

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

**Date:** October 9, 2014

**Meeting No.:** 194

**Project:** 414 S. Light Street

**Phase:** Continued Final

**Location:** Inner Harbor

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**PRESENTATION:**

Developer Steve Gorn of Questar Properties thanked the Panel for its insightful comments and reviewed the following major changes: the relocation of the 2<sup>nd</sup> floor corner dogpark which has been replaced by 10 waterfront facing residential units; changes to the urban landscape along the two major streets; replacement of limestone for wood panels in the main lobby; and the reduction in the number of balcony types and further simplification of the glass façade treatments.

Devon Patterson, Project Architect with SCB, introduced the project's new landscape architect, Ted Wolff of Wolff Landscape Architecture of Chicago, who described the proposed changes in the streetscapes along Light and Conway Streets. Additionally, Patterson reviewed further changes and design development details of the building since the last presentation.

**Comments from the Panel:**

The Panel enthusiastically complimented the revised landscape design proposals provided by the new landscape architect and welcomed the new direction and kudos also for the relocation of the dogpark and the reinforcement of the base podium along Light Street. The Panel offered the following specific comments and suggestions:

1. **Sidewalk/ Landscape Relationship** –Although the overall landscape proposals were well received, details regarding a few elements were challenged. Of particular concern was the lack of physical and visual separation and clarity between pedestrians and automobiles at the Conway Street auto drop-off. Some differentiation between the ground level materials in the areas where autos cross sidewalks should also be considered. There was also a challenge that the stepped transition at the corner of Light and Barre Street was overly important and might be diminished in favor of more space directly in front of the last tenant.
2. **Retail Storefronts and Banner signing along Light Street** – Consider recessing the storefront's glazing in this location to further enhance the basic building podium architecture and diminish the impact of tenant door swinging into an already limited sidewalk area. Also consider the desirability of projected awnings or canopies and establish governing tenant design criteria for such elements. Reconsider the vertical banners, which panelists felt detracted from the order and sophistication of the façade.
3. **Residential Lobby expression along Lights Street** – Several suggestions were made by Panelists to address the lack of impact and importance of the Light street lobby entrance. The consensus opinion, however, favored an approach already introduced on the Conway façade, where the glass façade morphs into a canopy expression as the appropriate solution also for the Light Street condition.
4. **Treatment of glass wall at top of building** – The panelists all agreed that the glass top treatment should read monolithically with the rest of the glass façade, both in daytime as well as nighttime and that the overall sense of the glass should be opaque rather than translucent.

**Panel Action:** Recommend Final approval with comments, with follow-up by Planning staff to address above comments.

**Attending:**

Steven Gorn, Zach Gorn - Questar Properties  
Devon Patterson, Basil Souder - Solomon Cordell Buenz (SCB)  
Ted Wolff – Wolff Landscape Architecture  
Tony Cortea, Addison Palmer – STV  
Natalie Sherman – Baltimore Sun  
Kevin Litten – BBJ  
Barbara Valeri, Henry Valeri – Towers @ Harbor Court Condos  
Bob Embry – Abel Foundation  
Laurie Schwartz – Waterfront Partnership

Dr.Meany; Messrs. Bowden\*, Burns and Haresign - UDARP Panel

Director Tom Stosur, Christina Gaymon, Anthony Cataldo, Eric Tiso, Amy Gilder-Busatti, Laurie  
Feinberg, Brent Flickinger, Heather Martin, Wolde Ararsa, Alex Hoffman–Planning Dept