

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

**Date:** February 23, 2017

---

**Project:** Hammerjacks

**Phase:** Final

**Location:** Stadium Area – 1300 Russell Street

---

**Presentation:**

Matt Herbert of Design Collective began the presentation by referencing design precedents and updating the progress since the last meeting. Recent input to the development team regarding the location of the existing major billboard sign resulted in revisions to the original schematic design. Other modest changes were noted in lighting, materials, lighting, signing, as well as to the Biergarten area and retail storefront treatment. A new entrance marquee with wrapping signage /LED board was introduced at the corner of Russell and West Ostend Street.

**Comments from the Panel:**

The Panel generally voiced its disappointment that more design attention was not given to the exterior ground level and design within the curb along (lower) Russell Street and suggested that a landscape architect be added to the design team. Continued concern was voiced regarding the resolution of certain elements of the design as follows:

**1. Building**

- Concerns were voiced regarding the introduction of the corner marquee particularly in terms of its conflict with the primary project identity signing. It was suggested that this component be restudied with one possibility being to look at a free standing “coming attractions” element in the wide plaza element in front.
- Again, it is suggested that the terrace in front of the Biergarten be extended to more clearly separate the two masses and to play a more important role in defining the anticipated activities within the generous and under-articulated exterior space;

**2. Site/Landscape**

- Reconsider the Panel’s comments after the Dec 1<sup>st</sup> presentation:  
“There is significant concern for the limited space allocated to get people up and into the building. The developers and the City should work to ensure the safety of those gathering and egressing by utilizing the area under the Russell overpass. Take advantage of the expansive area and do not limit the entrance and egress experience in the short term. In their next presentation, the developers should offer a proposal that includes diagrams demonstrating queuing and control and how that will be achieved beyond the slim area currently defined for entrance and egress to the venue along Russell.

In general, the vision of the project should be expanded beyond the parameters of the property to include the opposite side of Ostend, the opposing building on Russell, and the extent of Russell to the south, in total. There are clearly opportunities to be had under the elevated Russell Street expanse, and although this is City property, a vision for its use should be considered in collaboration with the City and the Hammerjacks developers. This vision should include safety concerns for entrance and queuing and egress, as well

as event gatherings outside of the proposed use of the building. There is opportunity for further study of materials, drivable surface extent, as well as pedestrian-defined zones and bollarded areas, and for the illumination of the space, including the underside of the roadway above.”

- Additionally, concerns were voiced that the current proposal – a continuous set of steps against a relatively narrow walkway against the building - could present an unsafe condition, particularly considering volumes of patrons, the accessible route overlap, and potential confusion of access/destination. Consider other means such as grading or ramps integrated into a larger overall plaza design;
- Consider introducing contrasting materials, textures and lighting elements to help define the anticipated ground level movement patterns;

**Panel Action:** Recommend Final approval of the building design only, addressing the above Comments; continued development of the public realm design addressing the comments above.

**Attending:**

Matt Herbert, Daniel Cartagena –Design Collective  
Andy Hutchless, Kevin Butler, Bryan Adgate – Hammerjacks Ent. Group  
Aaron Moore – Greater Baltimore Committee  
Jon Munshaw – BBJ  
Adam Bednar – The Daily Record  
Justin Williams – Rosenberg Martin Greenberg  
Klaus Philipsen – Arch Plan

Bowden\*, Ilieva –UDARP Panel  
Tom Stosur, Anthony Cataldo, Christina Hartsfield, Brent Flickinger – Planning  
Department