

# Mander Rec Center and Campus Masterplan

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Final Deliverable

March 6, 2019



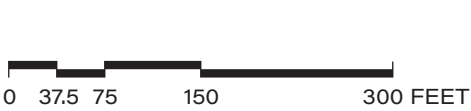


Existing Site



LEGEND

- ① Rose Garden & Picnic Tables
- ② Splash Pad
- ③ Mander Rec Center
- ④ Pool, Deck, & Poolhouse
- ⑤ Basketball Courts
- ⑥ Softball Field
- ⑦ Flexible Sports Field
- ⑧ Picnic & Cookout Area
- ⑨ Play Area
- ⑩ Tennis Courts





# VISION PLAN

## Main Objectives for Vision Plan

01

Activate 33rd Street, from Dauphin to Diamond

02

Pull people into the campus

03

Offer a clear loop around the field lawn

04

Lighting and Safety

05

The Breathing Monument: integrating history, culture, and memory into the future park

# Vision Plan

The Vision Plan for Mander Campus extends the activity concentrated along the southeast corner of the site to optimize the use and legibility of the full 22 acres. Pedestrian circulation, activity, and visibility are oriented along the stretch of 33rd Street between Dauphin and Diamond, as to invite people further into the site.

## MANDER PLAZA

As a paved promenade beginning at 33rd and Dauphin, Mander Plaza arches west towards the interior of the campus, forming a central spine of activity, events, programs, and facilities along the full length of the site. The Plaza hosts a unique paving pattern, incorporating the geometries from a John Coltrane drawing into the pattern, as well as inscriptions for wayfinding and storytelling. The Plaza is bounded on its south/southeast by a Rose and Evergreen Garden. The new Rec Center building is integrated into a singular complex that connects to the existing pool and poolhouse as well as the existing basketball courts.

## MANDER PLAYGROUND

A new and expanded playground is inclusive of small tot play, climbing play, a splash pad, shade and seating, picnic tables, and swings.

## MANDER MEMORIAL GROVE AND FOUNTAIN

The Mander Memorial Grove and Fountain features shade trees, bench seating, inscriptions celebrating the legacy of the community, and a scrim of water in memoriam to Joseph E. Mander.

## THE GARDEN WALK

From the north/northeast section of the site, a Garden Walk greets users onto a textured concrete path surrounded by seasonal planting and bench seating.

## MANDER FIELDS

Given the legacy of sports and recreation on the site, the proposed design for Mander Fields is a central component of the vision plan.

- Athletic fields and event lawn: A level, high performance turf field, with a softball diamond and flexible field layout for a variety of sports, is at the center of a sloped lawn. This central lawn offers the flexibility to host events and passive recreation when not serving athletic uses.
- Walking and Jogging Paths: Two walking and jogging paths encircle the central lawn.

- Picnic grove: Between the two paths, rows of shade-giving trees, an amphitheatre built into the slope, and a series of picnic tables offer a range of active and passive engagement on the lawn. The paths connect directly to Mander Plaza and a new Rec Center, with one of the paths also connecting west to Reservoir Drive.
- Picnic pavilions: A series of proposed picnic shelters dot the remainder of the fields, serving to activate the entirety of the site.
- Hill Play: A bermed landform in the southwest section of the site offers the opportunity to run, play, or look out towards the central field.
- Tennis courts: The courts remain in their existing location, while their connectivity to new facilities and programs such as the Rec Center, walking and jogging paths, the Garden Walk, and picnic pavilions is enhanced significantly.

## SAFE CROSSINGS

A series of safe crossings are proposed, given the significant pedestrian travel to and from the Mander campus, including by many children.

- Upgraded painting at the existing crosswalks located at Reservoir at Dauphin, N 33rd at Dauphin, N 33rd at W Susquehanna, and N 33rd at Diamond.
- New pedestrian crossings and traffic calming along Reservoir Drive between Diamond and Dauphin and along Dauphin between Reservoir and N 33rd.
- Connection to Boxers’ Trail and Randolph Creek
  - This vision plan re-affirms the urban design interventions along Diamond Street proposed by the 2015 Mander to the River project, including a road diet, bulb outs, and new street trees.
  - In addition to that proposal, this project team also offers for consideration the potential re-alignment of Randolph Drive, such that a 4-way stop can facilitate safe interchange between vehicular and pedestrian movement.

## LIGHTING

Lighting is proposed along all major paths of circulation, spaces of gathering, and sports facilities.

## HISTORY, MEMORY, AND CULTURE

Each program and facility in the Masterplan correspond to a memorial element, speaking to the history and legacy of the Strawberry Mansion community.

Together, these elements serve the main objectives for the vision plan that emerged from the community engagement process including activating 33rd Street, drawing people into the campus, creating a clear loop around the lawn, offering lighting and safety, and integrating the story of the community.



# Campus Places



## LEGEND

**MANDER PLAZA**

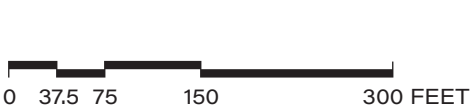
- Rose Garden
- Mander Rec Center
- Pool & Deck
- Basketball Courts
- Mander Memorial Fountain
- Mander Memorial Grove

**MANDER FIELDS**

- Flexible Fields & Event Lawn
- Amphitheater Seating
- Hill Play Area
- Picnic & Cookout Grove
- Tennis Courts
- Picnic Pavilions

**THE GARDEN WALK**

- Play Area & Splash Pad
- Seasonal Garden





Vision Plan



LEGEND

MANDER PLAZA

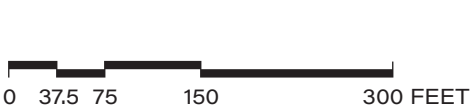
- 1 Rose Garden
- 2 Mander Rec Center
- 3 Pool & Deck
- 4 Basketball Courts
- 5 Mander Memorial Fountain
- 6 Mander Memorial Grove

MANDER FIELDS

- 7 Flexible Fields & Event Lawn
- 8 Amphitheater Seating
- 9 Hill Play Area
- 10 Picnic & Cookout Grove
- 11 Tennis Courts
- 12 Picnic Pavilions

THE GARDEN WALK

- 13 Play Area & Splash Pad
- 14 Seasonal Garden





Safe Intersections & Connections





Clear Circulation





Mander Memorial Grove





Mander Field





# Picnic Grove



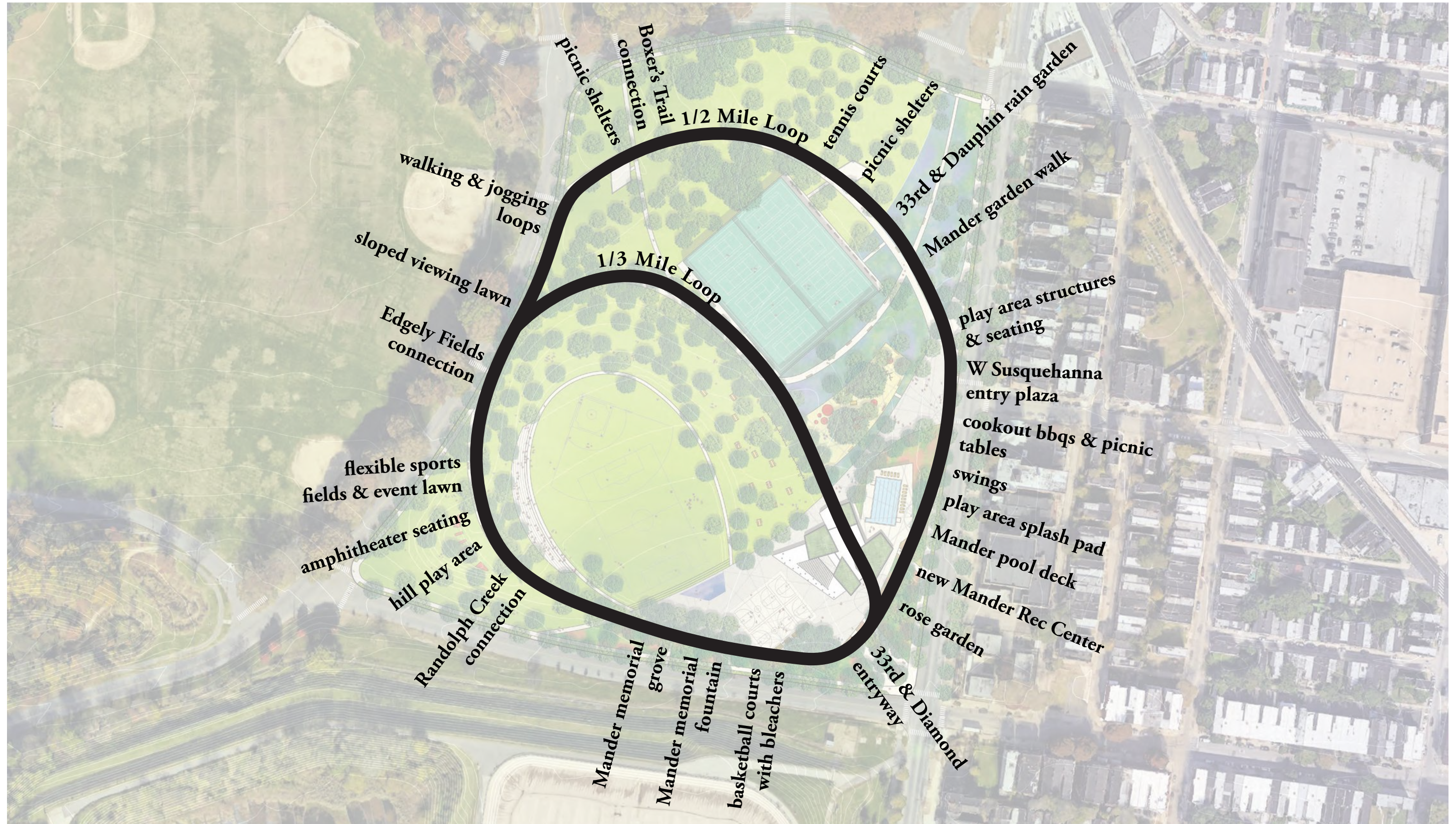


Garden Walk



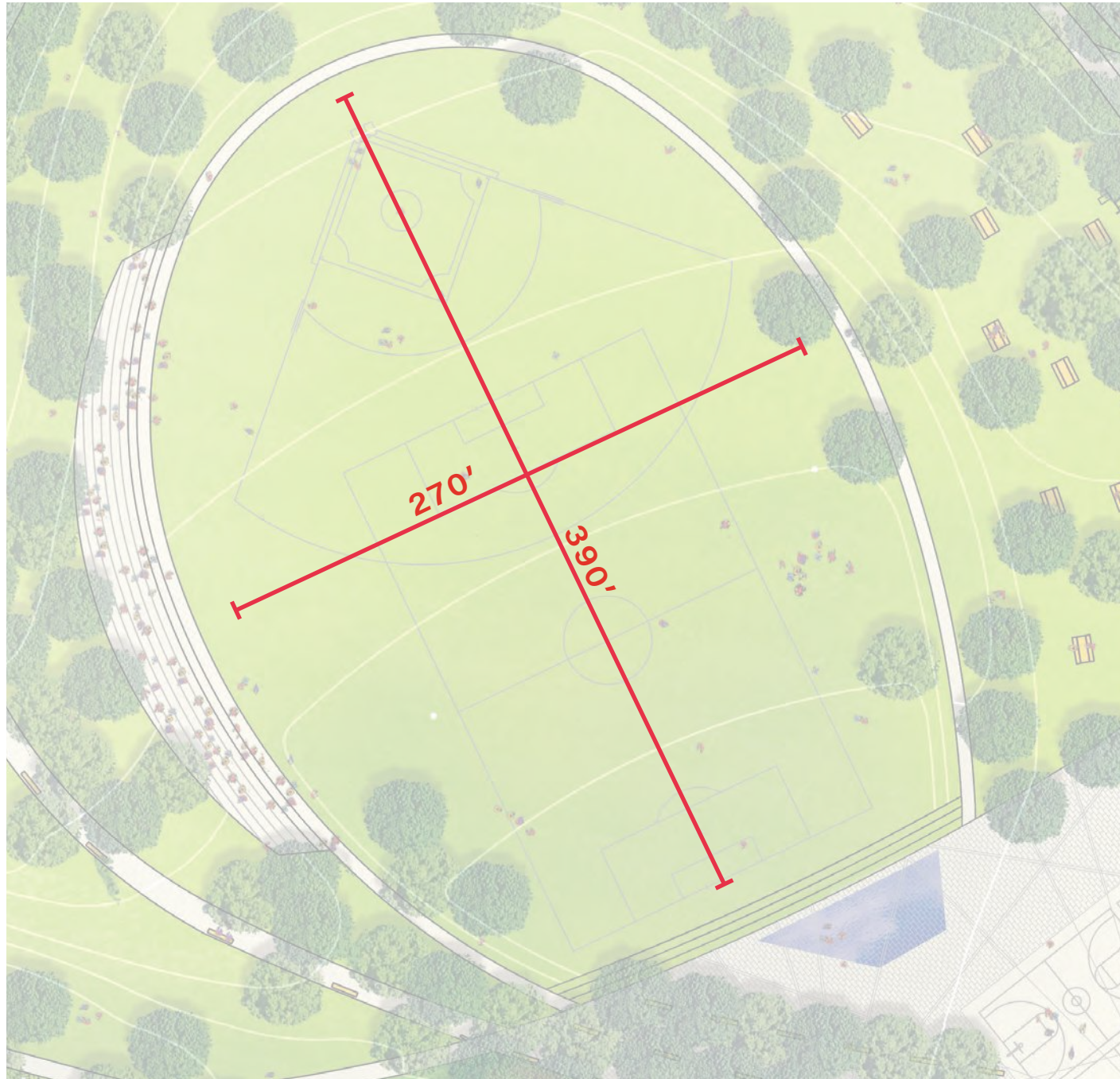


# A Day at Mander





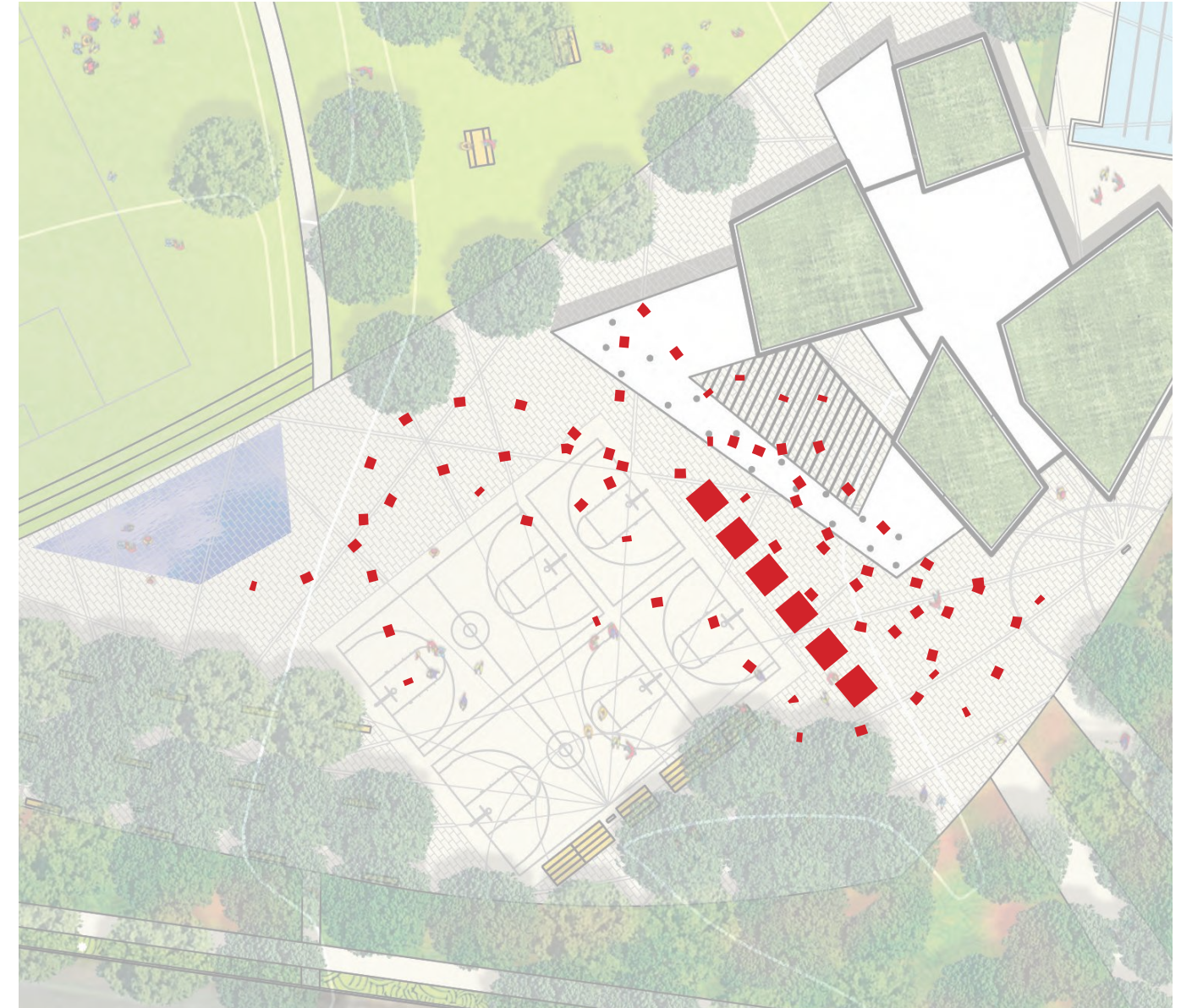
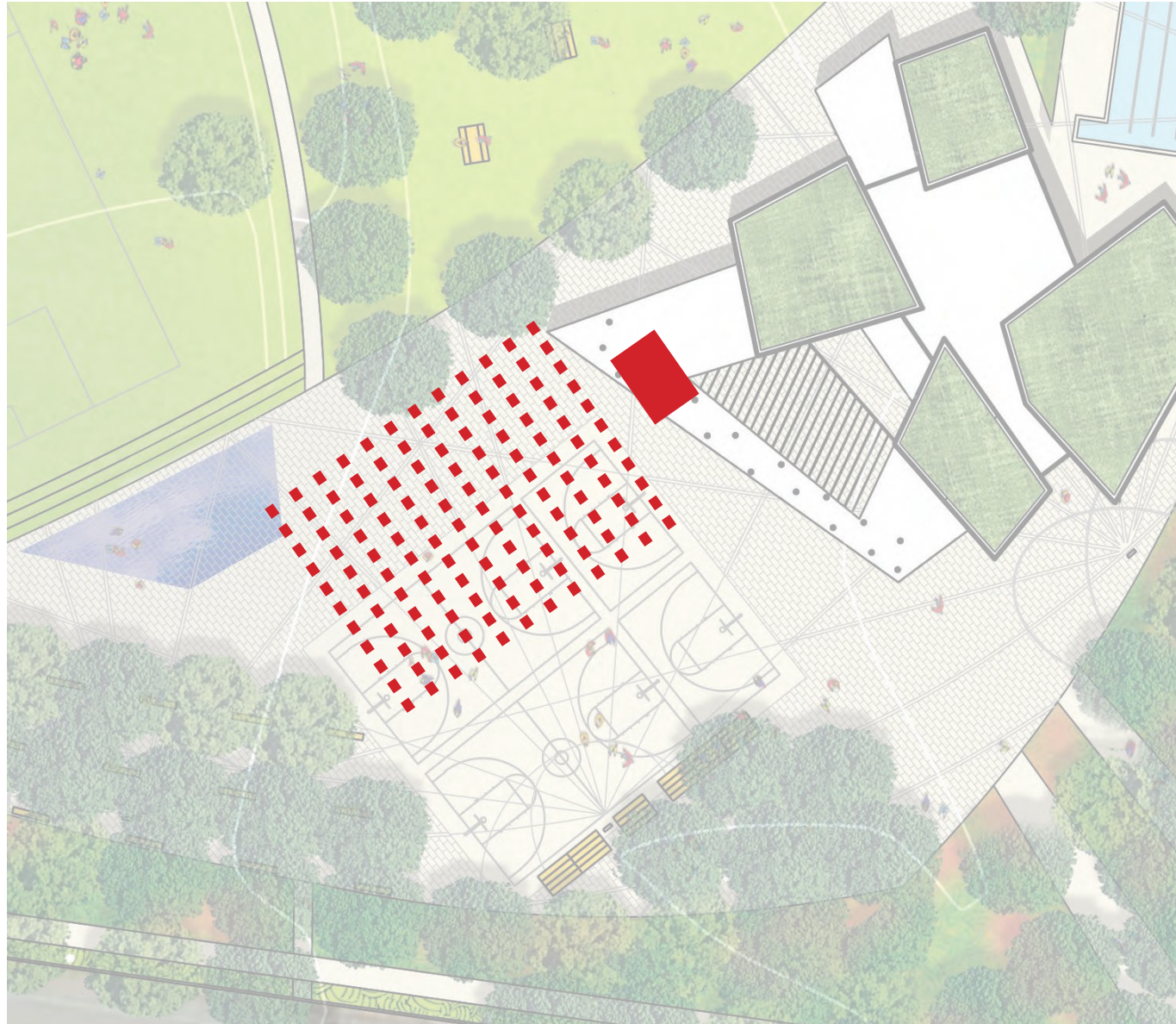
# Mander Field Event Configurations



The flexible field is sized to allow for a range of sports including softball, football, youth soccer, and lacrosse. The plan depicts a softball diamond and high school soccer field for reference. The proposed configuration retains the existing light poles. The amphitheater shows seating for 450 people, while the lawn surrounding the field is shaped to slope inward to provide hillsides for people to sit and watch the activity on the field. The diagram on the right depicts an event layout sized for 4,000 people seated in the grass and utilizing the plaza for a stage or screen.



# Mander Plaza Event Configurations



The plaza offers flexibility to accommodate community and family events such as Strawberry Mansion Day, movie screenings, block parties, markets and more. The basketball courts easily add additional square footage to the plaza when not in use, and the water feature can also be turned off to expand the amount of hardscape if needed.



# Memory Plan

Consistently throughout the process, community members referenced poet Sarah E. Wright’s 1952 poem “To some millions who survive Joseph E. Mander, Senior,” which asks:

“Cannot a monument that breathes be built?  
A grateful people are bigger than all the tall piled stones  
In our wide and waiting world;  
A grateful people are wise  
When their living grows into a growing monument.  
And I ask,  
Will not a monument breathe for Mander?  
Spring out of the hearts of people who  
Have grown wise in the ways of brotherhood  
As taught by brave dead Mander?”

In the spirit of the poem, the approach to honoring history, memory, and culture in the future park is framed around the concept of Wright’s breathing monument for Mander and her suggestion that a people’s living and ways of brotherhood “are bigger than all the tall piled stones.” As such, each proposed program element in the vision plan itself is considered part of the breathing monument. The park in its entirety, then, is the breathing monument, and memory shall be considered an overlay to the vision plan.

Whereas community members described their memories of running up and down the reservoir as children, hill play was added to the design. Whereas the strength of youth programming and community gathering at the Mander Rec Center have been anchors in the neighborhood, a building twice the existing size is proposed to expand and affirm them going forward. And, whereas sports and play have been central offerings to Strawberry Mansion community youth over decades, investments in an expanded playground, high performance turf, and an amphitheatre are proposed to bolster these offerings well into the future. Given this framework, opportunities for honoring memories, legacies, notable people and events exist throughout the park, and the design team proposes a correlating system of creative inscriptions linked to Sarah E. Wright’s ways of living.

A conversation around “the breathing monument” concept was initiated in the Vision Plan process at Event #3, where community members were asked for their ideas on the potential people, places, events, and memories for commemoration. The following list was generated by participants at this event:

Dottie Smith, jazz singer	DJ’s
Louis Jordan, jazz singer	Rice Swim Team City Champs ‘69
Bill Hawes, boxing trainer	Strawberry Mansion High School Basketball
Rev. John Teagle	Maureece Rice
Teagle’s Barbershop	Flip Murray
Stanley and York N.	Reverend Forney
Warren L. Williams “Pop the Cop”	Joseph Mander
The true story of Joseph E. Mander	John Coltrane
Strawberry Mansion Day	Ms. Florie Doston, community activist
Reverend Wells	Cecil B. Moore
ODAAT	William Bill Hawes, Legendary Boxer and Trainer
Warfield	

This list should not be considered exhaustive -- rather, it is the beginning of what the design team recommends to be a more substantial process of engagement specifically on the topic of commemoration going forward.

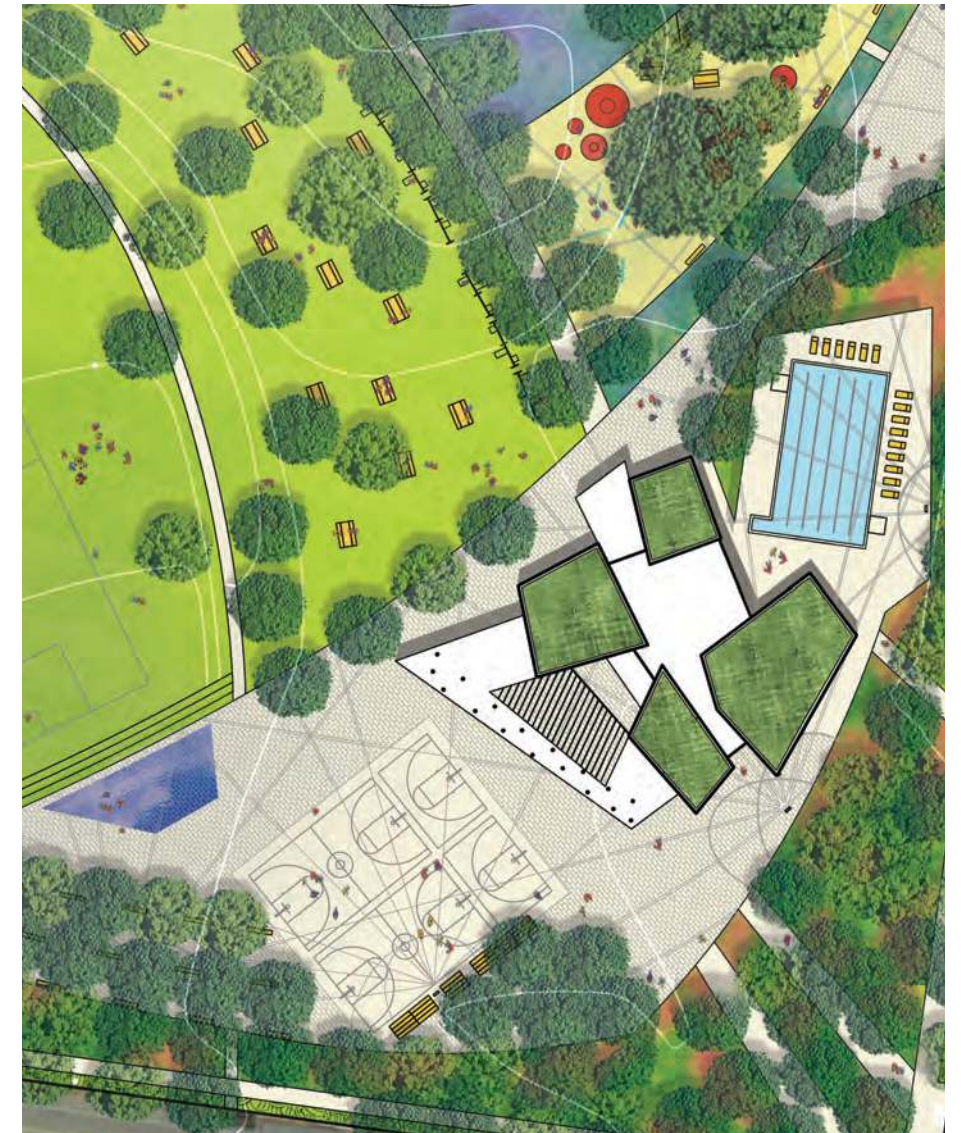
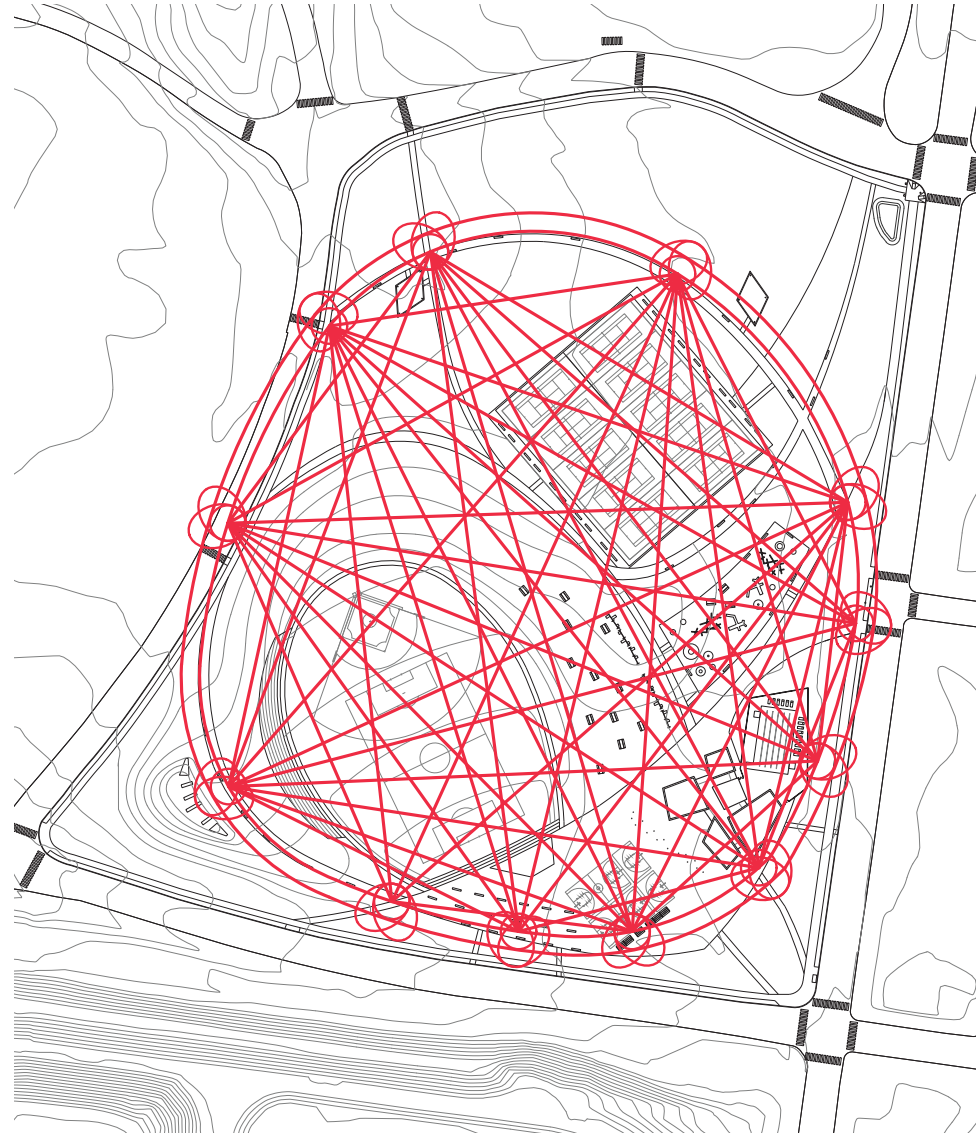
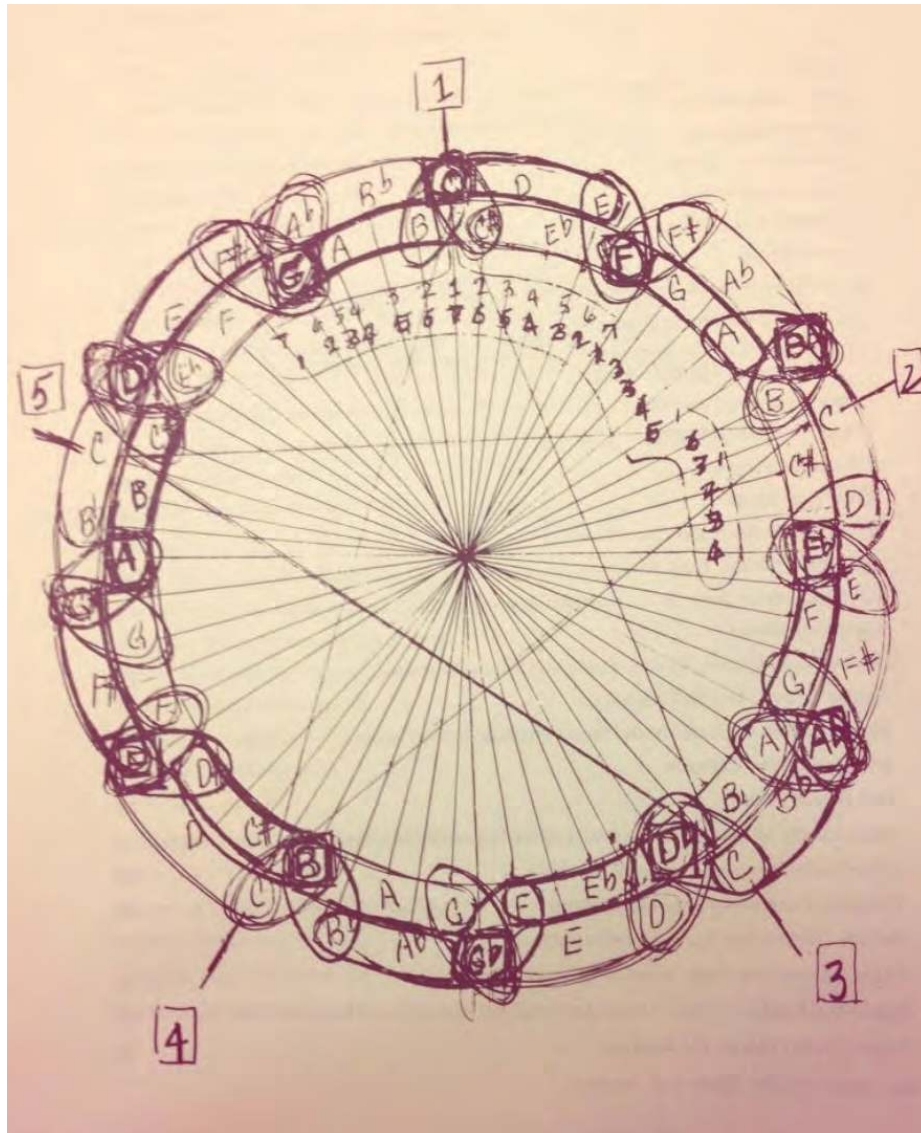


Memory Plan





# Coltrane Inspired Paving Pattern



From 1952 to 1958, jazz pioneer John Coltrane lived at 1511 N 33rd Street, just blocks from the Mander campus. In 1960, Coltrane illustrated his understandings of the mathematics of music. Pulling from music theory's "Circle of Fifths," Coltrane adds his own improvisations and innovations to the concept in this drawing, to illustrate the theoretical underpinnings of his music.

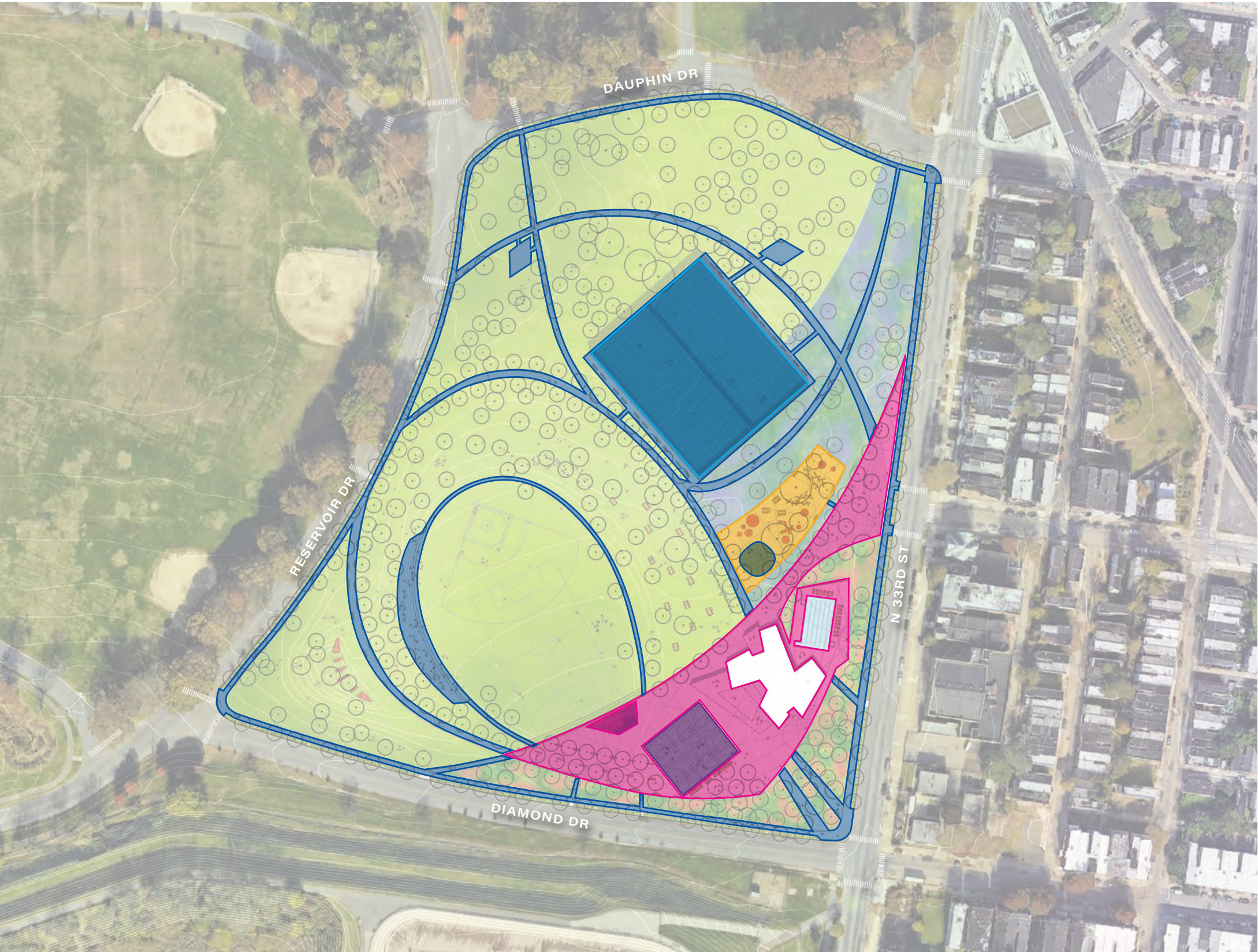
The improvisations and innovations of harmony and melody that made John Coltrane a pioneer are part of everyday life at Mander. Honoring Coltrane and the community at once, Coltrane's drawing inspires the paving pattern at Mander Plaza and serves as an armature for inscriptions in the ground for both commemoration and wayfinding.



# PLAN DIAGRAMS

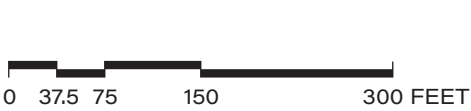


# Materials Diagram



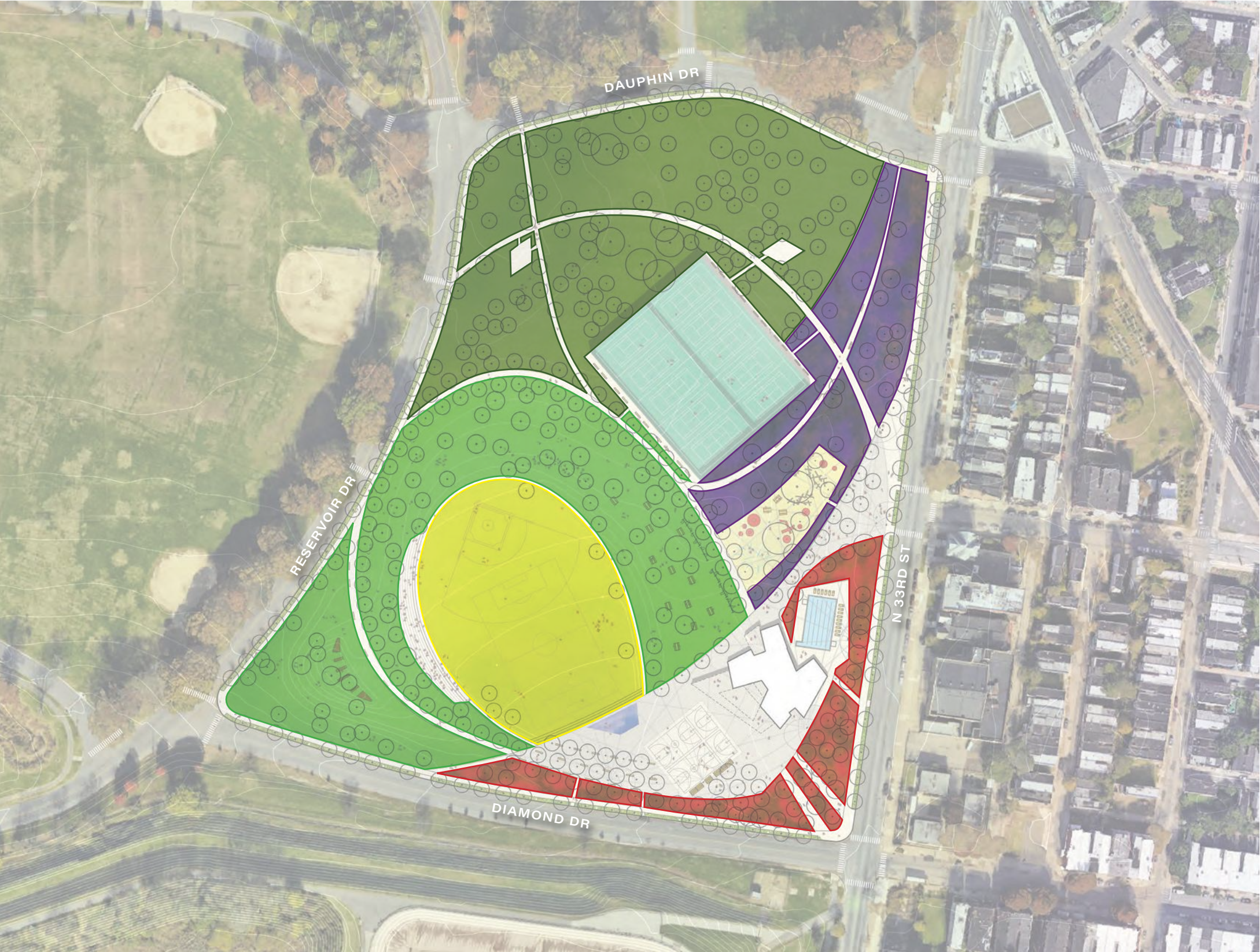
## LEGEND

- Mander Plaza : 70,000 SF  
stone & concrete pavers
- Tennis Courts : 72,200 SF  
existing surface, patch & paint
- Play Area : 18,500 SF  
CIP rubber play safety surfacing
- Splash Pad Area : 2,000 SF  
CIP concrete paving
- Pathways : 75,000 SF  
CIP concrete paving
- Ampitheater Seating : 8,000 SF  
precast concrete seat steps
- Basketball Courts : 13,000 SF  
existing surface, patch & paint
- Mander Memorial Fountain : 2,150 SF  
stone with metal inscription inlay





# Planting Diagram



All planting areas will include nursery-sourced plant material, amended planting soil, mulch, and irrigation. All garden planting areas will have dripline irrigation and the lawn areas will have spray irrigation. Assume planting 9” pots for groundcover plants and 1 to 5-gallon pots for shrubs. Lawn to remain where feasible, and anticipate high performance sports lawn for flexible field.

## LEGEND

- Seasonal Garden : 75,000 SF
- Rose and Evergreen Garden : 44,000 SF
- Lawn (existing) : 209,000 SF
- Lawn (proposed) : 199,000 SF
- High-performance sports lawn : 108,000 SF






Tree Diagram



Assume tree protection for existing trees near areas of construction. Assume 4-6” caliper for proposed trees.

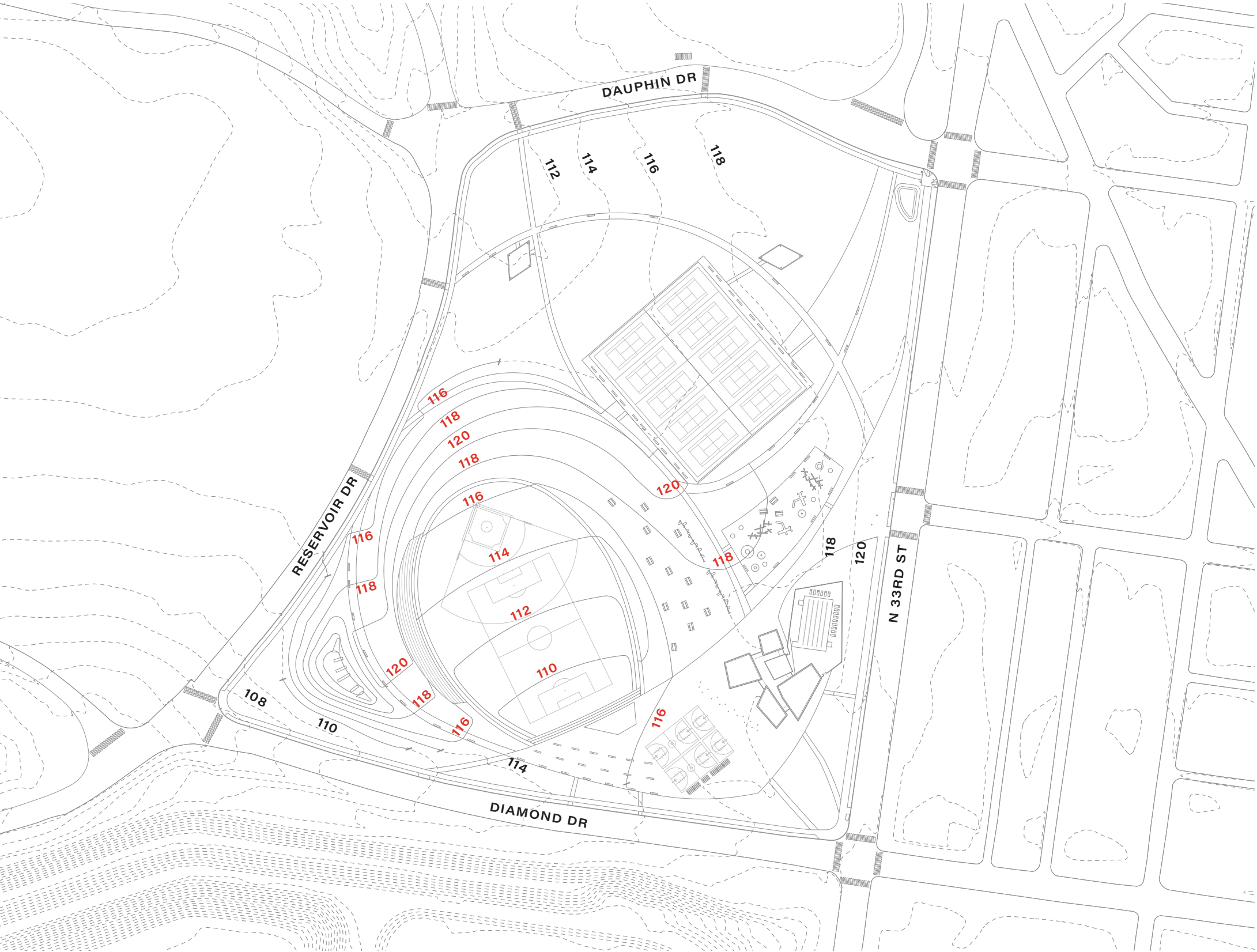
LEGEND

-  Trees (proposed) : 150
- Trees (existing to remain) : 212
- Trees (existing to be removed) : 107



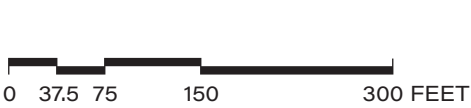


# Grading Diagram



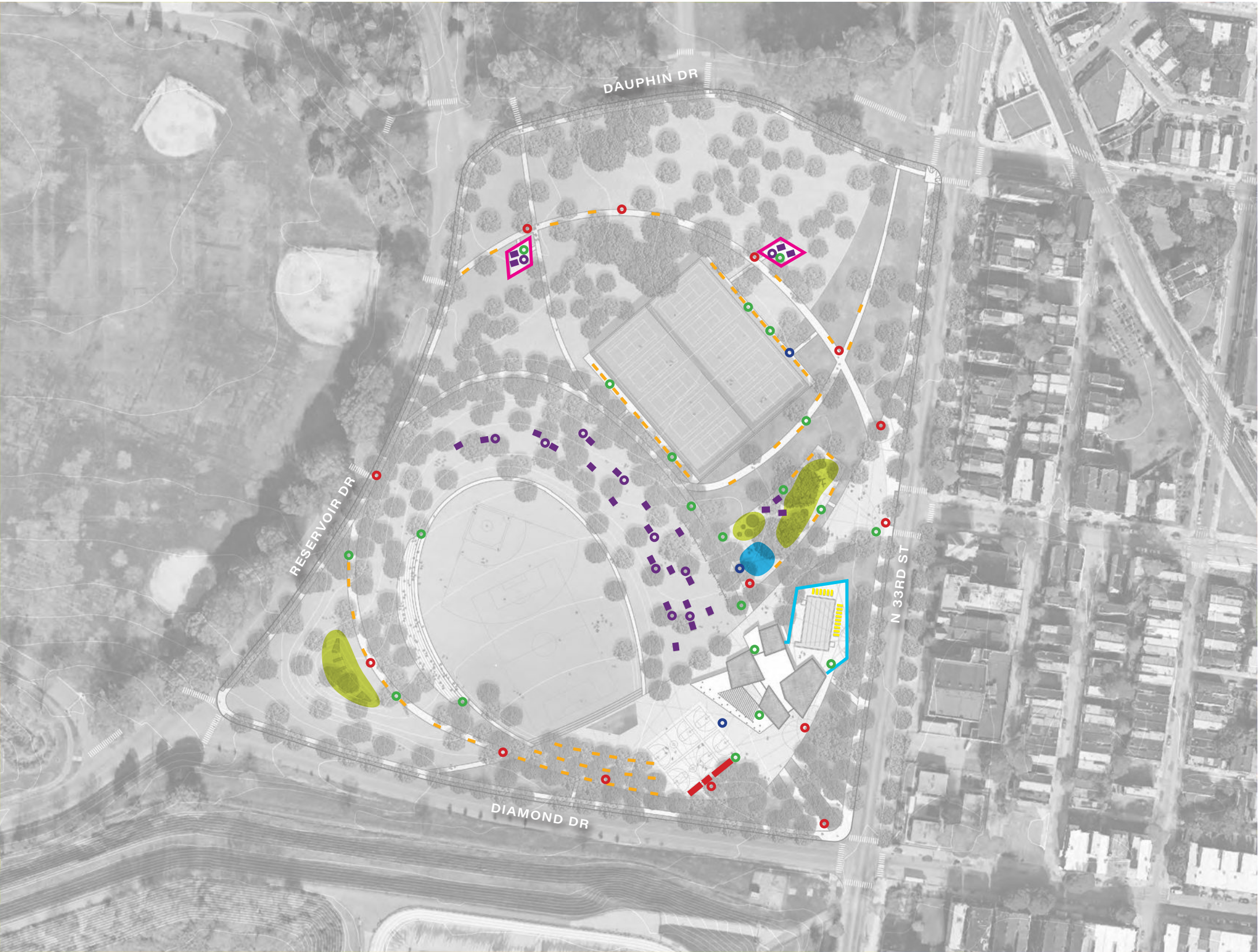
## LEGEND

- - - 118 2 foot contours (existing)
- 120 2 foot contours (proposed)





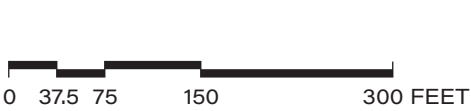
# Furnishing, Fences and Structures Diagram



The family of site furnishings to be provided includes fixed benches, fixed picnic tables and benches, drinking fountains, and waste and recycling receptacles.

## LEGEND

- Benches : 60
- Picnic Tables : 27
- Lounge Chairs : 15
- Bleachers : 6
- Picnic Shelters : 2
- BBQ Stations : 11
- Pool Wall
- Trash Receptacles : 21
- Drinking Fountains : 3
- Signage & Inscriptions
- Play Structures Area
- Splash Pad Area





# Furnishing Examples



Memorial Bench: concrete, backless bench for sitting in multiple directions



Park Bench: classic and comfortable



Bench at the Garden Walk: backless bench for sitting while immersed in planting



Drinking Fountain: ADA accessible with options for bottle fillers and dog fountains



BBQ Stations: multiple stations in one fixture



Signage and inscriptions: wayfinding and inscriptions in paving in addition to traditional park signage



Lounge Chairs: movable lounge chairs for pool deck area



Picnic Tables: oversized picnic tables to accommodate families and large gathering



# Play Structure, Swing, Splash Pad, and Hill Slide Examples



Splash Pad: Area that combines a variety of interactive water play including in-ground jets, sculptural spray features, and twisting jets. Assume a recirculating system with pumps, filters, water tank, and other associated equipment.



Swings: A combination of traditional swings for children, ADA swings, and porch swings for adults and children



Play Area: Several play area zones to provide play for a variety of ages from toddlers to 12-year-olds and all abilities including large play structures to provide a range of interactive play for children including slide, net climb, log climb elements as well as spinning structures.

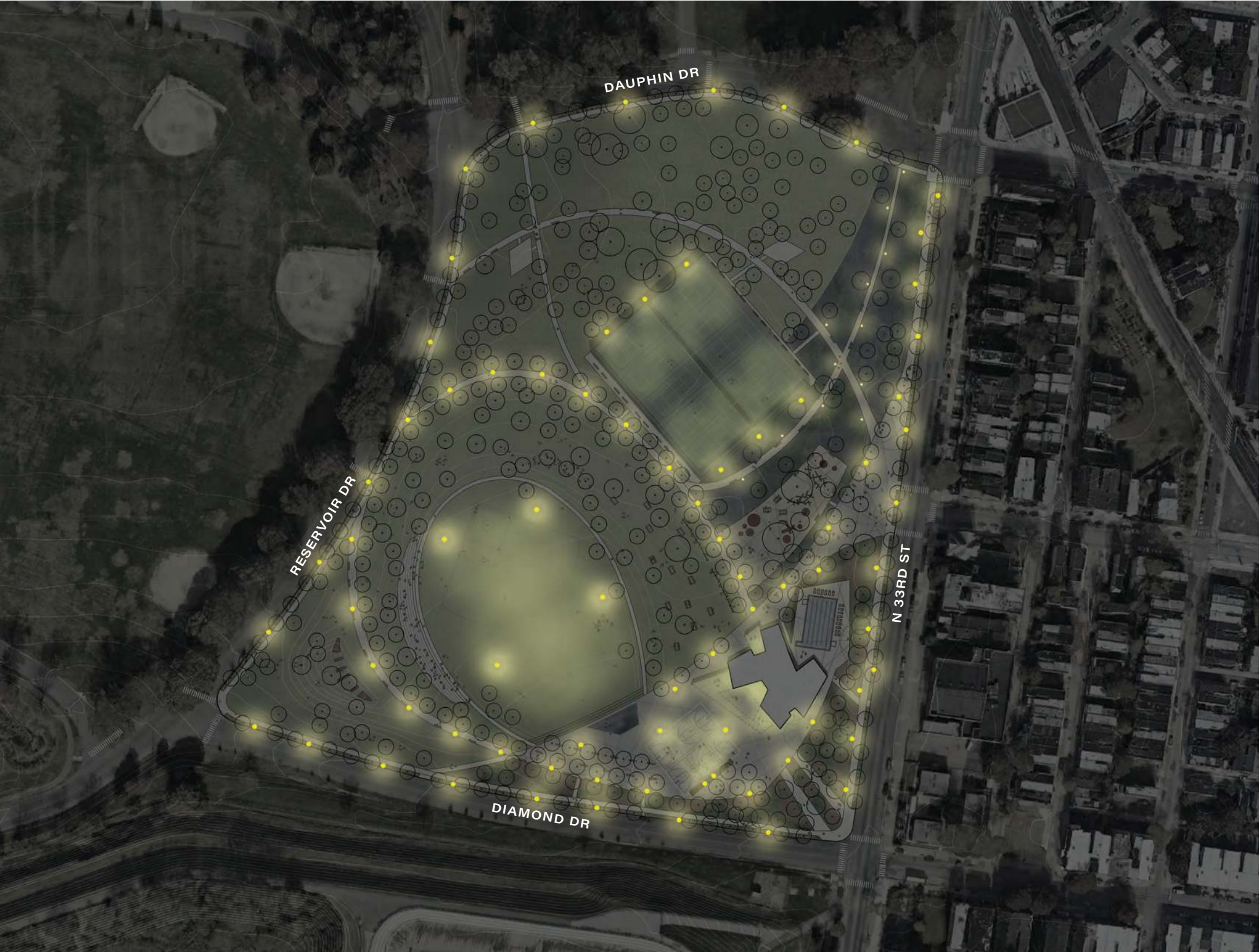


Hill Play Slides: Metal slides and climbing paths will be set into the proposed hill topography. Assume multiple 10-15 foot metal slides and safety surfacing for landing areas.





# Lighting Diagram



Site lighting to be provided along all major paths, in all plaza and gathering areas, and at the sports facilities. Outdoor electrical fixtures in base of lighting poles will be accessible for maintenance only.

## LEGEND

- Sports Lights (existing to remain) : 11
- Sports Lights (proposed): 8
- Street Lights (existing) : 26
- Pedestrian Pole Lights (proposed) : 21








# Phasing Diagram: Phase 1



Phase 1 optimizes use of the northern half of the site, strengthens connections toward north Strawberry Mansion and improves the entry at W. Susquehanna Ave. In coordination with PWD’s planned rain garden installation, Phase 1 expands the seasonal planting into a garden walk with pathways, benches, and a new playground with splash pad. This phase allows for existing activities at the Rec Center, pool, fields, basketball and tennis courts to remain in use, while adding new amenities to the Campus. Phase 1 includes improved seating and lighting around the tennis courts and new picnic pavilions, while maintaining much of the existing landscape.

## LEGEND

-  Phase 1: The Garden Walk
-  Phase 2: Mander Fields
-  Phase 3: Mander Plaza and Rec Center








# Phasing Diagram: Phase 2



Phase 2 shapes the topography of the new Mander campus. A ridge line surrounds the new flexible central lawn with a sweeping amphitheater built into the topography and an expansive picnic grove with picnic tables and barbecue stations. At the southwest corner, the topography is built up to orient people back to toward the middle of the campus with slides and climbing paths set into this new hill to provide another play area.

## LEGEND

-  Phase 1: The Garden Walk
-  Phase 2: Mander Fields
-  Phase 3: Mander Plaza and Rec Center








# Phasing Diagram: Phase 3



Phase 3 transforms the legacy corner of 33rd and Diamond into the new Mander Plaza and Mander Rec Center. The new Rec Center replaces the existing facility and pool house with a single, larger building complex. This phase maintains the existing pool with enhanced surfacing and furnishings for the pool deck. The basketball courts remain in place, but are surrounded by a larger plaza space for events and gatherings. Completing the new campus is a memorial grove and fountain dedicated to the memory of Joseph E. Mander.

## LEGEND

-  Phase 1: The Garden Walk
-  Phase 2: Mander Fields
-  Phase 3: Mander Plaza and Rec Center











# MANDER REC CENTER

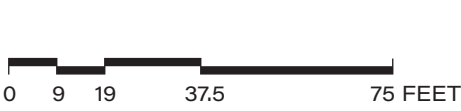


Rec Center Context Diagram



LEGEND

-  Restrooms
- walk to restrooms from ...
-  tennis courts : 1.5 minute walk
-  athletic fields : 1.5 minute walk
-  basketball : 45 second walk
-  playground : 30 second walk
-  pool : 15 second walk





# Mander Rec Center Vision

The new Mander Rec Center imagines a larger, more flexible facility better able to serve the growing needs of the Strawberry Mansion community. The Rec Center welcomes neighbors and visitors into the Mander campus and projects the community's pride, ambition, and future while recalling the history and legacy of Strawberry Mansion. Inspired by the existing structure, the building consists of a cluster of tall pavilions joined by a dynamic and sculptural roof that defines the public space. The Rec Center shares a strong connection to and relationship with its surroundings, and features large windows and multiple entry points. It serves as a neighborhood hub, and is intended to appeal to children, teens, and adults of all ages. During the day, it supports all activities in the park through its central location. At night, it serves as a lantern, a beacon of light that contributes to the creation of a safe public space.

Each of the four pavilions houses a main function of the building, including:

- a Multipurpose Room for large gatherings, meals, and performances;
- a flexible and dividable Community Room for adult classes, workshops, and meetings;
- an Early Education Room for after school care, summer camp, classes, and play;
- a Media Room providing access to technology, including computers and audio/visual equipment;
- a Community Kitchen capable of supporting demonstration events and classes; and
- a Food Pantry serving the needs of the community.

Strawberry Mansion's iconic porches and stoops serve as inspiration for the Rec Center's public space. The roof forms a large covered area that serves as gathering space for performances, assemblies, or relaxation. Similarly, the main hallway in the building functions as informal indoor gathering space. These features act as an extension of the neighborhood sidewalk, facilitating social interaction and conversation among community members.

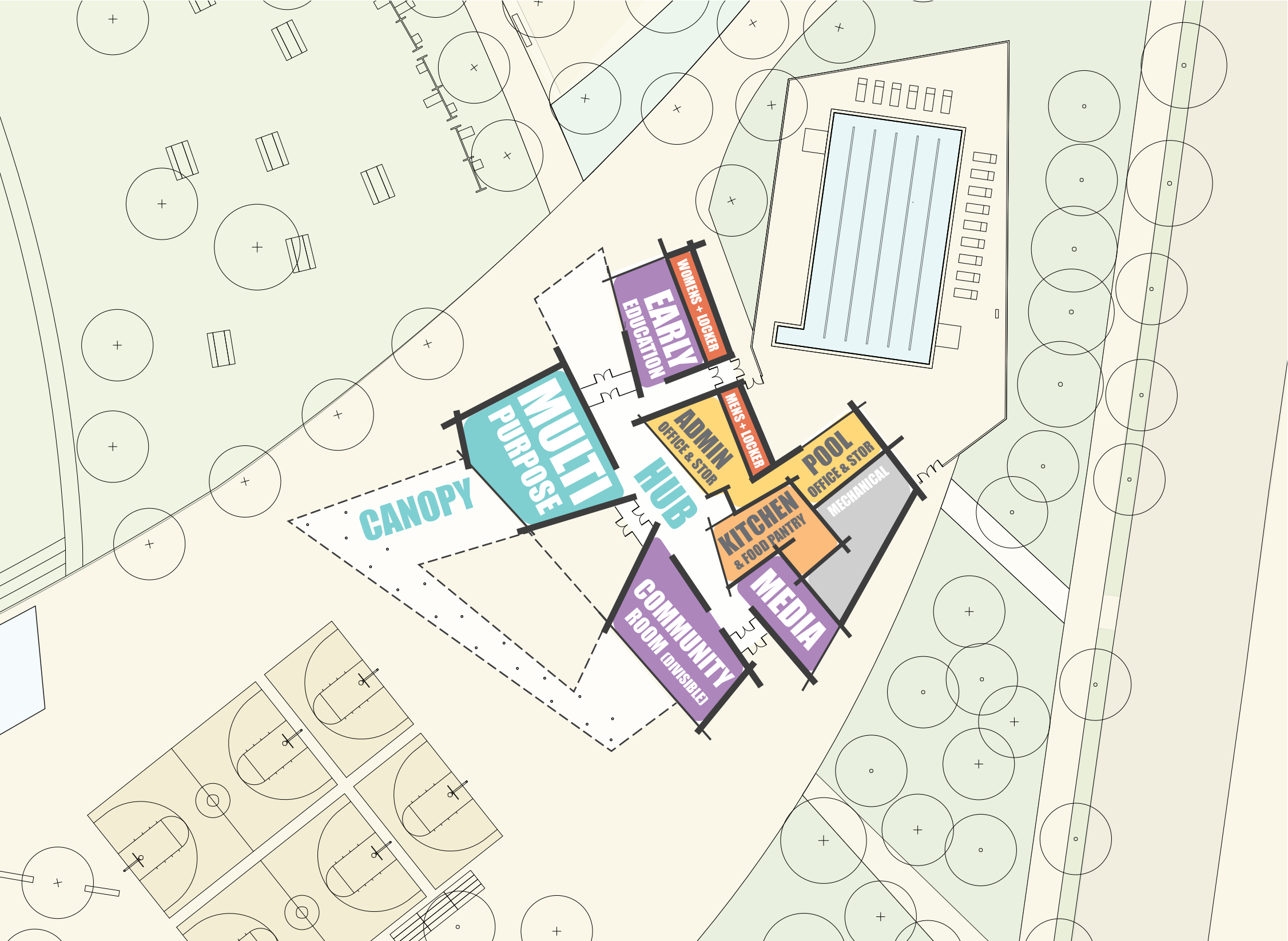
Two administrative areas serve the structure. The main office is at the heart of the facility, and provides visual access to all entry points. The Rec Center staff would be well-positioned to tend to all areas of the building. A secondary office serves the pool and is intended to provide a space for lifeguards and a first aid station.

Support spaces include large changing and restroom facilities intended to serve the entire campus. The location of these spaces allows for access directly from the exterior and close proximity to the swimming pool. Generous storage space in the building includes areas for administrative needs, recreational and educational materials, and pool equipment storage.





Proposed Mander Rec Center





# The New Mander Rec Center





# Proposed Rec Center Cost Estimate Narrative

EXTERIOR

The pavilions are wrapped in an iconic patterned brick inspired both by traditional African tapestries and the artistic brickwork found throughout the Strawberry Mansion neighborhood. The structure is composed of durable concrete block walls clad in the brick described above, with steel framed roofs and canopy. In certain areas, glass block is used behind an open brick screen to achieve a unique filtered light effect and to increase visibility into and out of the building. Aluminum storefront and curtainwall are used at the window and entrance locations. Two large folding glass and aluminum doors allow the Multipurpose Room and Community Room to open directly to the exterior when desired. The roof canopy is clad in aluminum panels, with recessed linear down-lighting of a similar type as the interior. A bituminous roof membrane serves as the primary roofing, and each of the pavilions has a planted green roof that aids in stormwater management.

The new facility requires full demolition of the existing Community Center building. The existing pool building will remain, with modifications including new exterior cladding to match the brick of the new building, and green roof. A new open brick screen wall will surround the expanded pool deck.

INTERIOR

All exterior walls that define the pavilions are constructed of concrete block with brick cladding, with areas of glass block as described above. Interior walls are constructed of gypsum board on metal framing. The Multipurpose Room has poured athletic flooring, wood paneling on the walls, and an acoustical wood batten ceiling system. The Early Education Room, Media Room, and Community Room flooring have vinyl composite tile flooring, tackboard and acoustical panels on the walls, and acoustical paneling directly mounted to the underside of the decking. All mechanical systems are exposed and painted. The hallway features floors of polished concrete, a wood batten ceiling system, and wood paneling on the walls. The kitchen and food pantry have a quarry tile floor with stainless steel paneling on the walls and a ceiling of acoustical tiles. One wall in the each space consists of ceramic tile. The kitchen will include a small walk-in freezer and cooler. The office spaces include a floor of carpet tile and acoustical ceiling panels. The changing rooms/restrooms feature ceramic tile flooring, fully-tiled walls with stainless steel partitions and painted steel lockers with wood locker room benches.

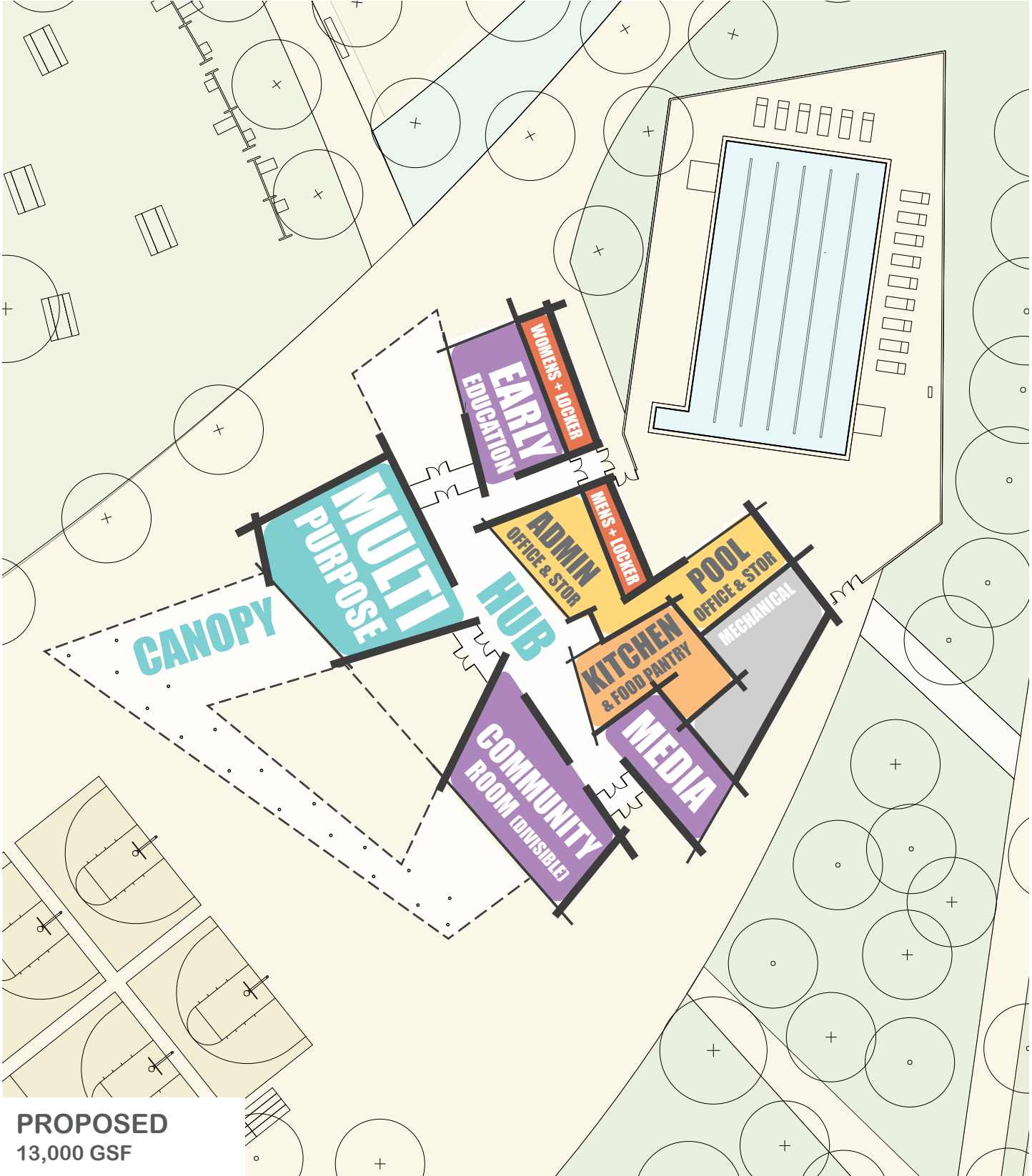
Community Center	Program	SF
Play		
	Multipurpose Room	2,150
Education		
	Community Room (divisible)	1,700
	Early Education Room	1,400
	Media Lab	800
Community		
	Lobby (Hub)	400
	Kitchen	500
	Food Pantry	400
Service		
	Admin Office (4 person)	1,000
	Pool Admin Office	500
	Community Storage	400
	Women's Toilet Room and Locker *	400
	Men's Toilet Room and Locker **	400
	Gender Neutral Toilet Room	50
Total SF		10,100
Grossed total		~ 13,000

Notes

- \*\* 4 stalls (1 accessible), 4 sinks, 1 changing room
- \*\*\* 3 stalls (1 accessible), 1 urinal, 4 sinks, 1 changing room



Existing vs Proposed





# Acknowledgements

This master plan would not have been possible without the efforts of many dedicated partners, stakeholders, and elected officials. Thank you to everyone who participated in this process.

The Honorable Donna Bullock  
Representative, 195th District  
Pennsylvania House of Representatives

The Honorable Darrell L. Clarke  
Council President, 5th District  
Philadelphia City Council

Philadelphia Parks & Recreation:  
Kathryn Ott Lovell  
Aparna Palantino  
Tiffany Thurman  
Orlando Rendon  
Patrick Morgan  
Stephanie Craighead  
Jason Mifflin  
Aelin Compton

Mander Playground and Mander Advisory Council:  
LeShadae Godfrey  
Rick Ford  
Suku John  
Martha Moffat

Strawberry Mansion Community Advisory Committee:  
Tonnetta Graham, Strawberry Mansion Community Development Corporation  
Lenora Jackson-Evans, Strawberry Mansion Neighborhood Action Center  
Charles Lanier, Strawberry Mansion Neighborhood Action Center  
Judith Robinson, Strawberry Mansion Civic Association  
Bill Ballou, East Fairmount Park Coalition  
Larry Lane, East Fairmount Park Coalition

Shirley Slaughter  
Terrance ‘Snapshot’ Foster