

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

**Date:** September 20, 2017

**Meeting #246**

**Project:** 1001 Rutland Ave –Eager Townhouses

**Phase:** Schematic

**Location:** East Baltimore – Eager Park

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**Presentation:**

Matt Bishop, landscape architect representing the project design team, introduced aspects of the project particularly highlighting its premier location fronting on the new Eager Park and representing Phase II of the adjacent townhome development.

Patrick McNeally, representing the builder NVR Inc, Ryan Homes, further described the proposed new residential complex consisting of 34 individual townhouse units of 3 levels, (homeownership type), facing Rutland Avenue and the new Eager Park. Units facing the Park are planned as three level townhomes with rooftop terraces overlooking the Park, while the remaining units are envisioned as 3 levels with no rooftop terraces. Parking is accommodated from the rear in parking/service courts. All units have balconies to the rear overlooking these courts.

**Comments from the Panel:**

Although the Panel was pleased to see progress on this development site adjacent to the new eastside landmark Eager Park, considerable concern was voiced regarding several site planning issues as well as the general and specific architectural design quality of the individual units. The following areas were suggested for further study:

**Site**

- Seek a stronger relationship of this proposal to the previous Phase I project, in terms of continuity of massing, pedestrian paths, the Mews and connectivity to the main Park;
- The possibility that special units facing the park could have more amenity and presence, by introducing private outdoor space at the front ground/entry level;
- The corner units at Eager Street be clarified in ways that make them respond both to facing Eager Street and to the Park;

**Building Design**

- Again, a stronger relationship with the previous Phase I buildings and the existing units across Rutland Avenue. Not making them the exact same but making them compatible in terms of materiality, color, individual identification and personal appeal;
- Much more attention to end and corner units. When a porch is introduced, include at least an additional window and consider the total architectural organization of the that façade. It should not read as another ‘side’ elevation but as a secondary ‘front’ elevation along the Park;

- Avoid an “institutional” expression when grouping the internal townhouses by treating them more architecturally as individual homes. Consider reducing from 4 to 3 windows across as a way to reduce the institutional quality inherent in the proposal;
- Take more advantage of park views by considering larger windows on those units facing the Park and consider “Juliette” balconies with French doors rather than the smaller windows. Consider additional bays and a stronger expression of the individual rooftop terraces to highlight this amenity;
- More study on rear facades needed. Consider turning the corners of units in masonry to relieve the relentless and unarticulated rear parking court façade. Consider also introducing some variation in color (perhaps) and level of privacy (side to side) for the rear balconies;

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

**Attending:**

Matt Bishop – Morris Richie Associates  
Patrick McNeally – NVR Inc, Ryan Homes  
Mark Bennett Sr., Mark Bennett Jr. – Greenebaum Enterprises

Bowden\*, Burns, Illeva, O’Neill - UDARP Panel  
Anthony Cataldo, Christina Hartsfield, Tamara Woods, Wolde Ararsa, Marshella Wallace – Planning Department