

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

Date: May 26, 2016

Meeting #226

Project: One Light Street

Phase: Final

Location: One Light Street bordered by E Baltimore St (N), E Redwood St (S) and Grant St (E)

PRESENTATION:

Gerald Briggs, Director of Architecture at URS/AECOM presented the revised design proposal for a mixed-use high-rise building that includes first floor retail, 2 floors of parking below grade, 7 floors of parking above, followed by 9 floors of office, 10 floors of residential use and a top floor of amenities space for a total 364' building height. The proposed updates reduce the overall height of the building by 64' and the overall interior area by 110,000 SF. Other significant changes include:

- Massing – single mass that anchors the building at the corner of Light and Redwood Streets with articulated volumes along Baltimore Street;
- Building Skin – continuous glazed façade with horizontal strip garage vents on the south, west and north sides, masonry skin for garage on the east side and potential vertical fin application for the anchor volume skin;
- Ground floor plan – building entries at north, west and south side of the building, curbside drop-off at Redwood and Light Streets with parking garage/service vehicle access from Grant Street. The project also includes widening of Grant Street to facilitate two-way traffic and service vehicle access.
- Continuous canopy along Baltimore, Light and Redwood Streets with landscape/groundscape yet to be considered.

Comments from the Panel:

The Panel was supportive of the overall direction of the design and encouraged further study in the following areas:

- Massing – the panel applauded the elegant simplicity of the proposed massing and encouraged further refinement in the depth of the recess and subtractions in the building volumes. Other suggestions included reintroducing the previous layered approach to the mass vs. skin design concept instead of the 2ft massing recess.
- Building Skin – the panel found a significant improvement in the updated garage treatment but challenged the uniform application on the north side and encouraged a solid and articulated (masonry) skin in transition to the Thomas Building and in relation to the streetscape east on Baltimore Street. Other comments focused on the relationship between the cornice of the existing building and the proposed glass façade as well as the continuity of the key datum lines from the Thomas Building across the Light street façade of the tower podium.
- Ground Level Experience – The team acknowledged that they are not yet prepared to discuss the streetscape design and would need additional review. The panel expressed concern that the ground level of the building appears undifferentiated with respect to building entries and commercial tenants and suggested that the design team takes an integrated approach to resolving the landscape and ground level architecture as complete urban experience. The sidewalk at

Redwood appears compressed and needs further study with respect to pedestrian traffic and building entry configuration.

Panel Action:

The Panel recommended Continued Final Development and looks forward to reviewing the streetscape design and seeing the resolution of the Baltimore Street elevation as noted.

Attending: Gerald Briggs, Jeff Harner - URS/AECOM
Evan McLaughlin – Madison Marquette
Cary Euwer – Metropolitan
Natalie Sherman – Baltimore Sun

Messrs. Bowden, Haresign, Rubin and Ms. Ilieva* - UDARP Panel

Tom Stosur, Anthony Cataldo, Christina Hartsfield, Kate Edwards, Matthew DeSantis,
Wolde Ararsa - Planning