

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

Date: October 30, 2008

Meeting No: 90

Project: 100 Light Street Building and Plaza Renovation

Phase: Final

Location: 100 Light Street

PRESENTATION:

Nick Mansperger and Brian Reetz, of Design Collective, responded to the Panel's comments of the meeting on October 16 relative to the plaza renovation. The proposed lawn area has been increased, entrances to the plaza widened and planters closest to the building removed.

RECOMMENDATIONS OF THE PANEL:

1. To express general approval of the revisions shown. Option A for the cantilevered pergola seems superior to Option B. The planter at the foot of the pergola piers seemed desirable by some members and not by others. Perhaps a custom designed planting container of minimum size could be used.
2. To recommend additional tree planting (Japanese Maples) adjacent to the garage entrance on Light Street.
3. The larger lawn area on the plaza is appreciated.
4. To recommend a slight reduction of the pergola cantilever, perhaps to 10' rather than 12'.
5. One Panel member expressed a minority preference for Option B pergola.
6. Fill in with additional trees the inside peripheral row to achieve as continuous a row of tree planting as possible.

In general, the Panel approves this final presentation and sees the review process and responsiveness of the design team and developer as having led to a good result.

PANEL ACTION:

Final Approval

Attending:

Brian Wittner – Winthrop Management

Nick Mansperger, Brian Reetz, Jim Carroll – Design Collective

Ben Stone – BDC

Ms. Eig; Messrs. Bowden, Ramberg, Schack, Britt and Cameron – Panel

Anthony Cataldo, Bob Quilter - Planning