



EAGER SQUARE

1900 + 1901 EAST EAGER STREET
BALTIMORE, MARYLAND 21205

UDARP DESIGN REVIEW

JANUARY 12, 2017

PRESENTED BY:
Scott Levitan, Forest City – New East Baltimore Partnership

Michael Wiencek, Wiencek + Associates

Ivy Dench-Carter, Pennrose Properties



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Bricks & Mortar | Heart & Soul

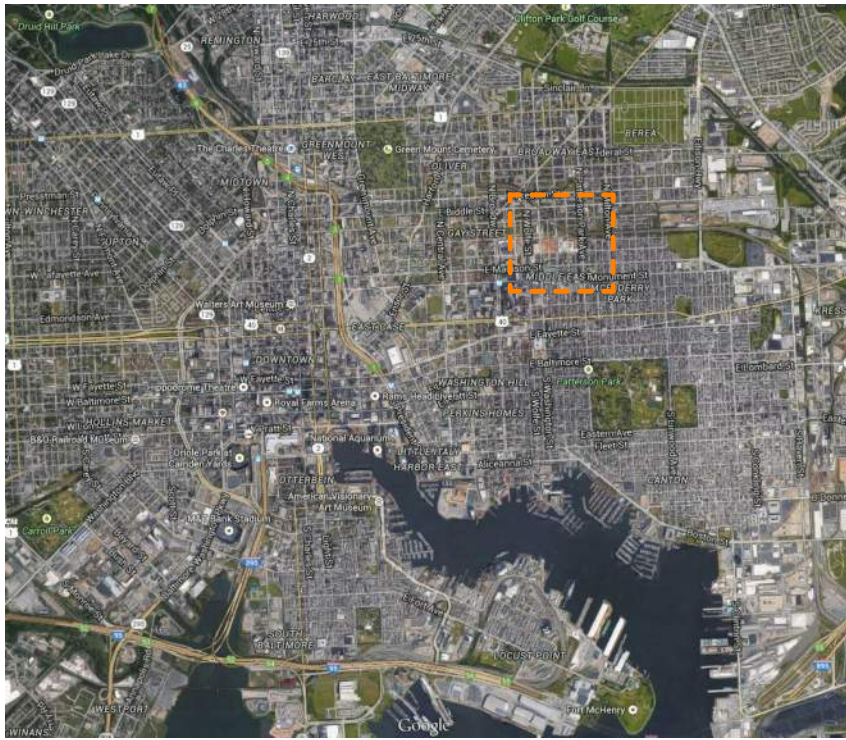
AVG
PARTNERS

PENNROSE

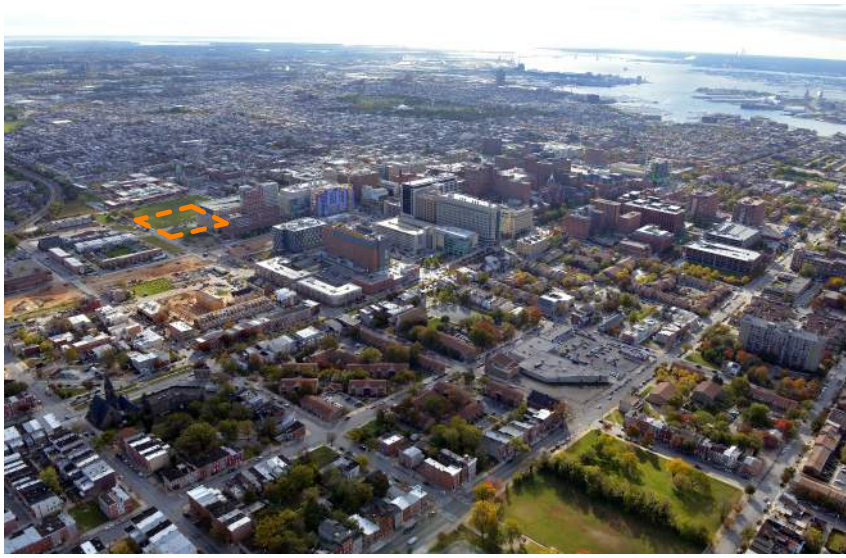
575 S. Charles Street, Suite 140, Baltimore, MD 21230

Wiencek + Associates Architects + Planners, DC LLP

1100 Vermont Avenue NW, 8th Floor, Washington, DC 20005



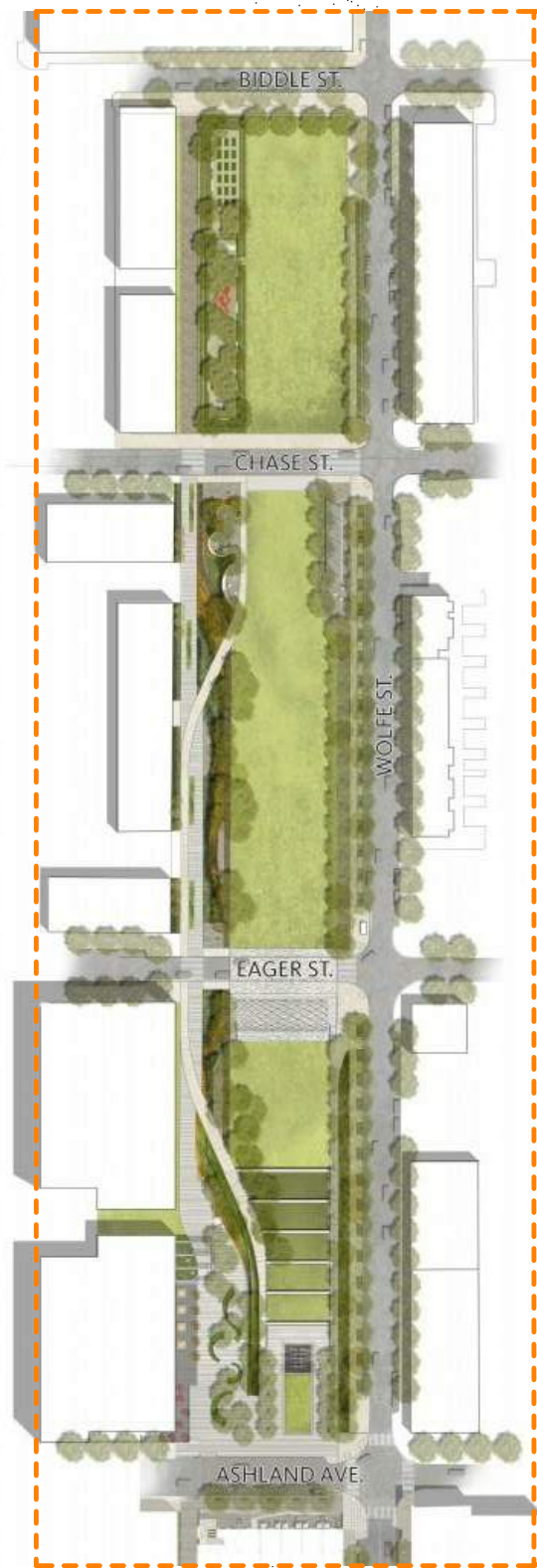
BALTIMORE VICINITY MAP



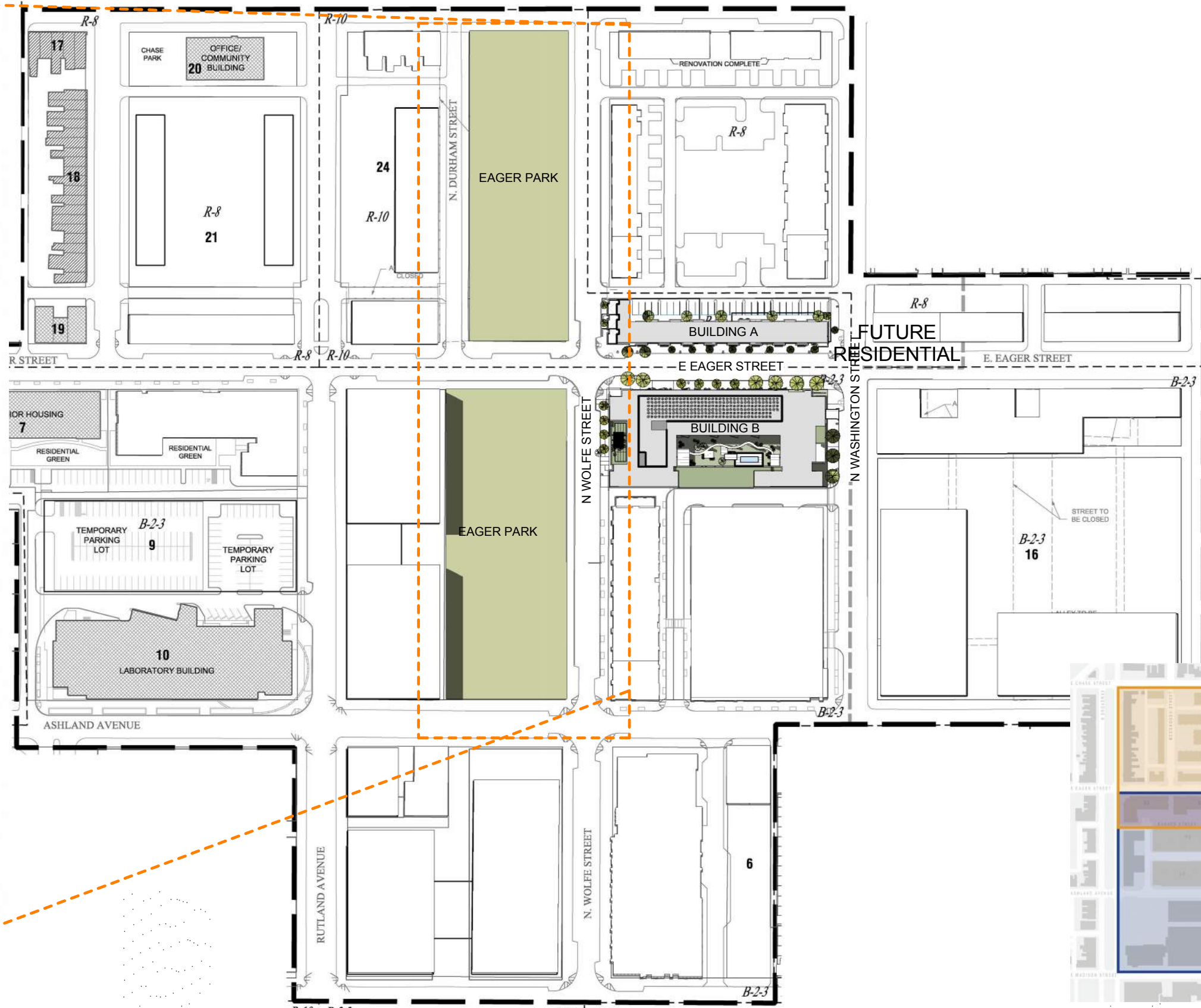
AERIAL - FACING SE



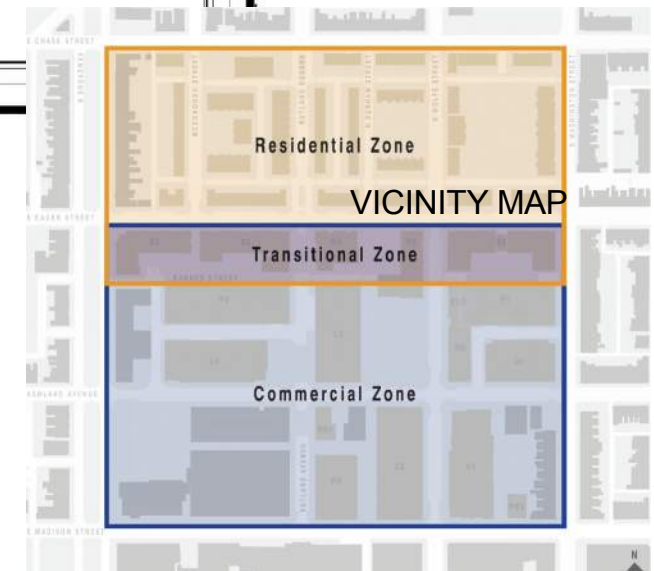
AERIAL - PUD USES



EAGER PARK PLAN

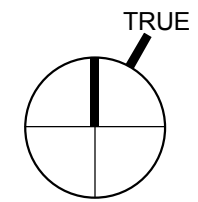


EBDI PUD MASTER PLAN



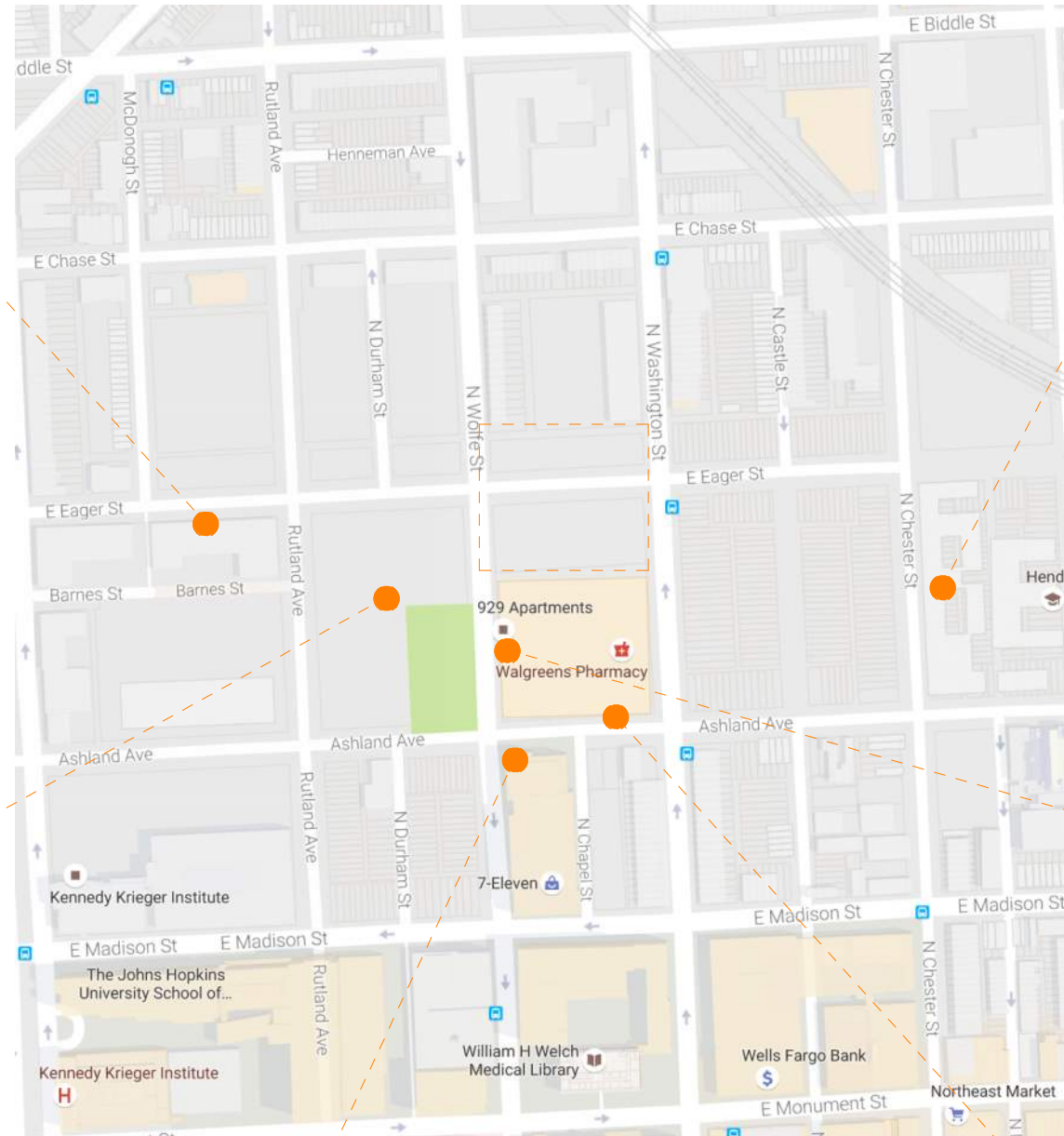
BUILDING HEIGHT DIAGRAM

MASTER PLAN





RESIDENTIAL



EDUCATIONAL



PARK SPACE



STUDENT RESIDENCES



DINING / ENTERTAINMENT



PHARMACY

VICINITY SERVICES

EAGER SQUARE

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N WOLFE ST - NORTH OF EAGER + ALLEY



INTERSECTION OF E EAGER + N WOLFE (LOOKING EAST)



N WOLFE STREET - SOUTH OF EAGER



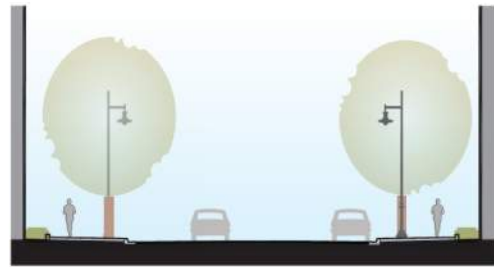
N WASHINGTON - SOUTH OF EAGER



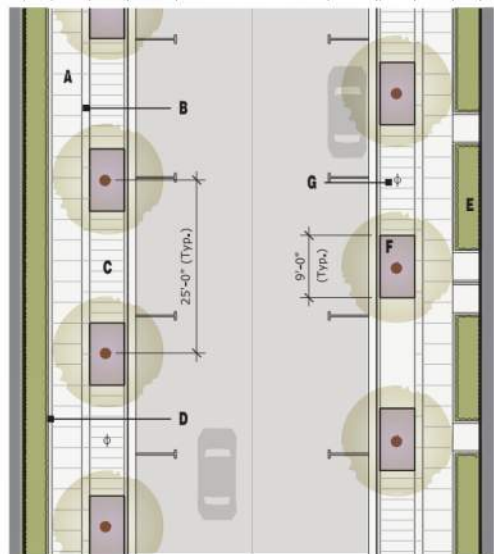
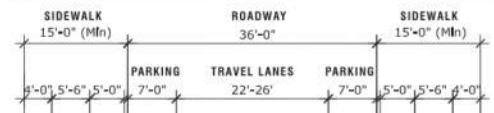
CANOPY ALONG EAGER



N WASHINGTON - NORTH OF EAGER



Street Section



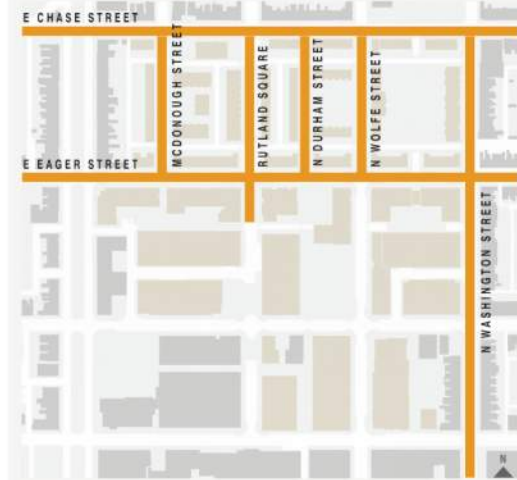
Street Plan

Residential Street

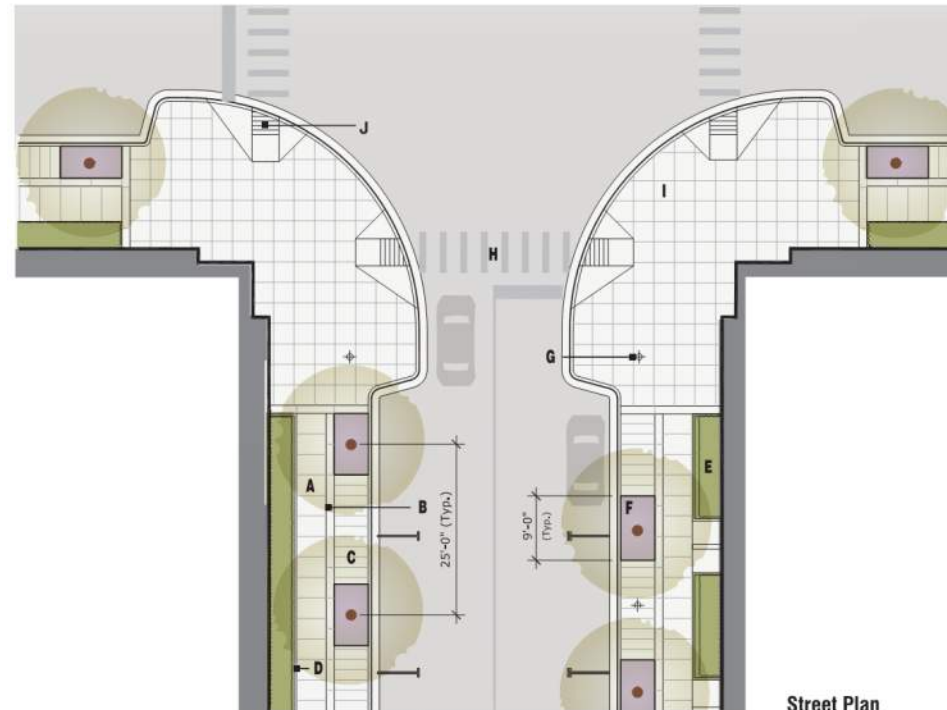
The residential streets are similar in design to the commercial streets, with the exception that the sidewalk on each side of the road is subdivided into a walking area and planting zone along the edges of the buildings.

- A** Cast in place concrete with medium broom finish, scored at 3' intervals with 2" wide border.
- B** 14" wide concrete band with light broom finish, scored at 4'-6" intervals.
- C** Cast in place concrete with medium broom finish, scored at 18" intervals.
- D** 5" high precast concrete curb at planting beds. Hanover rock curb, 18" height, bullnose edge, limestone gray.
- E** Planting bed.
- F** Deciduous tree and 5' x 9' well with gravel mulch over filter fabric. Tree spacing at 25' centers. See Street Tree Diagram for tree type.
- G** Street light fixture. See Street Lighting Diagram for fixture type.

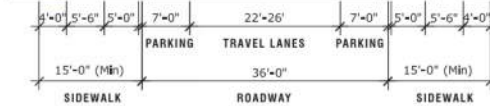
Notes: East Chase Street deviates slightly from the typical residential streetscape in that the sidewalk is only 11'-6" wide, not the typical 15'. Refer to the Streetscape Details for additional information.



Key Plan



Street Plan

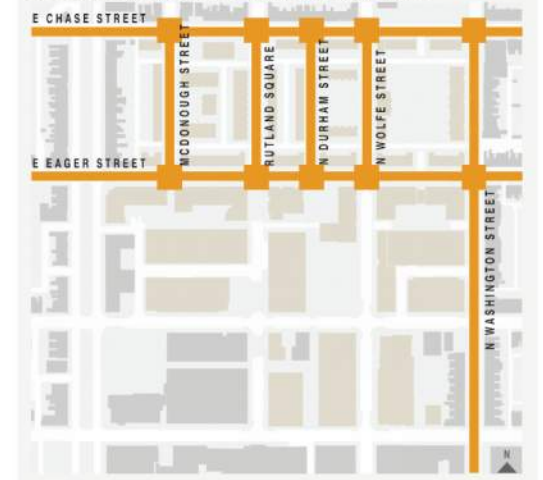


Residential Intersection

Residential intersections resolve the residential street condition in a similar manner to the commercial intersections whereby the sidewalk paving pattern terminates into a 3' x 3' scoring pattern at the bulb-outs.

- A** Cast in place concrete with medium broom finish, scored at 3' intervals with 2" wide border.
- B** 14" wide concrete band with light broom finish, scored at 4'-6" intervals.
- C** Cast in place concrete with medium broom finish, scored at 18" intervals.
- D** 5" high precast concrete curb at planting beds. Hanover rock curb, 18" height, bullnose edge, limestone gray.
- E** Planting bed.
- F** Deciduous tree and 5' x 9' tree well with gravel mulch over filter fabric. Tree spacing at 25' centers. See Street Tree Diagram for tree type.
- G** Street lighting fixture. See Street Lighting Diagram for fixture type.
- H** Pedestrian crosswalk.
- I** Cast in place concrete sidewalk bulb-out with medium broom finish, scored in 3'x3' pattern with 2" border.
- J** 12" x 12" truncated dome paver, Hanover precast paver, charcoal, Tudor finish.

Note: Refer to the Streetscape Details for additional information.



Key Plan



AERIAL VIEW



STREET VIEW

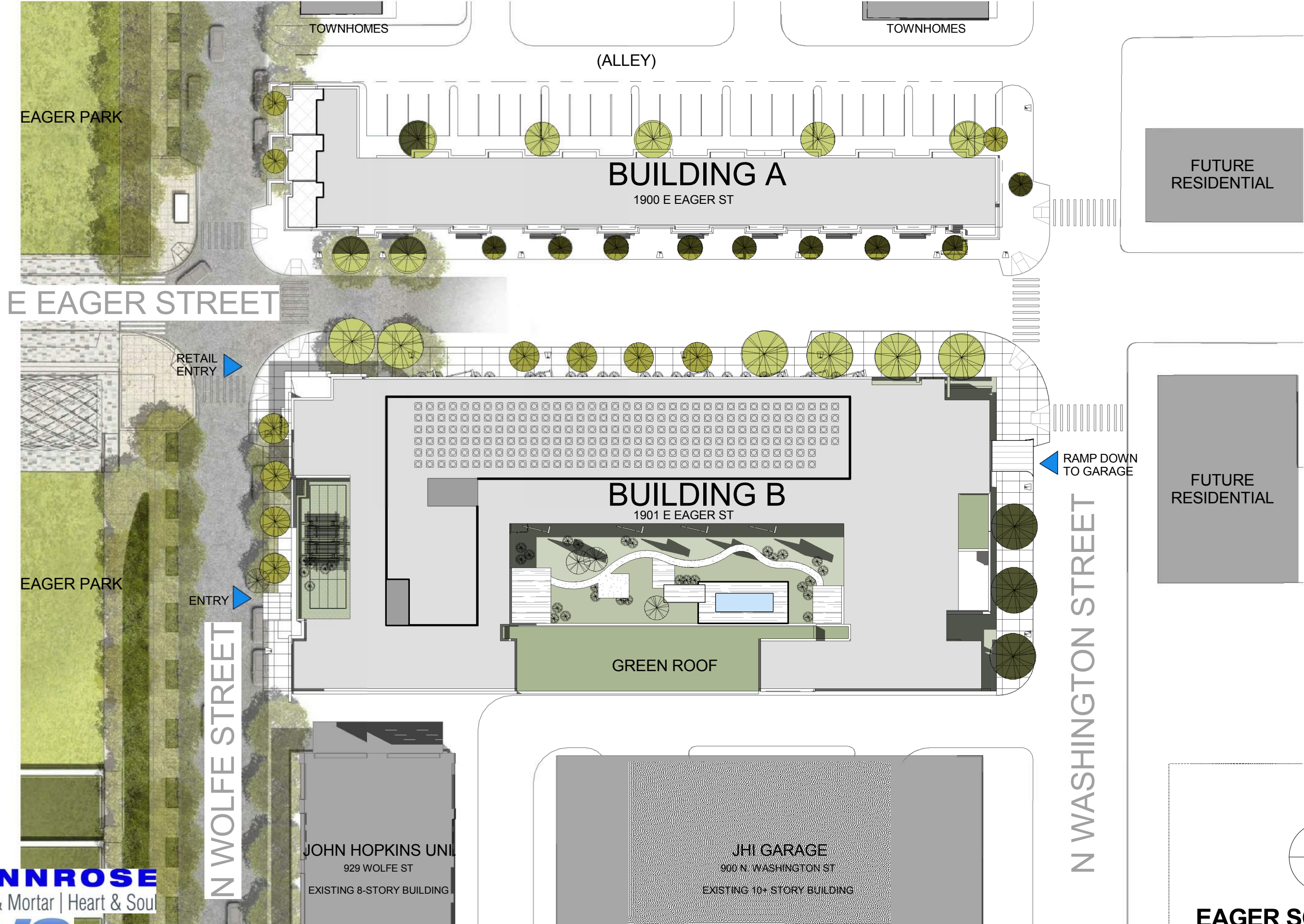


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BUILDING CHARACTER

EAGER SQUARE

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SITE PLAN

PENNROSE
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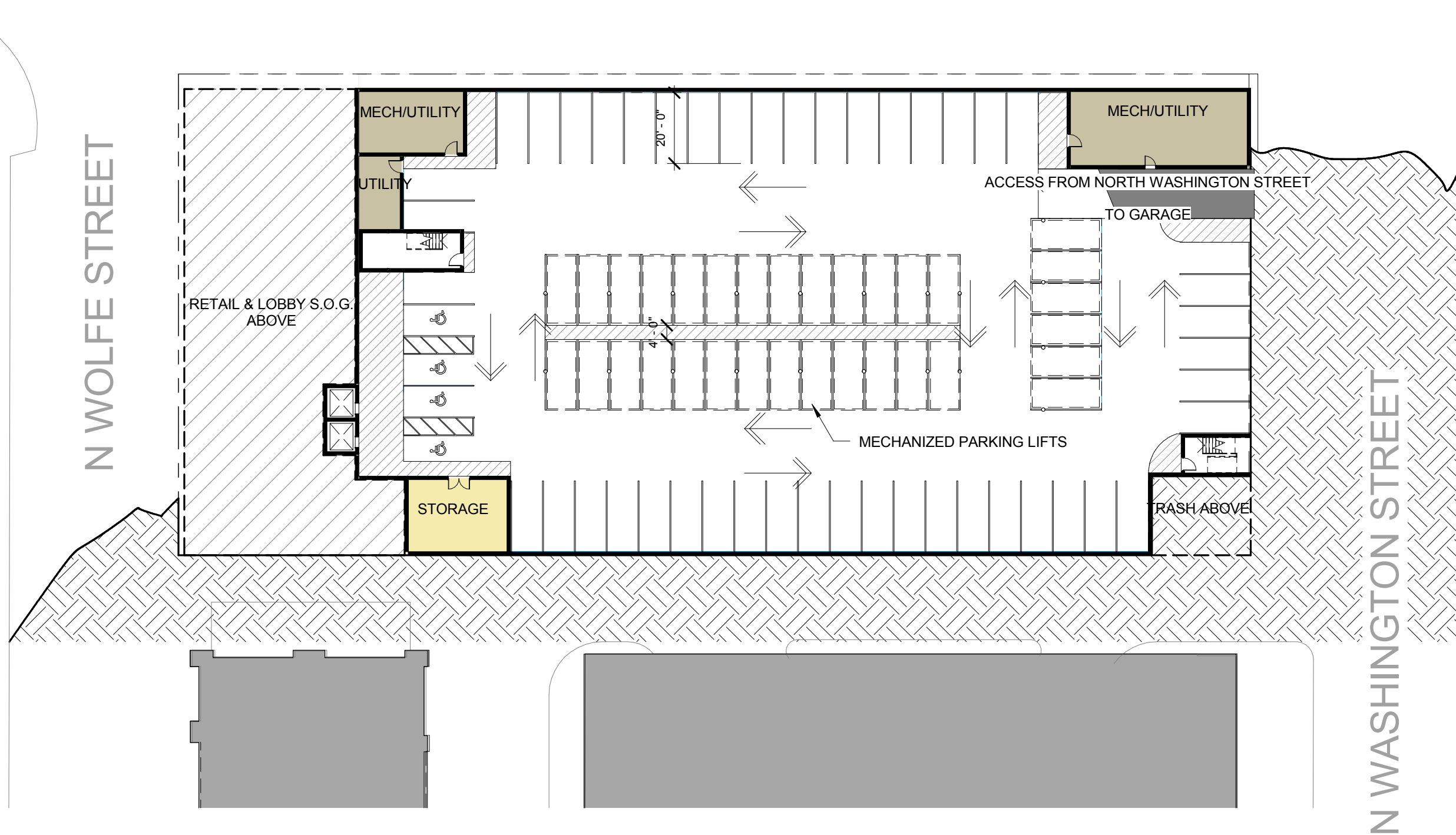
PARKING SPACES	
STANDARD	44
LIFT (DDL LIFTS)	80
SUBTOTAL	124

LEGEND

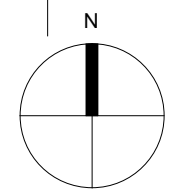
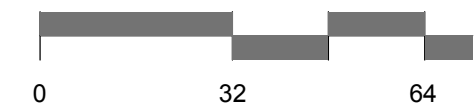
	1.1A		PARKING
	1.1B		RETAIL
	1.1C		1.1C
	2.2A		SERVICE
	2.2B		FLAT
	AMENITY		TH - A
	CIRCULATION		TH - B
	TENANT SUPPORT		

E EAGER STREET

N WOLFE STREET



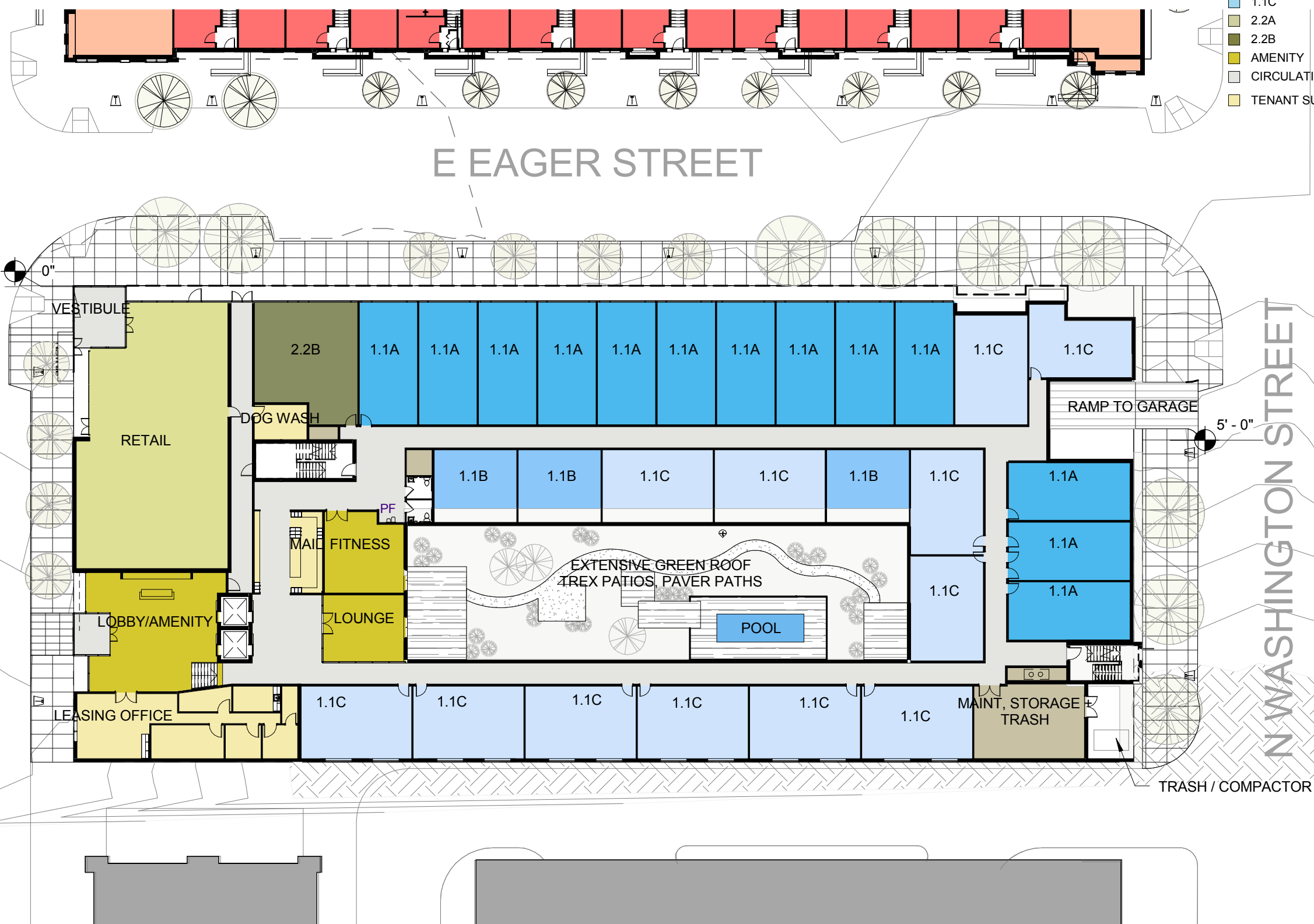
N WASHINGTON STREET



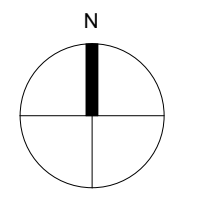
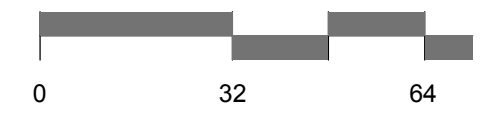
EAGER SQUARE

BUILDING B - PARKING FLOOR PLAN

- LEGEND**
- 1.1A
 - 1.1B
 - 1.1C
 - PARKING
 - RETAIL
 - 2.2A
 - 2.2B
 - AMENITY
 - CIRCULATION
 - TENANT SUPPORT
 - SERVICE
 - FLAT
 - TH - A
 - TH - B


















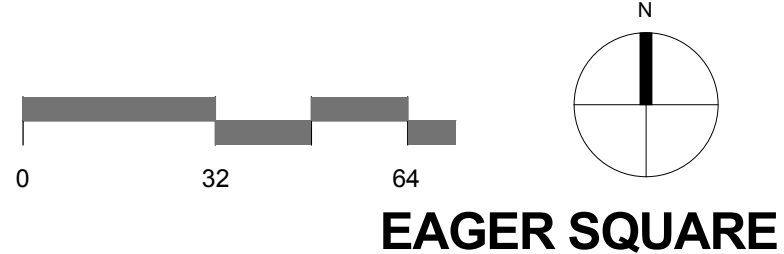
BUILDING B - FIRST FLOOR PLAN



EAGER SQUARE

LEGEND

 1.1A	 PARKING
 1.1B	 RETAIL
 1.1C	 1.1C
 2.2A	 SERVICE
 2.2B	 FLAT
 AMENITY	 TH - A
 CIRCULATION	 TH - B
 TENANT SUPPORT	



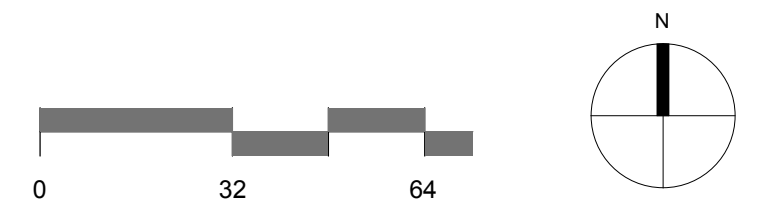
BUILDING B - TYPICAL FLOOR PLAN

EAGER SQUARE

- LEGEND**
- 1.1A
 - 1.1B
 - 1.1C
 - 2.2A
 - 2.2B
 - AMENITY
 - CIRCULATION
 - TENANT SUPPORT
 - PARKING
 - RETAIL
 - 1.1C
 - SERVICE
 - FLAT
 - TH - A
 - TH - B



BUILDING B - SIXTH FLOOR PLAN



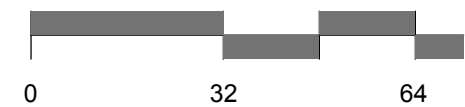
EAGER SQUARE



ENLARGED ELEVATION CONCEPT



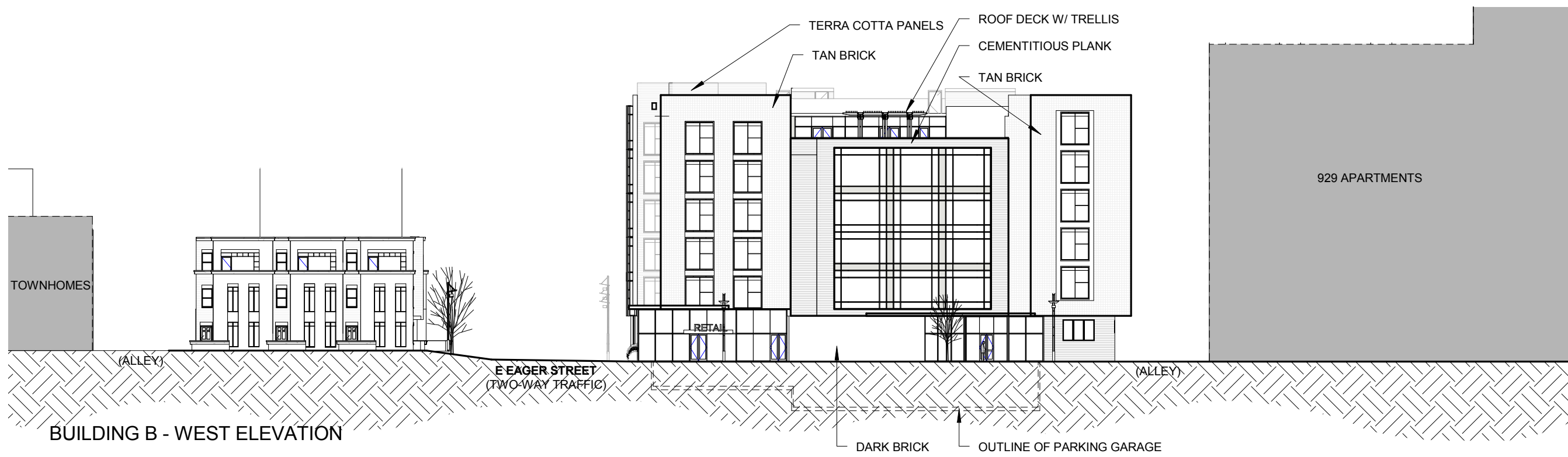
BUILDING B - NORTH ELEVATION



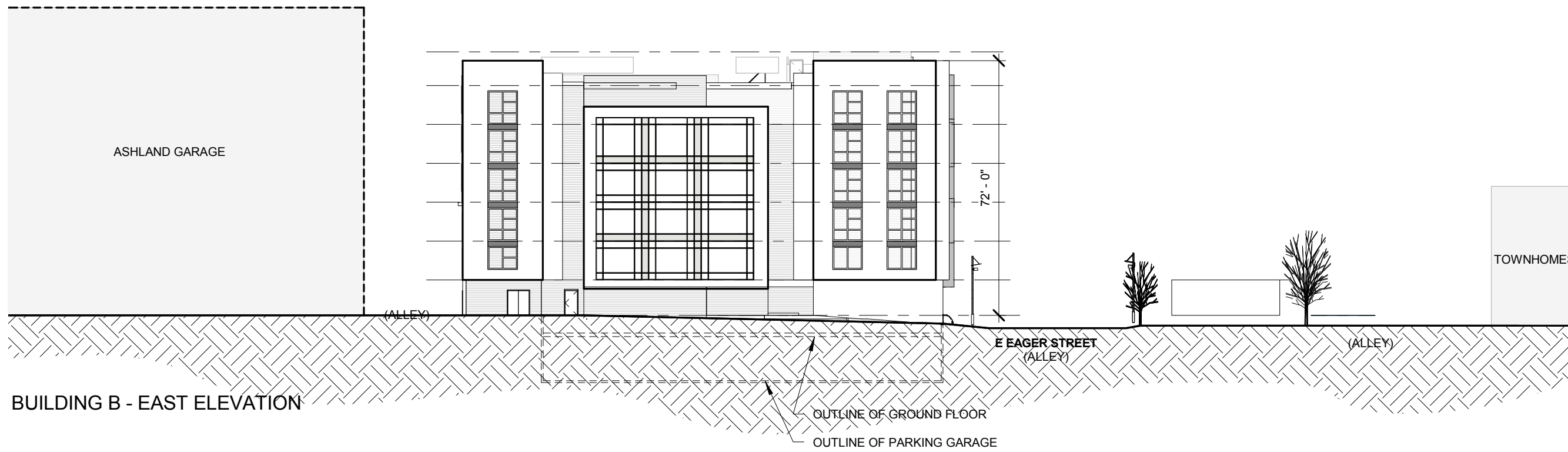
BUILDING B - ELEVATIONS

EAGER SQUARE

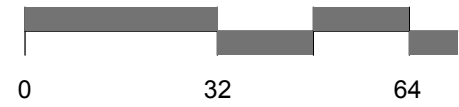
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BUILDING B - WEST ELEVATION



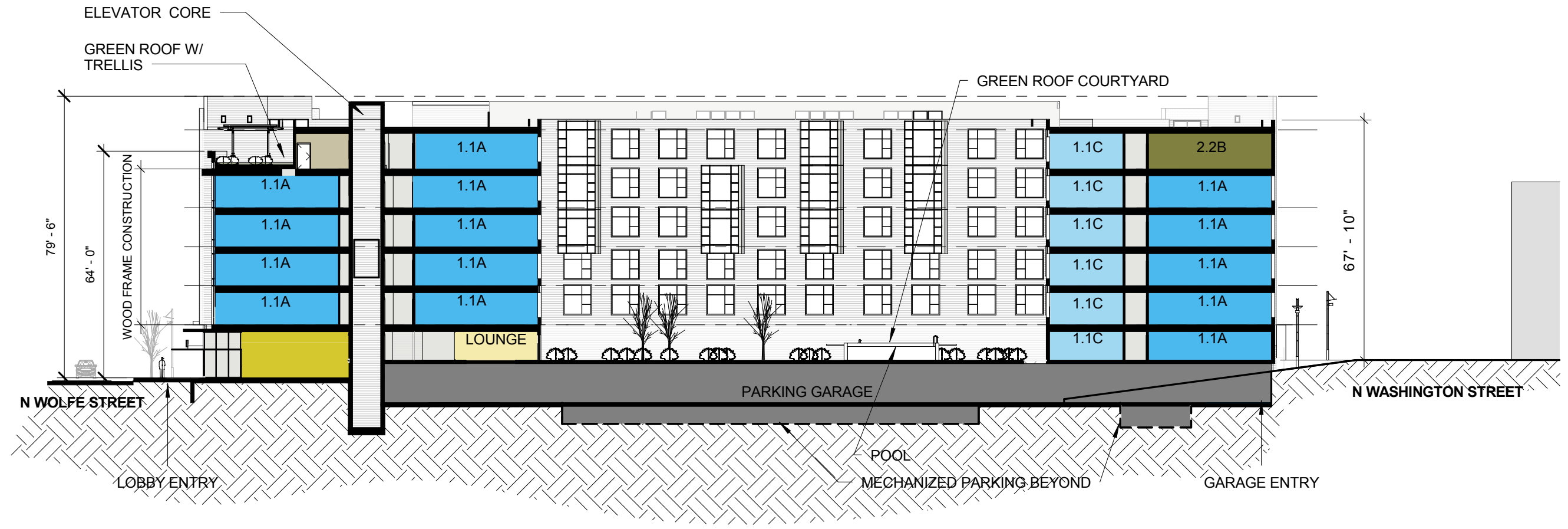
BUILDING B - EAST ELEVATION



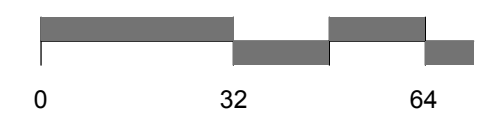
BUILDING B - ELEVATIONS

EAGER SQUARE

- LEGEND**
- 1.1A
 - 1.1B
 - 1.1C
 - 2.2A
 - 2.2B
 - AMENITY
 - CIRCULATION
 - TENANT SUPPORT
 - PARKING
 - RETAIL
 - 1.1C
 - SERVICE
 - FLAT
 - TH - A
 - TH - B



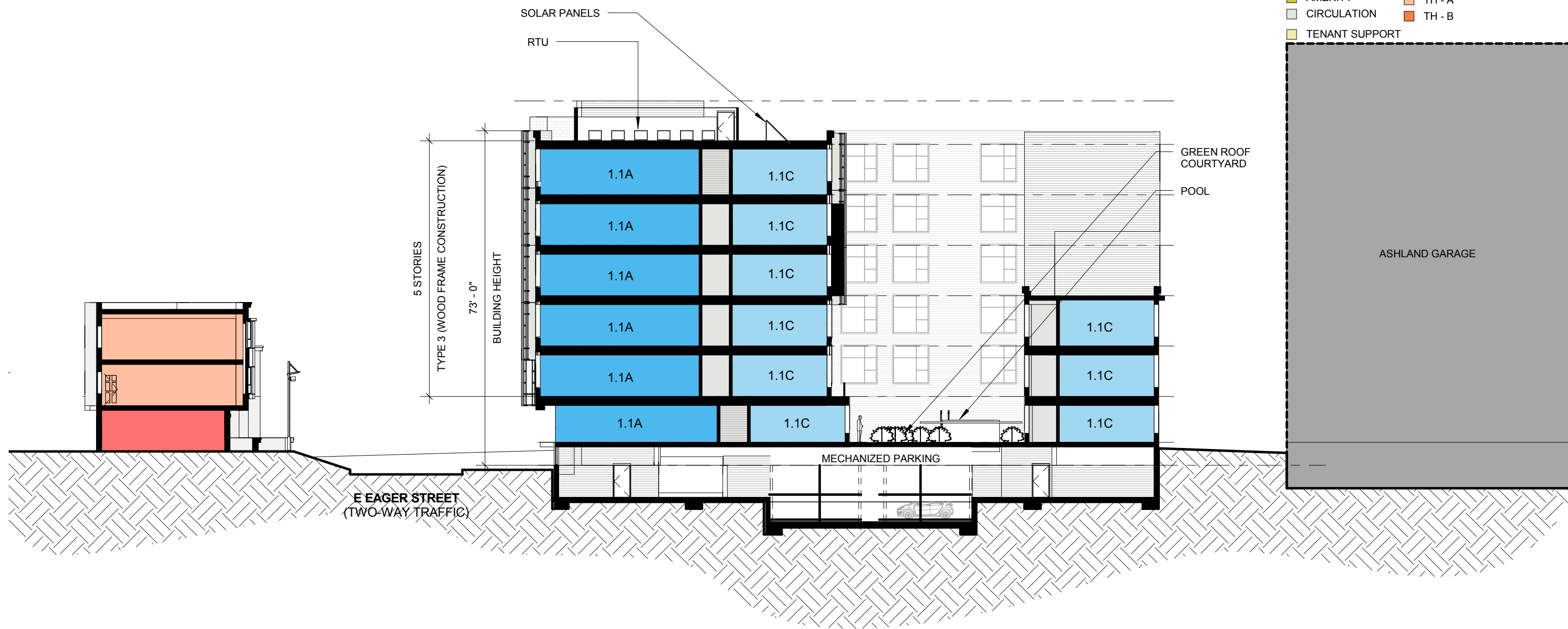
EAST - WEST SECTION



BUILDING B SECTION

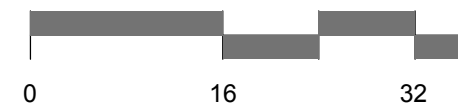
EAGER SQUARE

- LEGEND**
- 1.1A
 - 1.1B
 - 1.1C
 - 2.2A
 - 2.2B
 - AMENITY
 - CIRCULATION
 - TENANT SUPPORT
 - PARKING
 - RETAIL
 - 1.1C
 - SERVICE
 - FLAT
 - TH - A
 - TH - B

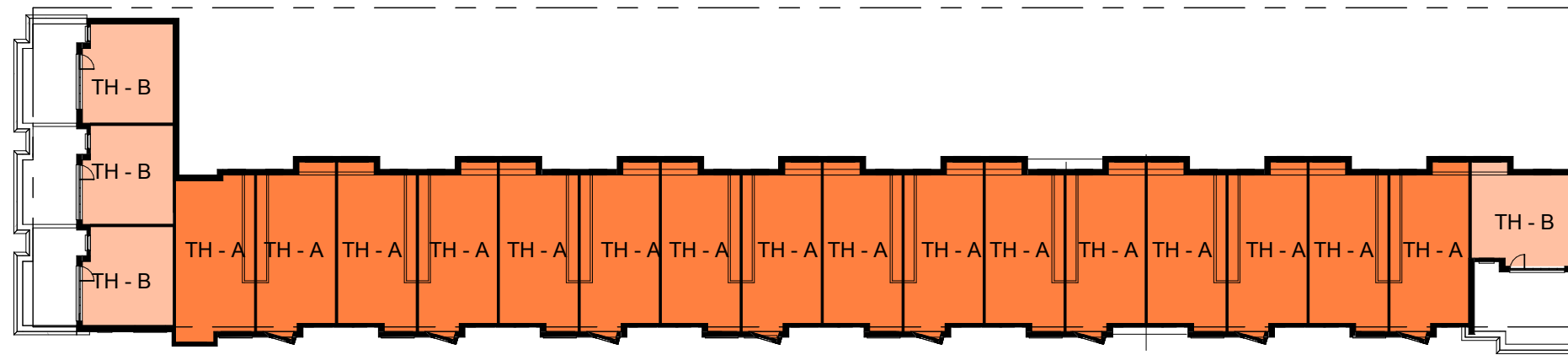


NORTH - SOUTH SECTION

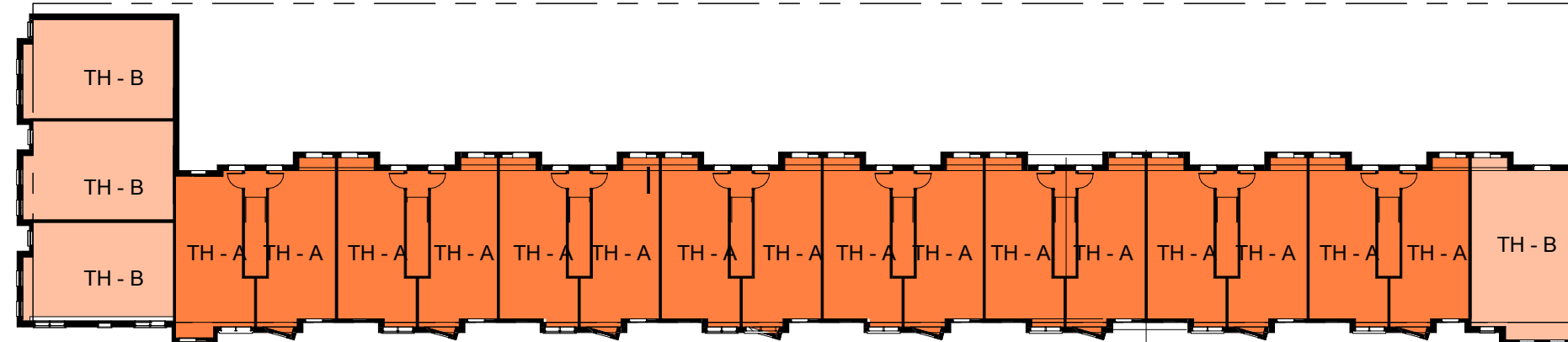
BUILDING B SECTION



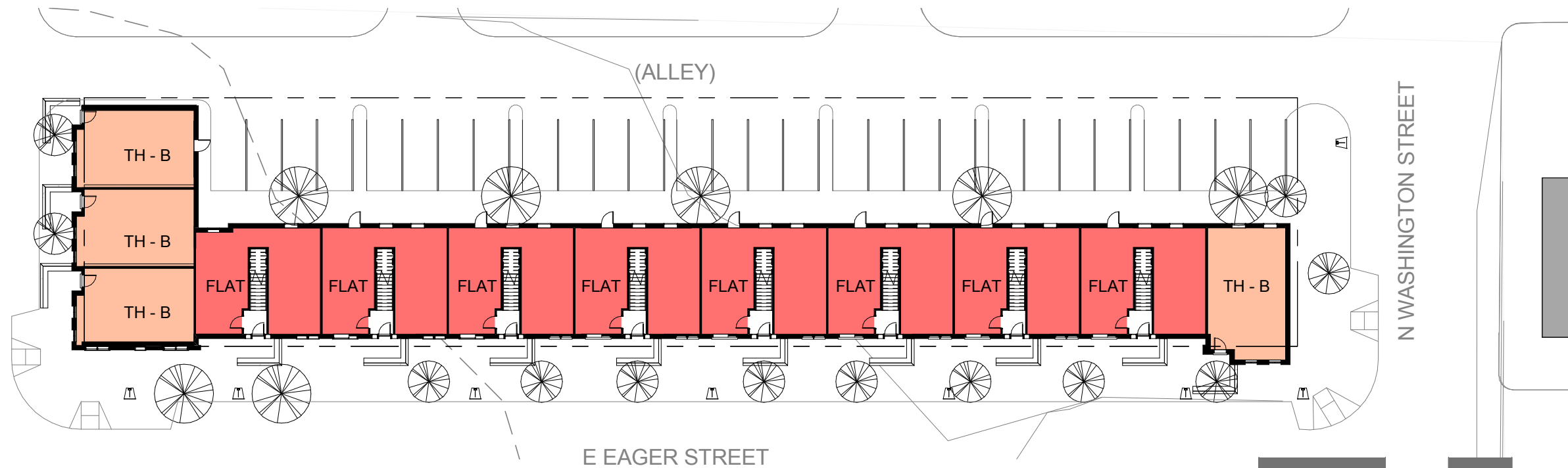
EAGER SQUARE



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

LEGEND

- 1.1A
- 1.1B
- 1.1C
- 2.2A
- 2.2B
- AMENITY
- CIRCULATION
- TENANT SUPPORT
- PARKING
- RETAIL
- 1.1C
- SERVICE
- FLAT
- TH - A
- TH - B

PARKING SPACES	
STANDARD	28
SUBTOTAL	28

BUILDING A - FLOOR PLANS



BUILDING A - SOUTH ELEVATION



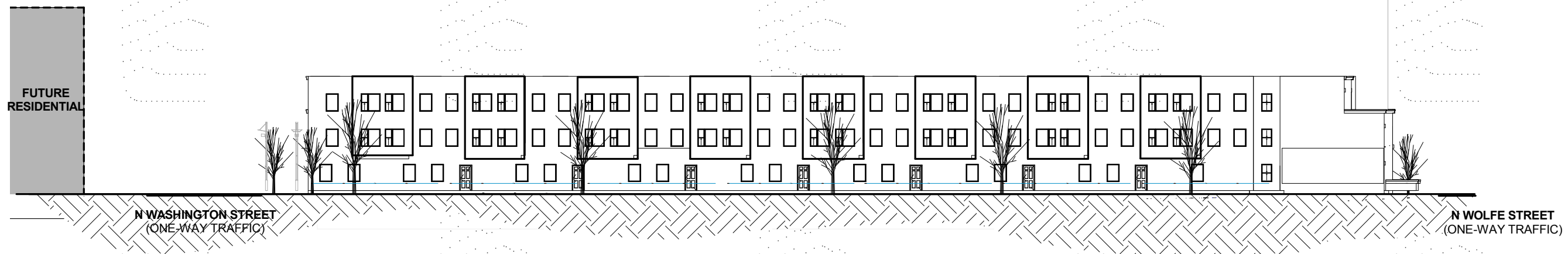
BUILDING A - ENLARGED ELEVATION DETAIL



ENLARGED ELEVATION CONCEPT

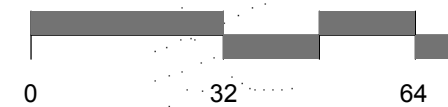


BUILDING B - SOUTH ELEVATION



BUILDING A - NORTH ELEVATION

REAR ELEVATIONS



THANK YOU.



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