

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

MEETING MINUTES

Date: February 2, 2015

Meeting # 236

Project: **Eager Square**

Phase: Continued Schematic Design

Location: 1900 + 1901 East Eager Street, Baltimore, MD 21205

PRESENTATION:

Scott Levitan, Director of Forest City and representing partners the New East Baltimore City Partnership with Pennrose and AVG introduced the project design team and the context for the multifamily housing buildings on the north and south sides of East Eager Street, bounded on the east by North Wolfe Street and Eager Park, and North Washington Street to the West. The project was presented initially as a 1st step Schematic Design on January 12, 2017, receiving generally positive comments with suggestions for further exploration and development. The team hopes to break ground on the project by September 2017.

Michael Weincek, FAIA, and Scott Matties, AIA, architects with Weincek + Associates, Architects + Planners reviewed the areas that were studied in further detail in response to comments from the initial Schematic Design review, including:

Building A

- Site plans and details are updated to reflect PUD standards and street tree placement on both plans and elevations. The team is proposing to use Honey Locusts in lieu of the PUD approved street tree.
- A brick screen wall has been added to the endcap to control views in the service areas
- A midblock pass through has been added to allow for access to the rear parking area and trash services

Building B

- Site plans and details are updated to reflect PUD standards and street tree placement on both plans and elevations.
- Columnar Pillar Oaks are proposed as alley street trees in the alley north of Building B
- Exterior entries are added to units facing East Eager Street to activate the streetscape
- Ground floor has been revised to accommodate loading and service
- Railings are added to the North Wolfe Street façade to improve residential character
- A solar study is provided to illustrate sunlight penetration into the courtyard
- Information on mechanized parking is provided

Comments from the Panel:

The Panel found the design progression and massing generally acceptable. The panel offered the following comments on the studies that were provided:

General

- Retain a landscape architect to design planting beds, tree pits, paving
- Rather than verbal reference, bring illustrative precedents of referenced “Vancouver” units for final presentation to demonstrate applicability

- Improve coordination among all drawings – plans, elevations, details and perspectives
- Is there a stronger relationship that can be drawn between Buildings A and B through scale elements of materiality?
- For the final design, indicate all exterior louvers and exhaust devices

Building A

- Reconsider façade design of park facing residential units. Provide larger view windows in living areas
- Consider reorienting steps and stoops along East Eager Street to create a more typical Baltimore row house condition, and increase the “sociability” opportunities of facing the street
- Further develop East Eager Street facades that interpret Baltimore row house design in a contemporary fashion. There is often more consistency in groups of row houses that were built together, rather than a syncopated rhythm
- Consider creating an end cap condition that faces North Washington Street to create a street wall. Is there an alternative unit that permits parking on the ground level, and extends units that face North Washington Street above the first level?
- Define trash collection strategy

Building B

- Eager Street Ground Level
 - Reconsider overhang on planting beds along East Eager Street; rain shadow will diminish landscaping
 - Reconsider design of ground floor along East Eager Street, including slab elevations and orientation of entry steps
 - Consider differentiating line between units.
- Eager and North Wolfe Corner
 - Is a vacated or fractured tower the right expression for the corner? The panel requested further study
 - Consider extending the masonry to grade
- Develop a clearer relationship between the retail glass boxes that face the park and the façade above
- Develop residential lobby entrance further w/ canopy and signage
- The picture window on North Wolfe Street faces the park. Does the North Washington Street façade, with no significant view, warrant an identical treatment?
- Consider introducing scale to alley elevation design

Panel Action:

The Panel recommended approval of the Schematic Design, and looks forward to further development with response to comments above during the Final Design.

Attending: Scott Levitan - New East Baltimore Partnership
 Ivy Dench-Carter, Patrick Stewart - Pennrose Partners
 Fred Thompson – Gower Thompson, Inc.
 Michael Wiencek, Scott Matties – Wiencek & Associates

Ms. Ilieva and Messrs. Bowden, Burns, Rubin and Haresign* - UDARP Panel

Thomas Stosur, Anthony Cataldo, Wolde Ararsa, Tamara Woods - Planning