

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

Date: August 18, 2011

Meeting No: 134

Project: Ripley's Believe It or Not

Phase: Schematic

Location: Light Street Pavilion/Harborplace

PRESENTATION:

Mark Herbkersman, Brown Craig Turner Architects, presented a schematic design for a Ripley Entertainment installation at Harborplace. They propose to occupy 13,000 s.f. of space in the center of both levels of the Light Street Pavillion. The scheme incorporates an entrance within one of the projecting bays at the ground level and an iconic 3-D "Chessie" feature wrapping around the existing second floor porch above. The proposal includes re-painting the porch and its columns with a color scheme that coordinates with the feature.

COMMENTS OF THE PANEL:

Members of the Panel commented as follows:

1. To ask if the affected second floor open porch will continue to be open to the general public – it will, as circulation requires it to be.
2. To ask if the proposed Ripley installation will affect adjacent restaurant activity on the first floor, where it expands out on to the terrace – it will not.
3. To ask if General Growth has developed an overall policy regarding signage, location and size to be applied to existing pavilions. The architects believe that a very limited number of large signs attached to major building features are contemplated.
4. To ask if any change is contemplated at the existing ground level terrace. Only the "coogle" ball installation is proposed.
5. To comment that the building has a certain admirable strength of character that could accommodate new uses in thoughtful ways. It would be desirable not to change the material or color of the roof or other major building features.
6. To express concern about the continuation of the public aspect of the harbor side of the pavilion – offering the opportunity to overlook the harbor from the first and second floor porch is beneficial and should not be compromised by oversized signage or other obstacles.
7. To express concern over the scale of the iconology as proposed. As shown, it appears too large and overpowering for the scale and shape of the existing porch pavilion.
8. To suggest the possibility of locating some of the iconography on the first floor terrace area in the form of a greeting pylon.

9. To suggest the possibility of using the back side of the pavilion (Light Street) for signage. The impact of this new use does not have to be just limited to the harbor side.
10. To express some concern about the iconography of Chessie destroying a sailing ship near where the Constellation is being preserved and exhibited.

PANEL ACTION:

The Panel would like to see a revised schematic presentation taking into consideration the comments above. Additionally, it encourages General Growth to finalize its master plan efforts for all of Harborplace and hopes that it may be presented for review and comment in the near future.

Attending:

Gregg Dean, Scott Line – Ripley Entertainment
Bryce Turner, Mark Herbkersman – Brown Craig Turner
Fred Edeson, Christopher Schardt, Jim Whitcome, Paul Baker – GGP
Dan Sernovitz – BBJ
Caroline Peri - DPOB
Jay Brodie – BDC

Messrs. Bowden, Ramberg and Cameron – Panel
Tom Stosur, Alex Hoffman, Jill Lemke, Anthony Cataldo, Bob Quilter - Planning