Life beyond Isolationism". I am coining this phrase in reaction to our stay in Italy for which I will always be grateful. I would also like to thank Sonny for sharing an unprejudiced enthusiasm towards architecture and life with me.
Introductory Statement

Since the late 1960's or early 1970's Architects, Planners, and Sociologists have re-evaluated the significance of "place" in an urban context. Community is presently thought of as a weaving together of existing social and environmental influences. With any luck at all, this trend will continue. This is my sincere hope that the day of the mega urban renewal project is over. The technique of tearing down existing fabric and replacing it with a modern and often stark environment has irreparably destroyed scores of neighborhoods across the nation.

Armed with this philosophy, I approached the thesis design year. It was my intent to select a project that would encourage and spawn a sense of community and renewal in an existing, and possibly depressed urban setting.

Plat of Indianapolis
Project Introduction

In the past twenty years or so there has been a significant increase in middle class people and families moving back to near downtown neighborhoods of Indianapolis.

The area known as Lockerbie Square was the first to go through this renaissance process. It now enjoys a charm, character and scale which can only be found in a maintained historic neighborhood.

An area to the immediate north of Lockerbie Square known as Chatham-Arch has recently been recognized as a historic district. Chatham-Arch is just beginning the rejuvenation process.

The attraction to the near downtown living has not been limited to the rehabilitation of existing facilities. A subdivision of sorts consisting of 1,2, and 3 bedroom townhouse condominiums was built just west of Chatham-Arch.

As these people have moved back to the near downtown neighborhoods the augmenting support facilities have lagged.

This thesis project is meant to provide one such facility; a recreational center. This recreation center will provide a diverse number of activities that should cater to just about everyone. The activities will include: all major indoor sports, swimming, meetings, restaurant, arcade games, reading lounge, exhibition space.
672 Arch Street during rehabilitation
Site Objectives

The objectives of the site area are multifold. The site should link together the historic neighborhoods of Lockerbie Square and Chatham-Arch. The site should also encourage pedestrian traffic from the other surrounding neighborhoods and developments. Most notably the developments of Riley Towers and Renaissance place. The site should also maintain its historic quality. This can be accomplished by retaining the historic buildings on the site and also retaining the same street-pedestrian - building rhythm that occurred in the late 1800's.

Building

Retaining the Redevelopment Massacre. The site will also accommodate commercial and commercial type area entrances. (Chatham-Arch, Park and Park A.

The Park will also accommodate. The new site should also accommodate the existing site. A series of commercial. The intended site can be zoned for active.

A physical relationship between the different zones. A series of unintended physical and social.

Active

This zoning includes public spaces such as the basketball court.
Building Objectives

Retain commercial structures along Massachusetts Ave. Augment this commercial activity with additional commercial in-fill. Locate prominent entrances on Massachusetts Ave. (Chatham-Arch side) and corner of Park and North (Lockerbie Square side). The Park and North streets entrance will also service the parking lot. The new portion of the building should respect and work with the existing historic buildings on the site. The new building should be of comparable scale and materials. The interior of the facility should be zoned into two areas, passive and active.

A physical separation should occur between the active and passive zones. This separation will prevent unintentional contact between the physically exerted user and passive social user.

Active Zone Objectives

This zone will contain the locker rooms and all entrances to the active spaces. Some active spaces, such as the gymnasium, pool, and raquetball courts can and should facilitate views from the passive space.

Passive Zone Objectives

The passive zone must be the first area experienced upon entering the building. From this space one may enter the passive social spaces, or the active zone. The passive social spaces include lounges, cafeteria, daycare, meeting rooms and exhibition space.

Access - Egress Criteria

There needs to be two different areas of user access. Massachusetts avenue is the formal front of the facility. This entrance will serve pedestrian access from Chatham-Arch, Riley Towers and Renaissance Place. It also will facilitate limited vehicular parking/access. There is also a need for access from an adjacent parking lot. The parking lot is located across Park street at the south-east corner. This entrance will also serve pedestrians coming from Lockerbie square.

Emergency egress will be provided as is necessary. The composition will be harmonious with and complement the project as a whole.
Parking Criteria

As I have stated earlier, a major consideration in determining the site was its proximity to established residential areas. It is my hope and intent that a large percentage of the users will come to the facility by foot. The facility will however accommodate users of the auto by up-grading and sharing existing parking to the immediate east of the site. This parking lot is currently under-utilized by industry during the day. M.A.R.C. peak demand for parking would be evenings and weekends which will not hinder its existing use.

Service Criteria

A separate service entrance will be incorporated which will be used to service equipment. The entrance will also be used for the transport of recreation equipment.

Fabric Criteria

The historic fabric of the area is immeasurably valuable to the area. Designing in response to this is a given. The new development should compliment the existing building and character of the area. Yet this must be done in a way that allows the new construction to stand on its own as an entity of a different era.

Site Circulation Criteria

The historic form of site circulation should be followed and encouraged. This can be done by retaining the "urban wall" and adding retail and professional space which would promote circulation. The addition of street trees and furniture will also promote a feeling of comfort for the pedestrian.
INTRODUCTION

The area is...
NAME: Brent Wagner

STUDIO CRITICS: Jack Wyman AIA, Charles Sappenfield FAIA
Les Smith, Landscape Architecture
Jeff Culp, Mechanical Consultant

OUTSIDE CRITICS: Tony Costello, Professor of Architecture
Jack Wells, Professor of Architecture

TYPE OF THESIS: Recreation Facility

TITLE OF THESIS: Massachusetts Avenue Recreation Center

SITE SIZE: 80,000 square feet

BUILDING SIZE: 110,000 square feet

ABSTRACT: This project stems from the renewed interest of middle class people living close to downtown Indianapolis.

The focus of this project is to tie together the historic districts of Lockerbie Square and Chatham-Arch. I am proposing this by means of a recreation facility and retail shops.

This facility is sited on a triangular parcel along Massachusetts Avenue. It is bounded by nineteenth century commercial, residential, and industrial architecture.

The site lies within the legal boundaries of Chatham-Arch Historic Area. As a result of this, special attention has to be shown in preserving the historic buildings on the site.
INTRODUCTION

The re-newed interest of people living in Indianapolis.

The need to tie the districts of the city together.

The importance of a central business district.

The site located at a triangular intersection.

The significance of the location.

The importance of preservation.

Location of site within Indianapolis
Preliminary Design
### PRELIMINARY DESIGN

#### SPACE SUMMARY

<table>
<thead>
<tr>
<th>Space Description</th>
<th>Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Passive Zone (first level)</td>
<td></td>
</tr>
<tr>
<td>Administration</td>
<td>2000</td>
</tr>
<tr>
<td>Restaurant</td>
<td>3500</td>
</tr>
<tr>
<td>Commons Space</td>
<td>1600</td>
</tr>
<tr>
<td>Exhibition Space</td>
<td>1000</td>
</tr>
<tr>
<td>Meeting Room (large)</td>
<td>2000</td>
</tr>
<tr>
<td>Meeting Room (small)</td>
<td></td>
</tr>
<tr>
<td>2 @ 500 s.f.</td>
<td>1000</td>
</tr>
<tr>
<td>Day Care</td>
<td>1000</td>
</tr>
<tr>
<td>Kitchen</td>
<td>125</td>
</tr>
<tr>
<td>Arcade Room</td>
<td>600</td>
</tr>
<tr>
<td>Mens Restroom</td>
<td>60</td>
</tr>
<tr>
<td>Womens Restroom</td>
<td>60</td>
</tr>
<tr>
<td>Total Assignable (first floor)</td>
<td>12945</td>
</tr>
<tr>
<td>Circulation @ 20%</td>
<td>2589</td>
</tr>
<tr>
<td>Total First Floor</td>
<td>15534</td>
</tr>
<tr>
<td>Passive Zone (second level)</td>
<td></td>
</tr>
<tr>
<td>Reading Lounge</td>
<td>1200</td>
</tr>
<tr>
<td>Sun Deck</td>
<td>650</td>
</tr>
<tr>
<td>Total Second Level</td>
<td>1850</td>
</tr>
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# Space Summary

<table>
<thead>
<tr>
<th>Active Zone (lower level)</th>
<th>Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gymnasium</td>
<td>11000</td>
</tr>
<tr>
<td>Raquetball</td>
<td>4000</td>
</tr>
<tr>
<td>Pool</td>
<td>5400</td>
</tr>
<tr>
<td>Nautilus Equipt. Room</td>
<td>1500</td>
</tr>
<tr>
<td>Multi Purpose Room</td>
<td>1000</td>
</tr>
<tr>
<td>Multi Purpose Room</td>
<td>1500</td>
</tr>
<tr>
<td>Mens Lockeroom</td>
<td>1000</td>
</tr>
<tr>
<td>Boys Lockeroom</td>
<td>600</td>
</tr>
<tr>
<td>Womens Lockeroom</td>
<td>800</td>
</tr>
<tr>
<td>Girls Lockeroom</td>
<td>600</td>
</tr>
<tr>
<td>Sauna / Hot Tub</td>
<td>1200</td>
</tr>
<tr>
<td>Sun Deck</td>
<td>800</td>
</tr>
<tr>
<td>Towel Check</td>
<td>160</td>
</tr>
<tr>
<td>Aquatic Office</td>
<td>120</td>
</tr>
<tr>
<td>Storage</td>
<td>600</td>
</tr>
<tr>
<td>Pool Equipment</td>
<td>400</td>
</tr>
</tbody>
</table>

Total Assignable (lower level) 30680
Circulation @ 10% 3068

Total Lower Level 33748
## Space Summary

<table>
<thead>
<tr>
<th>Commercial and Retail (existing)</th>
<th>Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>609-611 Massachusetts Ave.</td>
<td>4160</td>
</tr>
<tr>
<td>617-619 Massachusetts Ave.</td>
<td>1800</td>
</tr>
<tr>
<td>653 Massachusetts Ave.</td>
<td>3000</td>
</tr>
<tr>
<td>655-657 Massachusetts Ave.</td>
<td>1920</td>
</tr>
<tr>
<td><strong>Total Existing Footage</strong></td>
<td><strong>10880</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Commercial and Retail (proposed)</th>
<th>Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>New Construction</strong></td>
<td>20400</td>
</tr>
<tr>
<td><strong>Total Commercial and Retail</strong></td>
<td><strong>31280</strong></td>
</tr>
</tbody>
</table>
Space Identification

Gymnasium
Raquetball
Swimming Pool
Storage
Multi-purpose Space
Multi-purpose Space
Multi-purpose Space
Mens Locker Room
Boys Locker Room
Towel Check
Sauna
Hot Tub
Womens Locker Room
Girls Locker Room
Aquatics Office
Mechanical Space
Space Identification

Existing Commercial
Proposed Commercial

Gymnasium (below)
Mechanical

Reading Room
Restaurant
Arcade Space (below)
Meeting Rooms (below)
Exhibition Space (below)
Kitchen (below)
Day Care (below)

Proposed Commercial
Existing Commercial
MASSACHUSETTS AVENUE ELEVATION
Conclusion
CONCLUSION

Closing Statement

I believe it is the responsibility of the architect not only to design new environments, but also to enhance existing environments. This must be done with a sensitive hand. One must respect the scale, materials, construction techniques and parts of a given context. I believe the key to successful contextual design is the ability to subtly evoke mutual appreciation of both old and new.

Retrospect

Looking back on my college career, I feel very fortunate to have been able to study architecture. I consider the world of free enterprise as my ultimate proving ground. I know architects (especially young ones) do not command a salary proportionate to their responsibility. However, the training required at Ball State forces one to be an analytical thinker and problem solver. At the same time solutions to these problems must be artistic and humanistic.

For myself this is the optimum education. I consider these exercises to be invaluable in my personal life, as well as in a professional career. Thank you Mom and Dad.