

SQUASHWISE

601 N Howard St,
Baltimore, MD 21201

Project Overview

Founded in 2007, SquashWise is a unique youth and community organization, offering a high-impact youth development program for Baltimore City Public School Students by combining coaching in the sport of squash with mentorship and college/career preparation. This long-standing commitment to Baltimore's youth and families prompted a comprehensive capital fundraising campaign, allowing SquashWise to expand its offerings for a broad range of youth and adult programs and relocate it's home at the historic Greyhound Bus Terminal building in the heart of Baltimore, bringing the city together through the discovery of the sport of squash.



Applicant
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Project Completion
December 2025

Owner's Representative
HDC

General Contractor
JC Porter Construction

Architect
PI.KL Studio

Landscape Architect
Unknown Studio

Civil Engineer
KCW Engineering

Structural Engineer
TLC Engineering Solutions

MEP Engineer
BKM & Associates

Lighting Designer
MAG-Lighting Design, LLC

Sustainability
Lorax Partnerships, LLC

Furniture Selection
LUUA Design Studio

Environmental Graphics + Wayfinding
Ashton Design Studio

History Wall Graphics
Wide Angle Youth Media

Historic
EHT Traceries & Timshel Development

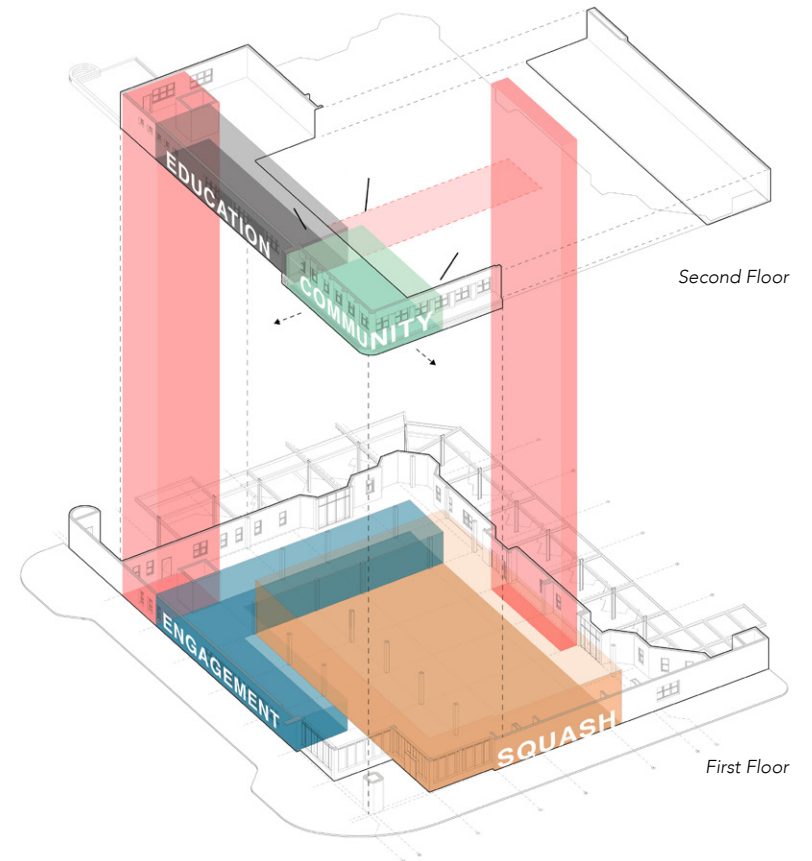
Photographer
Steven Norris



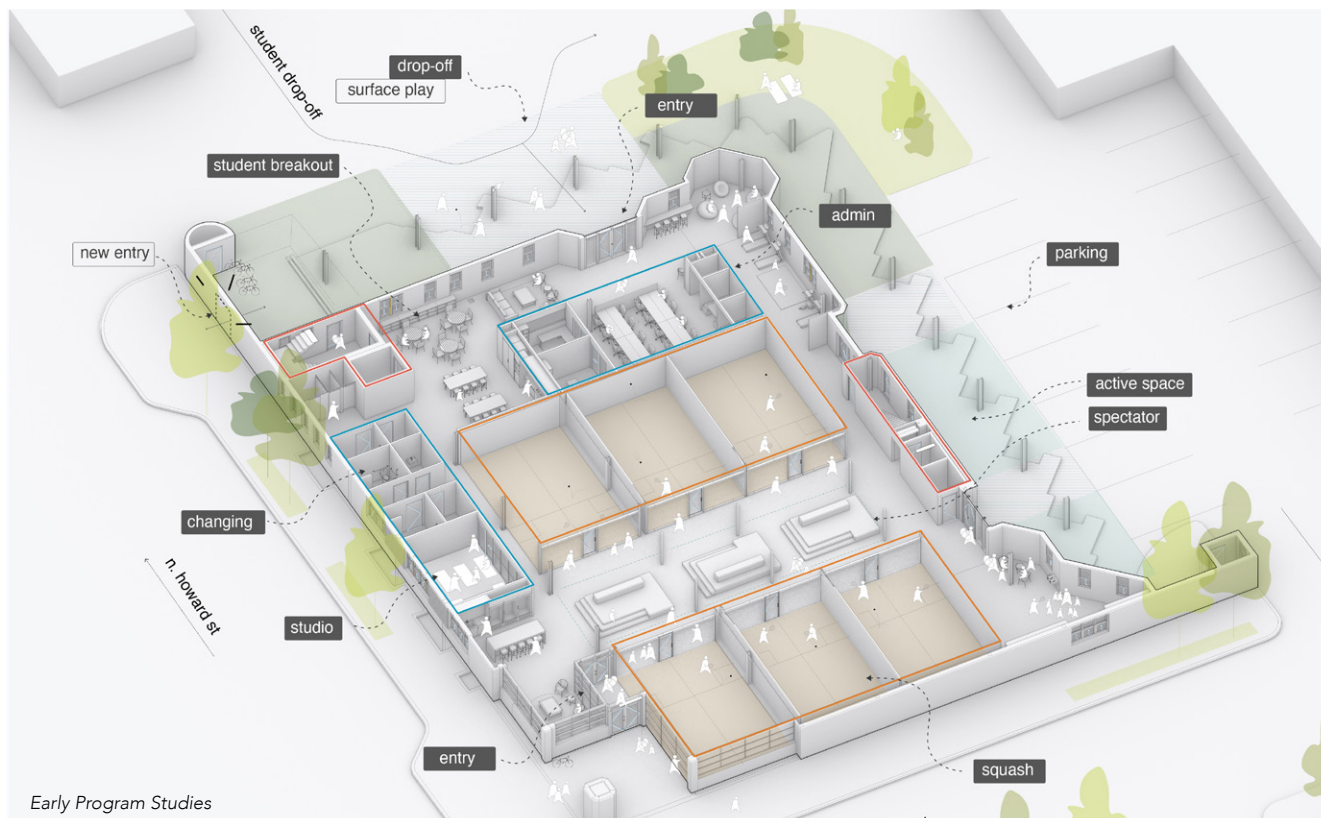


History

Operating from 1941 to 1987, the Greyhound Station on Howard Street provided Baltimoreans with regional travel connections throughout the postwar and late segregation eras. During the late 20th-century decline of downtown Baltimore, Greyhound moved their station to a new location and the building was retrofitted into offices but remained mostly underutilized. In acquiring the building from the Maryland Historic Society in 2021, SquashWise saw the opportunity to create a place that provides opportunity and welcomes everybody once again. The goal was to preserve the historic character of the existing building while adapting it to the needs of a multi-purpose community center that houses SquashWise's after school tutoring and sports programs and hold local matches and tournaments.



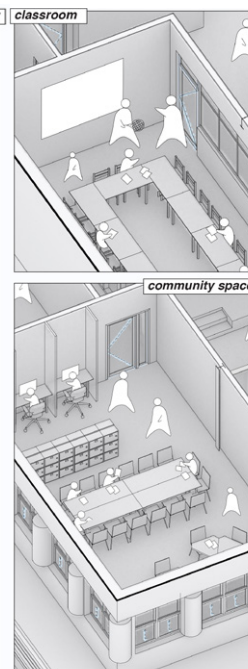
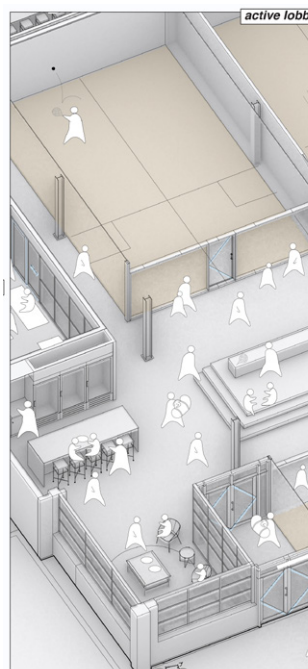
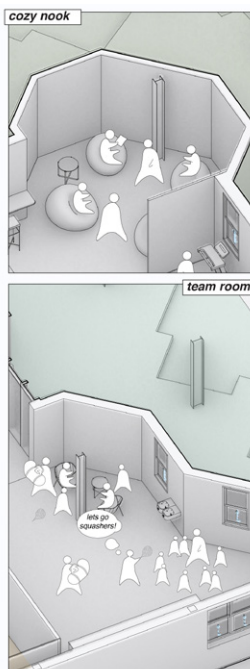
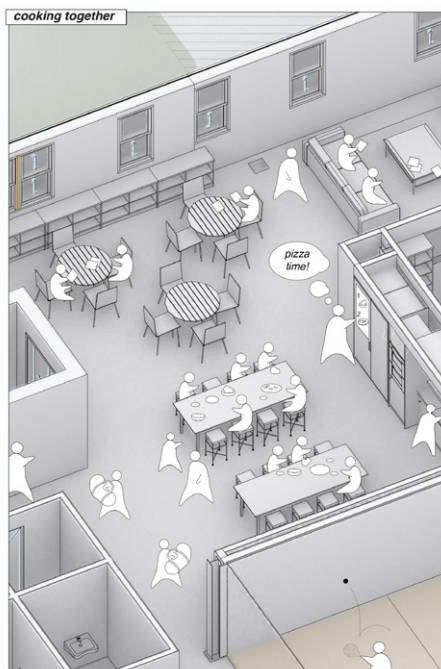
Programmatic Axonometric Diagram

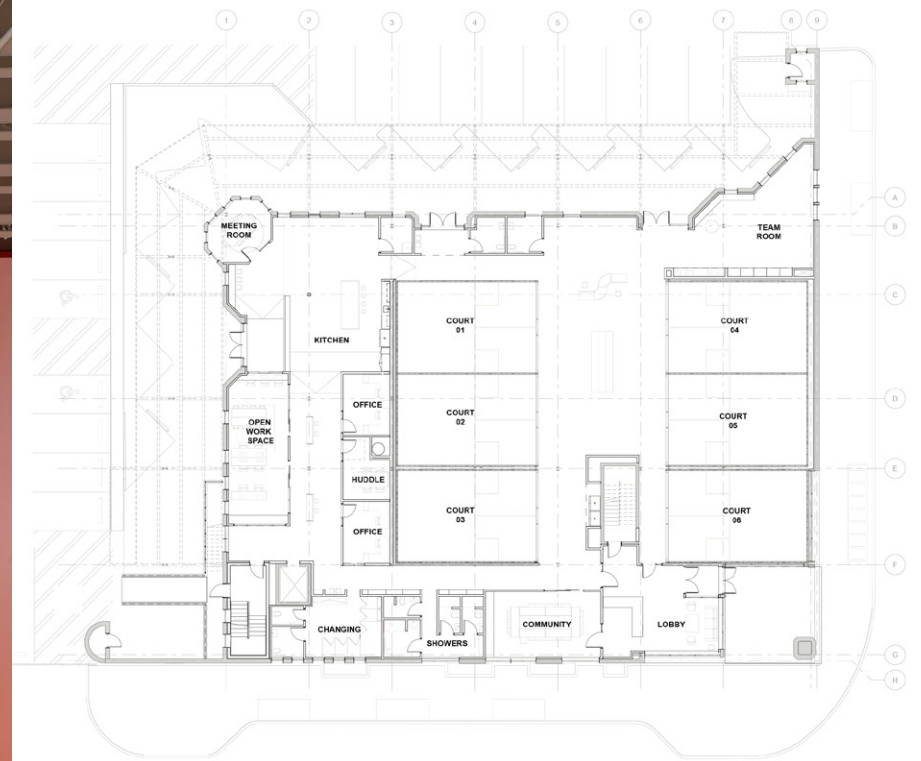


Early Program Studies

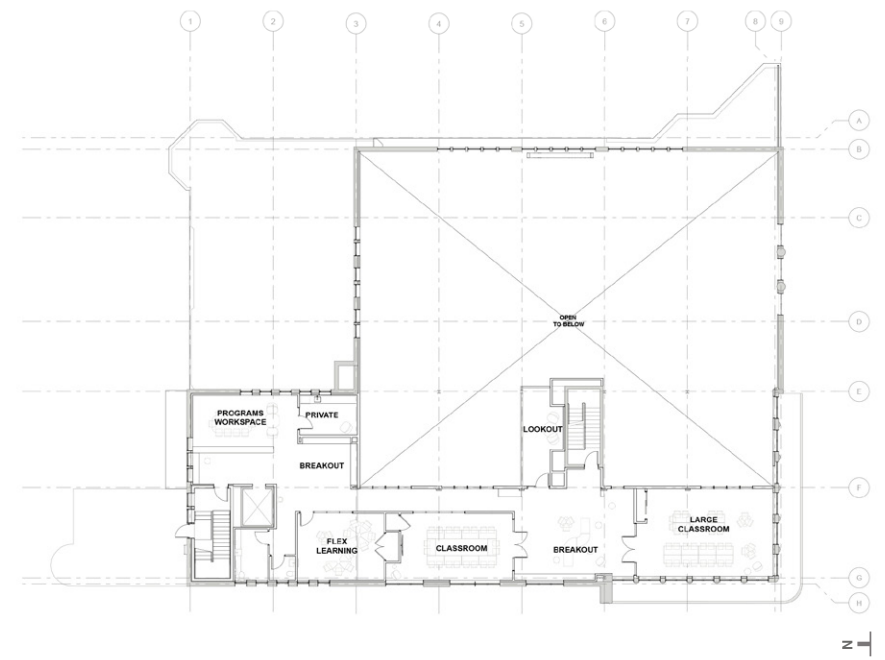
Completeness

SquashWise has seen dramatic growth over the last five years as it worked to establish its permanent home. The organization completed a \$15m capital campaign through a diverse mix of private and public funding, with more than \$4m from the State of Maryland and its first-ever federal grant this year. Capital donations ranged from \$3 to \$1.5m and the donor base reached more than 500 people and institutions. SquashWise creatively used both state and federal historic tax credits to bring capital to the project and ensure quality historic preservation. Now at the Center, the organization is sustaining a \$1.6m total budget and is expanding its donor base with greater recognition as an anchor institution in downtown Baltimore.





First Floor



Second Floor



A Sense of Place and Quality

The SquashWise Center is truly one of a kind. This transformed transit hub where people have sought new connections and opportunities for generations is now a community hub for Baltimore. The 24,000 sf adaptive reuse project includes 6 squash courts located in generous volume of the former bus terminal waiting room. The building is accessed via a community entry on the corner of Howard and Centre Streets and a student entry on the bus terminal side that welcomes after school participants into a generous lounge space with open kitchenette, changing rooms, admin offices and other amenities. The second floor of the building overlooks the courts, much like the original use, and houses the after-school program spaces and classrooms. .

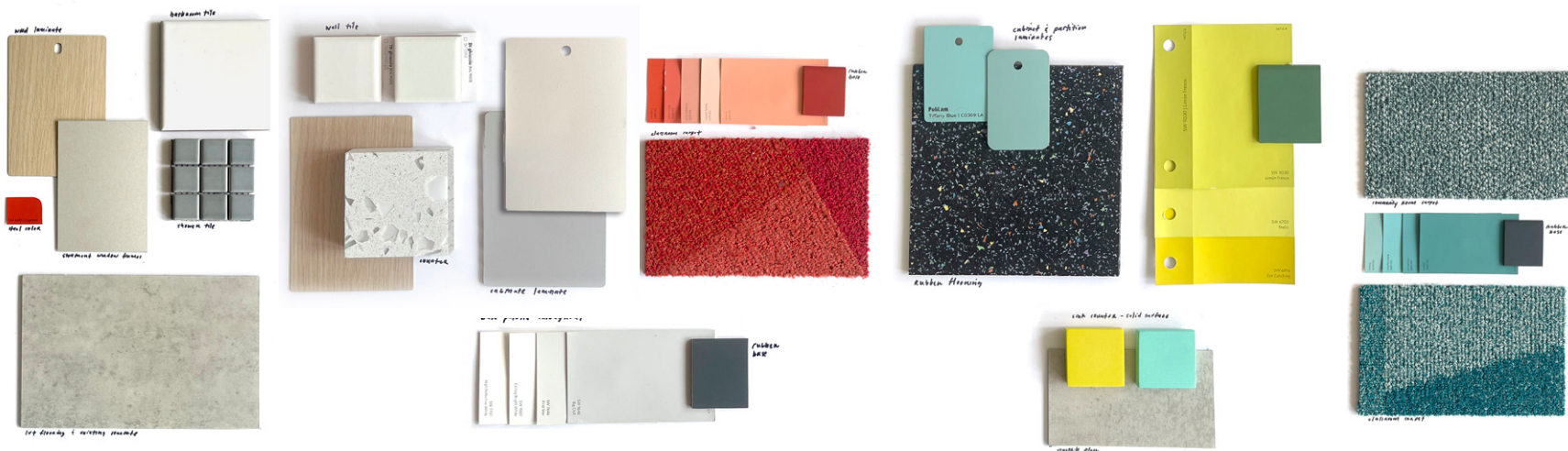


A Sense of Place and Quality

The squash court space features the station's original terrazzo floors and ample daylight clerestory above. Accented with SquashWise's signature color, the primary structure of the building connects the two entries and guides one through all amenity spaces via the continuous circulation loop around the central courts.

A Sense of Place and Quality

The fresh, bright palette with playful color pops was informed by students through the design process, which also shaped the variety of gathering spaces that create opportunities for informal learning, mentorship and personal growth. The interiors spaces feature a history wall created by local historians that tell the stories of the building's past and the travelers it served. The iconic greyhound illuminated sign anchors the main spaces as various artistic expressions begin to inhabit remaining portions of the building as part of local cultural collaborations.





A Sense of Place and Quality

At the Center, people come together across racial, economic, and geographic difference by making a historically exclusive sport a place of belonging for more people. People come as they are, and leave with new friendships, new skills, and the love of a new sport.



Sustainability

The new Squashwise home serves as an innovative example of how historic buildings can be reinvigorated with new life. By renovating an existing structure, Squashwise has preserved existing embodied carbon, minimized potential construction waste in landfills, minimized the transportation of new materials, and overall created a lower carbon footprint than a newly constructed building. In it's newly renovated home, SquashWise is able to increase its reach by more than 10 times. Not only will the youth program expand, but they have added new programs including School Squash (field trips and in-school PE programs reaching 1,000+ children per year) and Community Squash (memberships at accessible price points for economic inclusion, and free community events).





Visionary and Emulation

When SquashWise first embarked on this \$14.5m project, people told them they were ahead of their skis; punching above their weight class. They knew it was a risk to take on a project of this size and complexity, but they were dedicated, and inspired many with a new vision for growth and impact. In the past, people would describe SquashWise as 'the best kept secret' in Baltimore nonprofits. With the stunning renovation and the ambitious new programs at the Center, they won't be a hidden gem for much longer, but instead, a growing anchor institution revitalizing a long-beloved part of Baltimore.

The Center is not just a squash gym or a youth program; it is a reactivated historic institution that holds meaning for many in the region. Not a day goes by that SquashWise doesn't hear a new story of people's memories of the Greyhound terminal, or their reflections on a once-vibrant Howard Street. SquashWise honored this history every step of the way in the design of the building and the plan for its activation. They retained and re-installed two iconic Greyhound signs that once defined the building's presence on Howard Street.



A Need

Establishing a permanent home at the Greyhound terminal wasn't just a 'want' for SquashWise; it was 'do or die' after losing their home base of Meadow Mill Athletic Club during the pandemic. But what started as organizational survival has turned into a beautiful new era for this 20-year nonprofit organization in Baltimore. For the first time in its history, SquashWise is the 'home team,' able to welcome hundreds of people for enrichment, squash matches, community events, and the pursuit of personal development and fitness. Community voice was a part of the project from day one - involving students, parents, alumni in the design of the facility, and offering free access to the space for the broader community to try squash. The result is a place where everyone feels welcome, and a true home has been established.