

MASSACHUSETTS AVENUE RECREATION CENTER



# Massachusetts Avenue Recreation Center

Indianapolis Indiana

Thesis Design Fall '82 - Summer '83

Brent H Wagner

Introduction

## Table of Contents

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### Introduction

Acknowledgements	4
Introductory Statement	5
Project Introduction	6
Site Objectives	8
Building Objectives	9
Active Zone Objectives	9
Passive Zone Objectives	9
Access - Egress Criteria	9
Service Criteria	10
Fabric Criteria	10
Site Circulation Criteria	10
Project Brief	11
Location Map	12

### Preliminary Design

Space Summary	14-16
Design Sketches	17-23

### Final Design

Final Drawings	25-32
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### Conclusion

Closing Statement	34
Retrospect	34

## Acknowledgement

I would like to thank Jack Wyman, professor of architecture for his support and encouragement on the final leg of this project. I would also like to thank Les Smith, Charles Sappenfield, Tony Costello, Jack Wells, Lois Moralas, Don Perry, and Jeff Culp for there input along the way.

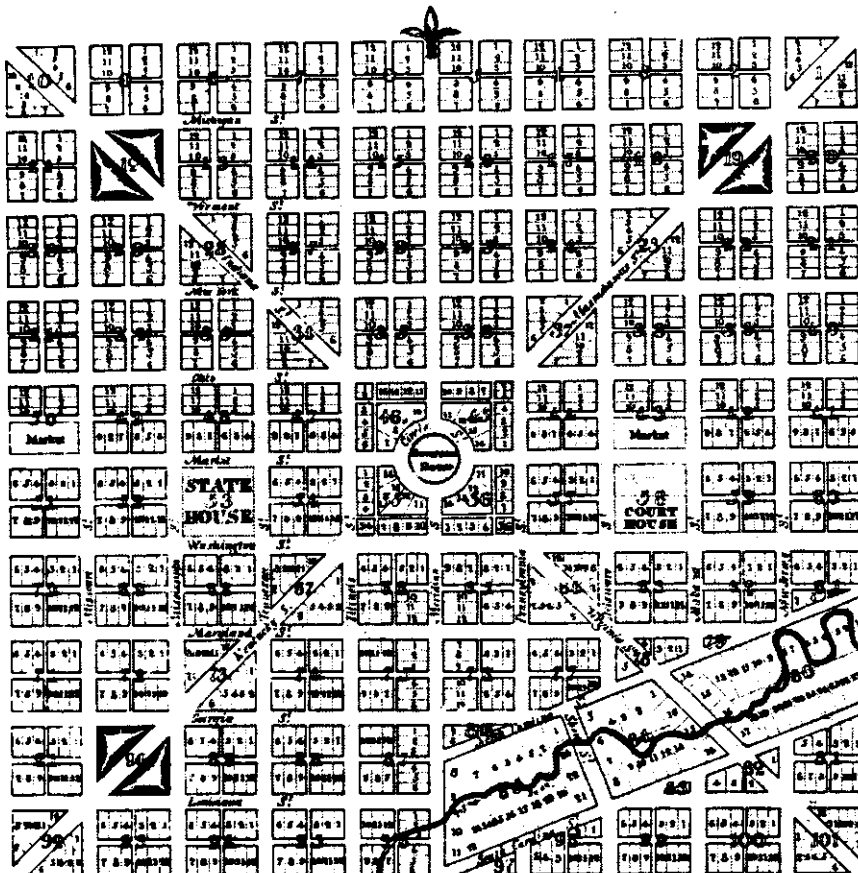
Finally I would like to thank Sonny Palmer, professor of architecture for the opportunity to participate in "Life beyond Isolationism". I am coining this phrase in reaction to our stay in Italy for which I will always be grateful. I would also like to thank Sonny for sharing an unpresidented enthusiasm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

# THESIS

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## 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.

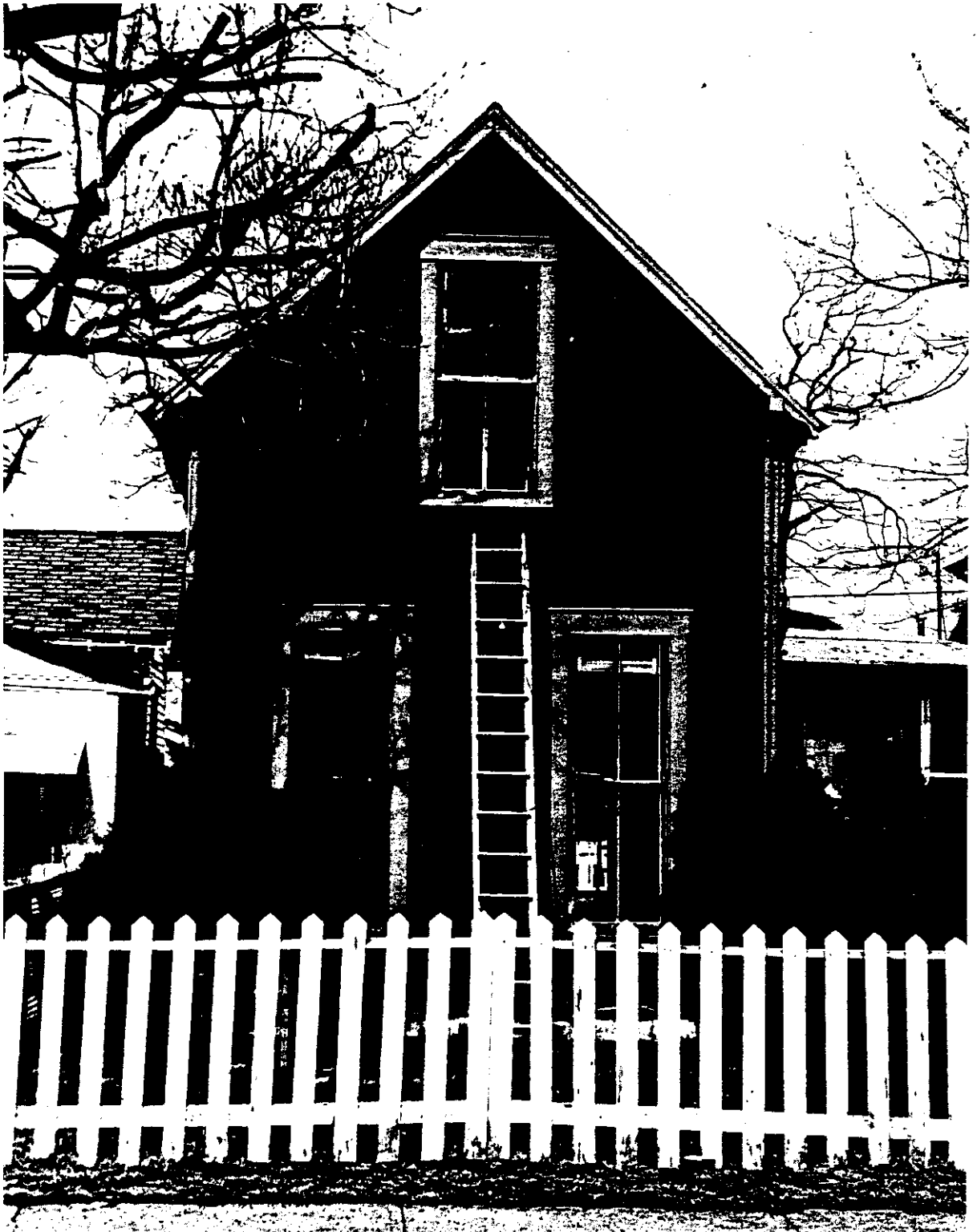
An area to the immediate north of Lockerbie Square known as Chatham-Arch has recently been recognized as a historic district. Chatham-Arch is just beginning the rejuvenation process.

The attraction to the near down-

town 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



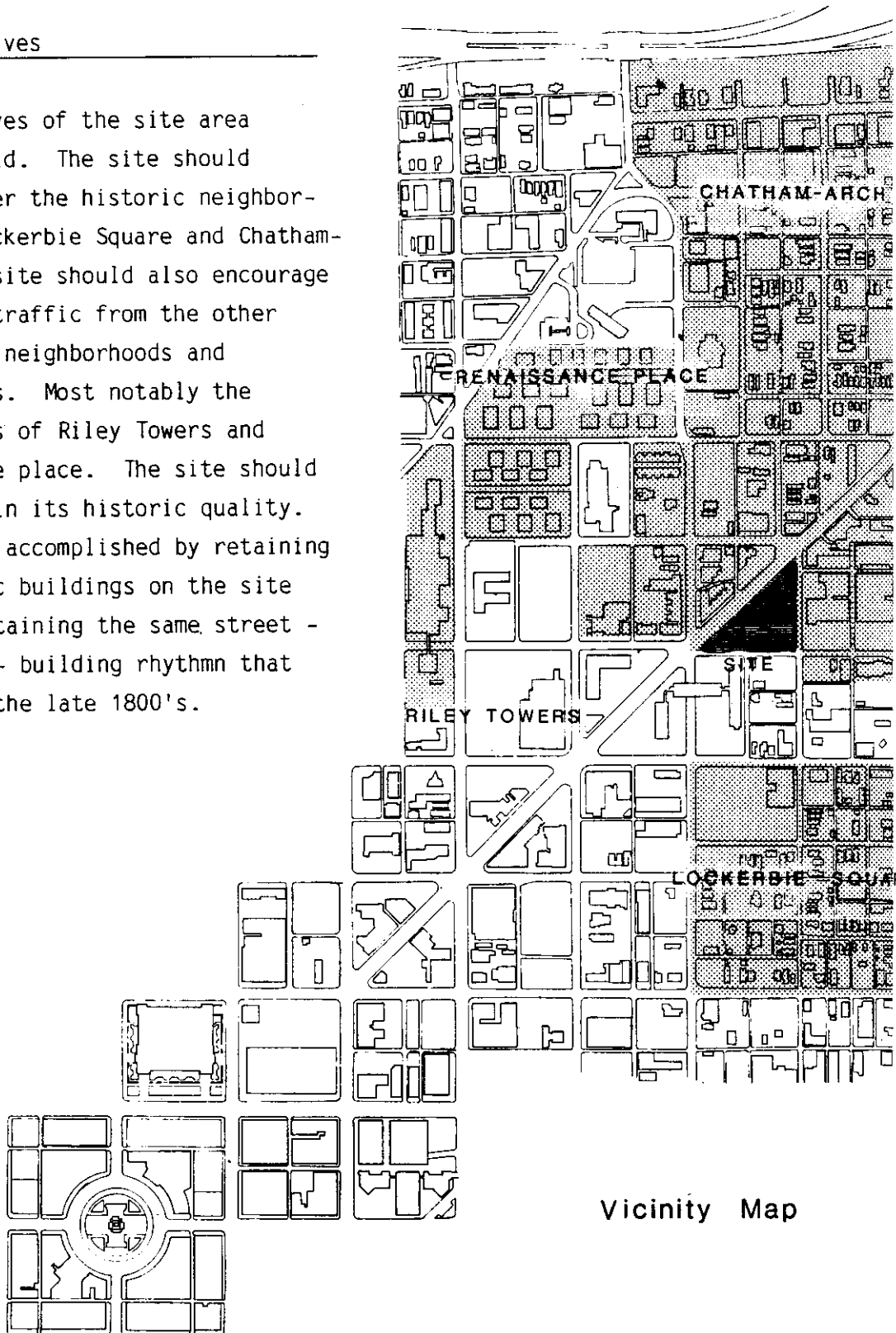
# THESIS

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## Site Objectives

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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.



Vicinity Map

# INTRODUCTION

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## 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 raquet-ball 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.

# THESIS

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## 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 accomodate 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 trans-

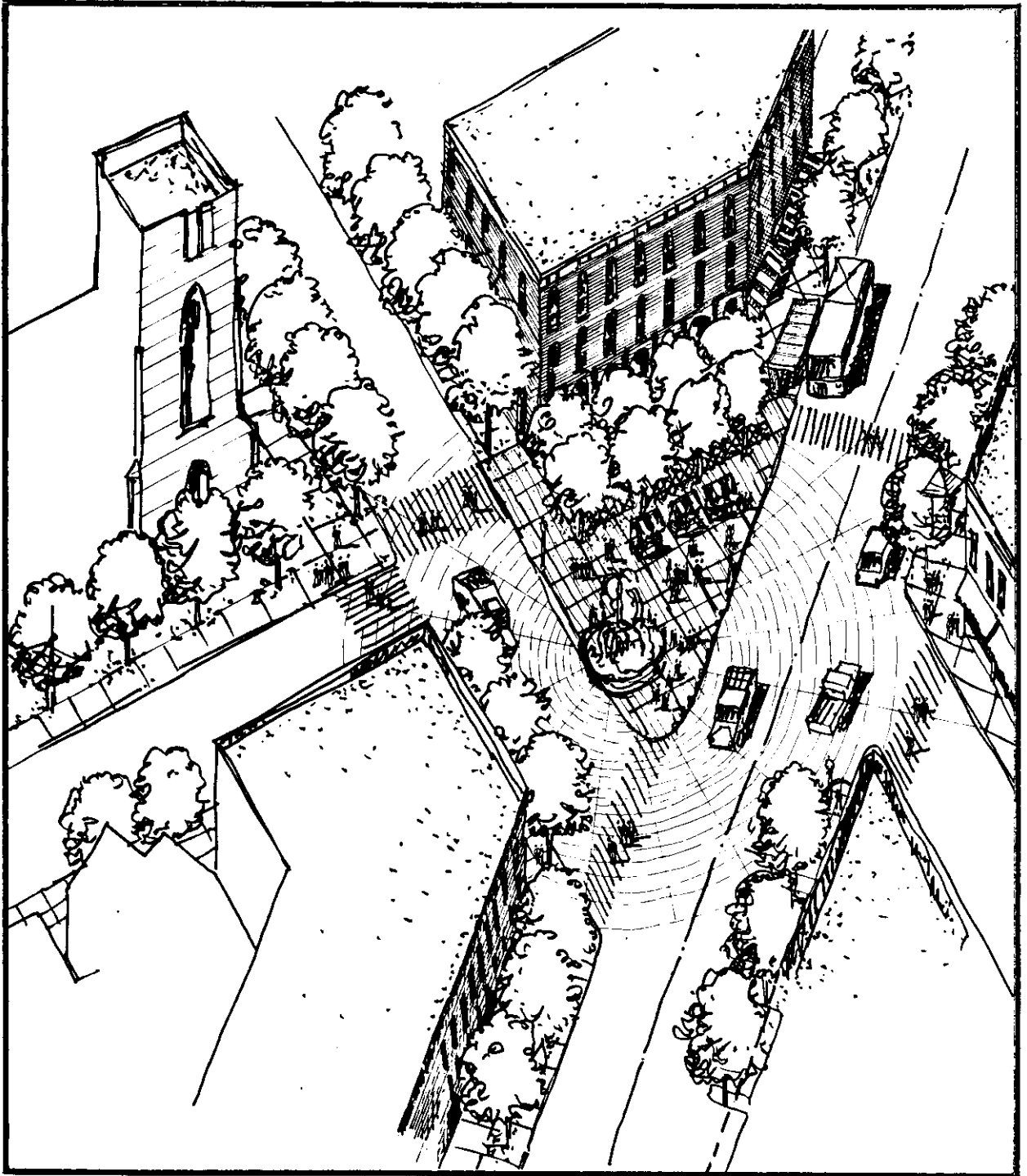
feral of recreation equipment.

## 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 th 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.



Proposed Design Scheme for Chatham Square

# THESIS

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## Project Brief

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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

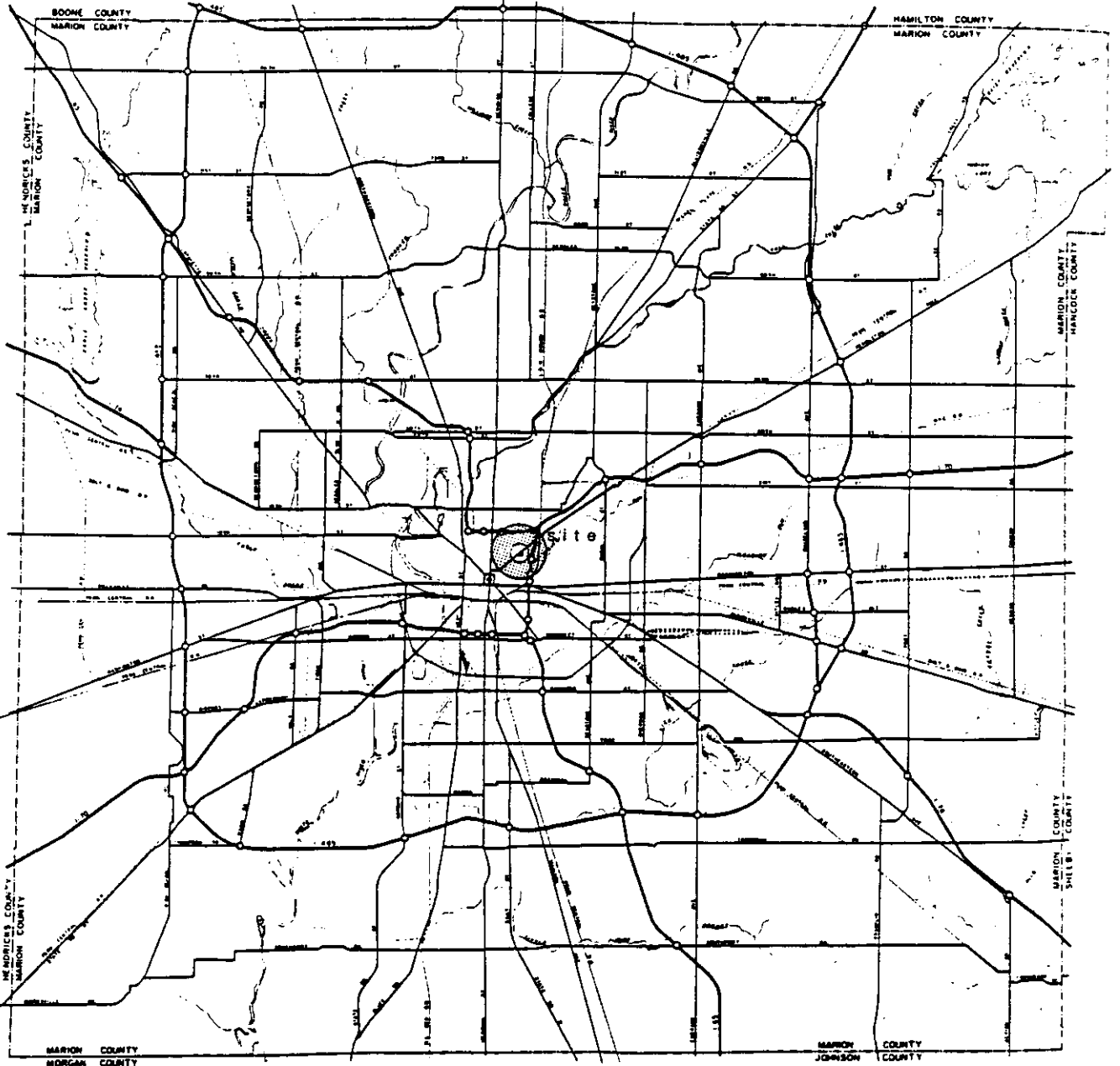
ABSTRACT: This project stems from the re-newed  
intrest of middle class people living  
close to downtown Indianapolis.

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 com-  
mercial, residential, and industrial  
architecture.

The site lies within the legal  
bounderies 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



Location of site within Indianapolis

Preliminary Design

PRELIMINARY DESIGN

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SPACE SUMMARY

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<u>Passive Zone (first level)</u>	<u>Square Footage</u>
Administration	2000
Restuarant	3500
Commons Space	1600
Exhibition Space	1000
Meeting Room (large)	2000
Meeting Room (small)	
2 @ 500 s.f.	1000
Day Care	1000
Kitchen	125
Arcade Room	600
Mens Restroom	60
Womens Restroom	60
Total Assignable (first floor)	12945
Circulation @ 20%	2589
Total First Floor	15534

<u>Passive Zone (second level)</u>	<u>Square Footage</u>
Reading Lounge	1200
Sun Deck	650
Total Second Level	1850



# THESIS

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## SPACE SUMMARY

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Active Zone (lower level)	Square Footage
Gymnasium	11000
Raquetball	4000
Pool	5400
Nautilus Equipt. Room	1500
Multi Purpose Room	1000
Multi Purpose Room	1500
Mens Lockerroom	1000
Boys Lockerroom	600
Womens Lockerroom	800
Girls Lockerroom	600
Sauna / Hot Tub	1200
Sun Deck	800
Towel Check	160
Aquatic Office	120
Storage	600
Pool Equipment	400
Total Assignable (lower level)	30680
Circulation @ 10%	3068
Total Lower Level	33748

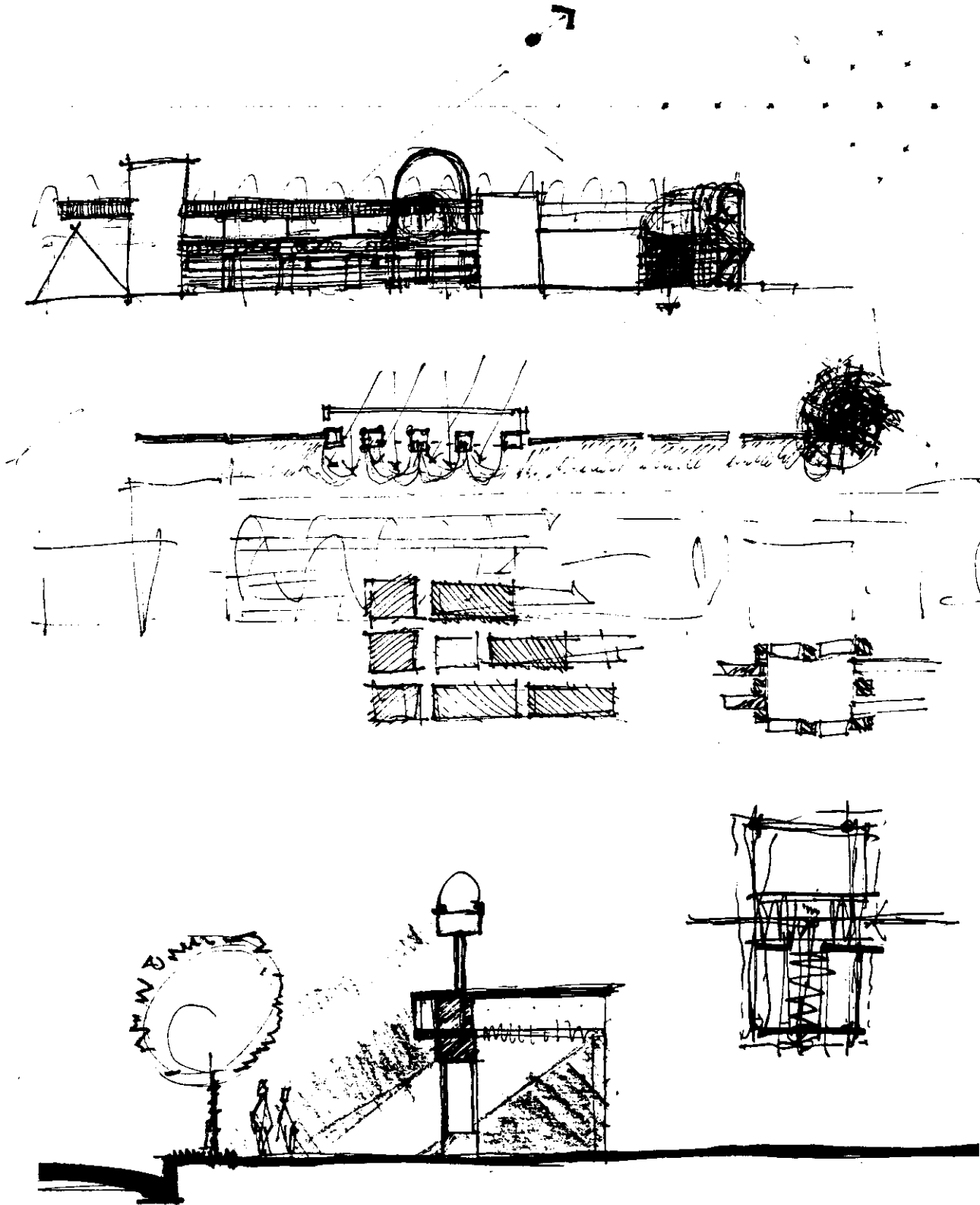
PRELIMINARY DESIGN

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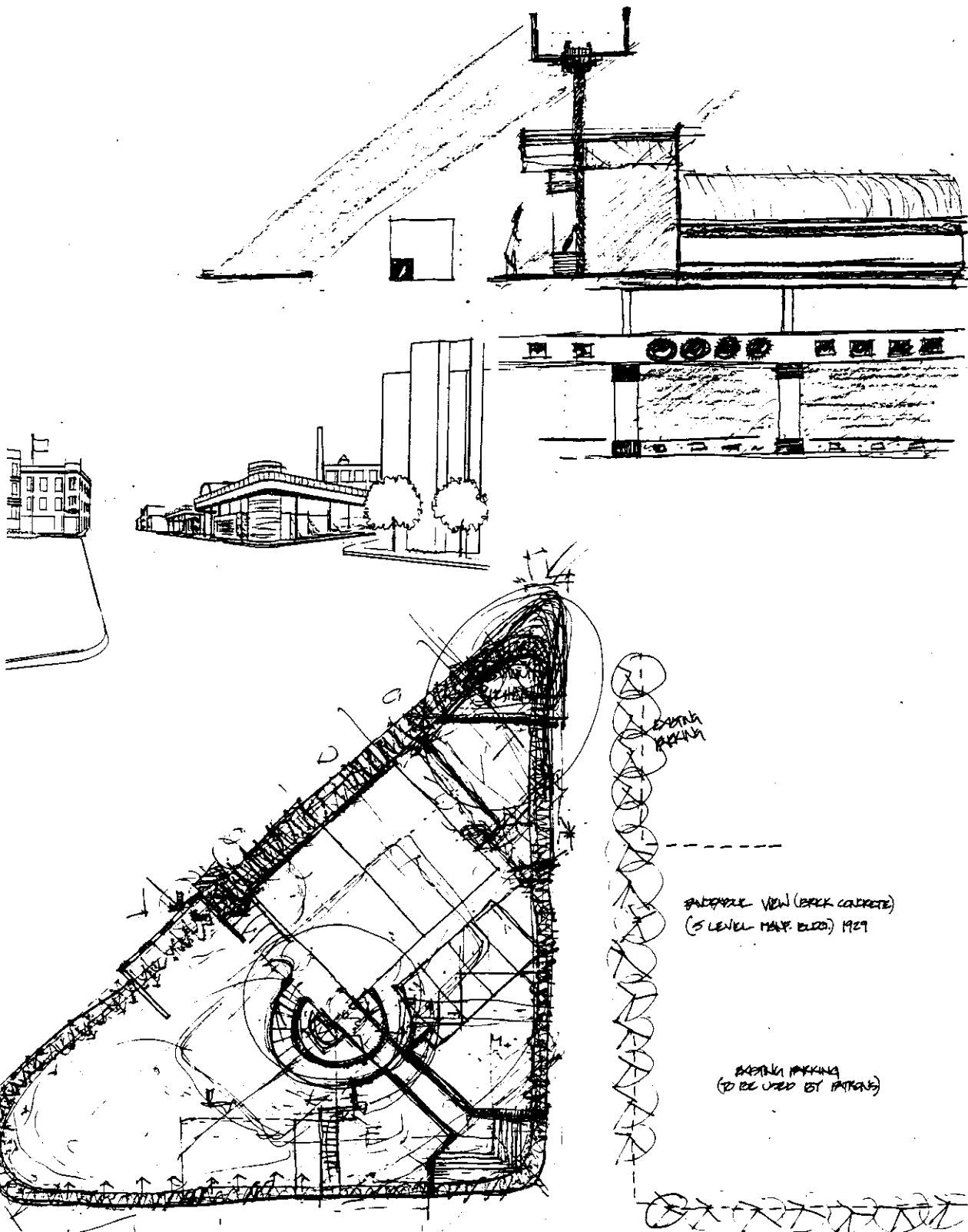
SPACE SUMMARY

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<u>Commercial and Retail (existing)</u>	<u>Square Footage</u>
609-611 Massachusetts Ave.	4160
617-619 Massachusetts Ave.	1800
653 Massachusetts Ave.	3000
655-657 Massachusetts Ave.	1920
Total Existing Footage	10880
<u>Commercial and Retail (proposed)</u>	<u>Square Footage</u>
New Construction	20400
Total Commercial and Retail	31280

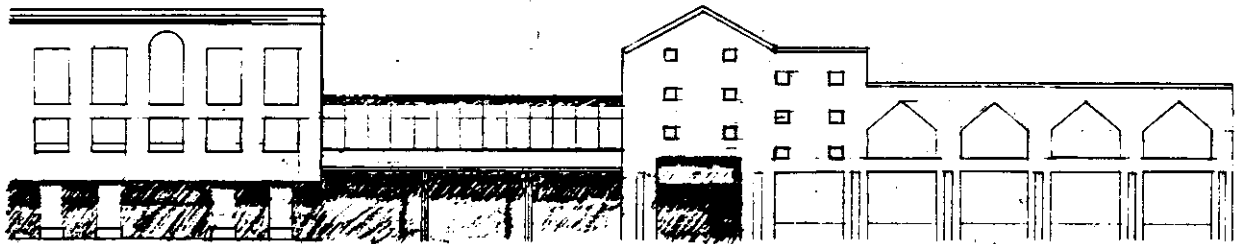
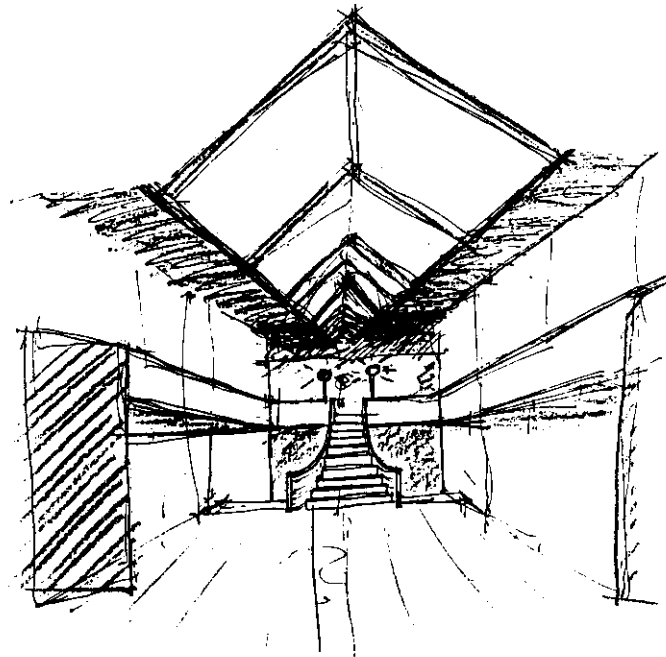
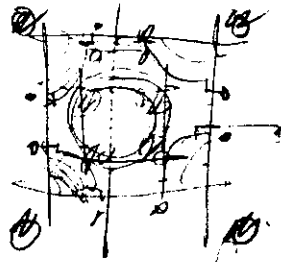
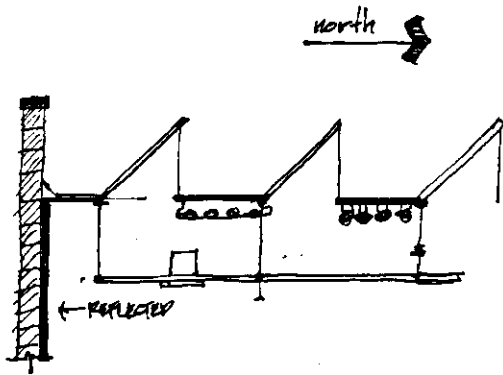


PRELIMINARY DESIGN

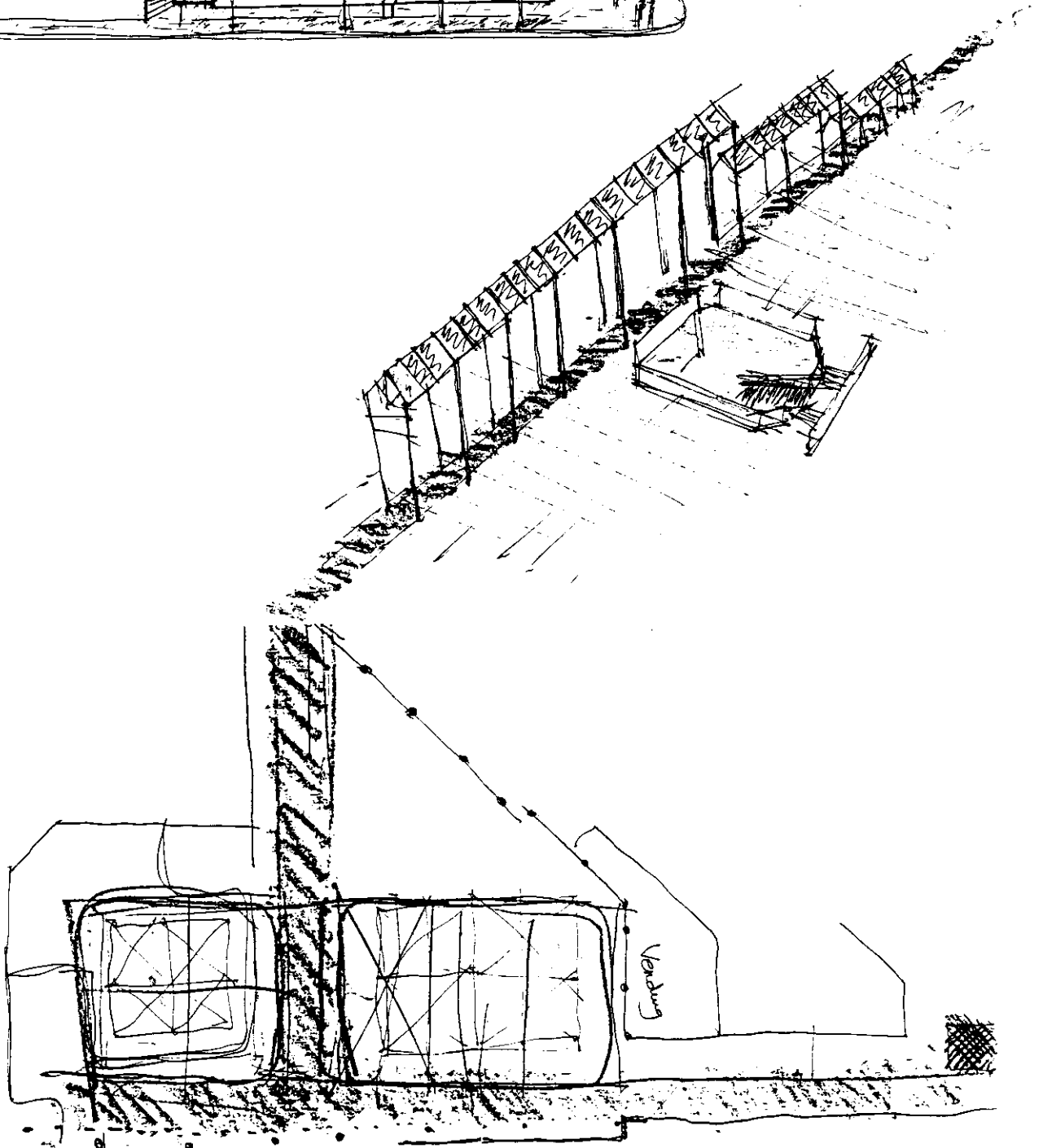


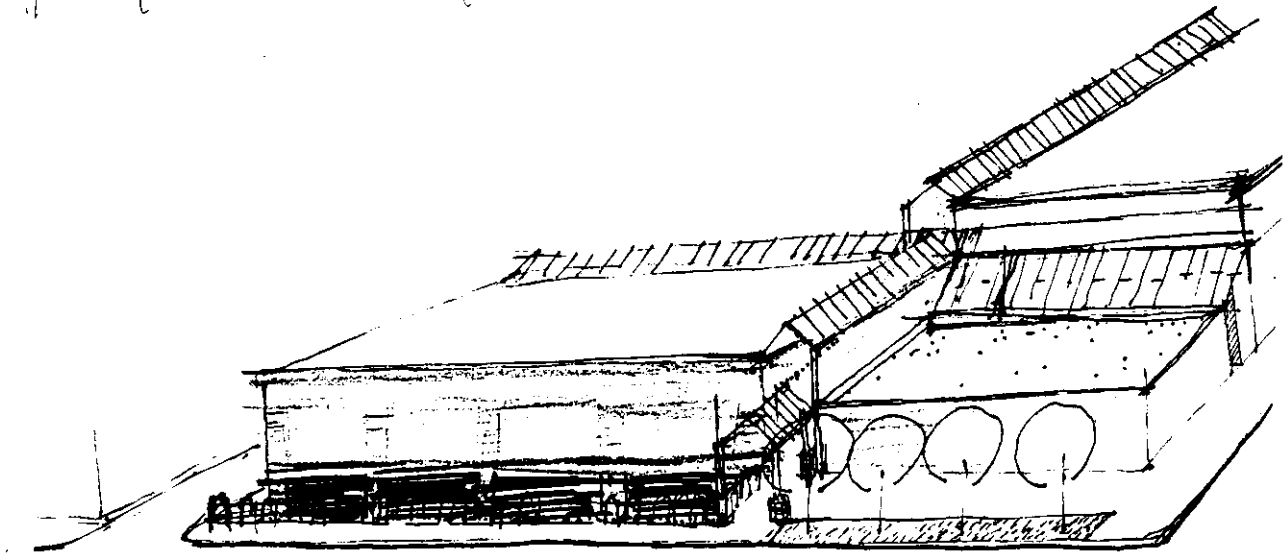
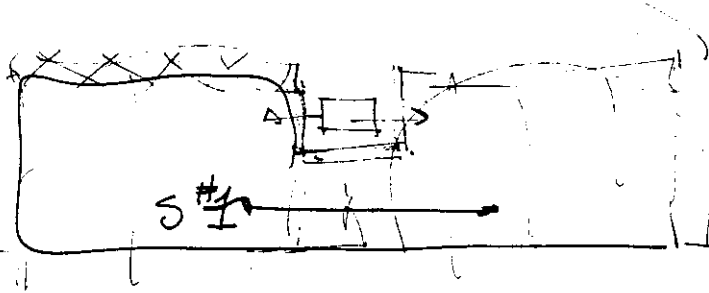
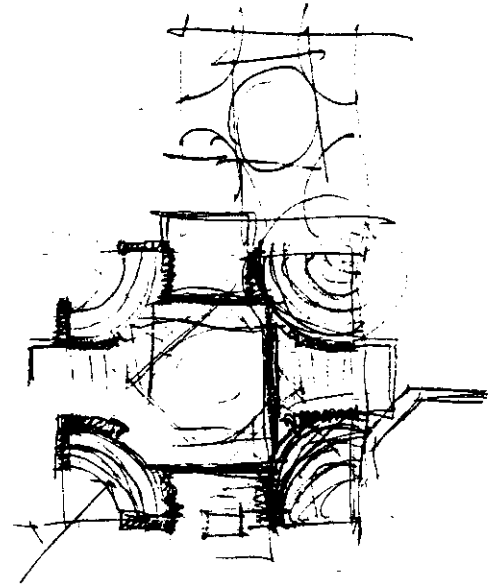
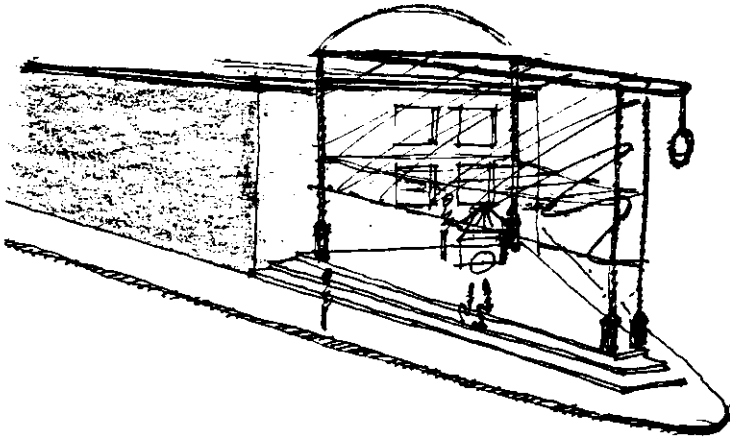
EXTERIOR VIEW (BRICK CONCRETE)  
(5 LEVEL MAX. BLDG) 1929

EXTERIOR PARKING  
(TO BE USED BY PATRONS)

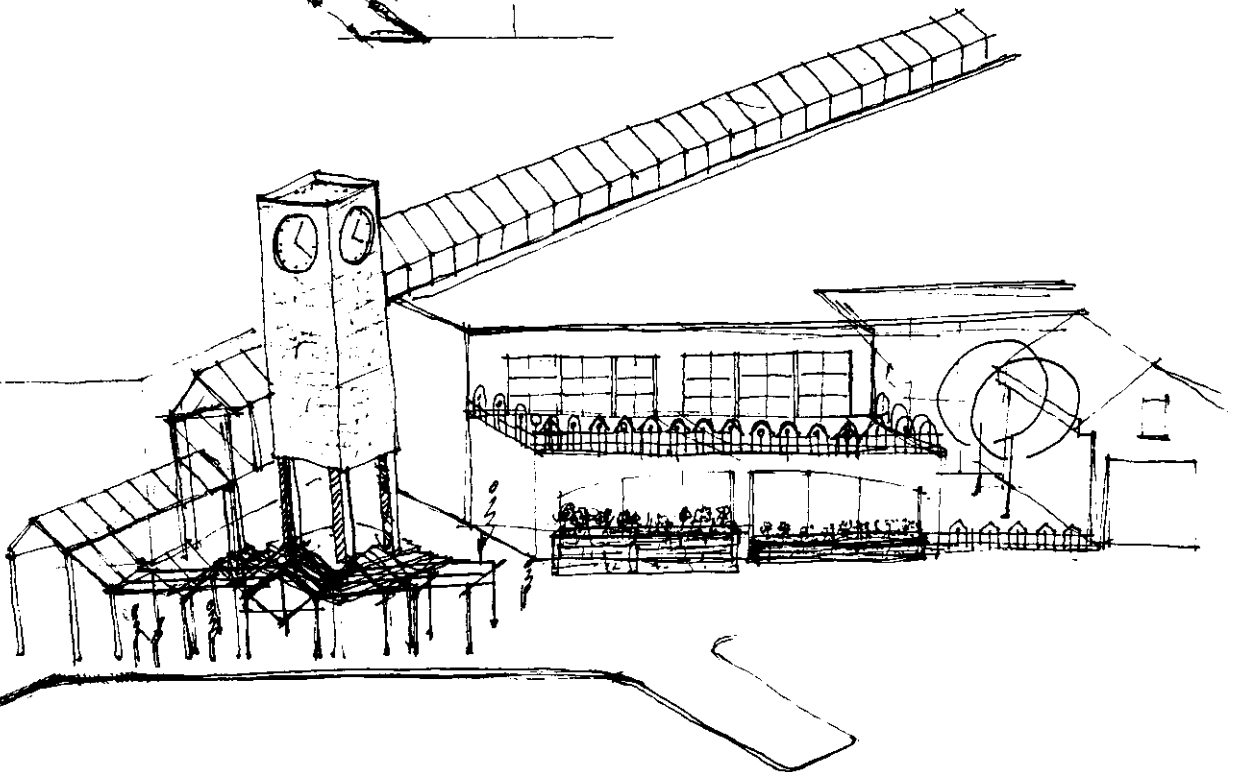
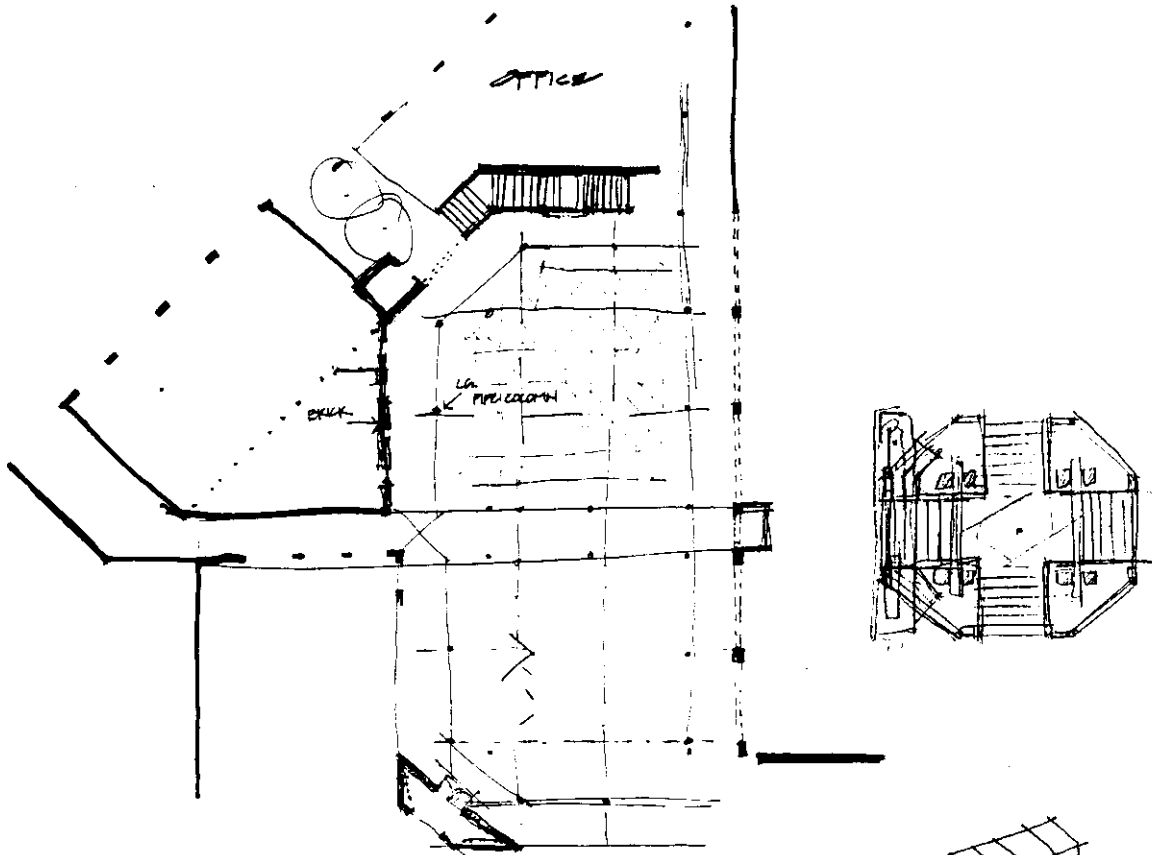


PRELIMINARY DESIGN



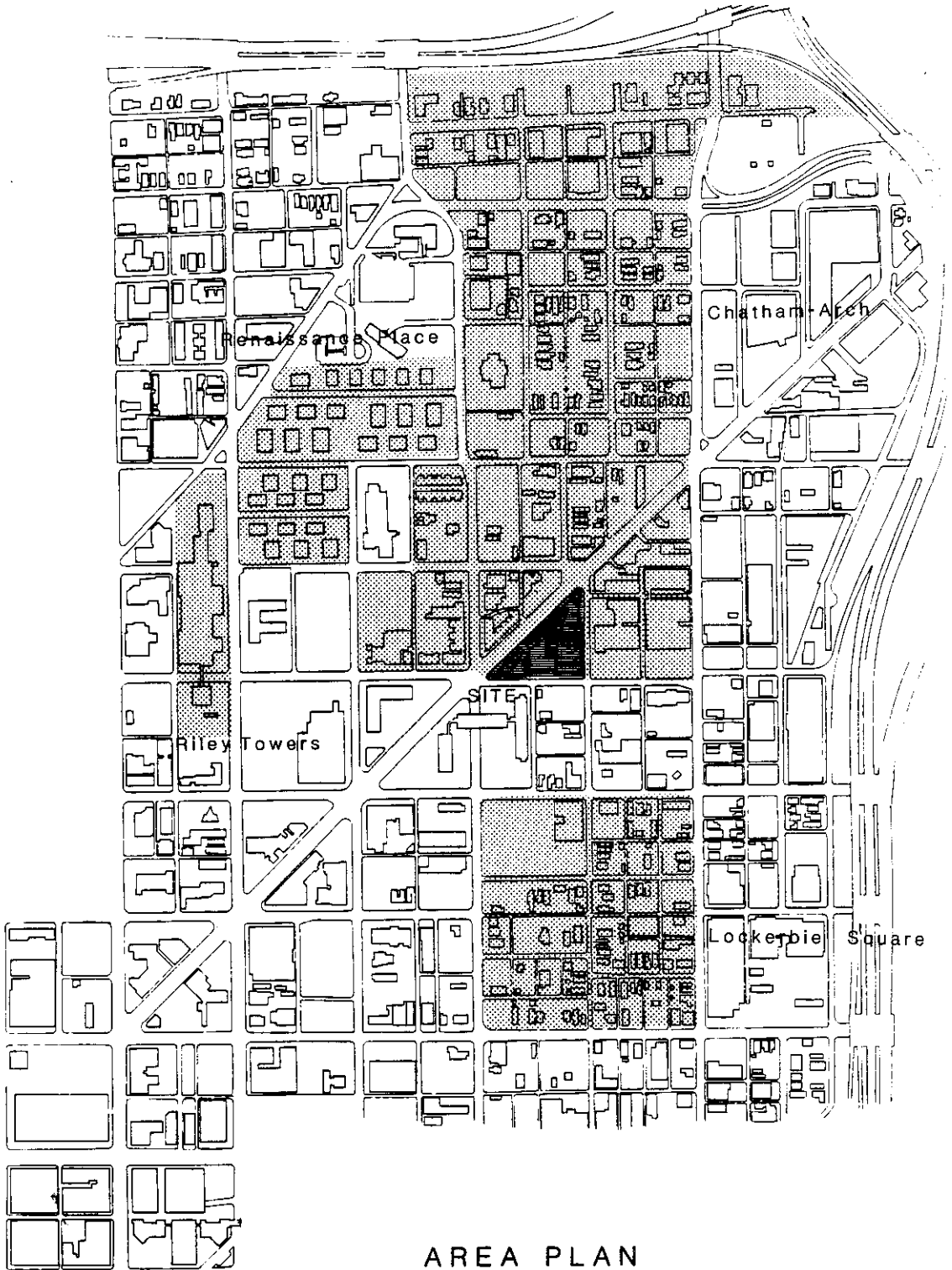


PRELIMINARY DESIGN

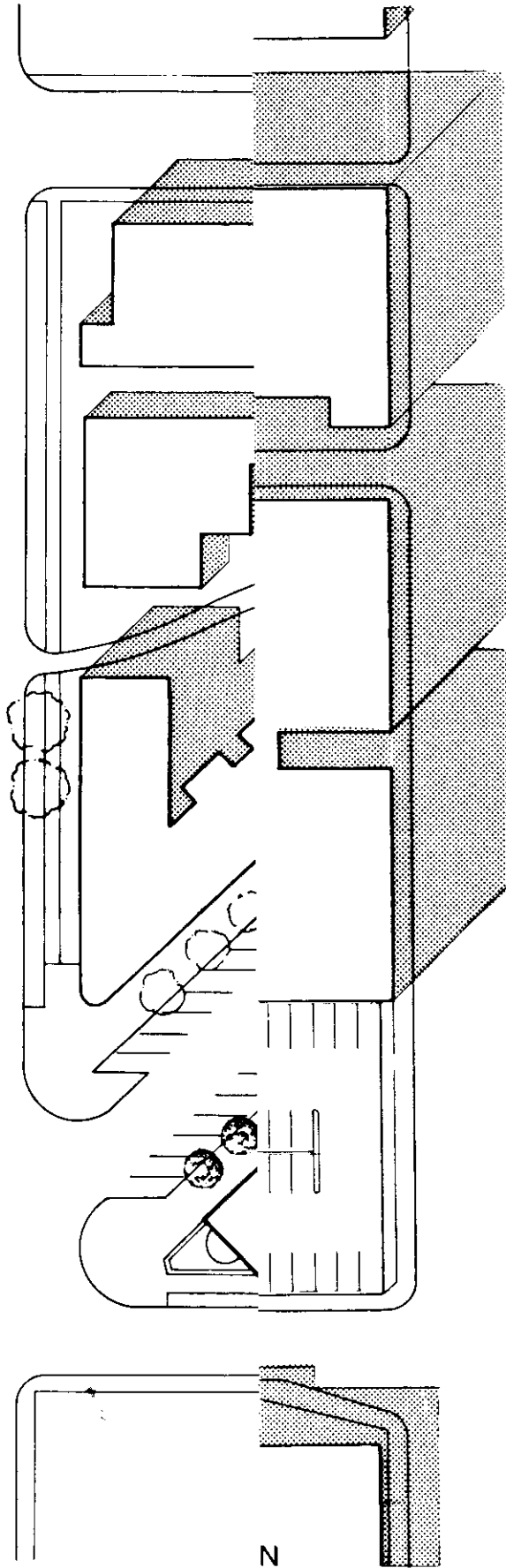




Final Design



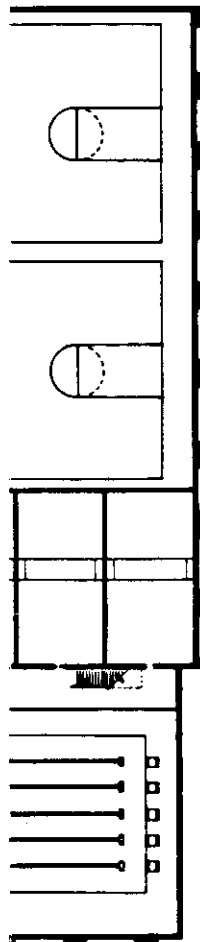
AREA PLAN



# FINAL DESIGN

## 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



L PLAN

FINAL DESIGN

Space Identification

Existing Retail

Proposed Retail

Gymnasium (below)

Raquetball (below)

Swimming Pool (below)

Administration

Restaurant

Exhibition Space

Arcade Space

Small Meeting Room

Large Meeting Room

Small Meeting Room

Kitchen

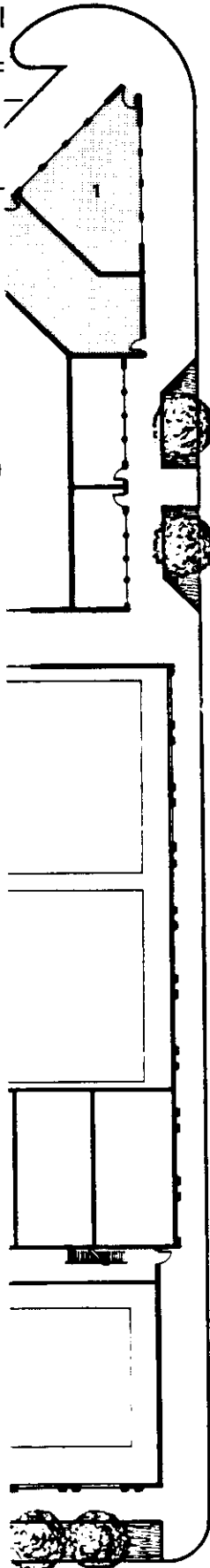
Day Care

Existing Retail

Proposed Retail

Existing Retail

Proposed Retail



L PLAN

FINAL DESIGN

Space Identification

Existing Commercial

Proposed Commercial

Gymnasium (below)

Mechanical

Reading Room

Restaurant

Arcade Space (below)

Meeting Rooms (below)

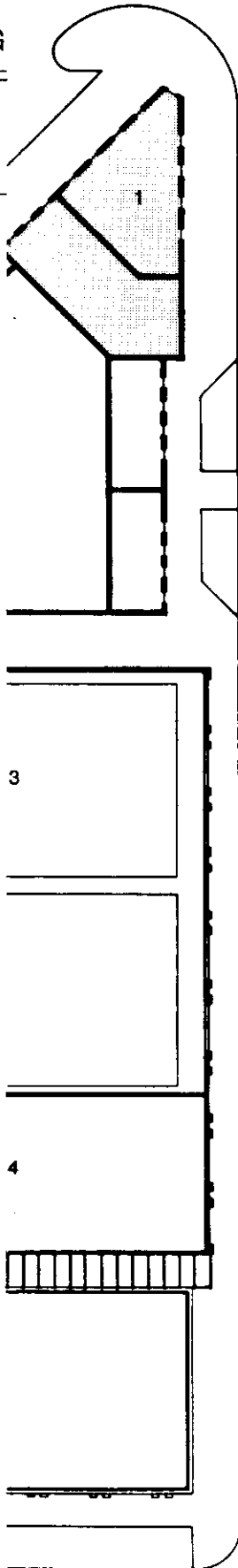
Exhibition Space (below)

Kitchen (below)

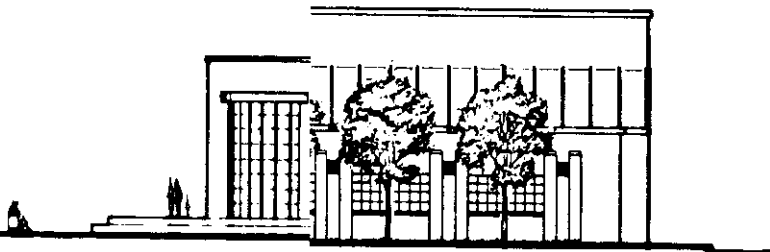
Day Care (below)

Proposed Commercial

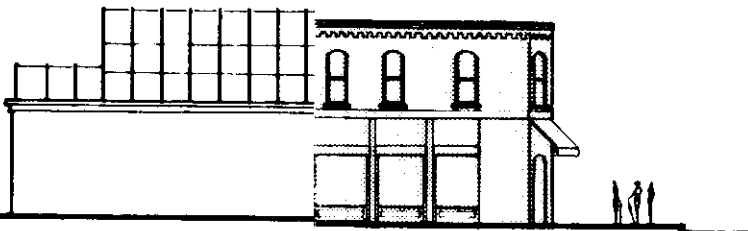
Existing Commercial



LEVEL PLAN



ET ELEVATION



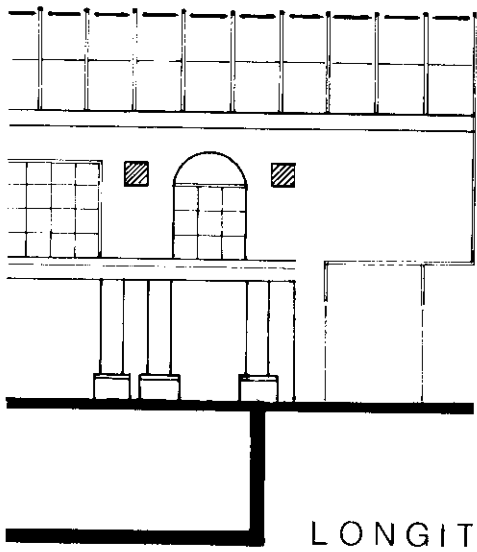
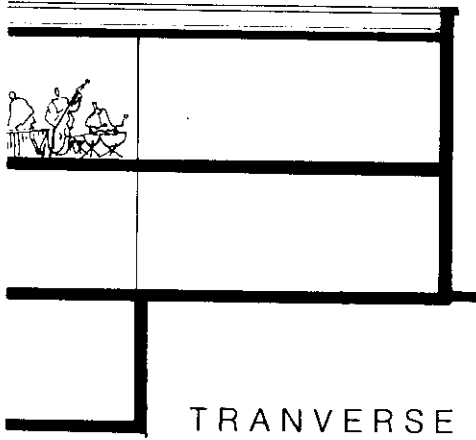
LEVATION

EXISTING BUI



MASSACHUSETTS AVENUE ELEVATION





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 parti 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

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.

Retrospect

Looking back on my college career, I feel very fortunate to have been able