

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

Date: August 18, 2016

Meeting #230

Project: One Light Street

Phase: Continued Final

Location: One Light Street bordered by E Baltimore St (N), E Redwood St (S) and Grant St (E)

PRESENTATION:

Gerald Briggs, Director of Architecture at URS/AECOM presented the revised design proposal for a mixed-use high-rise building located on 1 Light Street. Significant changes include:

- Signage – introduction of fritted glass & aluminum letter signage in the recess of the west façade above office main entry, at canopy on Light and Redwood Streets, and at top of south building façade;
- Baltimore St Façade – introduction of pre-cast concrete panels and vent louver system over curtain wall glass base on north façade for the parking floors. Tones and proportions that seek to align with the adjacent Thomas Building on the corner;

Craig McClure, Landscape Architect with Parker Rodriguez, Inc. presented concept sketches and site plan of the proposed treatment of the sidewalks around the building that includes:

- Scattered planting areas along Lights Street and limited planting on Baltimore and Redwood streets due to intensive underground utilities;
- Continuous special paving around the entire periphery of the block that separates the entry zone of the building and the pedestrian sidewalk area treated with concrete pavers;
- Existing granite cobbles to be reused at vehicle drop-off zones at Light and Redwood Street building entries and Grant Street entries;
- Decorative Light poles, Baltimore Victorian Lights and Mast Arm Lights at sidewalks.

Comments from the Panel:

The Panel found the Baltimore St façade of the building unresolved and the streetscape design generally underdeveloped and provided specific comments for the following areas:

- Signage – the panel expressed concern that the main sign above the Lobby entry lacks in substance appropriate to the building mass and articulation. Additionally, locating the sign in the building recess would potentially prevent it from being visible down the street. The panel encouraged study of the lines of sight, lighting and scale related to building signage.
- Baltimore St Façade – the panel generally urged the design team to seek solution that are sympathetic to the context and support the continuity of the Baltimore St corridor. Some panelists found the ground floor glass façade lacking in the rhythm and proportion found along Baltimore St and suggested the expression of the building’s structural elements as solid piers coming to the ground in addition to more articulation. Other panelists suggested that the concrete masonry materiality be reconsidered in order to maintain a clear differentiation between the existing Thomas building on the corner and the proposed tower while seeking continuity of light masonry ground level treatment along Baltimore Street. Additional suggestions included reconsidering the proportions and material treatments of the elements on that façade in order to respond to the more highly articulated urban wall on Baltimore Street. The panel encouraged greater subtlety and

finesse to the design of this portion of the building similar to the rest of the building instead of the utilitarian vented façade treatment currently proposed.

- Ground Level Experience – the panel found the ground level of the building undifferentiated with respect to building entries and various uses and suggested that the design team takes an integrated approach to resolving the landscape and ground level architecture as complete urban experience.
- Streetscape - the panel was concerned about the lack of continuity and a strong urban edge around the entire periphery of the site and suggested that this be address by trees in raised planter in order to avoid conflicts with utilities in addition to a clear strategy for treating the retail zones and entry areas around the building in a clear and thoughtful way. The design team was encouraged to pursue strategies that create well-defined zones and activate the wide Light street sidewalk while providing seating amenities where applicable. The panel also requested that the design teams uses only example images that reflect the qualities of the proposed design and that the illustration includes adjacent sidewalks in order to demonstrate the proposed continuity of the urban landscape.

Panel Action:

The Panel recommended Continued Development to address the above comments.

Attending:

Gerald Briggs - URS/AECOM

Evan McLaughlin, Peter Cole – Madison Marquette

Craig McClure – Parker Rodriguez

Cary Euwer – Metropolitan

Luis Carpona, William Dorfman – Downtown Partnership

Joy Wanner – Cushman + Wakefield

Davon Barbour – Downtown Partnership

Natalie Sherman – Baltimore Sun

Messrs. Bowden, Haresign, Burns and Ms. Ilieva* - UDARP Panel

Tom Stosur, Anthony Cataldo, Christina Hartsfield, Matthew DeSantis - Planning