

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

Date: November 16, 2017

Meeting #249

Project: 300 W Pratt St

Phase: Continued Schematic

Location: 300 W Pratt St, Baltimore MD

PRESENTATION:

Peter Fillat, Architect and Principal at Fillat + Architecture, reviewed the site context, existing conditions and concept development of the proposed addition to the 300W Pratt Street office and retail building and corned plaza at Pratt and Howard Streets. Updates to the design involve:

- Single-story infill volume on the west side that carries over lines and proportions of the existing historic façade through the proposed glazing and fascia. No green roof or habitable deck proposed at this time.
- Two-story ‘glass cube’ volume on the east side with glazing system that aligns with existing building proportions and a contrasting signage ‘shelf’ element that wraps around the volume
- Revised single-story glazed Lobby access between proposed cube volume and existing addition, accessed from the plaza.
- Simplified plaza design that eliminates existing trees and introduces new striped paving, sculptural benches, flexible café seating, new signage and planted buffer along Howard Street.

Design scheme includes intensive green roofs for both added volumes (without habitable deck space) and bio-retention zone along Pratt Street.

Comments from the Panel:

The Panel complemented the overall development of the project and provided the following comments for further consideration:

- **Street Edge** – the Panel found the street edges along Pratt and Howard Streets to be insufficiently defined by the current proposal and encouraged the design team to consider strengthening the cadence of trees along the boulevard and reinforce the vertical presence along the light-rail edge at the pedestrian height zone.
- **Corner Plaza** – the Panel was in agreement that further development is need for the proposed corner plaza in order to establish clear zones of activity for pedestrian through traffic, dining, general seating and clear circulation to the proposed Lobby entry and retail. An overall recommendation was to move away from the hard-scaped, undefined open corner space to a shaded, layered and clearly articulated outdoor room that serves the lobby or forecourt for the building by establishing strong definition of the street/sidewalk vs. plaza space experience and a direct and clear path to the main building entry.
- **Glazing treatment** – the Panel continued to express concern over the lack of screening and shading in the enclosure of the glass cube addition from the practical perspective of controlling visibility towards service spaces and moderating temperature and light levels in the space. The

panel urged the design team to study the implications of shading and screening devices further as they may affect the integrity of the overall concept. From an aesthetic perspective, the Panel suggested that the additions communicate with the existing facades more closely in introducing some layering over the reduced nature of the cube and to seek opportunities to integrate that with the more practical concerns of the proposed glass enclosure.

- **Building Articulation** – The Panel provided additional comments regarding further refinements of the building articulation including: 1) position the new glass surfaces at the same plane as the existing glass on the south side in order to further integrate existing and proposed facades as well as provide some recess for the entries of the additions away from pedestrian traffic, 2) provide stronger articulation and more emphatic ‘hyphen’ between historic façade and glass cube, 3) strengthen the presence of the Lobby entry façade with the use of more solid white surfaces as to differentiate it from the glass cube and provide greater visibility from the plaza and 4) revise the proposed black signage shelf of the glass cube with an architectural element that is closely related to the language of the existing buildings.

Panel Action:

The Panel recommended approval of Schematic Design with comments above.

Attending: Mark Renbaum – MLR Partners
Peter Fillat, Kevin Roycroft - Fillat + Architecture
Carley Milligan, Jen Munshaw – BBJ
Aaron Moore – Greater Baltimore Committee
James Palmer – EDSA

Mr. Bowden and Mses. O’Neill and Ilieva* - UDARP Panel

Anthony Cataldo, Christina Hartsfield - Planning