

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

Date: January 12, 2017

Meeting #235

Project: 100 S Light Street/ 10 E. Pratt Street

Phase: Schematic

Location: 100 S Light Street, Baltimore MD 21201

PRESENTATION:

Dean Lopez, Senior Vice President of Development and Construction at COPT introduced the project design team and addressed the general context and aspirations for the proposed retail project along Pratt Street.

Bryce Turner, President and CEO of Brown Craig Turner discussed the project goals, existing site conditions and proposed design strategies for the two-story, 38,000 SF retail and restaurant building located along the Pratt Street corridor, adjacent to the Transamerica Building tower and on direct diagonal axis with McKeldin Square and the Inner Harbor promenade.

The Schematic Design proposal involves providing a continuous pedestrian experience along the Pratt Street facade consisting of four ‘portals’ of masonry-clad volumes that serve as front doors for retail with glass spanning between them. The volume at the corner of Pratt St and Light St is rotated to align with the diagonal axis towards the harbor. The proposed building extends to the existing ramp on the north side that leads to the new service, loading and utility areas below.

Alice Storm Jones, Landscape Architect with Floura Teeter discussed the proposed streetscape treatment as consistent with the Pratt Street guidelines and presented early concept sketches for connecting the existing Transamerica Plaza to the proposed building and Light St.

Comments from the Panel:

The Panel complemented the design team’s deliberate approach to the project site and offered the following recommendations:

1. **Corner Volume** - the panel found the rotated volume and curved glass at the corner of Pratt and Light to be inconsistent with the formal aspirations of the project and unresolved in size and proportion with respect to the rest of the building and the tower volume behind. Suggestions included aligning the corner of the rotated volume with the rest of the volumes to eliminate the need for the curved façade; maintain the same orientation for all four volumes and develop a stronger connection between the dining terrace, plaza and street; develop a strong corner presence that anchors the new building and communicates with the volume of the tower beyond.
2. **Material Treatment and Articulation** – due to the reduced nature of the building material palette and articulation, the panel emphasizes the need for a rigorous study at the schematic level of the glass and stone material treatment in addition to a more deliberate approach towards signage in order to maintain the subdued and disciplined attitude of the overall design.

- 3. Urban Continuity and Connection** – panelists encouraged the design team to continue to study the proposed streetscape interventions with respect to providing a continuous urban experience along Pratt St as well as providing a stronger connection between the elevated plaza, outdoor dining and the street. Incorporation of the Pratt Street Guidelines as developed was noted as an important component of the overall Pratt Street experience and should be applied to this site. This includes the regular spacing of trees and incorporation of SWM among others. Relocating the existing MTA bus stop in favor of a Valet Station was also questioned as the appropriate urban move along Light Street.

Panel Action:

The Panel recommended continued Schematic Design with comments.

Attending:

Dean Lopez, Andrew Welker, Steve Marker, John Hermann - COPT
Bryce Turner, David Keener, Sydney Wallace, Ryan Hochtelden – BCT
Alice Storm Jones, Matt Ellingson – Floura Teeter
Ed Gunts – AN
Melody Simmons – BBJ
Cary Euwer – Metropolitan

Messrs. Bowden and Ms. Ilieva* - UDARP Panel
Anthony Cataldo, Christina Hartsfield - Planning Department