

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

Date: September 4, 2008 **Meeting No.:** 86

Project: 100 Light Street Renovations

Phase: Schematic

Location: 100 Light Street

PRESENTATION:

Representatives of Design Collective, including Jim Carroll, Nick Mansperger and Brian Reetz, met the Panel on the plaza of 100 Light Street to discuss modifications to the building and plaza. Although the proposed design modifications have not been further developed since the previous presentation, the Panel was able to more effectively visualize the changes on site. Following informal discussions on the plaza, the Panel relocated to a conference room on the 13th floor to view and discuss the sill “benches”. Relative to the latter, the Architects appear to have been given a strong directive by leasing agents and brokers to remove the “benches”.

RECOMMENDATIONS OF THE PANEL:

Most of the Panel members considered that the benches added an element of articulation and scale to the exterior of the building, but conceded that the benches were a visual irritant from the interior. Following prolonged discussion, the majority of the Panel was in favor of a compromise solution which supported removal of all the benches except for the first floor above the lobby. One member of the Panel supported retaining all the benches.

Although not the prime concern of this meeting, considerable discussion ensued relative to the plaza design. Issues discussed included the distinct East/West plaza/lobby emphasis; the design of the proposed pergola; treatment of the Light Street edge; the need to activate the open area on the north side of the lobby; and the placement of proposed trees. A stronger figure ground is recommended for the east side of the plaza and consideration for alternative design proposals for the Light Street edge. Comments from the meeting of August 21 remain to be addressed.

The Panel appreciated the opportunity for this on site discussion and to view the interior visual effect of the benches from several levels in the building. The Panel looks forward to future meetings and requests that plaza sections with context as well as additional details be prepared for those sessions.

PANEL ACTION:

“Benches” – Removal approved as indicated in the minutes. No formal action on the plaza.

Attending:

Brian Wittner, Mark Smith – Winthrop Management
Jim Carroll, Nick Mansperger, Brian Reetz – Design Collective
Ed Gunts – The Sunpapers
Jay Brodie, Paul Dombrowski, Ben Stone – BDC

Messrs. Bowden, Ramberg, Schack, Britt and Cameron – Panel
Bob Quilter - Planning