

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

**Date:** October 11, 2007

**Meeting No:** 69

**Project:** Lots 6/7 Eager Street Housing

**Phase:** Continued Final

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

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**PRESENTATION:**

**Building:** Ms. Shannon Duffy of Cole Russell Architects reviewed the project concept and preliminary design presentations. She presented a CADD fly-by of the Eager Street facade showing that it was not a long flat wall with emphases on the entrance bay. Additionally, the entrance canopy overhang was shortened and the kitchen window proportions were changed from square to horizontal.

**Site:** Dan Murphy, Landscape Architect, explained the four foot planting strip at the base of the building and trees at the curb on Wolfe Street and Rutland Avenue. He also presented a symmetrical rear courtyard design.

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**COMMENTS OF THE PANEL:**

**Building:** The Panel was pleased with the thorough presentation by the team. However, it observed that the designs for the building appointments - canopy and railings - were not the same quality as the rest of the building. The railing detailing appears too busy and should be kept as simple as possible. The canopy design is something all together different from the building design. The project would benefit from a coordinated design of the canopy, railing and courtyard structure/s.

**Site:** The Panel members expressed concern about the courtyard not being appropriate for a residential project. There were no accommodations for optional uses for the residents and it was much too formal. Members suggested that there could be active areas and passive areas, soft surfaces and hard surfaces. The Panel also suggested a goal to incorporate/re-interpret building elements from the front façade, such as the entrance canopy and metal channel detailing, to articulate a courtyard design and expression of space that continued the design aesthetic of the building.

**PANEL ACTION:**

The Panel recommends Final Approval of the building design subject to above comments and asks that the courtyard design and railing and entrance canopy details be resubmitted.

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**Attending:**

John Lecker – Forest City;

Tom Peplinski, Ben Perovich, Tracy Barnhill – A&R Development

Shannon Duffy – Cole+Russell Architects

Dan Murphy – Rhine Landscaping

Jay Brodie – BDC

Ms. Eig; Messrs. Bowden, Cameron, Britt and Schack – Panel

Natasha Poole, Bob Quilter – Department of Planning