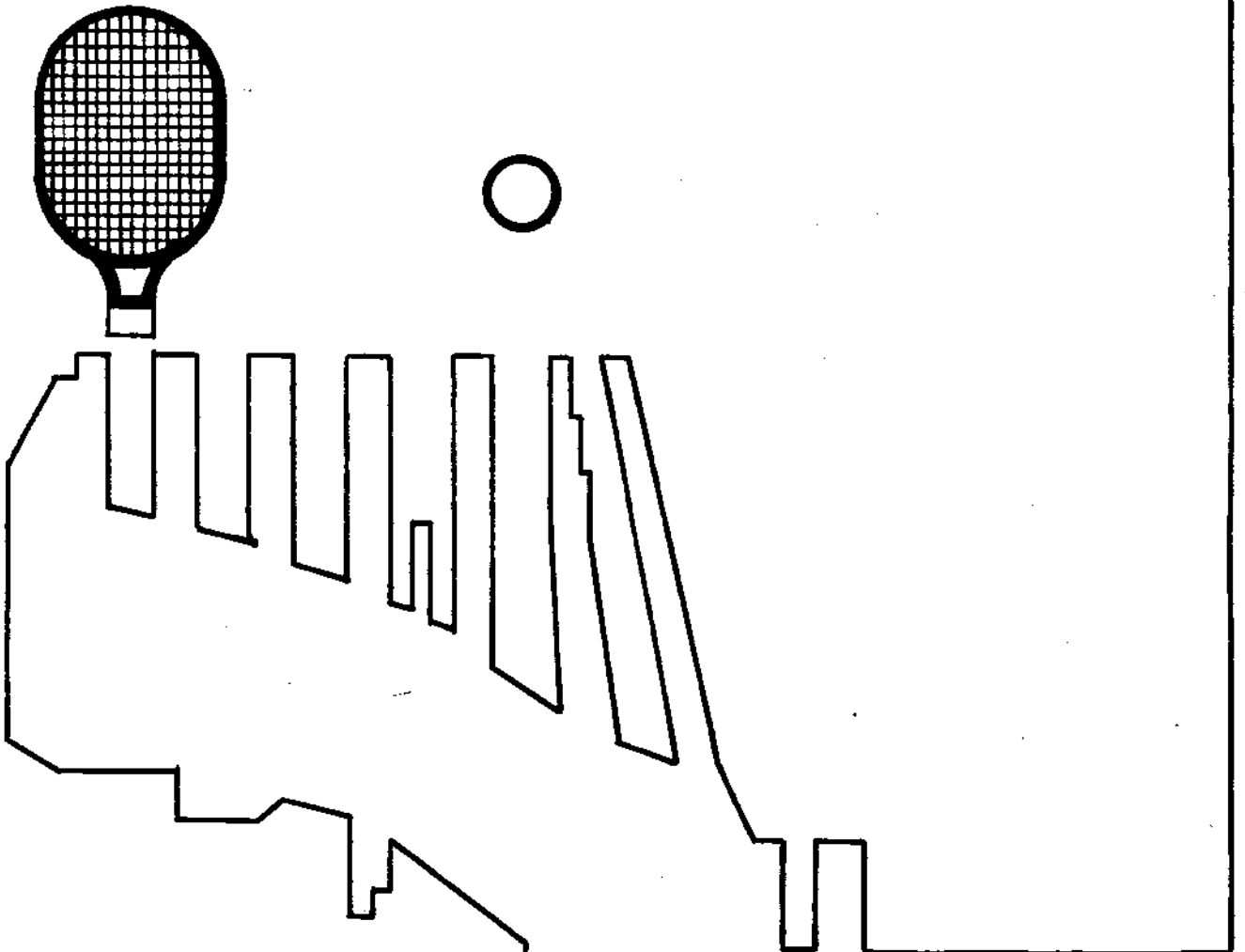


INNER HARBOR RACQUETBALL COMPLEX

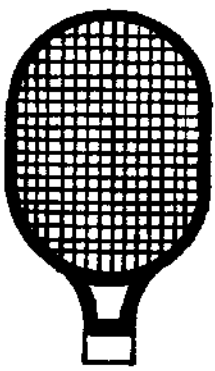
BALTIMORE, MARYLAND JONATHAN TITUS

PROF. ROBERT KOESTER

MAY 19, 1981



SPORTS FACILITY



INNER HARBOR RACQUETBALL COMPLEX

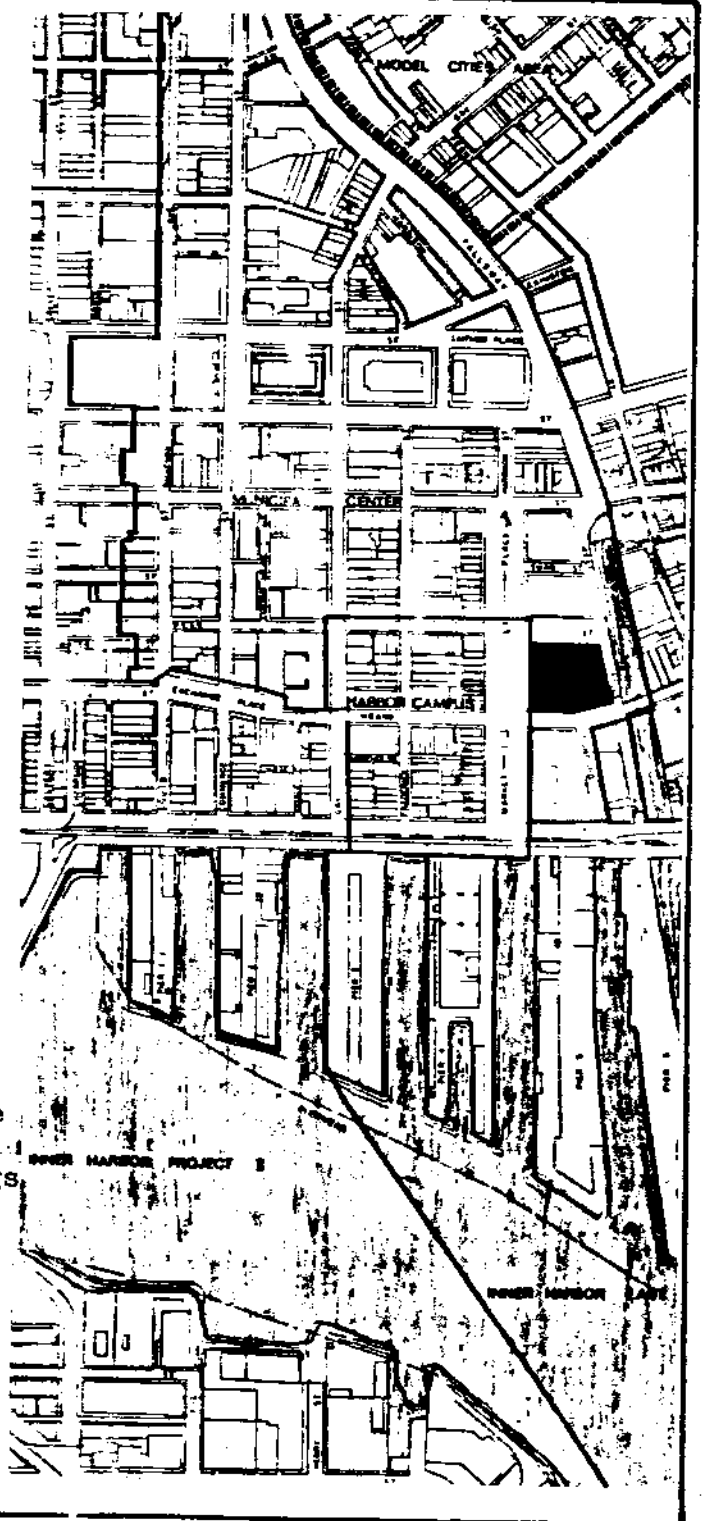
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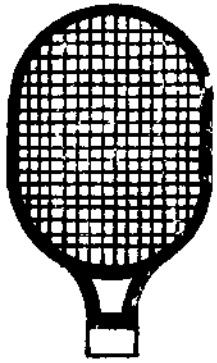


ABSTRACT

The sport of racquetball has experienced wide acceptance during the last ten years. The number of participants has risen tremendously and is still growing. The levels of skill range from amateur to money-making professionals, with several top players' winnings in excess of the 100,000 dollar mark. There are many tournaments a year all over the country with each state and private clubs conducting their own matches. National and state racquetball associations have been formed. Highly competitive racquetball products manufacturers sponsor these tournaments to promote the sport and advertise. Some of the major tournaments have been televised and the results are always published in one of the many racquetball magazines that are out every month.

This thesis book is a collection of thoughts, sketches, and drawings that were a part of my design process for the Inner Harbor Racquetball Complex. The collection is by no means all of the drawings that I did nor all that I had on my mind. As crude as some of the sketches are, they still were very important in my design evolution. I hope that anyone reading this book understands the work that it takes to complete the thesis year. The best part of the book is not the sketches, nor the thoughts, nor the drawings, but THE END and graduation.





ACKNOWLEDGEMENTS

Robert Koester: Studio professor for
the entire thesis year
1981.

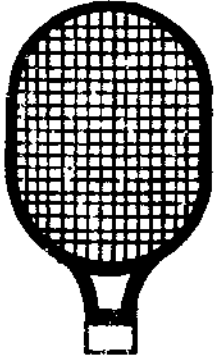
Jack Wells: Thesis critic for the
entire thesis year 1981.

J. Robert Taylor: Thesis critic for the
fall quarter 1980.

John Primmer: Employer at the Full
Court Racquet Club for
the entire thesis year
1981.

Professors Sonny Palmer and Paul Laseau

I wish to express my thanks to all
of the people who supported me in this
endeavor.



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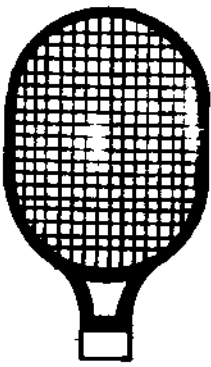
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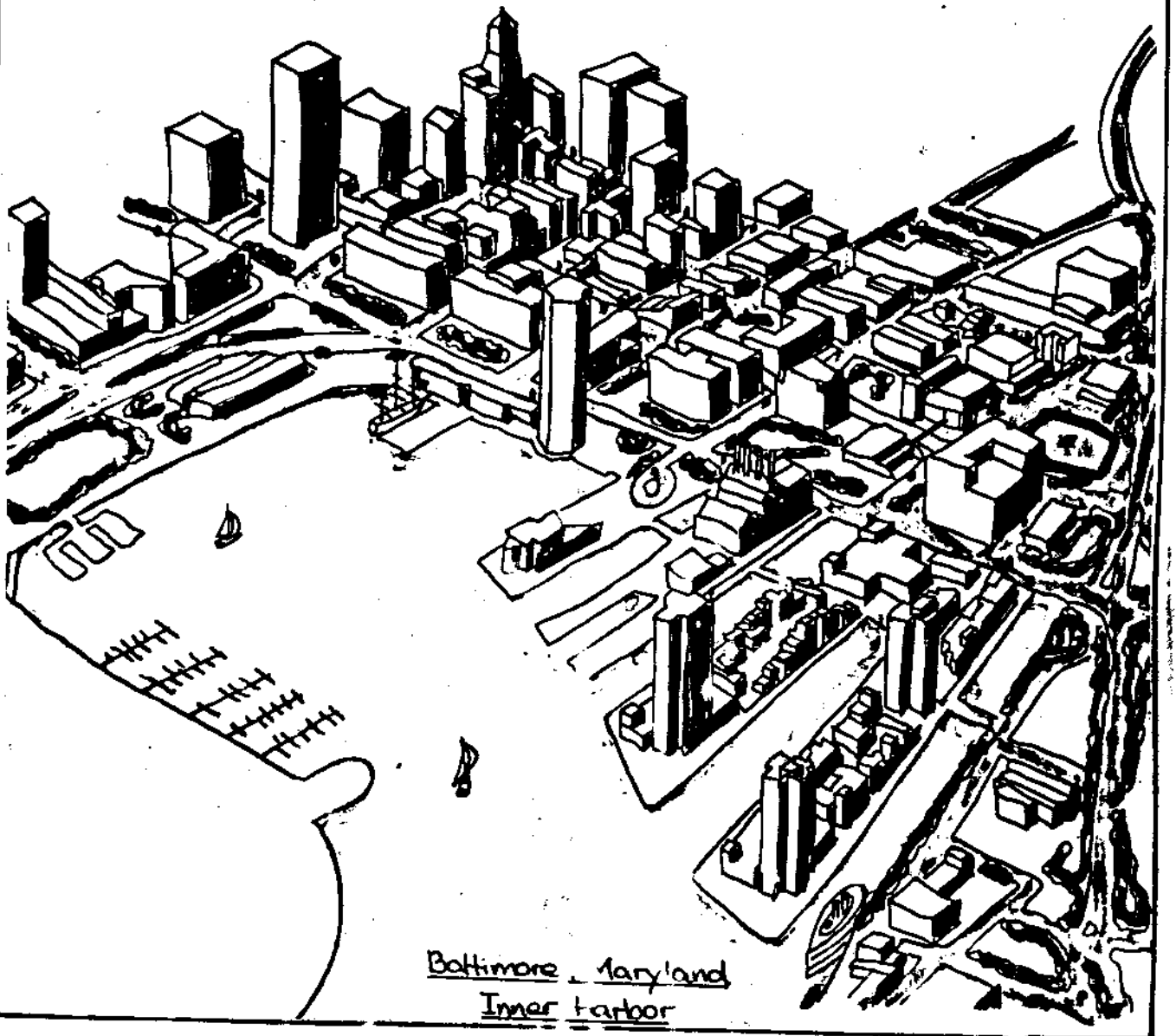
APPENDIX:

SPACE SUMMARY..... PG 28



○ SITE INFORMATION

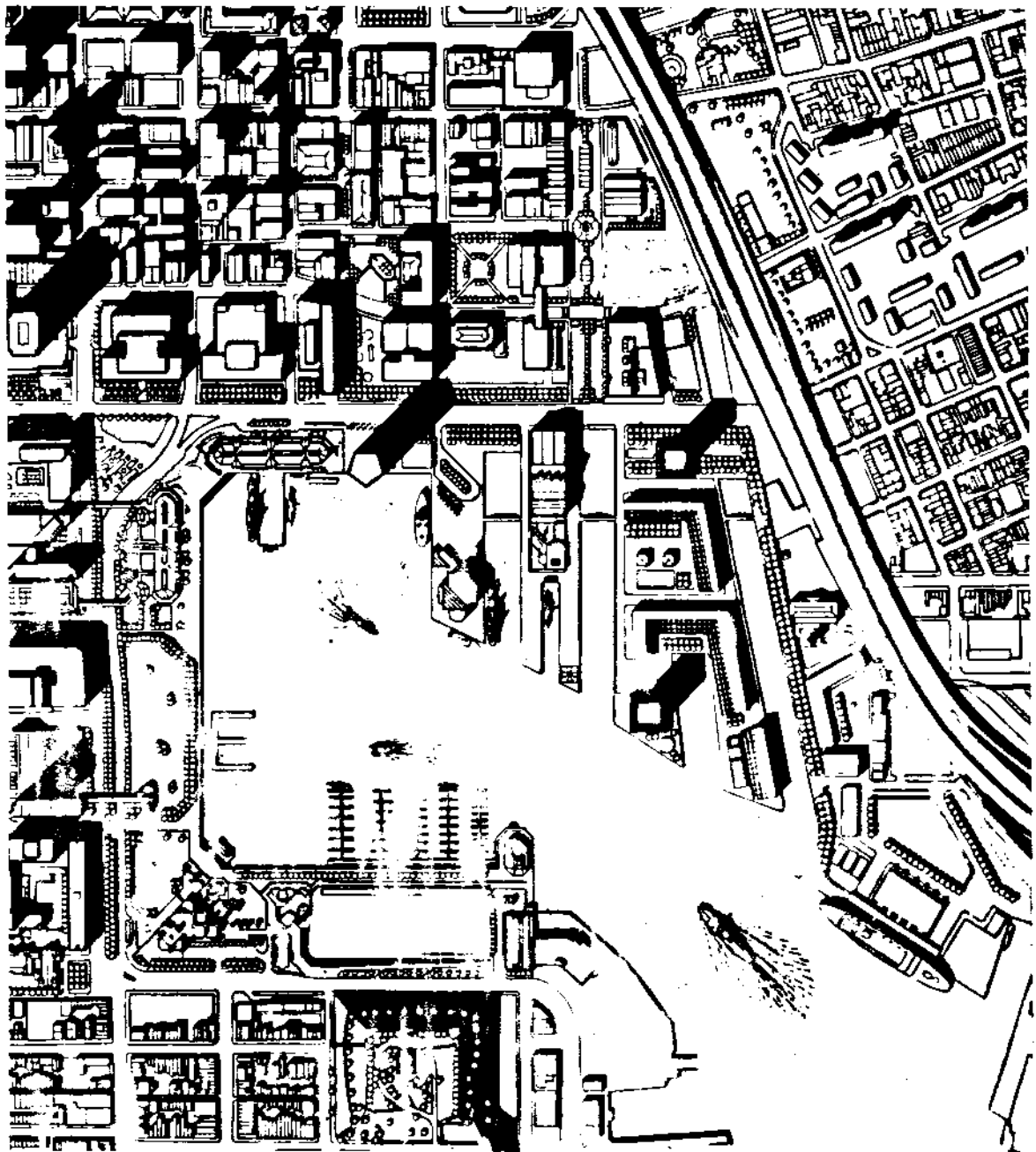
The site is located in the east coast port of Baltimore, Maryland. The city is situated at the northern tip of the Chesapeake Bay and still maintains a very active shipping schedule. Two blocks south of the site for my thesis design the docks of the city reach out into the water and the Inner Harbor is formed.



Baltimore, Maryland
Inner Harbor

SITE:

Presently under a major urban redevelopment program, the Inner Harbor has become a bustling hub of activities. Developments such as Boston's Quincy Market have been built along the docks, as well as many tourist attractions like the new city aquarium. The summer will bring ethnic festivals and concerts to the dockside and sailboats fill the slips with visitors for the fun affairs.



SITE:

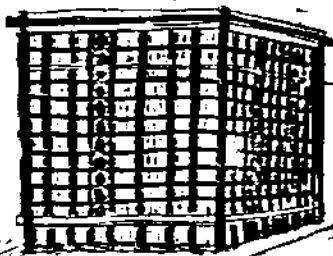
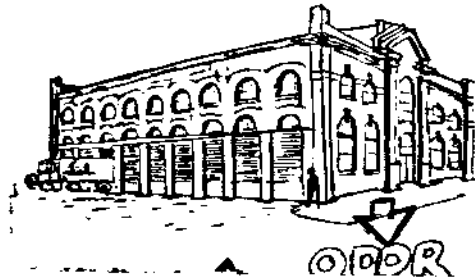
The white collar atmosphere of the financial district is just two blocks to the west of my site. The municipal buildings of the city are to the northwest and employ many of the downtown's 90,000 workers. East of the site a "model cities" housing district can be found.

At the present time the site serves as a parking lot for some of the downtown workers and students who attend a nearby campus. There are no unique features to the site, however the buildings which surround it do offer a unique variety of city architectural styles. Directly to the north is a wholesale fish market which was built in the early 1920's. The Inner Harbor Community College is across the street to the west and was opened in 1975. The campus is extended over a two block area with another building to the south. A mammoth 12-story building which is used for offices and warehouses is also located in the block south of the site. It's height hinders most of the views toward the scenic Inner Harbor at the street level. A canal which shall be removed for expansion of an expressway is to the east of the site and separates the high-rise buildings of the downtown and the residential area previously mentioned.

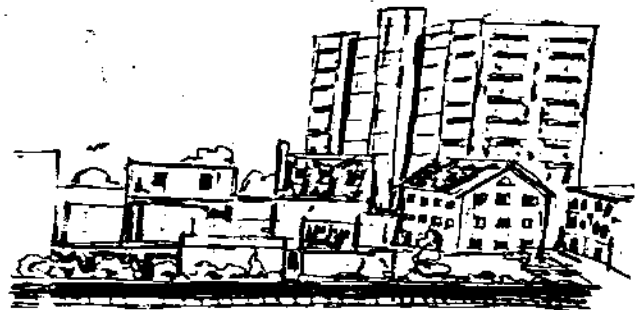
CAMPUS



FISH MARKET



CANDLER BLDG



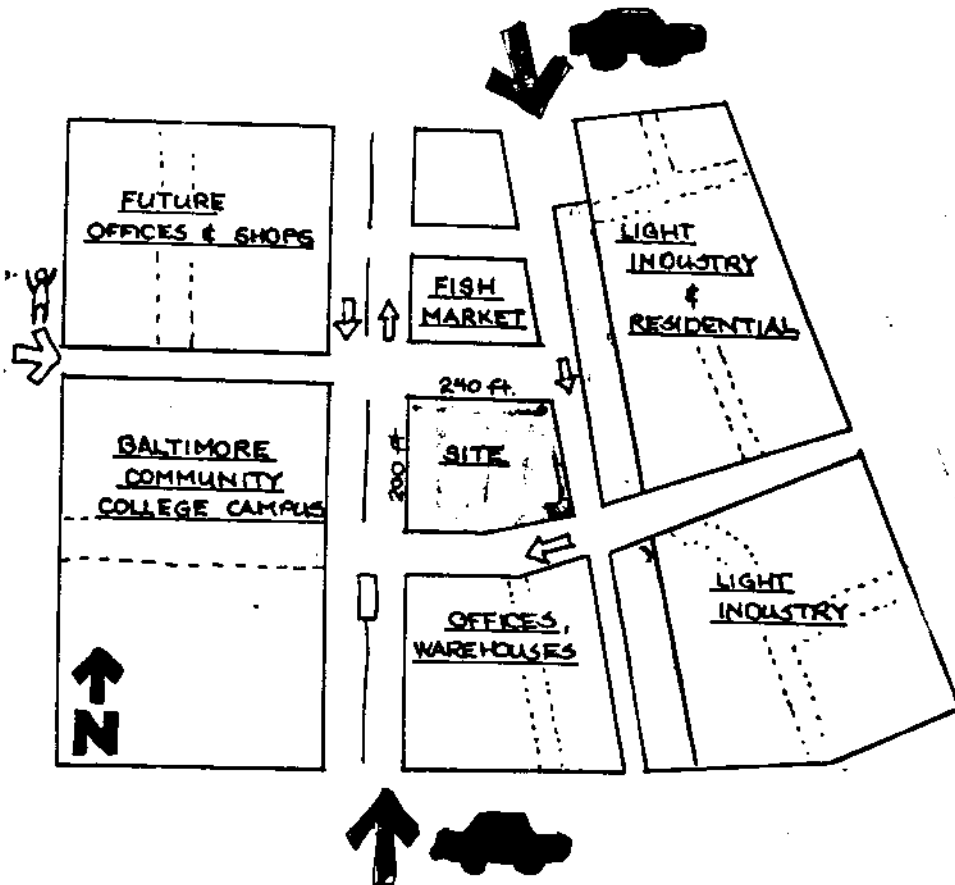
CANAL
- BACKGROUND

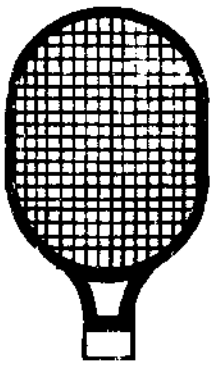
SITE:

Views from the site are very much reduced due the surrounding buildings. Above a certain height, however, the downtown buildings and the Inner Harbor can be seen above the community college campus.

Vehicular access to the site of my thesis design is in the form of a major north-south expressway. Visitors from the Inner Harbor would approach the complex on Market Place St. Traffic from the east would use the five-lane Lombard St. just south of the building. The flow of travel seems to form a clockwise loop of movement around the site.

The majority of the pedestrians to approach the building would do so either from the downtown offices to the west or the activities in the harbor. Pedestrians traveling from the east to the building would be minimal.

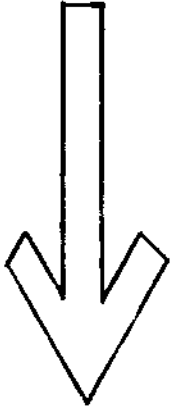




PROGRAM

Initial Scope:

Health Club
 Racquetball Club
 Cafe and Bar
 Parking Garage'

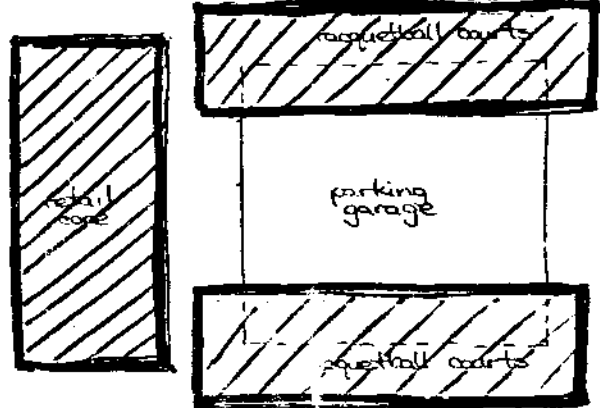


Health Club
 Racquetball Club
 Cafe and Bar
 Parking Garage
 Retail Core

Health Club
 Racquetball Club
 Racquetball Stadium
 Parking Garage

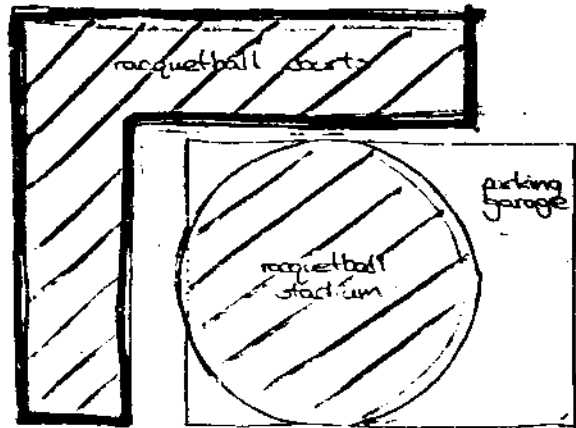
Final Scope:

Health Club
 Racquetball Club
 Racquetball Stadium
 Parking Garage
 Office Core



SECOND STAGE

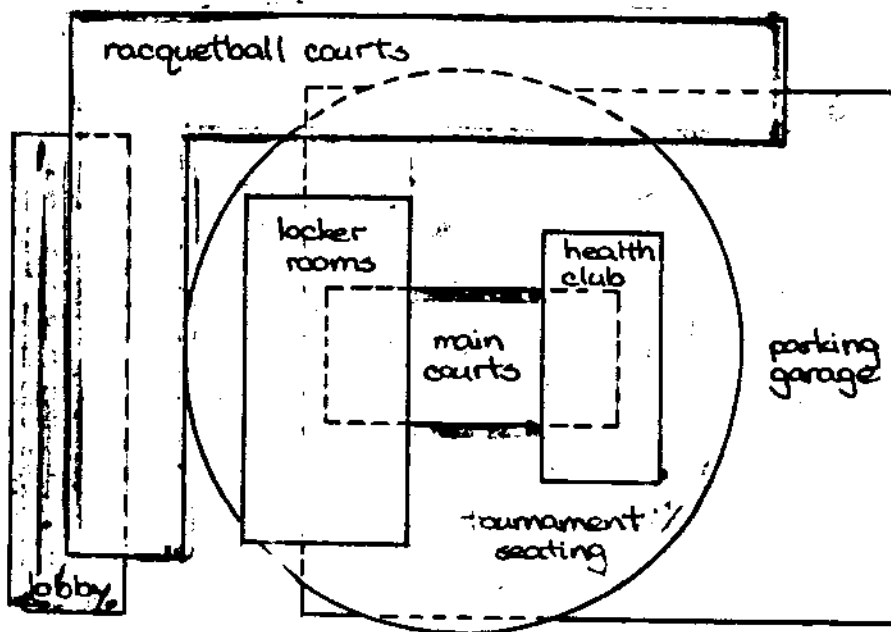
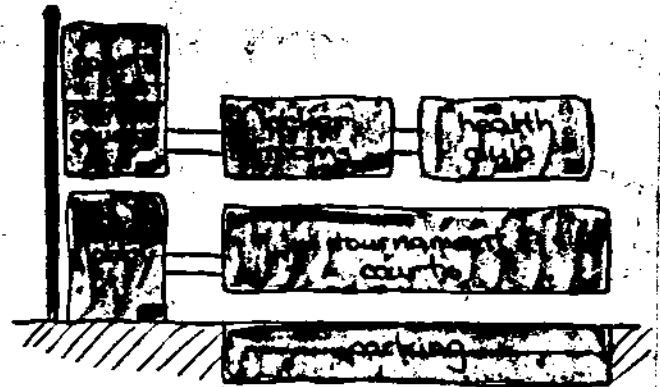
The scope of my thesis design went through these stages of change due to factors involving the urban context. The site chosen was in an area where the land economics lend themselves to projects of larger scales. In order for the project to be feasible it was important that I make the most out of every square foot of the site. Thus my small racquetball club was shelved for a racquetball stadium and all the support facilities. This idea was also put on the shelf with the addition of an office complex to the scope of the program.

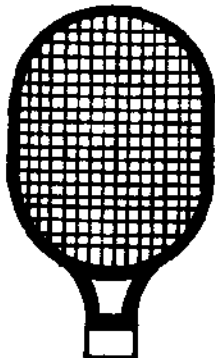


THIRD STAGE

PROGRAM:

The intended users of this club would be of a wide variety. Due to the proximity of the downtown and residential areas, also hotels and convention centers it was my thought that everyone might be a likely club member. The office worker, weekend visitors, convention goers, resident amateurs and touring racquetball professionals. Major sport products could be displayed and sold by the manufacturers. Racquetball associations could have their national headquarters housed in the office block and use the stadium for sanctioned tournaments or teaching the sport to all levels of play.

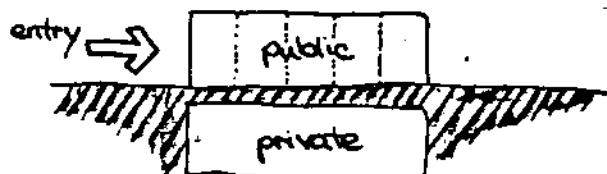


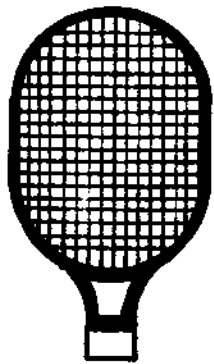


BUILDING TYPE ANALYSIS

Previous examples of racquetball clubs offered very little aide in decision making for a complex such as my thesis project. Most of the clubs that I studied were much smaller than what I intended to do. Due to this difference in size only the basic organizational relationships were relative.

All of the clubs separated the public and private functions into different levels. Entry was always on the public level. Each club was structured around the courts which developed dominant interior and exterior structural rhythms. It was usual that no attempt had been made to break this rhythm and therefore most of the other spaces in the clubs were within the same grid system. The overall impression was one of monotony. It did seem as though the money spent in other amenities such as furnishings and plants added much to a simple design. It was common that the most profitable clubs had the more lush and plush atmosphere.





CONCEPTS

Early attempts at conceptual design were spent trying to decide how to deal with basic questions. Those that were given priority are listed as correlation of the spaces, graphic composition of plan, problem statements, zoning and circulation, structural order, entry and enclosure, three dimensional patterns and the final was unique features.

Correlation:

Ideas that were generated about the spatial arrangement reflected programmatic issues and site context. A block of public spaces such as retail shops and eventually an office building were to front the downtown and give the complex an urban face. The racquetball club and eventually the stadium would then be placed behind this wall of urban fabric and present its own face to the housing area to the east.

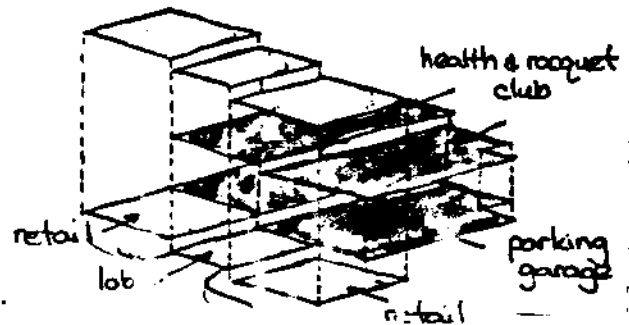
Problem Statements:

The access to the site of cars and people was a major problem to be tackled before I could decide about the entry sequence to the site. It became obvious that the entrance face downtown to the west. This also aided in my ability to deal with fitting into the urban context.

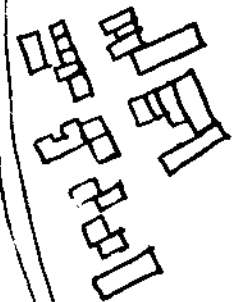
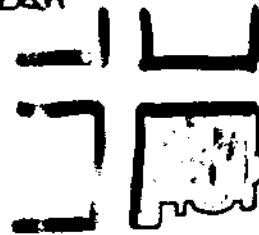
Graphic Composition of Plan:

Evident in this idea was the hard edge to the downtown and the more random pattern of spaces used for the racquetball club would give more ability to manipulate and articulate the eastern facade.

a. Correlation

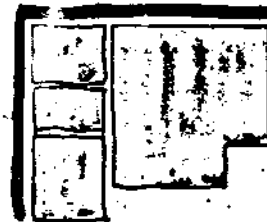


urban



housing

a. Graphic Composition of plan



ground level



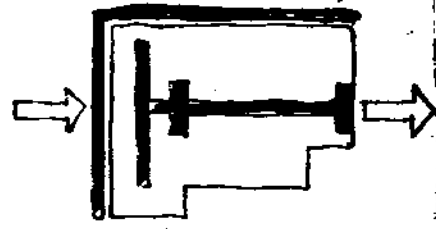
club level

CONCEPTS:

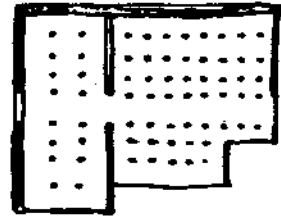
Zoning and Circulation:

At this point in my thinking, both the pedestrian and the vehicle would enter the complex from the east. It would soon become evident that the two had to be separated so as to avoid confusion. The separation would then solve some of the zoning situation by dividing the site into two portions. One of these would become the office building and the other the stadium and racquetball club.

c. Zoning and Circulation



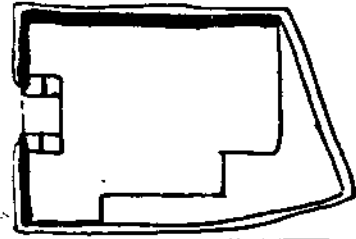
d. Structural Order



Structural Order:

The size of a racquetball court fit in well with the structure of a parking garage because four parking places are 20 X 40. This helped me organize the structure of the club from the parking below to the courts above.

e. Entry and Enclosure



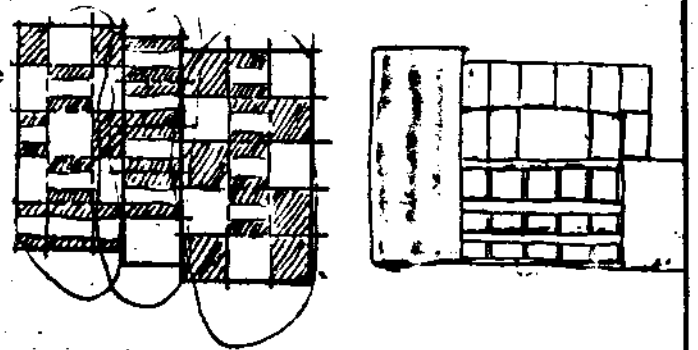
Entry and Enclosure:

These concepts were to follow the same pattern as the rest. Once again the context of the urban site would decide the entry of the complex as well as the type of face to give each side.

Three Dimensional Patterns and Rhythms.

First thoughts about the rhythms that might develop were to let them go as they needed to be expressed. This led to the dominant structural monotony that I wanted to avoid. By the time that I added the office part of the complex to my program it was obvious that the patterns of an office building and those of an honestly expressed racquetball club would be too much articulation for any complex. I finally was able to clean up the facade of the club so that there were no conflicting patterns with the office core.

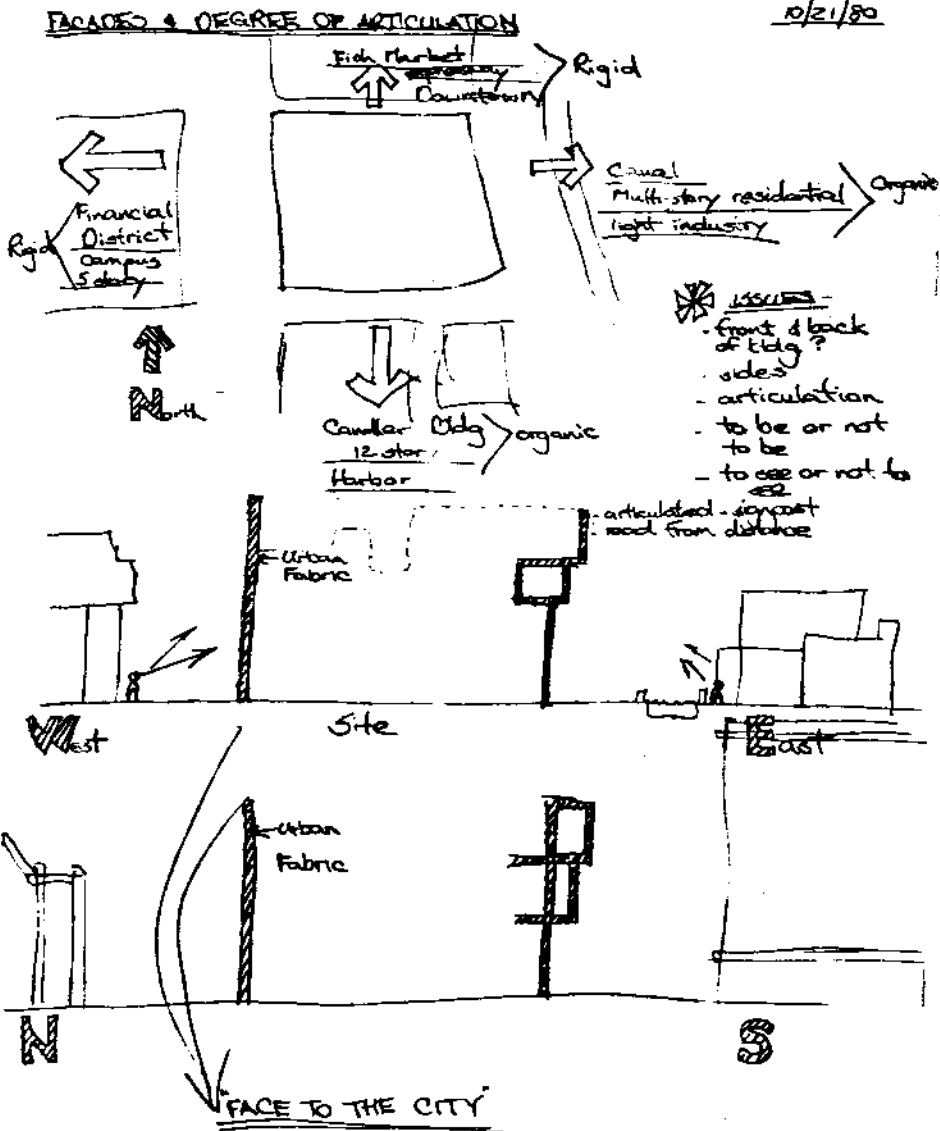
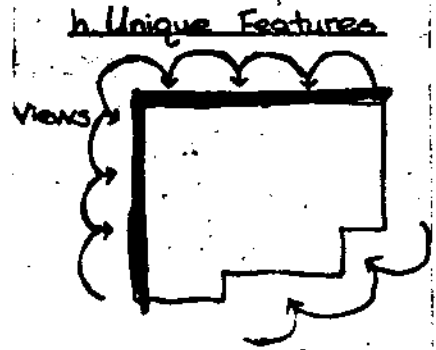
g. Three Dimensional Patterns and Rhythms

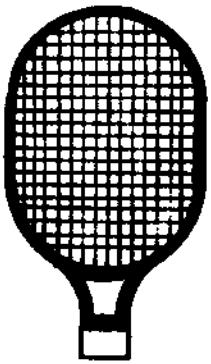


CONCEPTS:

Unique Features:

At the time of my conceptual thoughts about features or qualities to achieve, there was only the fact that the building was to have two distinct facades. Those of urban fabric and structure and guts. The addition of the racquetball stadium to the program added a new twist to the total look of the design.

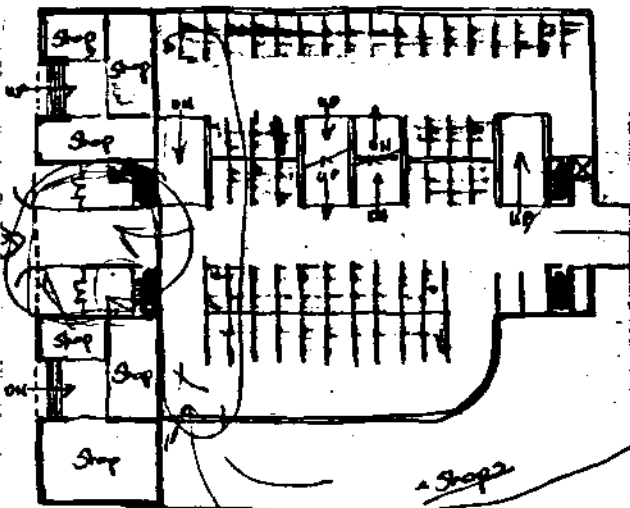
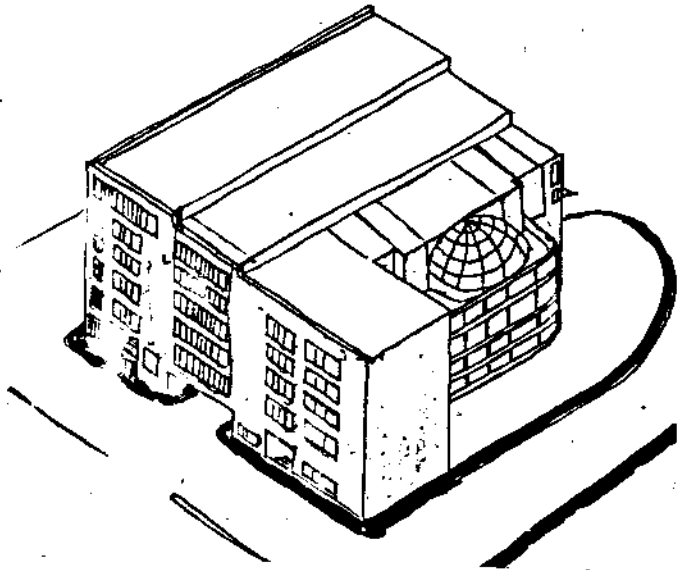




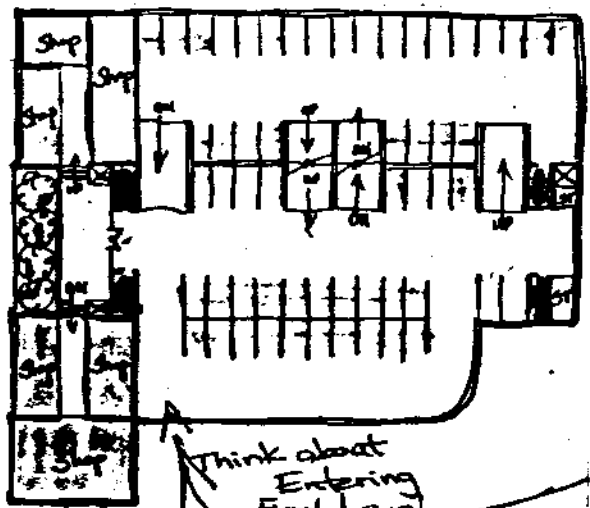
SCHEMATIC DESIGN

Schematic Design Comments:

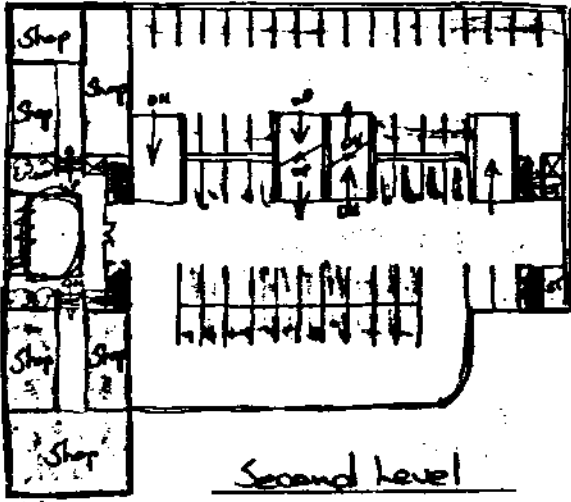
All of the initial designing of my project was spent mulling over the conceptual issue, refining and redesigning. The evolution of my project caused very little loss of time. It seemed that with each change I was able to keep track of my concepts and maintain a forward momentum. As one looks through the basic plans in this book the evolution of the project due to programmatic changes should be evident.



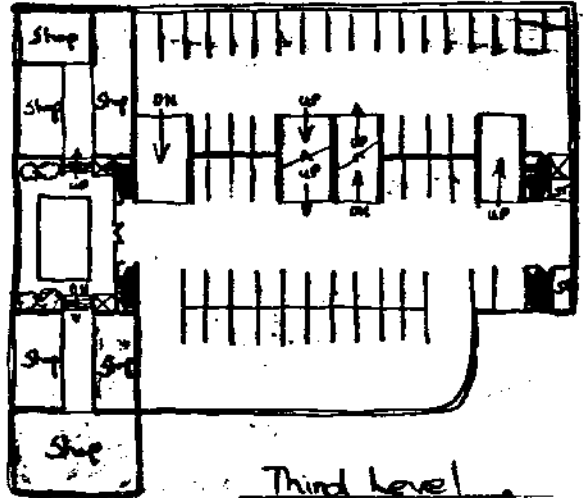
Ground level



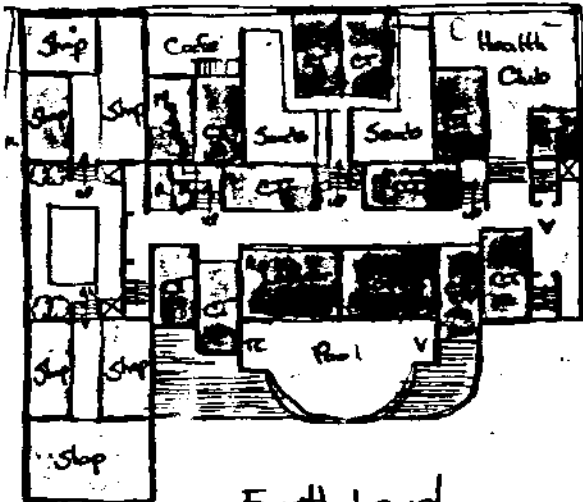
SCHEMATICS:



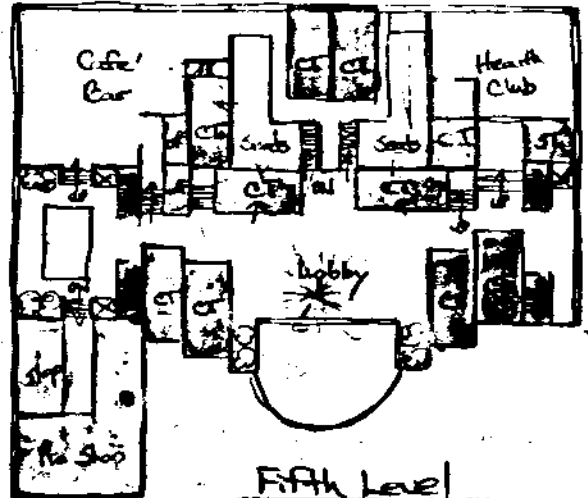
Second Level



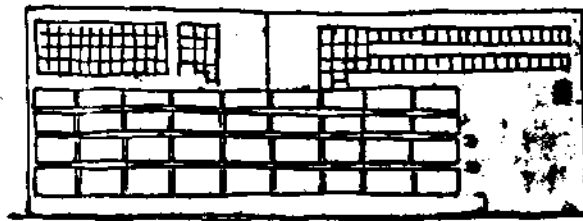
Third Level



Fourth Level



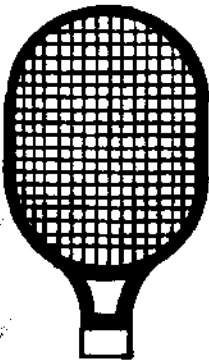
Fifth Level



North Elevation



West Elevation



DESIGN DEVELOPMENT

Design Development

The issues that I tried to work out during this phase of my project were those dealing with the office building. Where should I place it on the site? How tall should it be? What type of fenestration and what material etc. This was the phase that seemed to be the most tedious of the project. Whenever I thought I had reached a solution another problem would appear. The exterior of the club and the office building were fighting each other for the dominant facade scheme. Finally I realized that the two should try and compliment each other by being different yet hold together as a complex. In the final effort to coordinate the two parts I decided to articulate the office building and keep the racquetball stadium simple and elegant. The use of like materials on both parts would unify the design.

NOTES

- scale
- fenestration
- Mat'l
- sense of entry
- shadow
- traffic, ped. & car

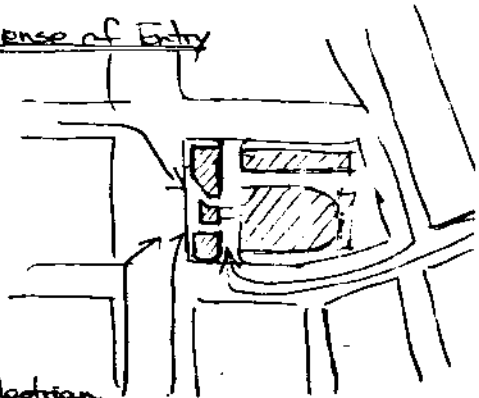
URBAN FORM ISSUES

Scale

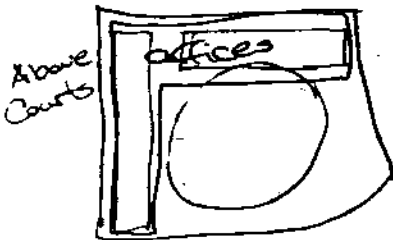
- surrounding bldg. scale varies.



Sense of Entry

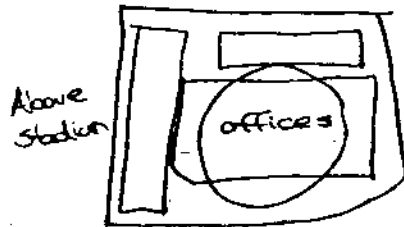


Office Structure

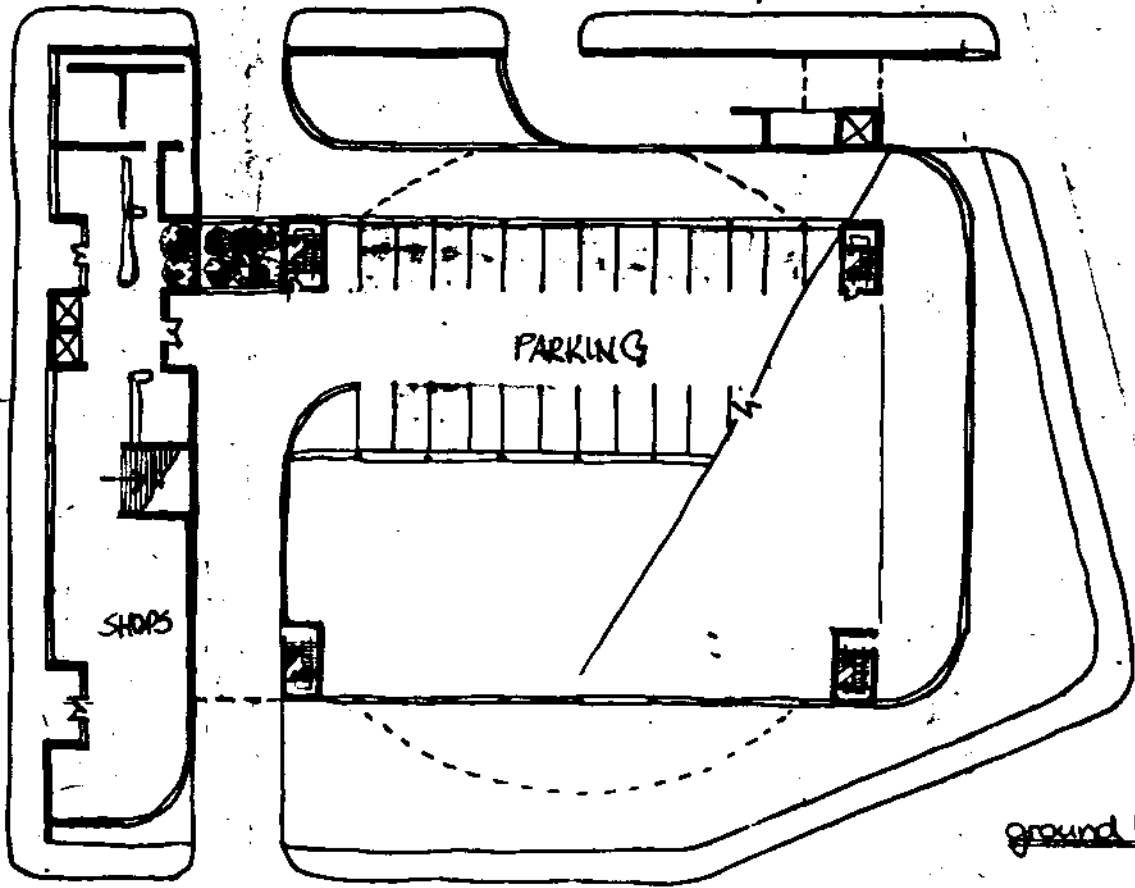


* ISSUES

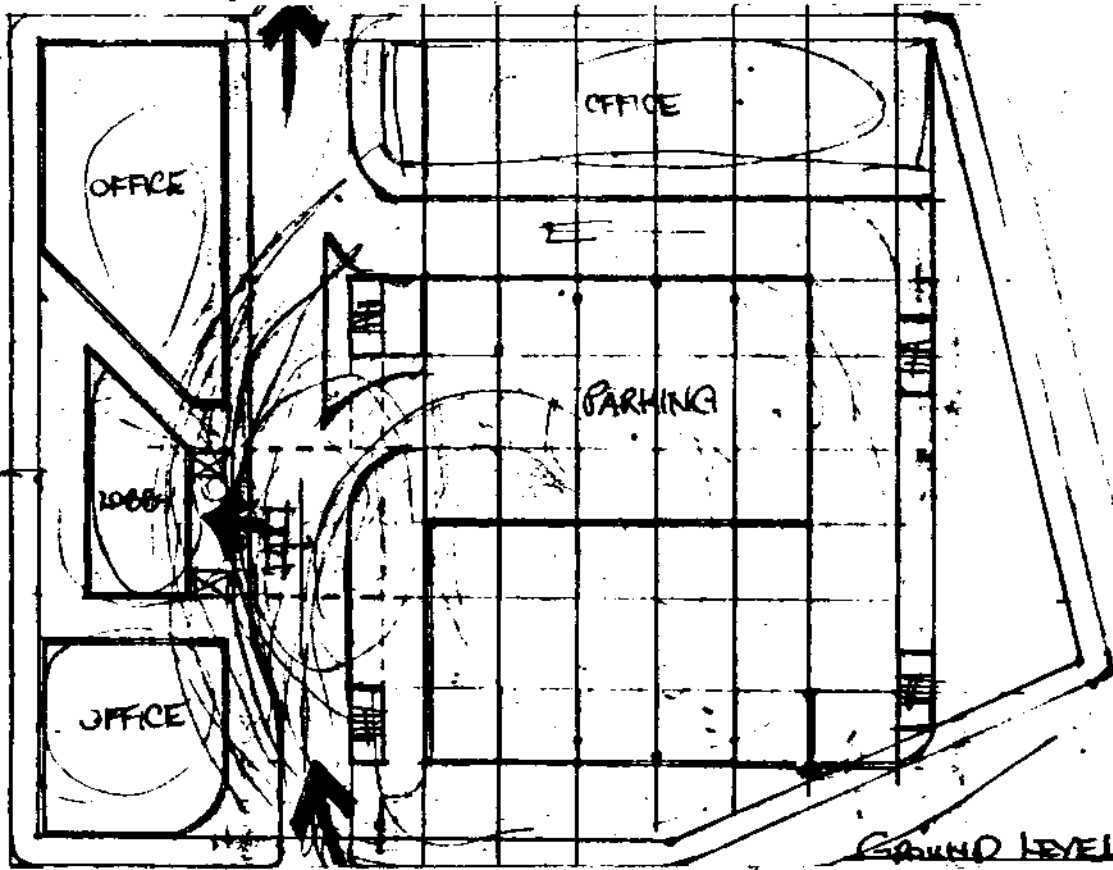
- LEFTOVER SPACE



DESIGN:

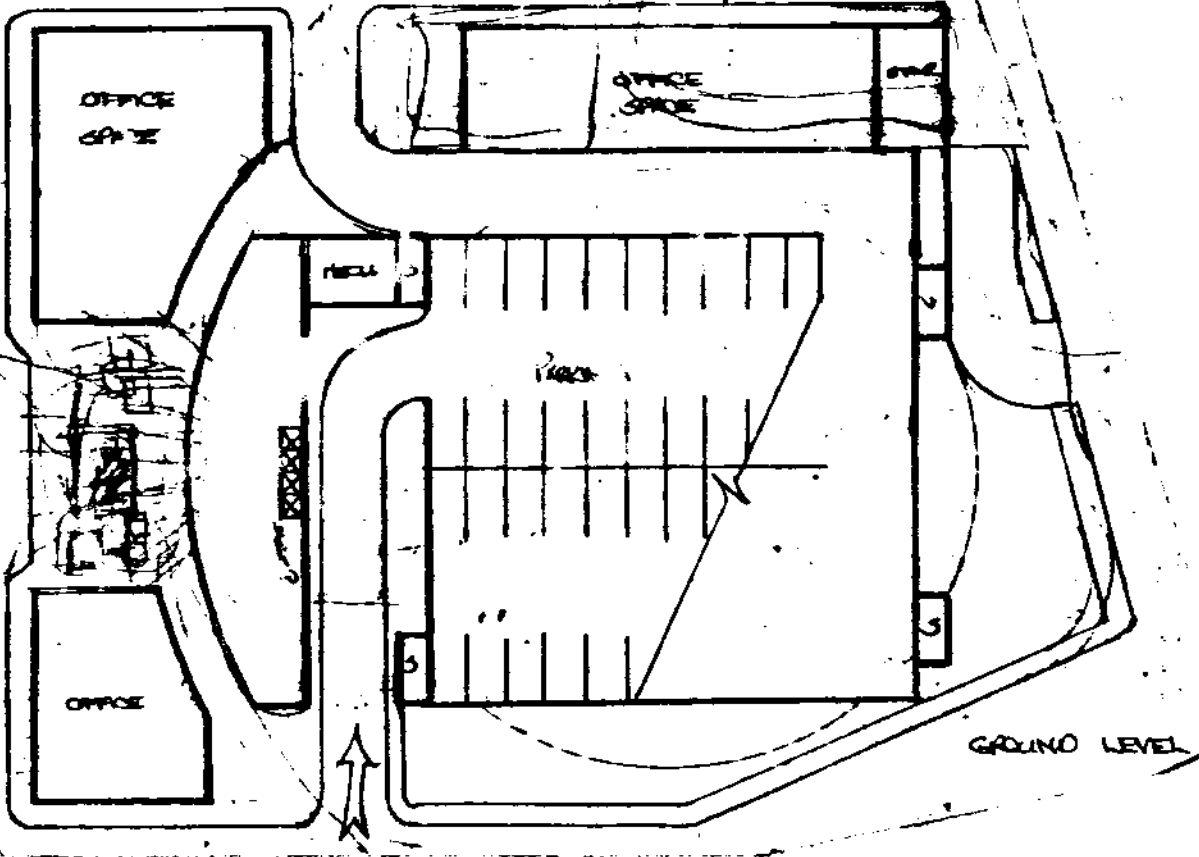
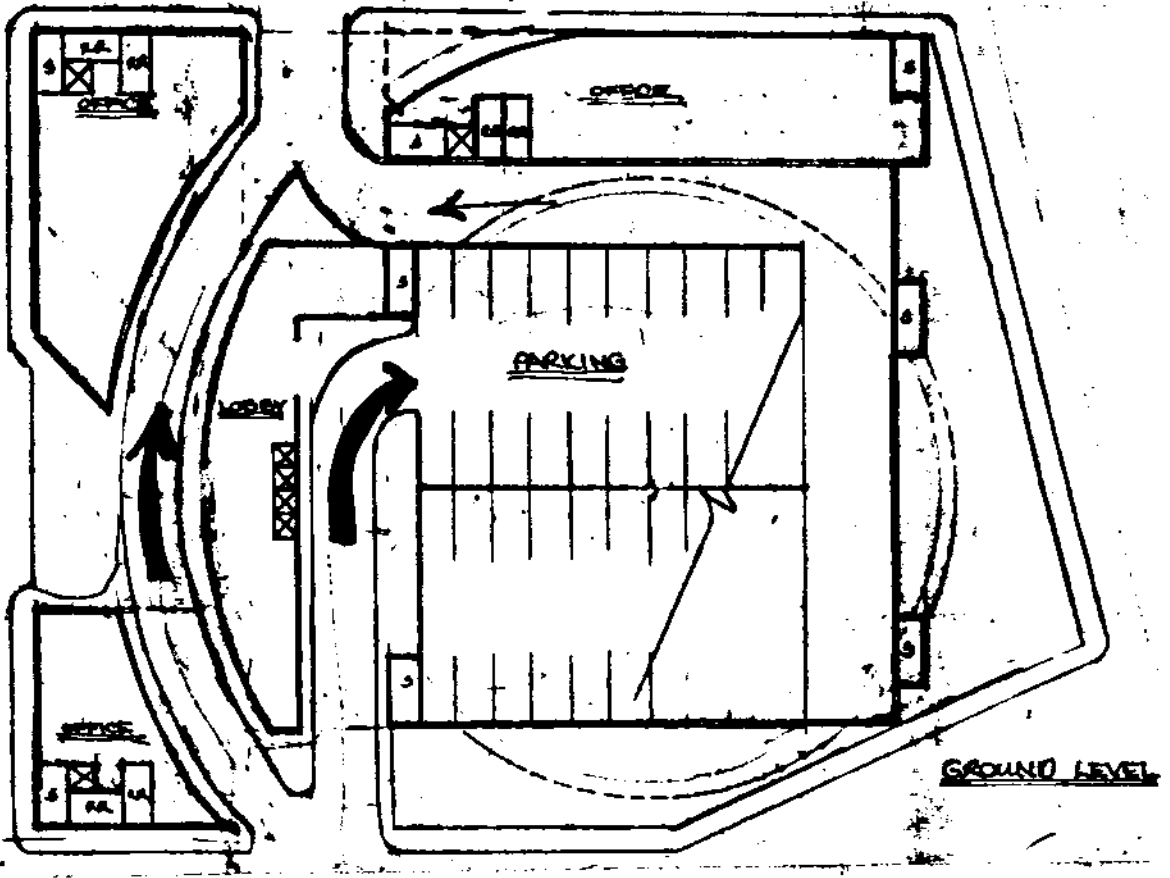


ground level

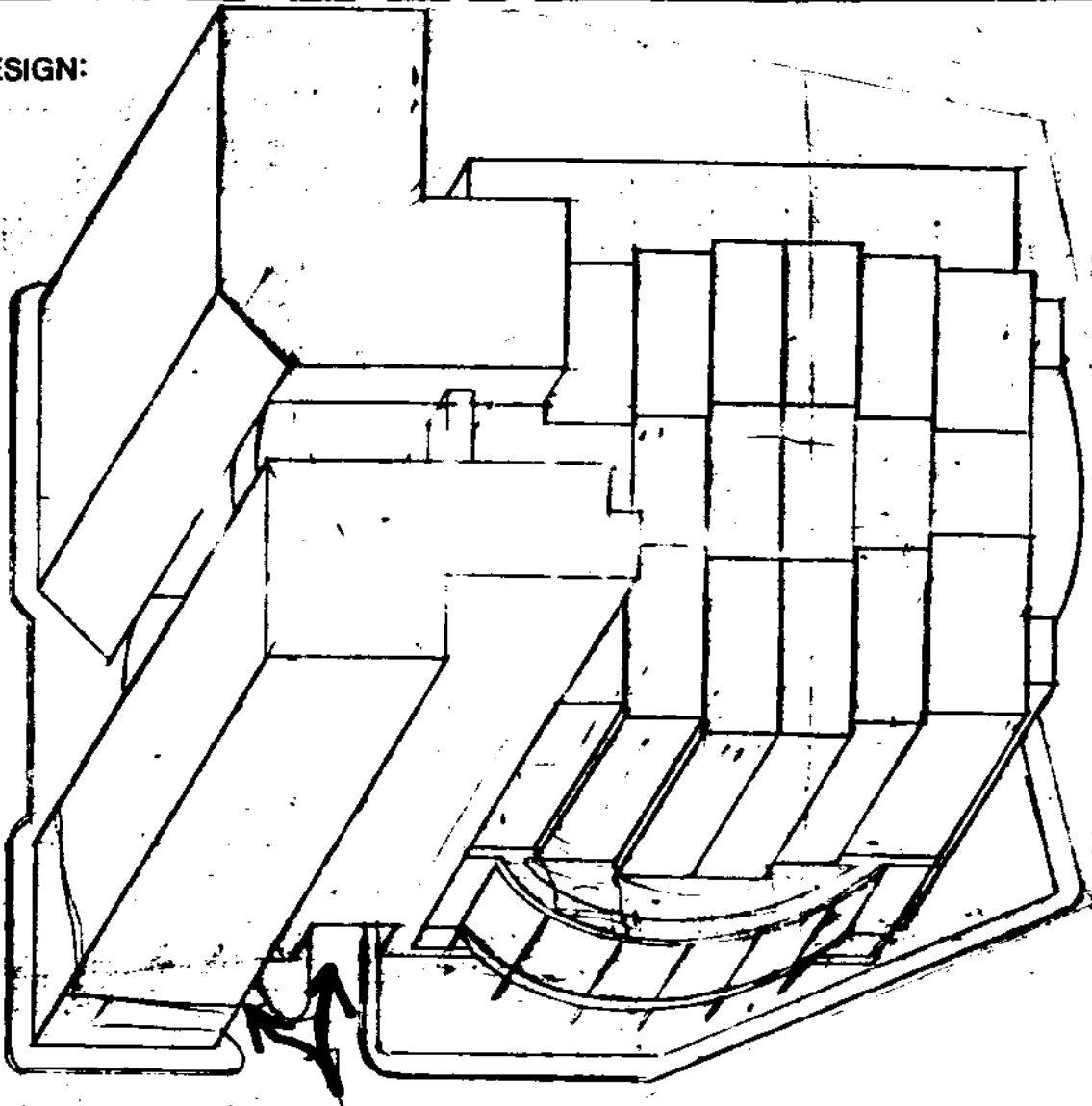


GROUND LEVEL

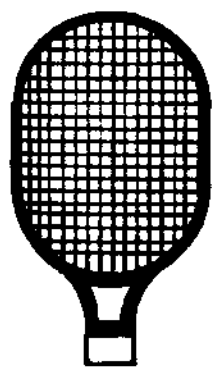
DESIGN:



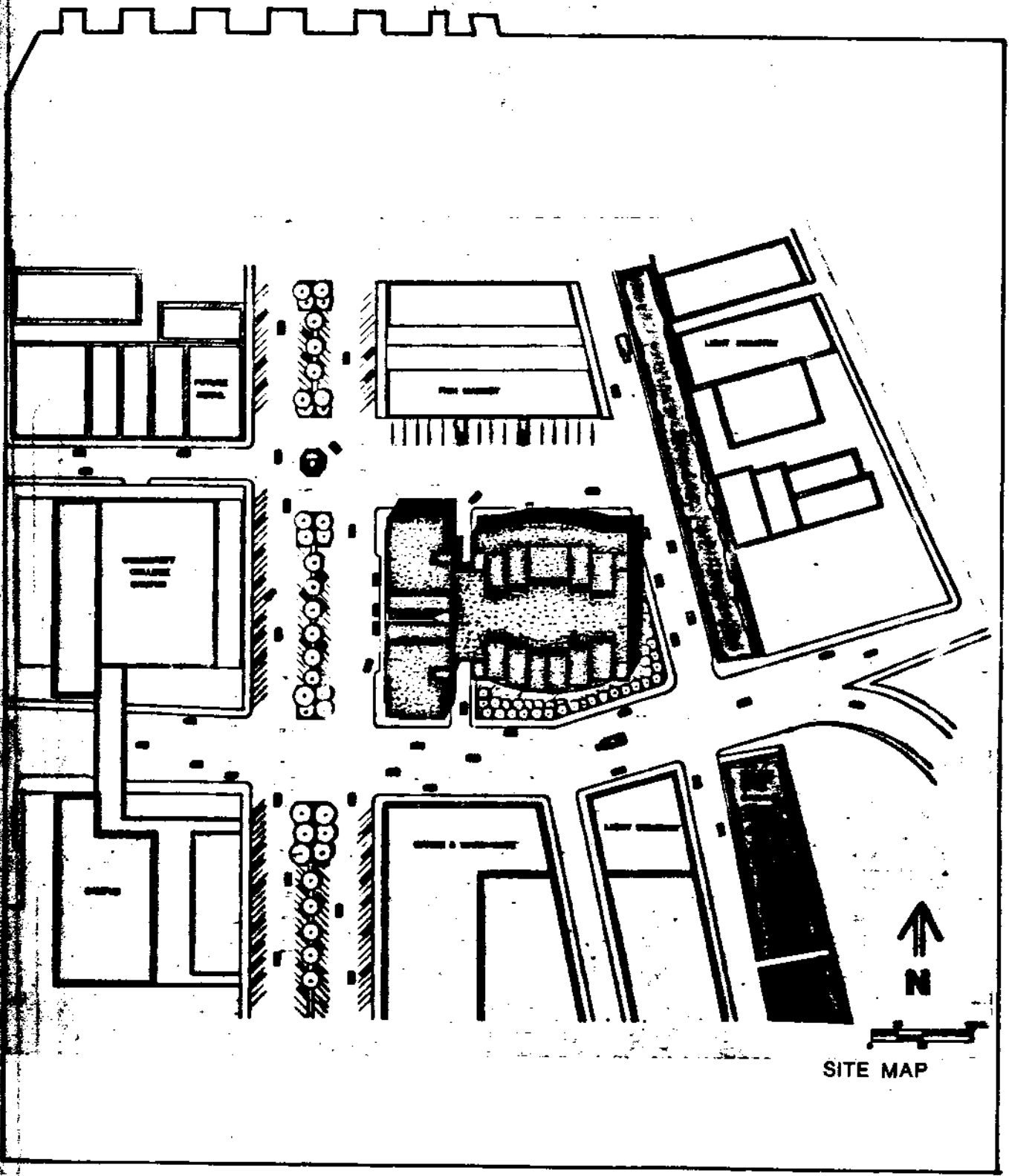
DESIGN:



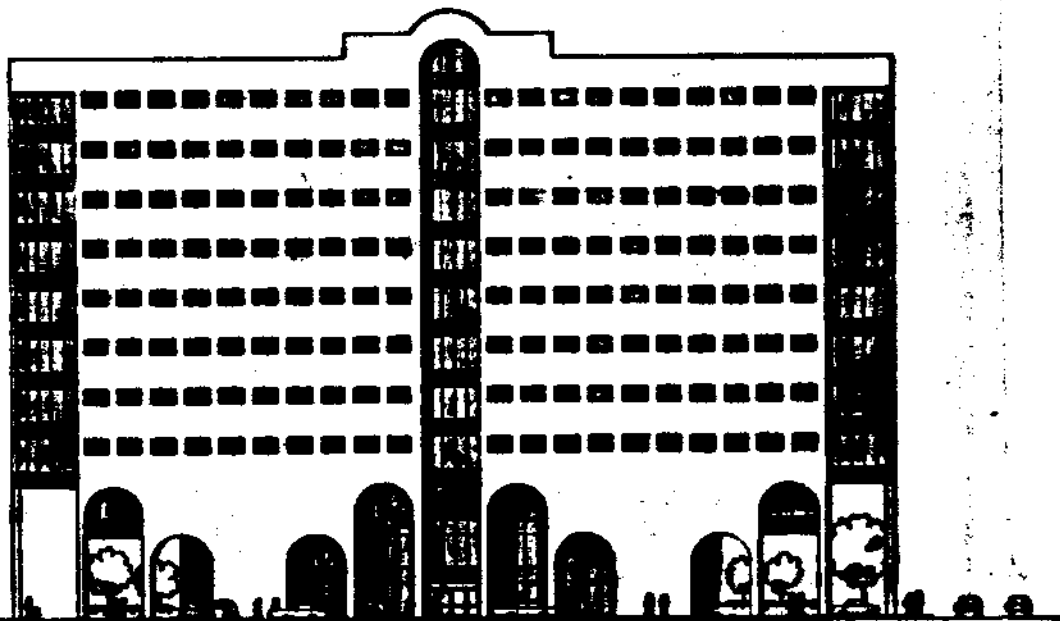
These drawings depict the way that my project was developed during this phase of design. The evolution of the office core into my program. These attempts to deal with the office building gave me much insight as to the final solution to the design.



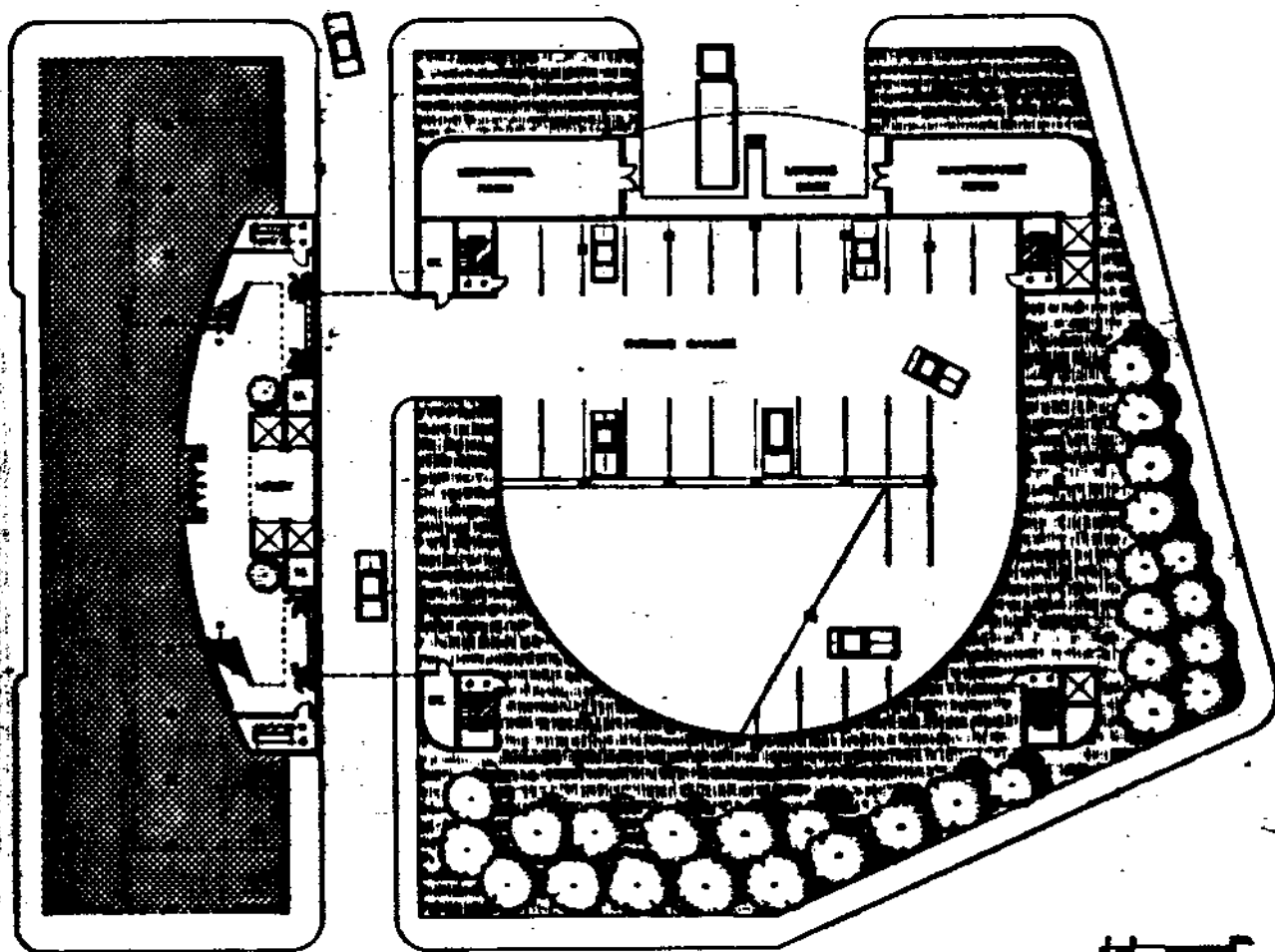
DOCUMENTATION



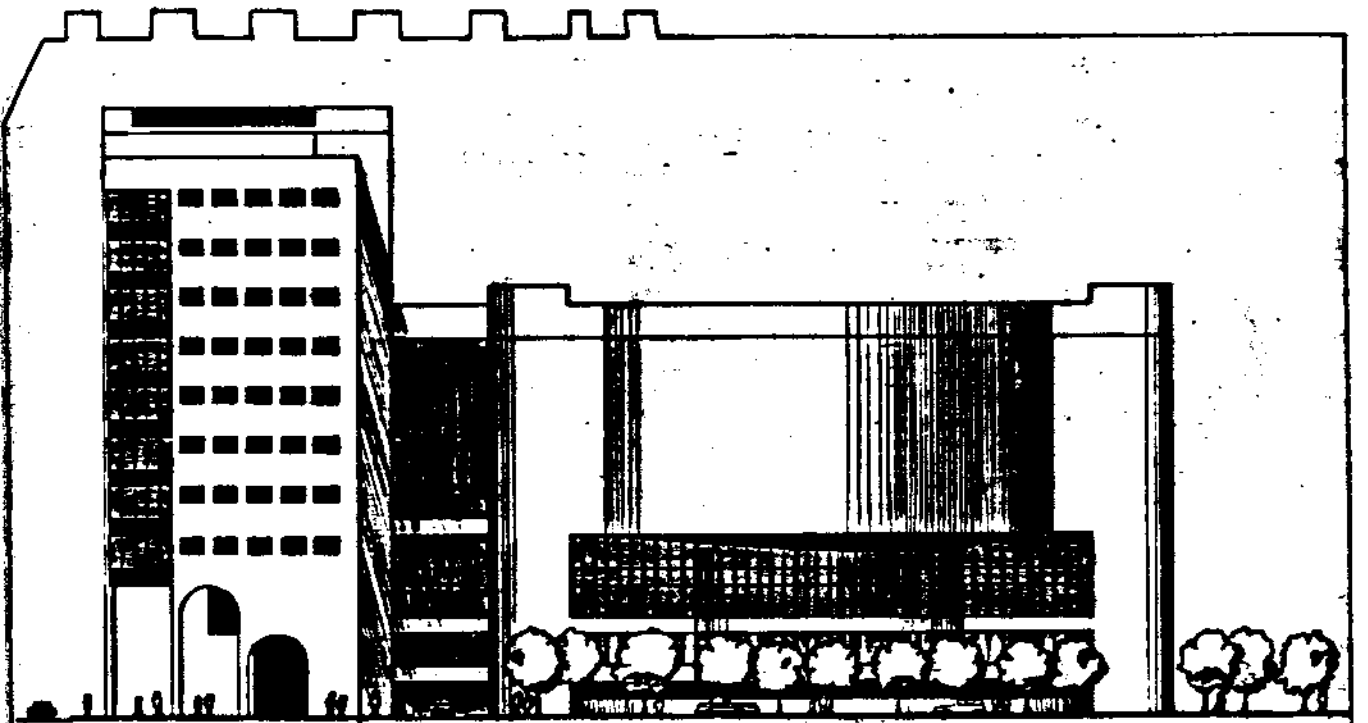
SITE MAP



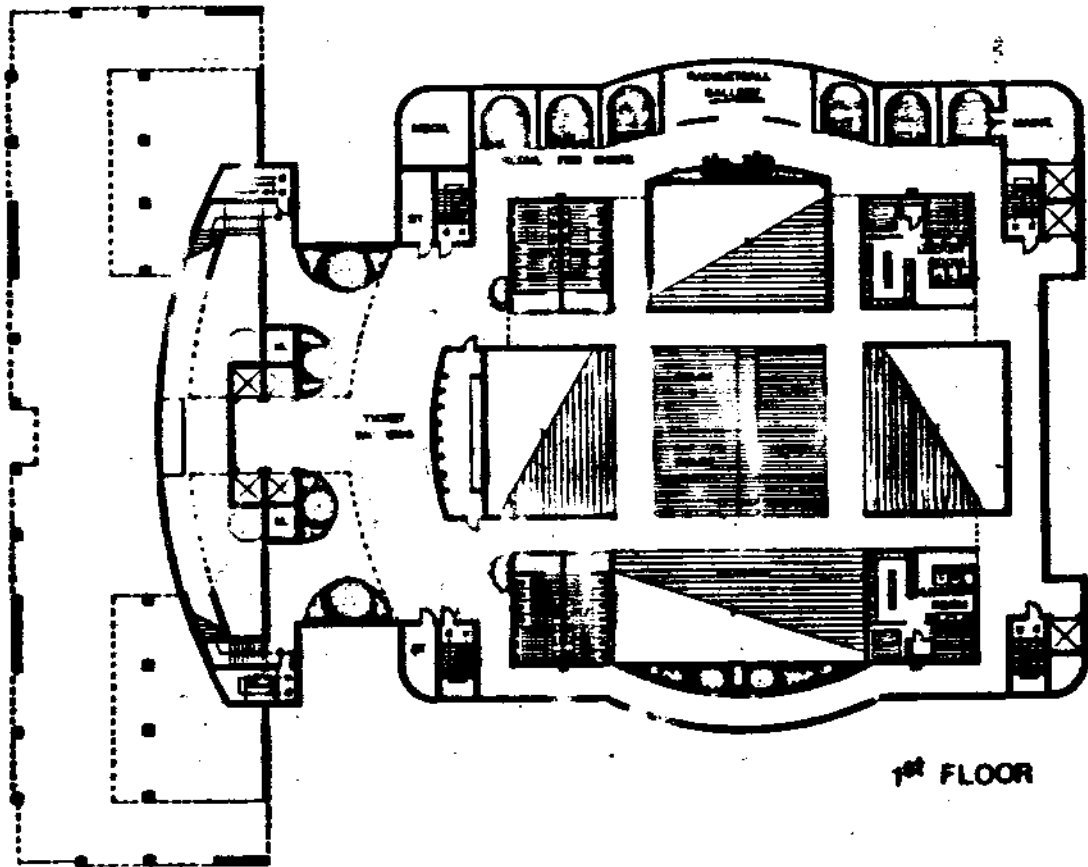
WEST ELEVATION



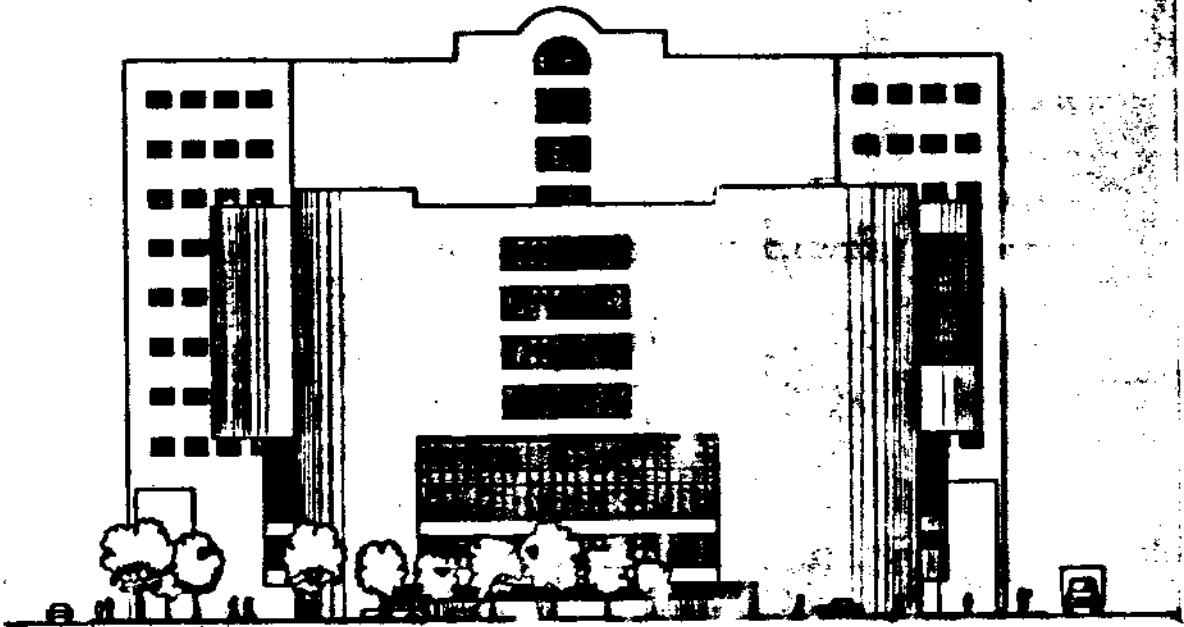
GROUND LEVEL



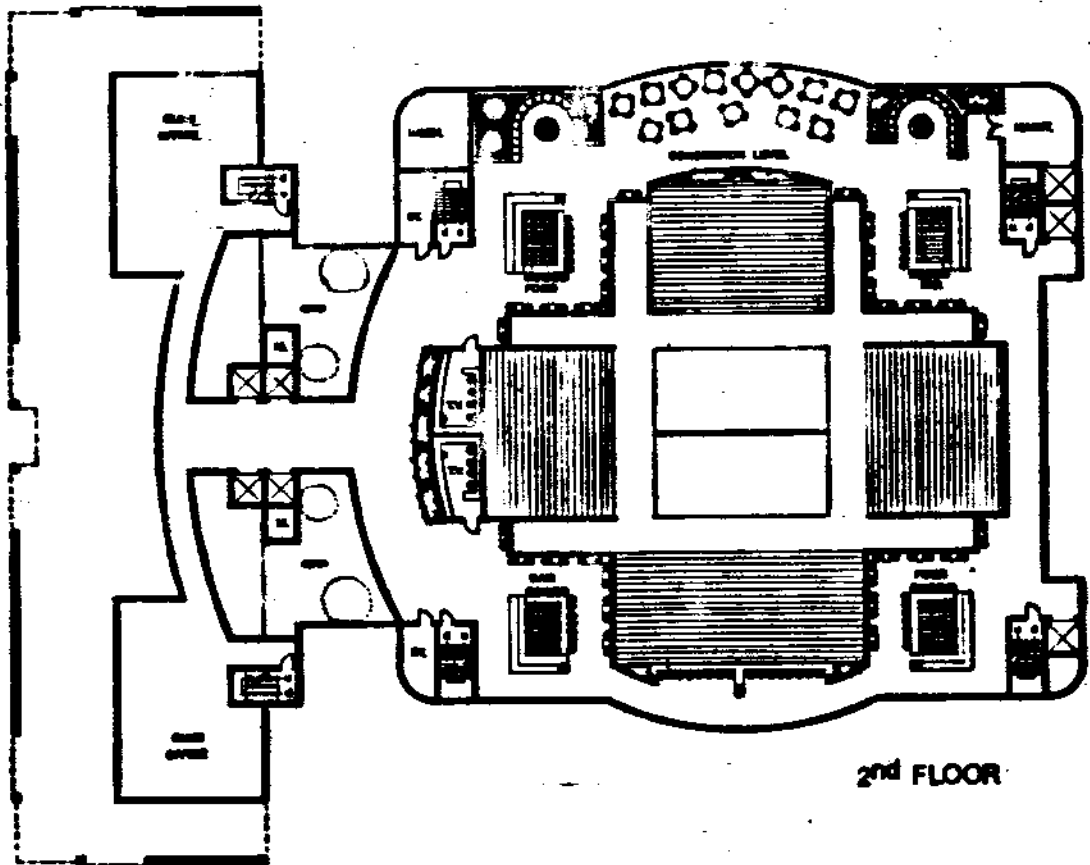
SOUTH ELEVATION



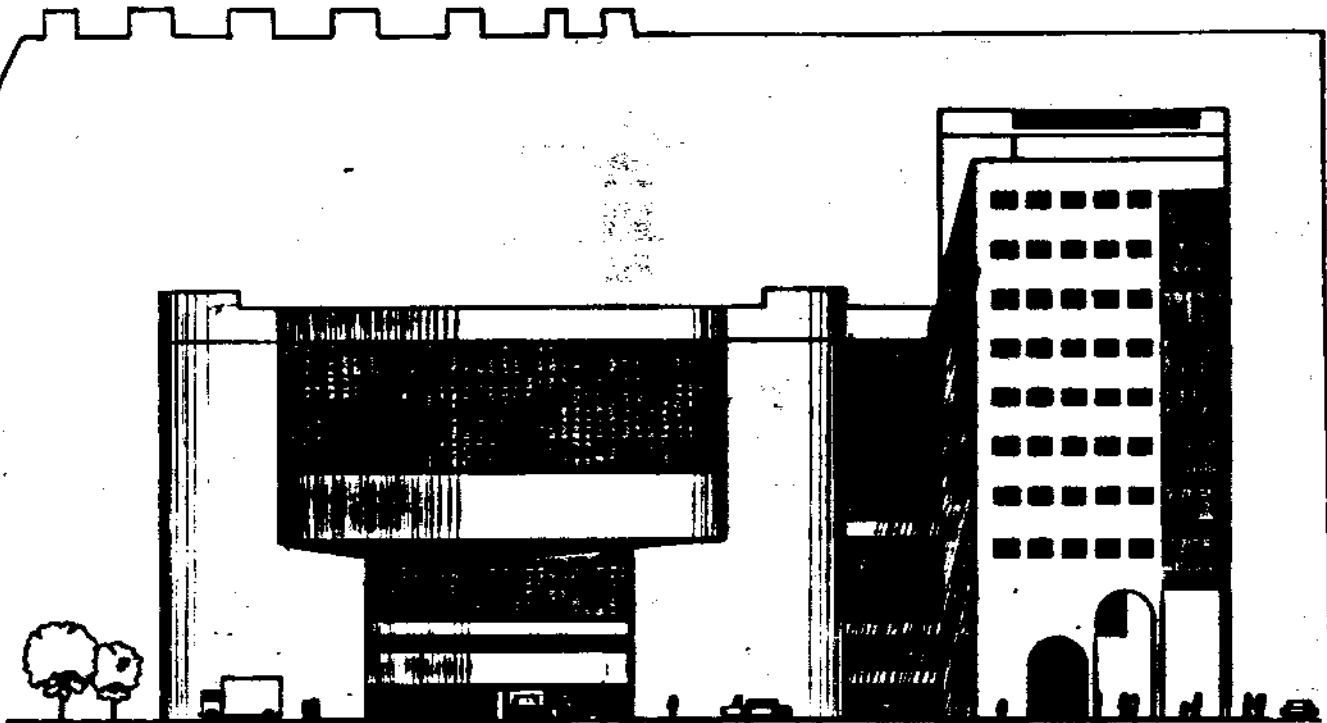
1st FLOOR



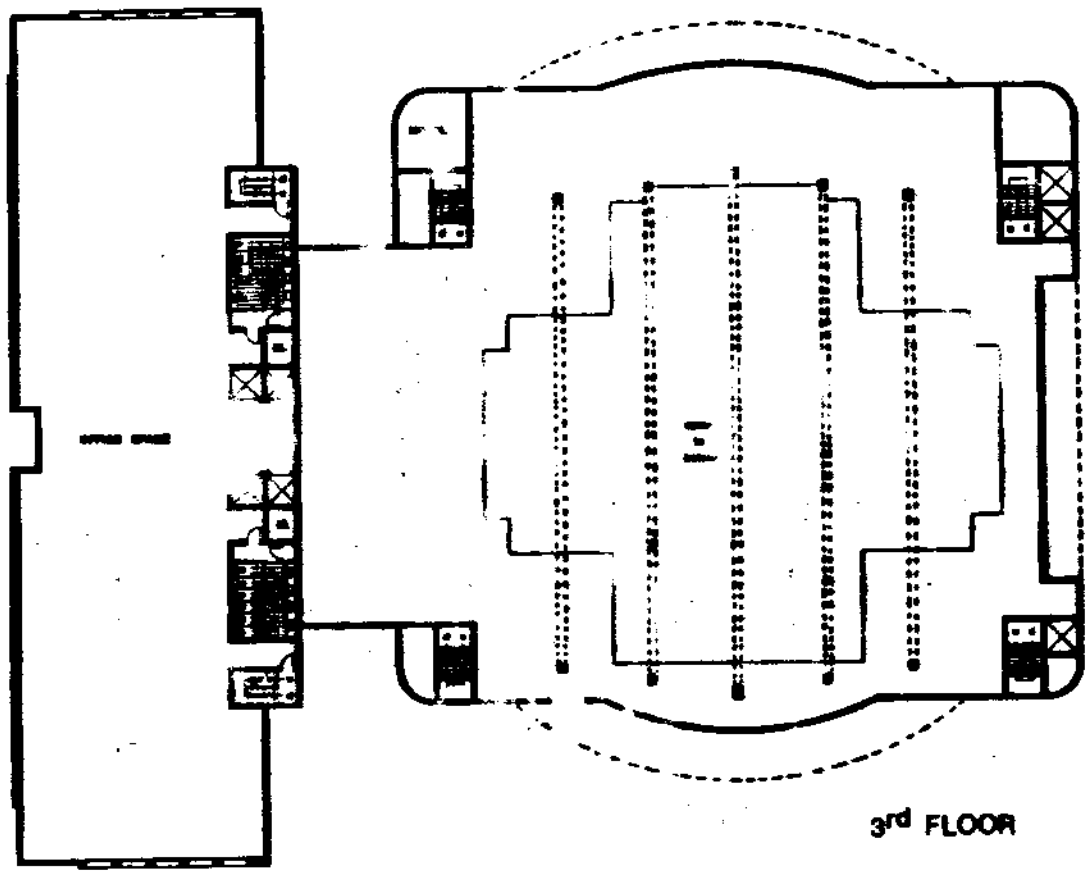
EAST ELEVATION



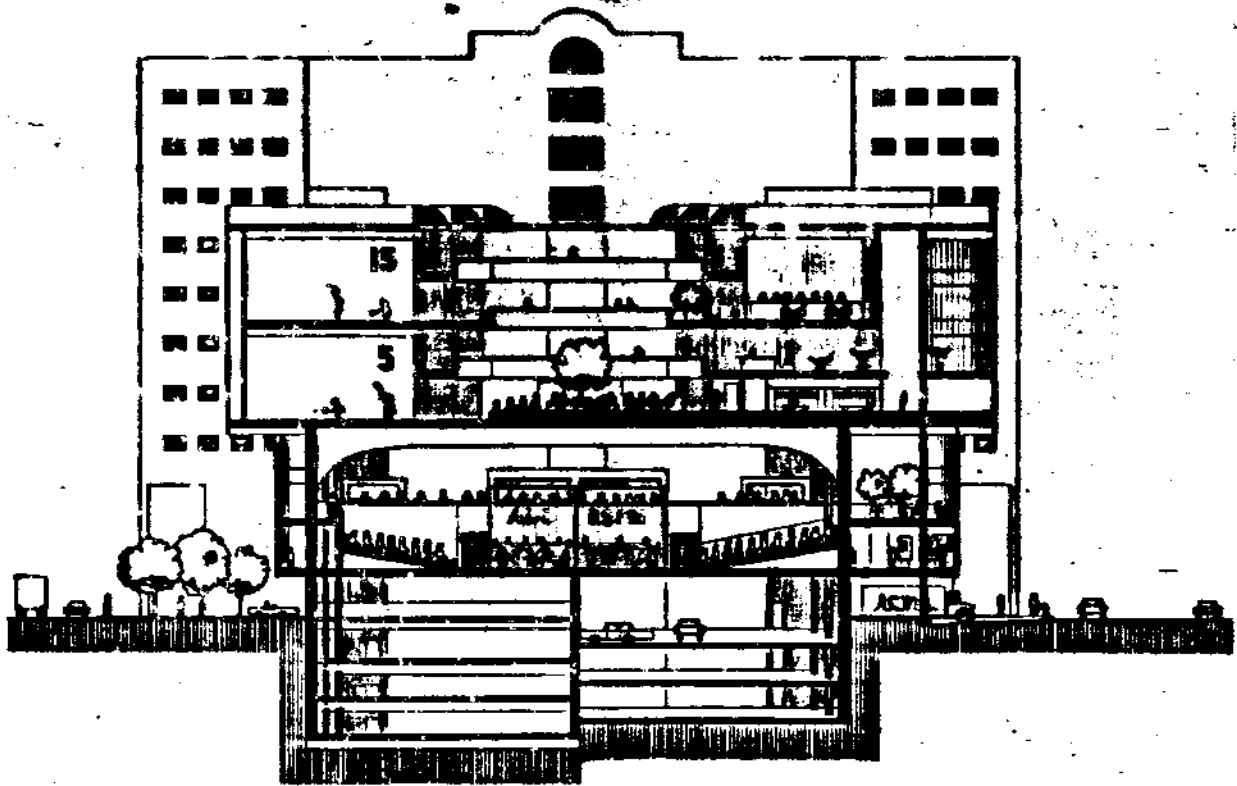
2nd FLOOR



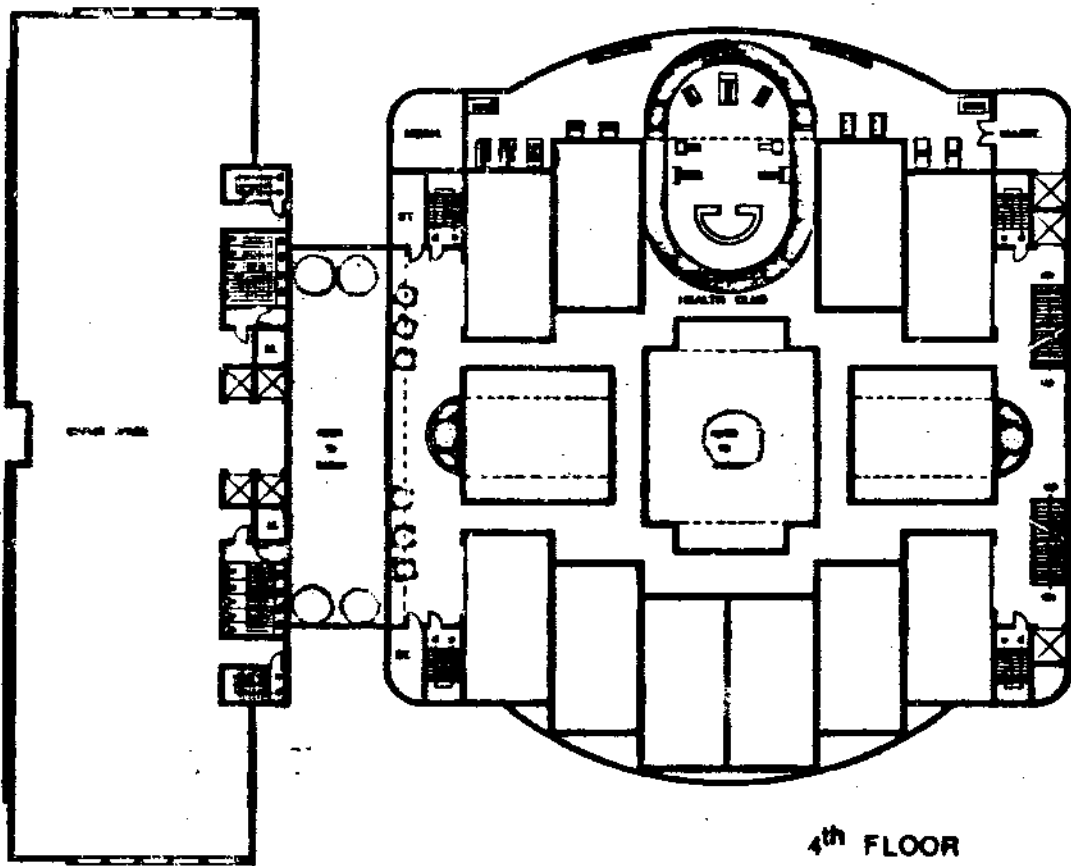
NORTH ELEVATION



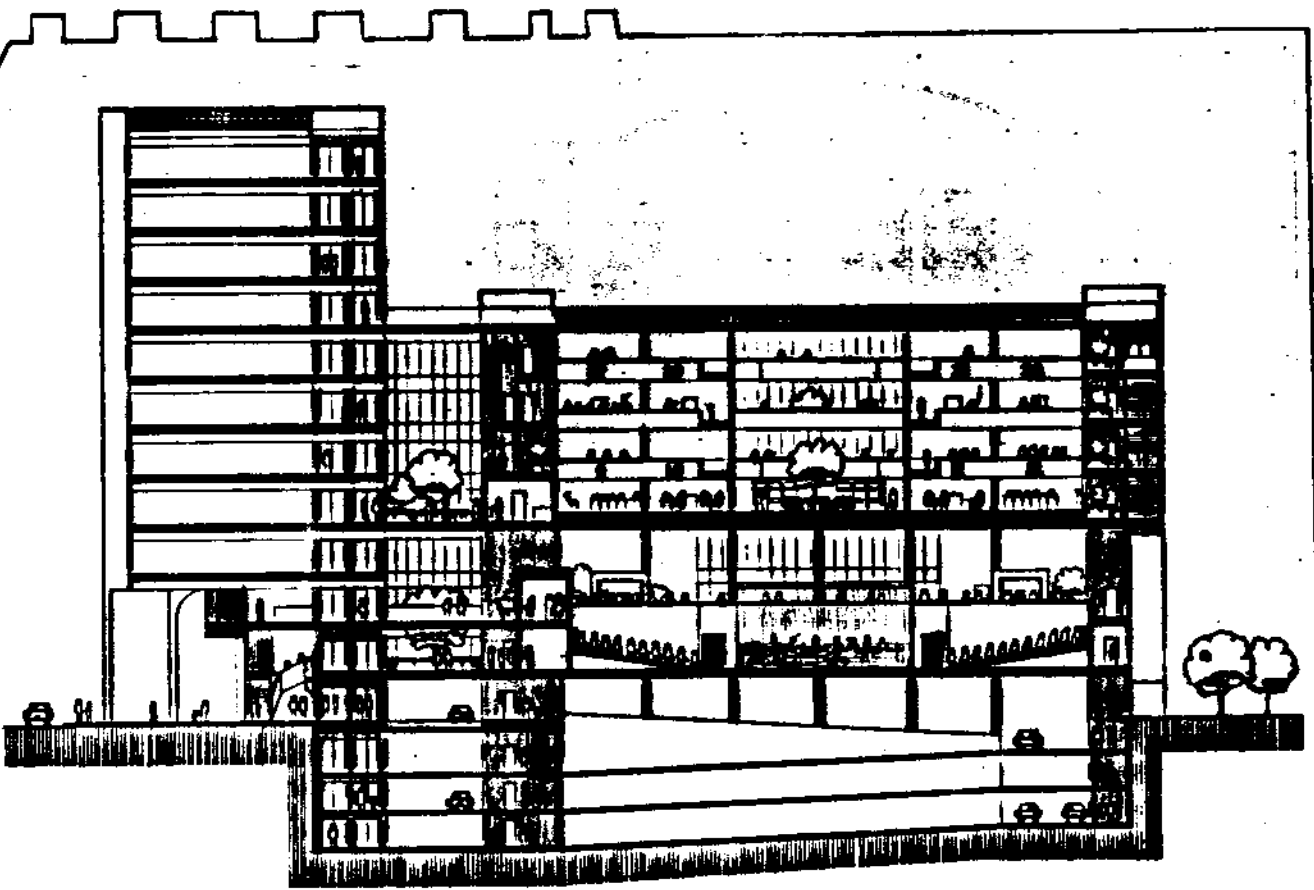
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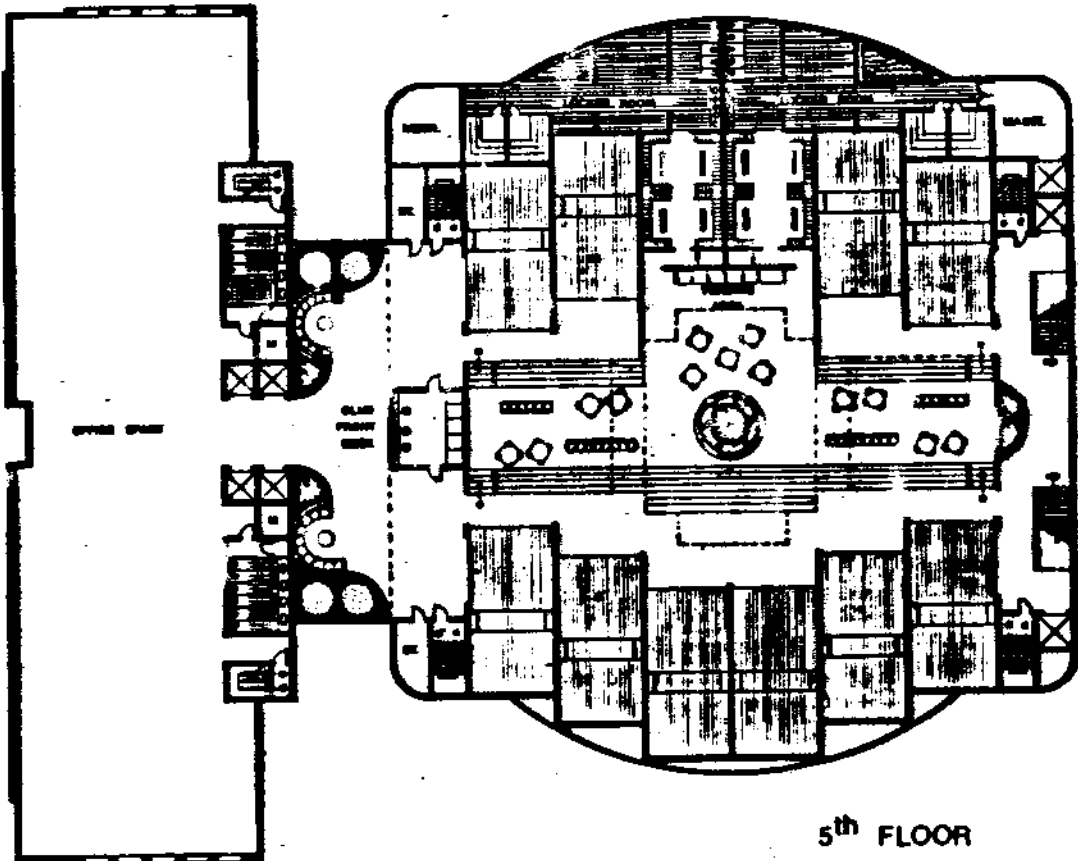
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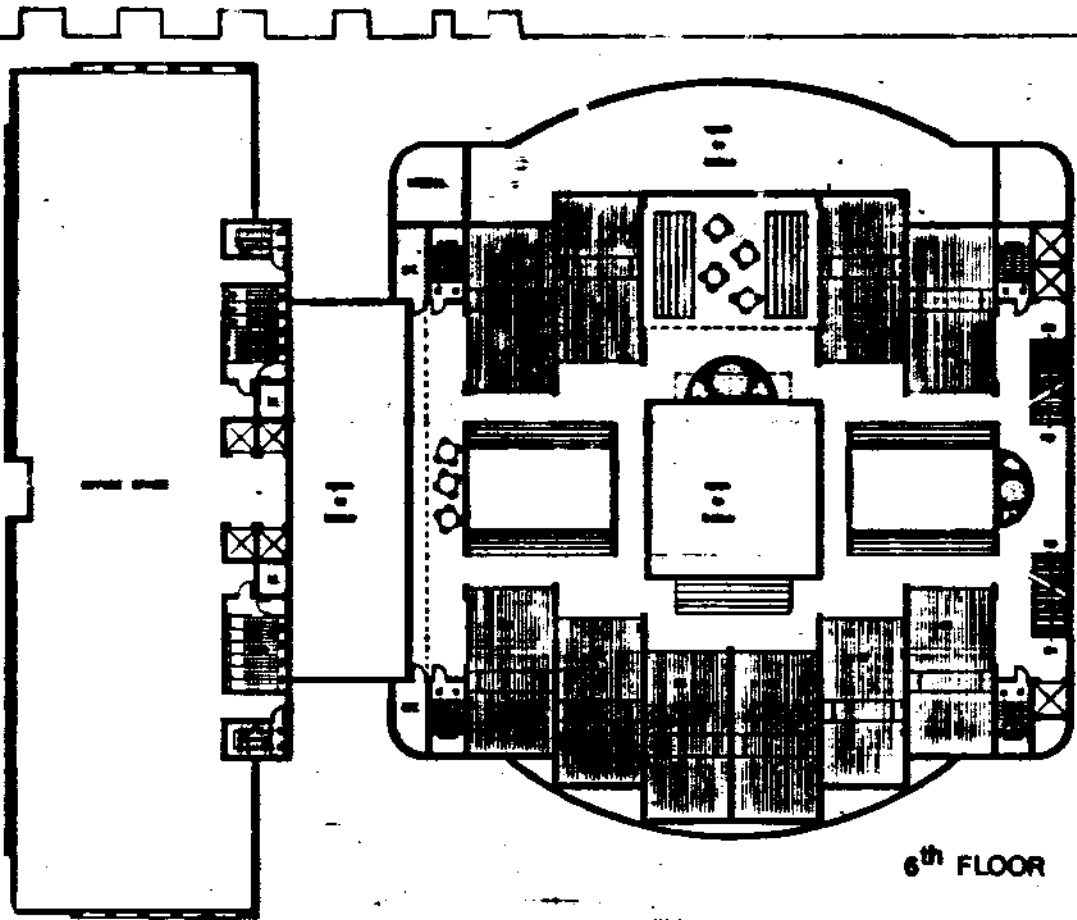
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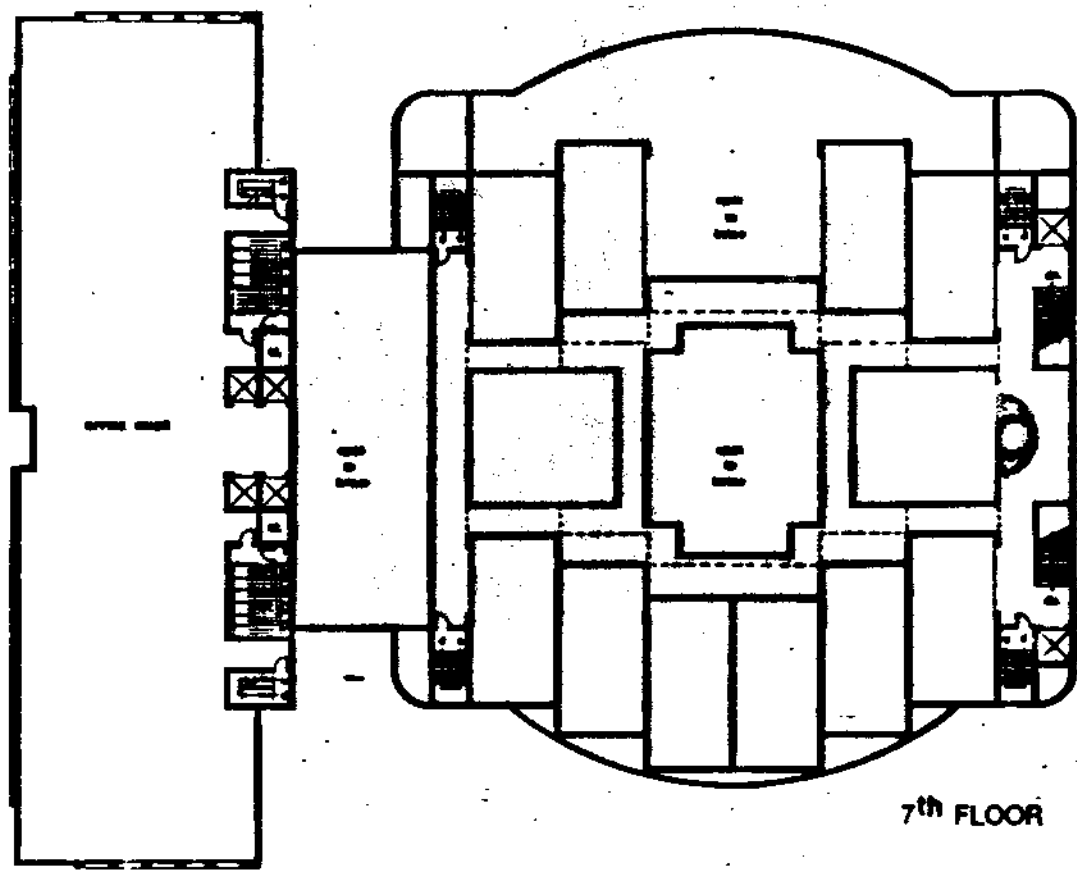
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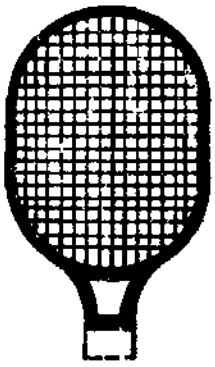
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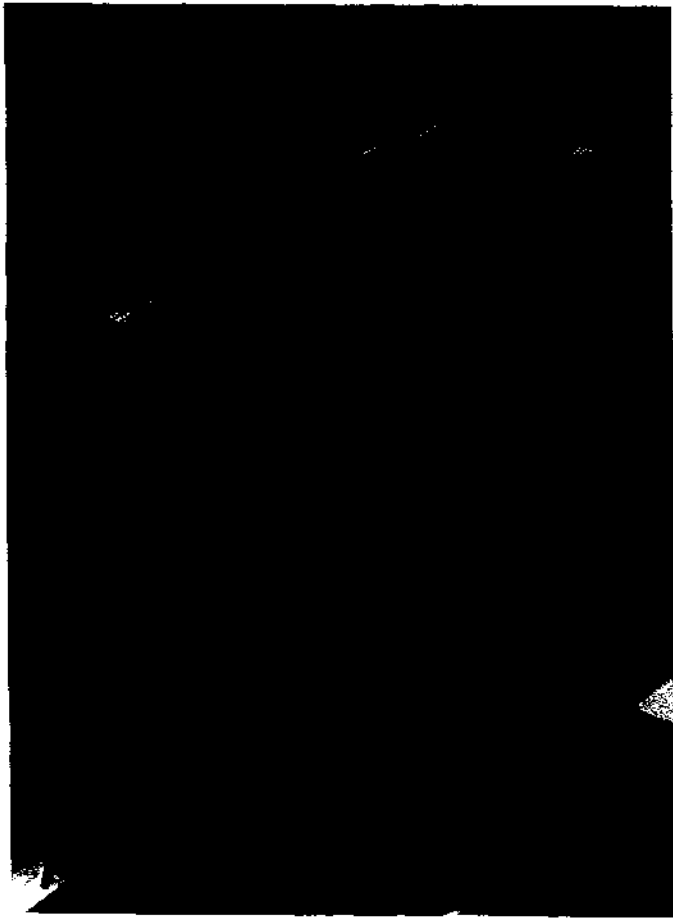
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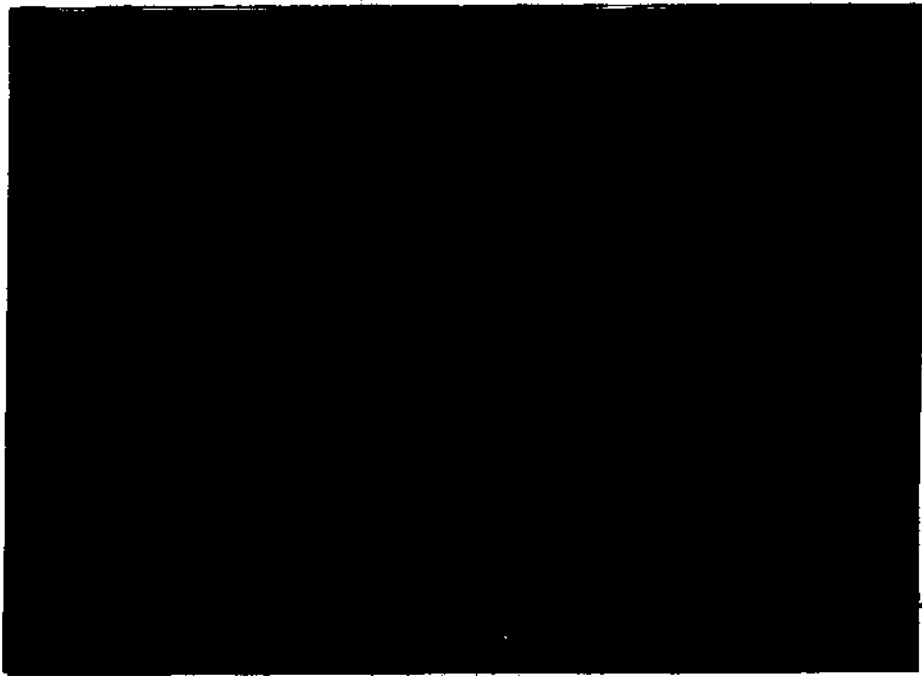
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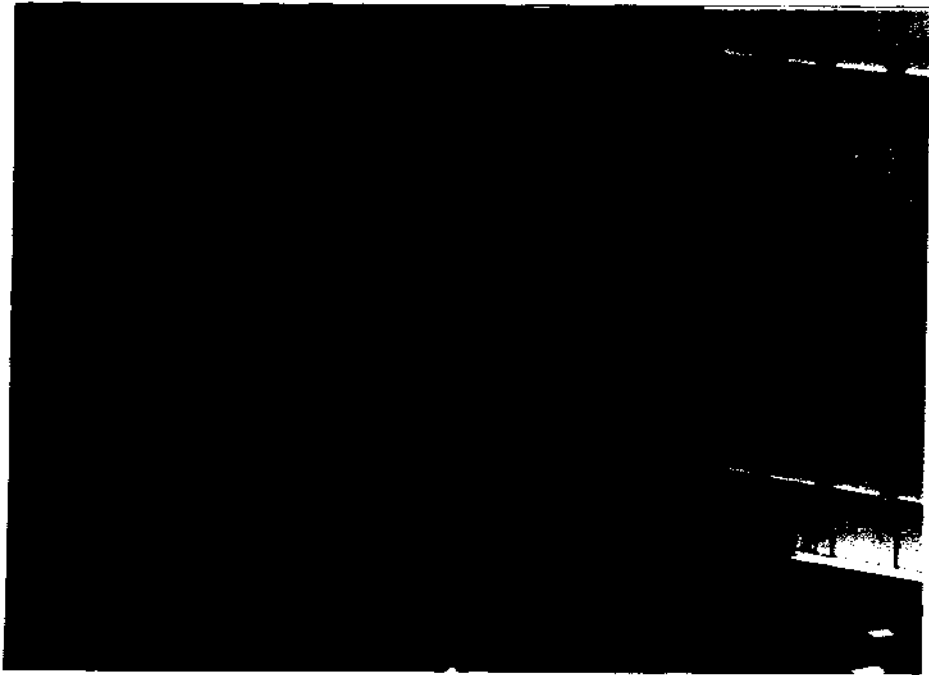
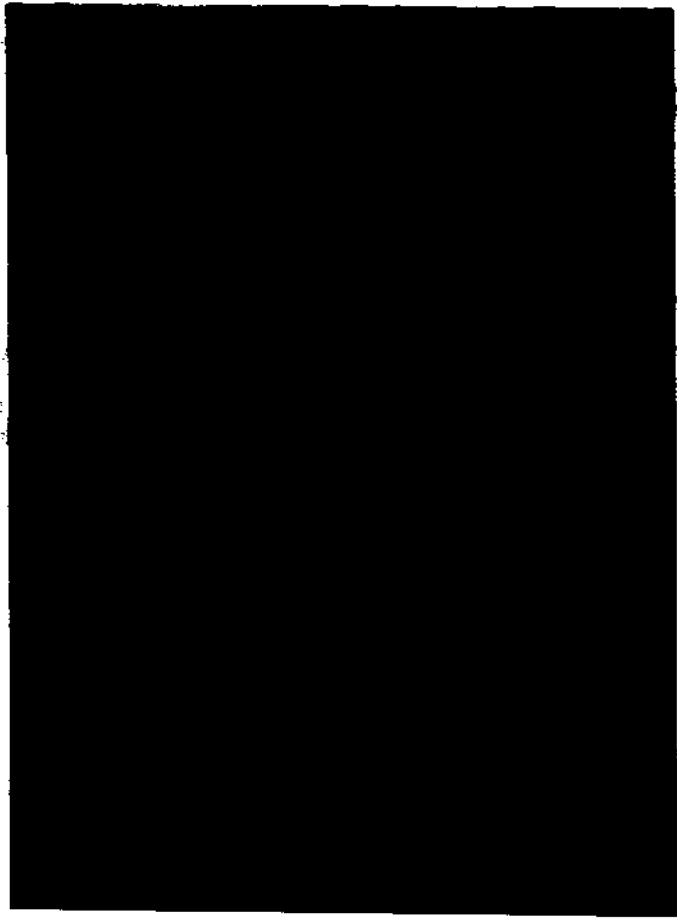
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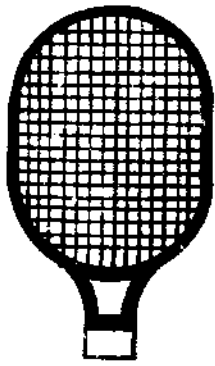


MODEL



MODEL:





APPENDIX

SPACE SUMMARY:

Racquetball Club:

20 Racquetball courts	16,000 sqft
Locker Rooms	3,200
Viewing Area/Lounge.....	5,000
Lobby/Front Desk.....	2,800
Club Offices	1,500
Maintenance Rooms.....	600
Storage	600
	<u>30,000 sqft</u>

Net Total Approx.

Health Club

Running Track.....	
Weight Training Machines:	
Desk Area.....	
	<u>3,200 sqft</u>

Net Total Approx.

Racquetball Stadium:

2 Main Courts.....	1,600 sqft
Tournament Seating.....	4,000
Concession Area	8,000
Serving Area.....	1,000
Broadcasting Booths.....	500
Ticket Booths.....	500
Stadium Office.....	1,500
Locker Rooms.....	800
Pro Shops.....	1,200
Racquetball Gallery.....	400
Entrance/Lobby.....	2,400
Rest Rooms.....	800
Maintenance Rooms.....	800
Storage.....	400
	<u>25,000 sqft</u>

Net Total Approx.

SPACE SUMMARY:

Office Core:

Office Space.....
Rest Rooms
Storage
90,000 sqft
Net Total Approx.

Parking Garage:

150 Vehicles.....75,000 sqft
Net Total Approx.
225,000 sqft
Net Total Approx.