

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

**Date:** October 2, 2008

**Meeting No.:** 88

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**Project:** 100 Light Street Building and Plaza Renovation      **Phase:** Plaza Schematic

**Location:** 100 Light Street

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**PRESENTATION:**

Nick Mansperger and Brian Reetz, of Design Collective presented a model and various exhibits for the further developed design for the base and the plaza of 100 Light Street.

**RECOMMENDATIONS OF THE PANEL:**

General reactions of the Panel included the following comments:

- 1 . The intent to “Green” the plaza was fully supported although some of the landscape details proposed and the placement of some of the trees on the east side of the plaza appeared to require further study.
2. The presentation did not address the potential development of a new volume on Pratt Street as envisaged in the Pratt Street Plan. Although not a certainty, the Panel regretted this omission and believes the design for 100 Light Street requires a response to the Pratt Street Plan, even if the response does not support new development on this site.
3. The number of elements on the east side of the plaza and establishing an edge on Light Street appear too numerous and fragmented. Most Panel members do not support the pergola. Previously the Panel had requested alternative designs for the Light Street edge. This request is again desired.
4. The entry to the plaza from the Inner Harbor (SE corner) was discussed at length with various opinions expressed by the Panel. Unobstructed views to the base of the tower appear desirable and suggest additional study would benefit this issue.

In summation, the Panel approves the direction for “Greening” the plaza and supports the modifications to the lobby. However, it is concerned that the landscape details not detract from this strong architectural symbol and its future role on Pratt Street.

**PANEL ACTION:**

Schematic approved with comments. Plaza requires additional study as noted.

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**Attending:**

Brian Wittner – Winthrop Management  
Nick Mansperger, Brian Reetz, John Corkill – Design Collective  
Jay Brodie, Paul Dombrowski – BDC

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