

**BALTIMORE CITY DEPARTMENT OF PLANNING  
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL  
MEETING MINUTES**

**Date:** June 13, 2013

**Meeting No.:** 167

**Project:** EBDI PUD –Eager Park

**Phase:** Schematic

**Location:** N. Washington St. and Eager St.

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**PRESENTATION:**

Scott Levitan, Senior Vice President of Forest City, the developer for the project, gave an introduction. He discussed the revised master plan for EBDI community, which includes residential, retail, parking and a school. A major component of the development is a central park named Eager Park. A local community design committee was formed and 2 public meetings were held. The design team incorporated comments from the community, and there are plans for additional public meetings. The park is to be developed in phases. There is currently funding for 2/3rds of the park.

Richard Jones, landscape architect for Mahan Rykiel, and Peter Stubb, architect for Gensler presented the entire park design. The program and mission of the park is to create flexible engaging space that links diverse user groups to open space, and promotes wellness, environmental sustainability, civic engagement, and celebrates the legacy of East Baltimore. The inspiration for the park is crossing paths, shifting planes, and the Maryland landscape. The park was divided into three sections with residential, commercial and hospitality uses surrounding the park. The north end of the park will have a residential amenity, the middle section will have an open space link and active core, and the south end of the park will provide urban leisure activities. A green ribbon will for storm water management will run along the west side of the park, and the eastern edge will provide an urban thoroughfare. The three blocks of the park will have the following components:

North Block

- Children’s park with sense of enclosure
- Art/climbing structure
- Splash pool
- Outdoor reading rooms
- Community gardens
- Fitness equipment

Middle Block

- Open space and promenade with pull offs for respite
- Storm water management feature-green ribbon
- Shade and shelter structure

South Block

- Amphitheater
- Pavilion/band shell-inspired by nature for pattern volume and structure

Program Scenarios for the park include:

- Concerts
- Farmers Markets
- Wellness education

**COMMENTS FROM THE PANEL:**

1. The design was well conceived and considered a very good start. The Panel appreciated the thoughtful design, presentation, and is looking forward to the continued development.
2. There was a question as to how the Pavilion will be developed especially to prevent the nesting of birds.
3. The park has a sinuous quality. How will community gardens be worked into this structure or form? It was suggested that the community gardens be thoroughly and thoughtfully planned and designed.
4. The reasoning for not undertaking the children's portion of the park first was a question. Scott mentioned that some of the equipment would be purchased and incorporated in the first phase.
5. It was suggested that a Phase I plan showing the initial 2 block park with the children's play equipment located and temporary community gardens would be helpful to see.
6. The material and design of the main wall feature in the southern-most park will be of high importance within the overall design.

**PANEL ACTION:**

Recommend approval of Schematic Phase with comments.

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**Attending:**

Richard Jones, Peng Gu – Mahan Rykiel Associates  
Peter Stubb, Elaine Asal – Gensler  
Chris Delaporte  
Curtis Adams – Forest City- NEBP  
Christopher Shea – EBDI  
Vanessa Frances – JHHS  
Kevin Litten – Baltimore Business Journal

Ms. Eig and Allen\*, Messrs. Bowden, Haresign, and Burns - UDARP Panel Members

Tom Stosur, Anthony Cataldo, Christina Gaymon, Tamara Woods, Natasha Becker, Theo Ngongang, Laurie Feinberg – Department of Planning