

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

Date: September 26, 2013

Meeting No.: 172

Project: EBDI PUD – Eager Park

Phase: Final

Location: North Washington St. and Eager St.

PRESENTATION:

Scott Levitan, Senior Vice President of Forest City, the project developer gave introductions. He stated that there had been two additional meetings with the community, and one additional meeting with the Eager Park advisory committee. There hasn't been a conversation with the Hotel developers regarding continuity. Cross walks are painted, determining cross walk and street design not appropriate yet. The buildings north of Chase Street are outside of the PUD and response to this building depends on whether there is TOD or not. The graphic package for the Park is not sufficient enough to present at this time.

He described the project as follows:

Park is broken into 2 parts:

- The first part consists of the first 2 blocks of the site.
- The second part consists of the last or 3rd block with an interim design.
- The program adjacent to the 3rd block is undecided.
- There will be a community garden and playground in the 3rd block.
- The middle block has a diagonal walk that bisects the park in way that may limit use and play. The team was directed to leave the walk out and have the user desire lines determine where there walks shall be. The UDARP panel was asked to give it suggestion.

Playground Strategy:

- Kaboom be will used to develop the playground. This is an interactive community process for building the playground.

Community Gardens:

- Community gardens will be accommodated in the park.
- Some gardens may be installed adjacent to buildings.

Joe Burkhardt present aspects of the park's program and design.

- To provide a park for a diversity of users using the park at a variety of times.
- To provide health and wellness for the whole community.

Driving Principles:

- Long linear park
- Close off Durham Street to provide a peaceful and tranquil environment.
- Wolf Street will be active and vibrant
- Weaving pathways

- The southern block will have a grade transit from Ashland to Eager with a retain wall

Community wishes:

- Water
- Flexible spaces
- Community
- Active spaces

Peng Gu of Mahan Rykiel Associate presented the plan updates. The plan structure doesn't change from the previous plan.

Block 1 Ashland Avenue:

- Urban park block
- 13' grade change
- Urban plaza with lawn panel, fountain, flexible seating area
- Adjacent to office/retail development
- Retaining wall and amphitheater seating to take up the grade
- Open lawn adjacent to ramp
- Bio retention area at the end of the block
- Materials- black granite, precast concrete pavers, wood benches-black locust, cast in place concrete, reclaimed concrete (may be stoops from homes)
- The most important corner from the south is Ashland Avenue and Wolf Street from which fountain can be viewed.
- Trees flank plaza.
- Gallery space at Ashland and Durham Streets.
- Overlook with flexible seating, next to steps and gallery space.
- Sloped sidewalk with concrete and 3/8" Corten steel band.
- Platform of sedimentary concrete with rich layered texture to express time and history.
- Pavilion to interact with south and middle blocks. Frames end of south/1st block. Light weight structure to accommodate different functions, frame views, and recognize urban edge. Structure to handle different programs: dance, farmer's market, exercise, etc. Light weight steel net structure to reference movement of park. Covered with tensile fabric. Structure creates shadow below with 40% light transmission.

Block 2/Middle Block

A section was presented showing sidewalk, exercise area, field, bio-retention, stone dust seating area

- Most flexible with open field
- Seating areas.
- Stone dust area for flea market.
- Bio-retention at Durham Street edge- will be interactive for kids activities and classes
- Wolf street edge will have new and re-hab residential development.
- Eager Street will be paved. Paving will travel under the pavilion, acting as a carpet to accentuate the connection to the north end of the park.
- Mid block seating with curving wall
- Alle' of trees along Wolf Street.

- Stone dust area with light weight tube structure for enclosure, shade, and activities. 10' height.

Block 3/Northern Block

- Interim Design
- Meet Community needs
- Playground with fence with planting inside and out.
- 18' planting areas. One plot per family. It will be determined whether this is efficient.

Community walking groups will be organized for the park.

COMMENTS FROM THE PANEL:

- Is the cross designed or is it a wish? What do the gestures' imply?
- Fourteen foot distance between lawn panel and edge in block 1 should be thought out.
- How does the bio retention work? It should not retain water.
- Outdoor pavilion on stone dust areas are small. They should be larger to efficiently accommodate activity.
- The terrace area (amphitheater) should be as wide as possible. Trees may interfere with views and diminish use of steps. Align trees with path.
- Cortin steel and sedimentary concrete are compelling materials. Consider using them in other areas to reference past and create thematic continuity.
- Streets in between hotel and blocks should be paved. These are important places for cars to slow down and recognize pedestrians.
- Look for an answer to the cross walk design. Discuss with hotel team.
- Create continuity between park and hotel streetscape design.
- The cover of the pavilion camouflages the intricacies of the structures. Flashing edge takes away from the structure.
- The design of Block 3 should recognize its impermanence. Missed opportunity to allow the community to shape this block.
- There should be a defined walking area/track/loop.
- The differences in elevation are important and exciting.
- The diagonal crosswalk should be keep in Block 2.

PANEL ACTION:

Recommend Final Approval with Comments and the return of 'Pavilion A' structure to the Panel for review.

Attending:

Curtis Adams, Scott Levitan – Forest City NEBP
 Peter Stubb, Marilyn Gould, Elaine Asal, Chris Melander – Gensler
 Joe Burkhardt, Peng Gu, Kevin Mokos, Saba Hamidi – Mahan Rykiel
 Branden Brooks

Ms. Jones Allen* and Mr. Bowden and Mr. Haresign. - UDARP Panel

Director Tom Stosur, Anthony Cataldo, Christina Gaymon, Wolde Ararsa, Amy Gilder Busatti –Planning Department