

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

**Date:** January 12, 2017

**Meeting #235**

**Project:** Eager Square Townhouse +Apartments

**Phase:** Schematic

**Location:** 1900 +1901 East Eager Street, EBDI - East Baltimore

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**Presentation:**

Scot Levitan of Forest City –representing the development team of New East Baltimore Partnership with Penrose and AVG Partners introduced the project providing background information and project context. Architect Michael Wiencek of Wiencek+Associates further described the project in detail.

The site is its entirety, includes both sides of the 1900 block of E. Eager Street between Wolfe and Washington Streets and is composed of 3 story “flat +2 story” townhouse units (Building A) on the northside and a 6 story apartment/retail/parking building on the street’s southside (Building B). The retail portion of Building B is located on the ground level corner of Wolfe Street primarily facing the new Eager Park and shares rear service access through an existing alley with parking garage access from Washington Street. The northside townhouses, are capped at Wolfe Street with three special units with rooftop terraces facing the Park. The condition at Washington Street was not described. Materials preliminarily discussed include glass curtainwall, brick masonry and cementitious panels. Additionally, rooftop solar panels were referenced as well as a green roof and shared amenity rooftop space facing the Park. PUD Streetscape standards were shared although not yet fully incorporated in the current proposal.

**Comments from the Panel:**

The Panel generally felt that the basic massing concept was strong and provided a good start for the project, although serious concern was voiced about the lack of activity along the Eager Street façade of Building B. More information is needed to fully assess the northside townhouse façade treatment and proposed landscaping design. Suggested areas for continued schematic design study include the following:

**1. Building A (Northside Townhouses)**

- Clarification on the streetscape and semi-private landscaped spaces on the Eager Street side of the townhouses;
- Consider Washington Street “endcap” treatment similar to Wolfe Street to diminish widened view into parking and service area;
- Clarify direct accessibility to rear parking for upper level tenants and indicate how trash removal will be handled;

**2. Building B (Southside Apartments)**

- The lack of activity along the Eager Street façade is of serious concern. Study creating townhouse or live/work units along this façade at the ground level to bring human activity and more “eyes on the street”;
- Clarify intent on Wolfe Street units facing the park and consider a slightly more residential façade character;

- Clarify the streetscape intent along Eager Street, particularly against the building's face;
- Verify that adequate sunlight penetration is provided for the interior courtyard;
- Provide more information on the proposed mechanized parking;
- Clarify service, delivery and trash removal accommodations.

**Panel Action:** Recommend continued Schematics addressing the above comments.

**Attending:**

Scott Levitan – New East Baltimore Partnership  
Ivy Dench-Carter, Patrick Stewart, Pat Bateman – Penrose Properties  
Michael Wiencek, Scott Matties, Troy Rog-Urman – Wiencek + Associates  
Fred Thompson – Gower Thompson

Bowden\*, Illeva –UDARP Panel  
Anthony Cataldo, Christina Hartsfield, Tamara Woods, Marshella Wallace –  
Planning Department