

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

Date: July 19, 2007

Meeting No: 64

Project: Lots-6/7 Eager Street Housing

Phase: Schematic

Location: EBDI - New East Baltimore Community

PRESENTATION:

John Lecker of the Forest City/New East Baltimore Development team updated the Panel on the progress of the overall development and described the location of this project in that context. Tom Peplinski of A&R Development, described the general program elements of the project which primarily consists of 82 “for sale” one and two bedroom condominium units (with a 30% set aside as affordable housing units), an enclosed parking of 94 parking spaces as well as general management/support spaces and shared outdoor spaces. David Ross and Shannon Duffy, architects with Cole+Russell Architects (of Cincinnati, Ohio) reviewed the project’s design in detail calling attention to massing strategies, materials/finishes and landscape design intent

COMMENTS OF THE PANEL:

The Panel complimented the team on its presentation and design approach and offered the following additional comments:

1. That it was difficult to respond to the proposed material selection and their massing relationships without larger drawings and sections. It was also suggested that those items as well as a three dimensional tool such as an actual or virtual model would be useful at the next presentation.
2. There were concerns that the massing needed restudy to determine whether the top two floors could be treated more as penthouse floors and that those floors might be also be set back from the roof of the lower Eager Street mass in such a way that it would re-enforce the 3-4 story scale of buildings which dominate the rest of that street.
3. The panel requested that design gestures addressing sustainability be more thoroughly explored at a subsequent meeting.
4. Two other elements that were discussed was the nature of the 4 foot perimeter landscaping on the three main sides of the building and that the proposed frosted glazing at the ground level (to obscure the parking) might extend to the garage doors themselves and be lit from behind to activate the nighttime street.

PANEL ACTION:

Schematic approval with above comments.

Attending:

John Lecker – Forest City; Tom Peplinski, – A&R Development; Jason Wampler, Kevin Walker – Phoenix Eng.;

David Ross, Shannon Duffy – Cole+Russell Architects
Jay Brodie, Shubroto Bose – BDC

Messrs. Bowden, Cameron, Ramberg, Britt and Schack – Panel

Natasha Poole, Bob Quilter – Department of Planning