

BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL

MEETING MINUTES

Date: September 29, 2011

Meeting No: 136

Project: Ripley's Believe It or Not

Phase: Continued Schematic

Location: Light Street Pavilion/Harborplace

PRESENTATION:

Mark Herbkersman, Brown Craig Turner Architects, presented a revised schematic design for the proposed "Ripleys" installation at the Harborplace Light Street pavilion. This was in response to the August 18, 2011 initial schematic presentation Panel comments.

COMMENTS OF THE PANEL:

Members of the Panel commented as follows:

1. To recognize that "Ripley's" is a good use of the Harborplace pavilion space. It would be desirable to find a playful and attractive signage format that is less disruptive of the public domain and less of a worrisome precedent for future tenants and their signs.
2. To express the view that the current proposed signage overlay onto the Light Street Harborplace pavilion continues to diminish the pavilion's civic significance. The form of the pavilion should be the dominant feature – specifically, at this location, single tenant signage should be set within the form of the roof porch.
3. To recommend that any portion of the proposed "Chessie" figure should not exceed the existing roof ridge of the pavilion. Further reduction in the overall size and scale of "Chessie" is requested.
4. To recommend that no change in color or material of the building fabric be proposed.
5. To express the view that the signage shown on the Light Street façade does not strengthen the proposal as it was hoped it would. Signage forms that directly relate to the water side expression in a more continuous manner are suggested.
6. To suggest the three small signs shown outboard of the "coogle ball" and along the promenade be eliminated. The ball on its own would be more attractive and visible.

PANEL ACTION:

The Panel requests a continued study of the signage issues raised at this review.

Attending:

Gregg Dean, Scott Line – Ripley Entertainment
Bryce Turner, Mark Herbkersman – Brown Craig Turner

Chris Schardt, Jim Whitcome, Josh Deckelbaum – GGP
Jay Brodie, Terrance Hancock – BDC

Ms. Eig; Messrs. Bowden, Ramberg and Britt – Panel
Tom Stosur, Alex Hoffman, Jill Lemke, Carmen Morasan, Bob Quilter - Planning