

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

**Date:** June 6, 2007

**Meeting No:** 61

**Project:** 1700-1900 Blocks of East Eager Street Housing

**Phase:** Final

**Location:** EBDI - New East Baltimore Community

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**PRESENTATION:**

Scott Levitan of Forest City began the presentation with a general overview of the changes made since the last UDARP review. The changes were primarily focused on the small “pocket park” and the flatness of the 22 ft wide residential unit. Faith Nevins, of Marks Thomas Architects further discussed the details of those changes, including materiality, the proposed color palette and the suggested new fenestration alignments.

**COMMENTS OF THE PANEL:**

The Panel felt that the design team had been very responsive and that a “tighter” and more consistent approach had emerged. In addition, however, the following comments were offered:

1. The “park” should continue to be simplified by the possible elimination of the dual paved paths, the introduction of additional soft landscaping at the entrances to the flanking units, and a stronger use of tree canopy to emphasize the remaining central path.
2. The opportunity for more personalization of the units should be explored through the use of various colors at the entrance doors, more substantial street address signing elements, and the potential for hanging flowerpots, for example.
3. The concern was also voiced that the lack of a covered canopy at the entrance to the stacked townhouse units was inconsistent with the overall approach and should be restudied. Employing limited handrails at the entrance steps to all units was also discussed.
4. Finally, there was a suggestion that the color of the top floor “penthouse” be lighter and that the windows and battens on that level not be outlined in white as proposed.

**PANEL ACTION:**

Final approval with comments.

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**Attending:**

Scott Levitan – Forest City Development  
Faith Nevins – Marks Thomas Architects  
Kevin Walker, Jason Wampler – Phoenix Engineering  
Tom Peplinski, Tracy Barnhill – A&R Development  
Jill Porter – GBC

Messrs. Bowden, Cameron, Ramberg and Schack – Panel  
Doug McCoach, Natasha Poole, Bob Quilter – Department of Planning

