

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

Date: October 25, 2018

Meeting #2

Project: 10 East Pratt Street

Phase: Design Development

Location: 10 E Pratt St, Baltimore

CONTEXT/BACKGROUND:

Tom Kelley, Design Director with COPT, kicked-off the presentation with updates on the proposed design for the two-story pavilion structure located at the north side of E Pratt St between Light St and S Charles St.

Alice Storm Jones, Landscape Architect with Floura Teeter, discussed developments in the streetscape and outdoor dining elements of the project that seek to address previous UDAAP comments including improving accessibility through the site and clear delineation of various spaces and types of circulation.

Paul Evenson, Senior Associate Architect with BCT Architects presented further development of the building concept involving the formal articulation of architectural elements as they transition from East to West and exterior cladding integration.

DISCUSSION:

The panel applauded the continued thoughtful and thorough approach to the landscape design and building development of the project, offering the following comments for further consideration:

Site:

- The Panel found the Main Site Circulation, Accessibility, Public/Private, Landscape Treatment, North Dining Area and other landscape design items highlighted by previous UDAAP comments to have been eloquently addressed in the updated proposal.

Building:

- Formal Organization - The Panel found the transition between the solid volume to the west and the gradually eroding volume to the east still unresolved and recommended that the design team reduces the number of architectural elements in the transition. The panel found the mitigation of the secondary solid volume on S Charles Street

helpful and encouraged further study if its materiality in order to better integrate it in the existing vocabulary.

- Exterior Articulation - The panel found the realignment of panel lines on the south façade successful but questioned the apparent overlap between the taller parapet and the dark horizontal overhand without any relationship to the remaining elements. Panel members suggested either extending the overhang over the entire length of the building as one strong gesture or continuing the light solid volume so it terminates aligned with other elements below.
- Materiality - The Panel applauded the choice of materials and lighting strategy for the project and cautioned the design team to study and test thoroughly the detail assembly and visual impact of the proposed wood fascia as to ensure the high-quality execution of this highly visible element. The project also showed significant improvement on the pedestrian scale by introducing signage integrated entry canopies at retail entries and string lighting at the building's indoor-outdoor transitional spaces.

Next Steps:

This review completes the UDAAP process. Team must address comments above with Department of Planning Staff to finalize design review.

Attending:

Paul Evanson, Carrie Lindgion, Susanne Kalnajs, Christopher Holler - BCT

Alice Storm Jones, Matt Ellingson - Floura Teeter

Tom Kelley - COPT

Mr. Anthony, Mses. Wagner, and Ilieva* - UDAAP Panel

Anthony Cataldo, Christina Hartsfield - Planning