

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

**Date:** August 16, 2018

**Meeting #6**

**Project:** 10 East Pratt Street (100 S. Light Street)

**Phase:** Schematic

**Location:** 10 E Pratt St, Baltimore

---

**CONTEXT/BACKGROUND:**

Tom Kelley, Design Director with COPT, introduced the design team as well as the programmatic and urban context of the project. The proposed design seeks to accommodate varied commercial tenants in an approx. 25,000 sf, two-story pavilion structure with approx. 4,000 sf second-floor outdoor space and ground-level outdoor dining at the north side of E Pratt St between Light St and S Charles St.

Alice Storm Jones, Landscape Architect with Floura Teeter, presented the concept design for the streetscape and outdoor dining elements of the project which aim at implementing the Pratt Street Design Guidelines along the Pratt St corridor and introduce steps and seating as a matter of transition between the public realm and outdoor dining along Light St.

Paul Evenson, Senior Associate and Chris Holler, Principal with BCT Architects presented the architectural concept for the project that involves a linear volume along Pratt St with gradually increasing transparency and openness from west to east. A two-story outdoor dining plaza and a second-story exterior tenant space with a large overhead canopy anchor the corner of Pratt and Light Streets. All services are to be handled through an underground level accessible from a ramp along the north edge of the site.

**DISCUSSION:**

The panel applauded the overall thoughtful approach to the site design and building massing of the project, offering the following comments for further consideration:

**Site:**

- Main Site Circulation - The panel found the overall circulation diagram of the site to address clearly the urban conditions of the site and recommended that further attention be given to the secondary and tertiary circulation patterns that organize the elevated plaza, outdoor dining and public sidewalk on the Light St side.
- Accessibility - The panel found the lack of direct accessible route from the sidewalk to the elevated dining area problematic and urged the design team to seek solutions that

offer an ADA accessible route between the two zones without having to go through the building or around the block.

- Public/Private - The panel commended the project team's effort to enhance the experience at the adjacent bus stop by providing additional seating and suggested further study in order to provide adequate space for seating and circulation as well as a shade structure that is more strongly integrated with the rest of the project.
- Landscape Treatment - The Panel suggested that the project seeks a programmatic point of transition between existing landscape and new interventions rather than a mere material change along Light St.
- North Dining Area - The Panel found the dining on the north side of the building lacking in definition, visibility and overall spatial appeal that the rest of the outdoor areas offer and suggested seeking a more deliberate spatial strategy for that area as a matter of transition between the two buildings and corresponding plazas.

#### Building:

- Formal Organization - The Panel found the overall massing approach appropriate to the surrounding urban context but struggled with the point of transition between the solid volume to the west and the gradually eroding volume to the east and recommended that the design team studies strategies for a more seamless integration. The panel also found the small solid volume protruding adjacent to the second entry on S Charles Street to be out of scale with the rest of the building and possibly unnecessarily overstated.
- Exterior Articulation - Related to the issue of transitioning between the solid and 'eroded' volumes of the building are the proposed patterns and regulating lines of the cladding panels that give a top-heavy and overworked look to the solid volume, which further exaggerates the disconnect between the two sides of the volume. The panel suggested that the exterior cladding of the solid side be conceived as integral to the key regulating lines of the entire project. Other comments involved the proportions of the columns of the two-story open space at the east corner with the suggestion to add more substance or articulation to those structural elements as a matter of balancing the overall composition between the solid and transparent sides of the building.
- Materiality - The Panel acknowledged the preference for a neutral industrial palette and looks forward to further development cautioning against the use of materials, shading devices and furnishings that may appear too temporary or stylistically out of place for this prominent location. Further, the Panel recommended that the project team explores opportunities for enhancing the design articulation at the human scale and to visually activate the two-story volume at Pratt and Light Streets with a permanent light installation or other intervention in order to take advantage of the iconic potential of the view corridor from and towards the water.

#### Next Steps:

The project will advance to the Design Development review level addressing the comments above.

**Attending:**

Patrick Terranova - BDC

Tom Kelley, Dean Lopez, Marco Greenberg - COPT

Chris Holler, Paul Evenson, Carrie Lindgren - BCT

Alice Storm Jones, Matt Ellingson - Floura Teeter

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

Anthony Cataldo, Tom Stosur, Christina Hartsfield, Matt DeSantis, Laurie Feinberg - Planning