

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

Date: May 9, 2013 **Meeting No.:** 166
Project: One Light Street Mixed Use/New Construction **Phase:** Introduction
Location: East Baltimore/Light/Redwood Streets – Central Business District URP

PRESENTATION:

Joe Clarke of OLS reintroduced the project to the Panel and explained the basis of the currently proposed scheme. The increasing demand for residential, the positive economic climate, and the need for additional parking generated from the 10 Light Street project, provided the impetus to recalibrate the project.

Chris Harvey, architect with Hord Coplan Macht, described the program changes which included: 250 residential units, 12,000 square feet of ground level retail, and a 500 space parking garage. Due to these changes, he explained that the proposed design is now 270 feet in height. In addition to the height increase, the proposed design differs from the previous schemes in its creation of a strong pedestrian entry court off of Light Street and the articulation of three interconnected building masses: the Redwood Street “tower”, the garage base, and the Baltimore Street “tower”.

COMMENTS FROM THE PANEL:

The Panel was pleased to review the revised proposal for this very visible and important downtown site and expressed the belief that together with the 10 Light Street project it could serve as a catalyst for area redevelopment. In comparison to previously presented schemes, the additional building height, simplified massing, concentration of service along Grant Street, and the more contextual approach along Redwood Street, were viewed favorably. The following comments were offered:

1. Consider a more solid façade along Baltimore Street and make a stronger connection to building base and tower, possibly viewing the Baltimore Street tower as evolving from the base as opposed to being separate from the base. This approach, as employed along Redwood Street, could be equally successful.
2. Consider reinforcing the significance of the Thomas Building by setting back or recessing new construction at Baltimore Street, adjacent to the historic structure, and promote a more nuanced façade treatment that recognizes the mansard roof line and set back of the Thomas Building.

3. Consider the base of the East, Light Street façade less as a continuation of the articulated grid and more as a simple, refined, perhaps solid back drop for the Thomas Building and the public entry court.
4. Consider simplifying the scheme by reducing the amount of major competing elements, particularly the overly aggressive horizontal band of projected balconies on the east façade which compete with the “staggered panel” façade treatment of the east tower.
5. Continue to study the Redwood Street “tower” element to reinforce the continuity of the urban grid as it transitions from accommodating screening infill for the garage base to glass infill for the residential tower.
6. Study the building entry, entry court and east façade to determine the appropriate response to the strong formal symmetry of the historic 10 Light Street building directly across the street.

PANEL ACTION:

Introduction only. No action required.

Attendees: Drew Suljak- Civic Lab
Gordon Ingerson- Civic Lab
Lance Tarbell- Civic Lab
Jesse A. Dixon – Civic Lab
Joe Clark – OLS
Monica Robertson– Hord Coplan Macht
Chris Harvey– Hord Coplan Macht
Beret Dickson– Hord Coplan Macht
Kallie Sternburgh – Hord Coplan Macht
Nate Pretl – AB Associates
Kathleen Lane – AIA Baltimore
Josh Cooper – Daily Record
Mackenzie Paull – Downtown Partnership

UDARP Panel Members- Ms. Emily Eig; Messrs. Bowden, and Burns*
Planning Department- Anthony Cataldo, Wolde Ararsa, Christina Gaymon, Ken Hranicky, Mackenzie Garvin (Mayor’s Office), Kim Clark (BDC)