

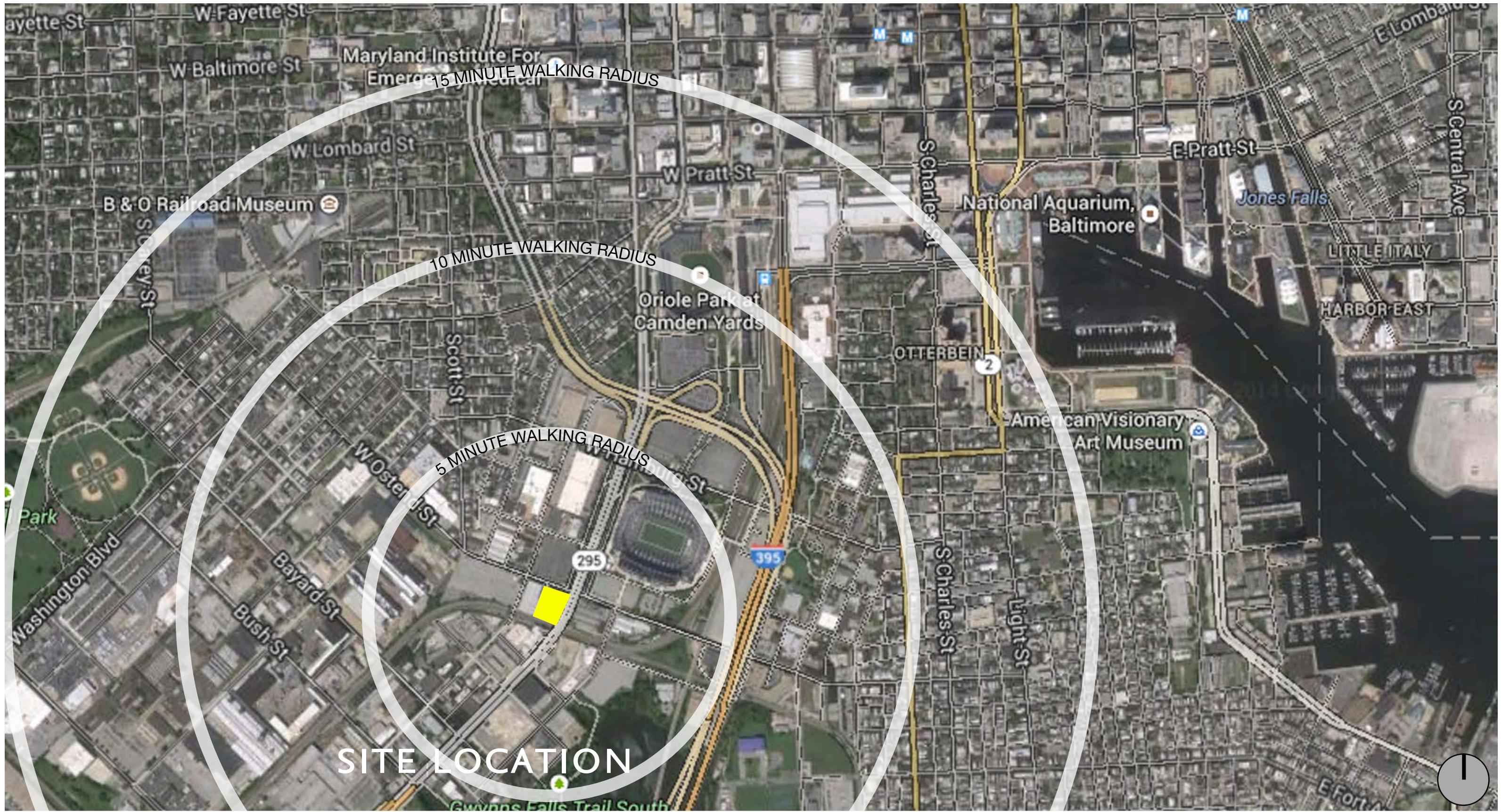


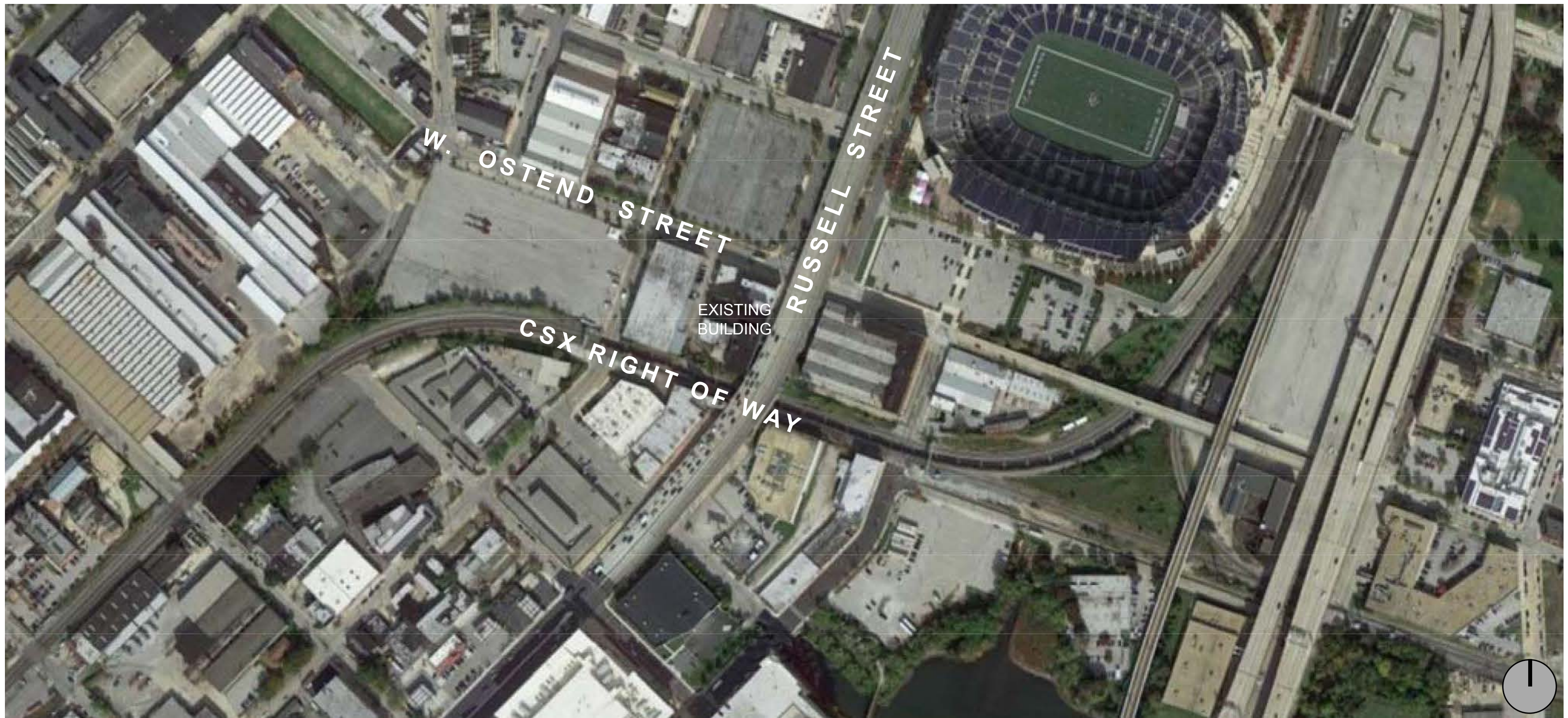
## UDARP PRESENTATION

DECEMBER 1, 2016

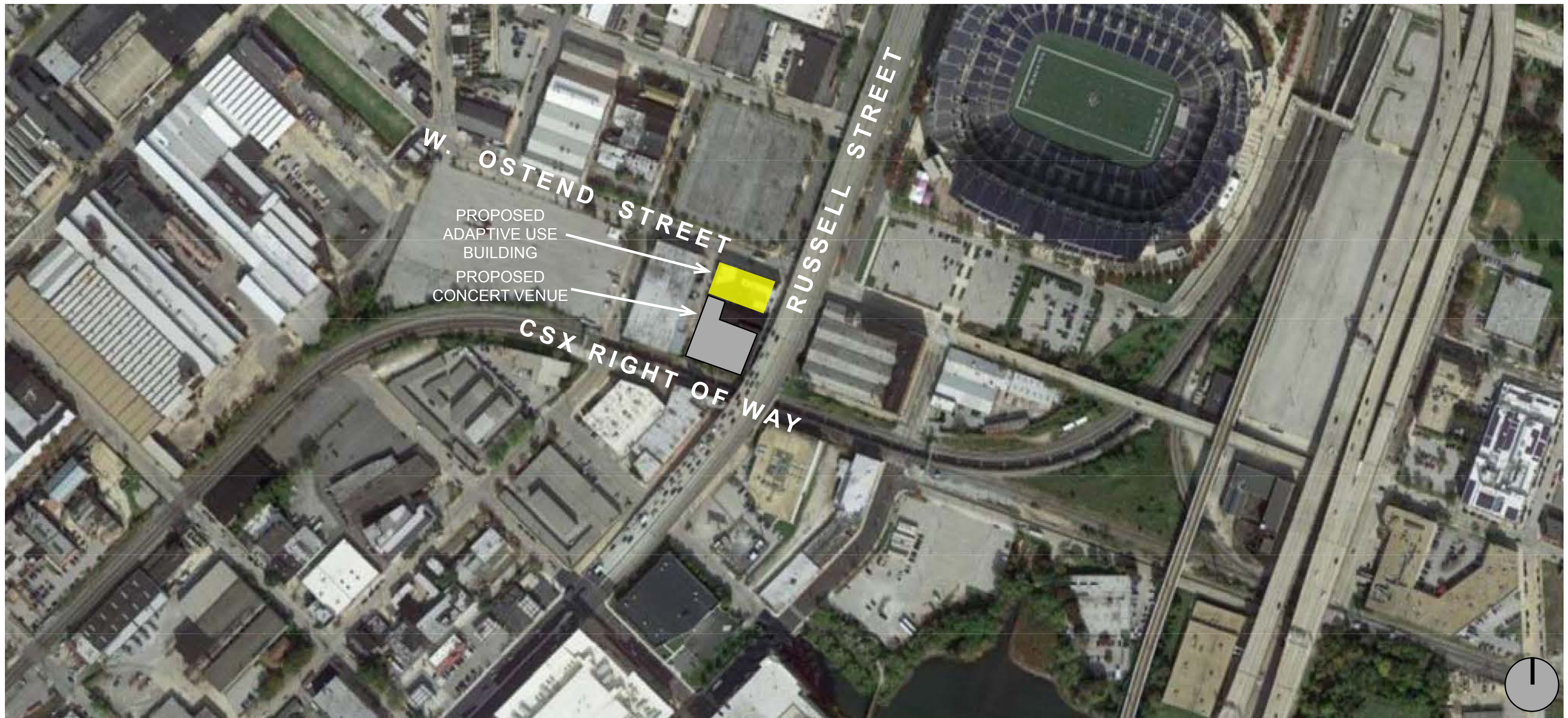
## PROJECT NARRATIVE

- PROJECT IS ADAPTIVE USE AND NEW CONSTRUCTION OF 1300 RUSSELL STREET TRANSFORMING A 1940 TWO STORY MASONRY BUILDING.
- NEIGHBORHOOD CONTEXT – THE PROJECT IS ON THE BORDER OF MULTIPLE NEIGHBORHOODS, THE CARROLL CAMDEN INDUSTRIAL, PIGTOWN, AND THE STADIUM-CASINO DISTRICT.
- URBAN DESIGN GOALS - THE PROJECT GOAL IS TO PROVIDE A HIGHLY VISIBLE ENTERTAINMENT VENUE ADJACENT TO THE STADIUM AND WORKING TO CONNECT TO THE ENTERTAINMENT DISTRICT OF THE CASINO AND STADIUMS.





## EXISTING CONDITIONS



## SITE CONTEXT



SOUTH VIEW

1

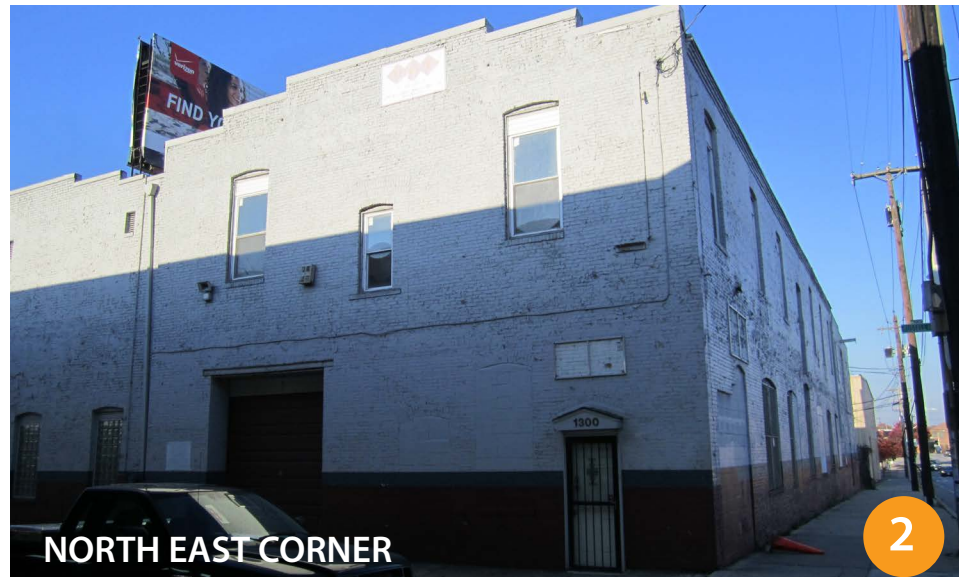


EXISTING BUILDING

4



NORTH FACADE



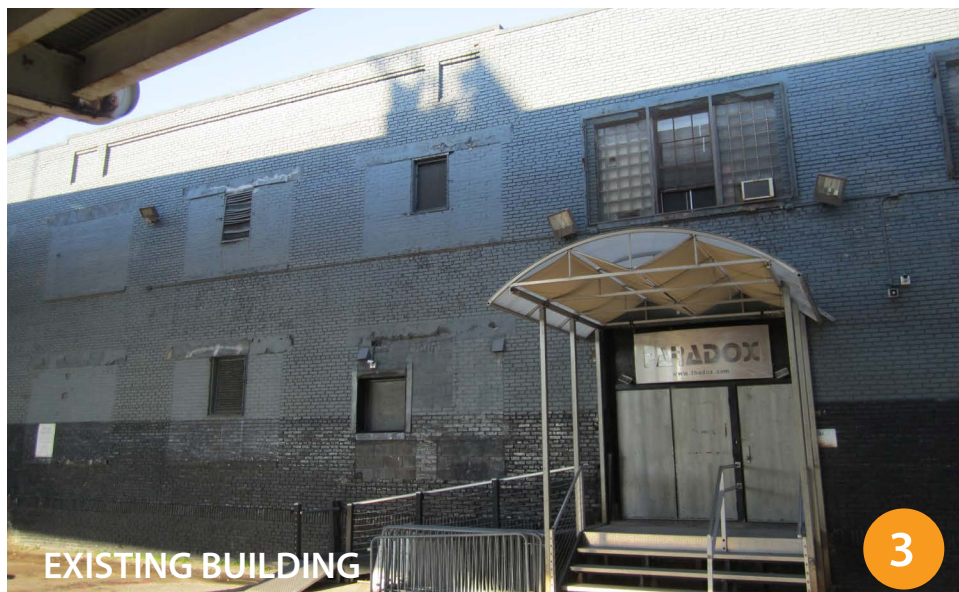
NORTH EAST CORNER

2



CSX RIGHT OF WAY TO SOUTH

6



EXISTING BUILDING

3



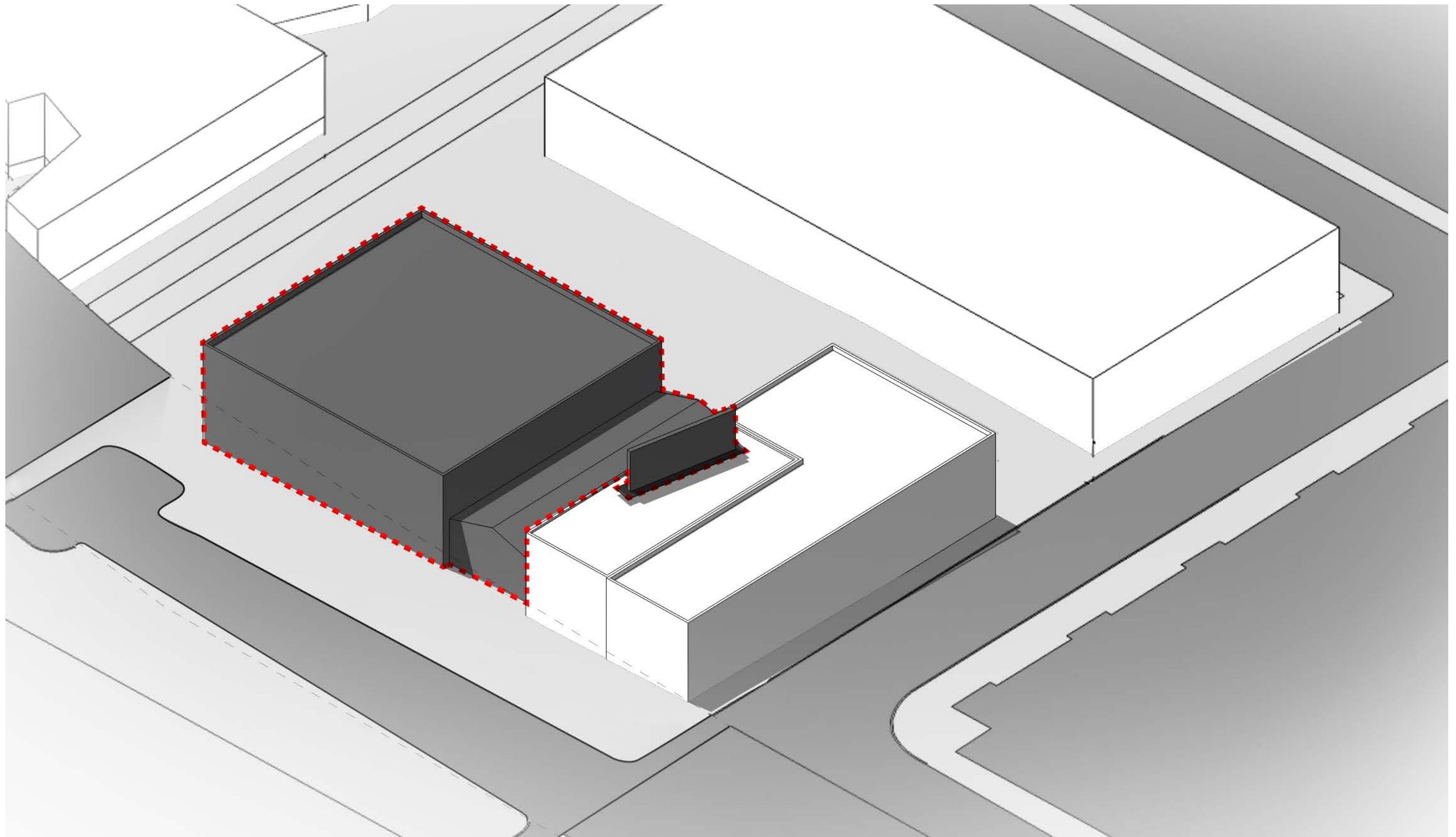
EXISTING PROPERTY ON DENVER STREET

7

## SITE PHOTOS

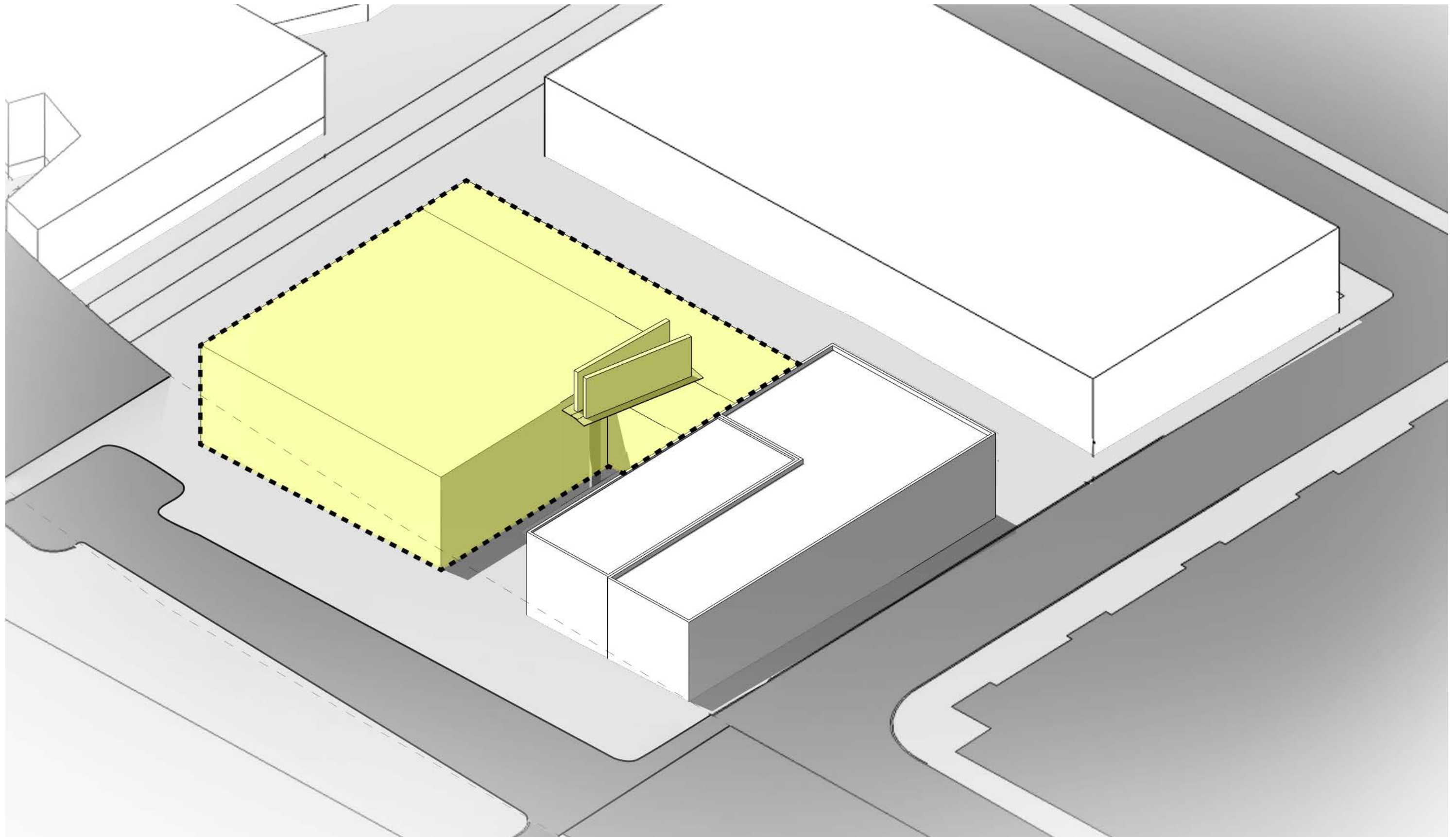


## SITE PHOTOS

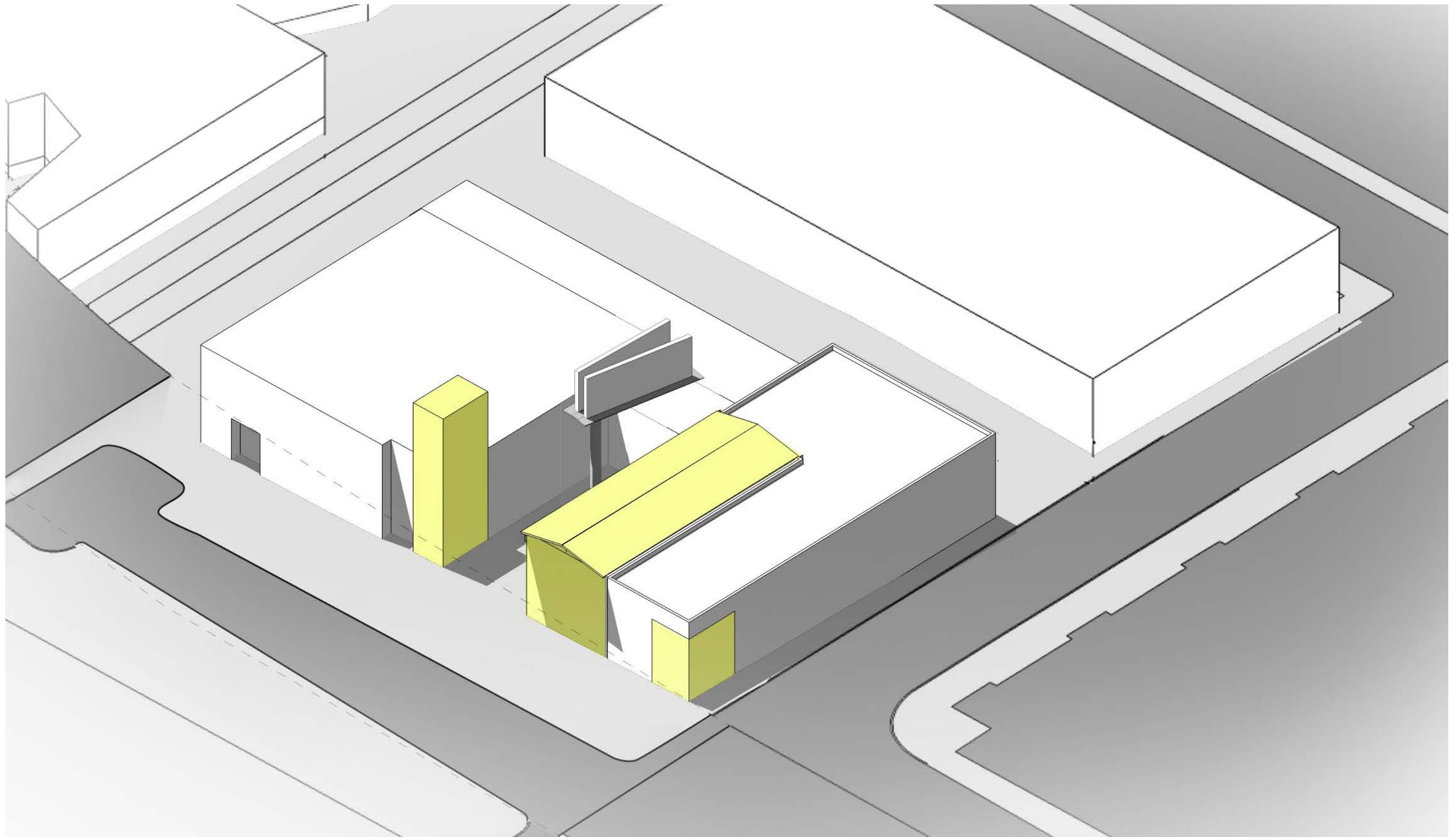


## DEMOLITION DIAGRAM

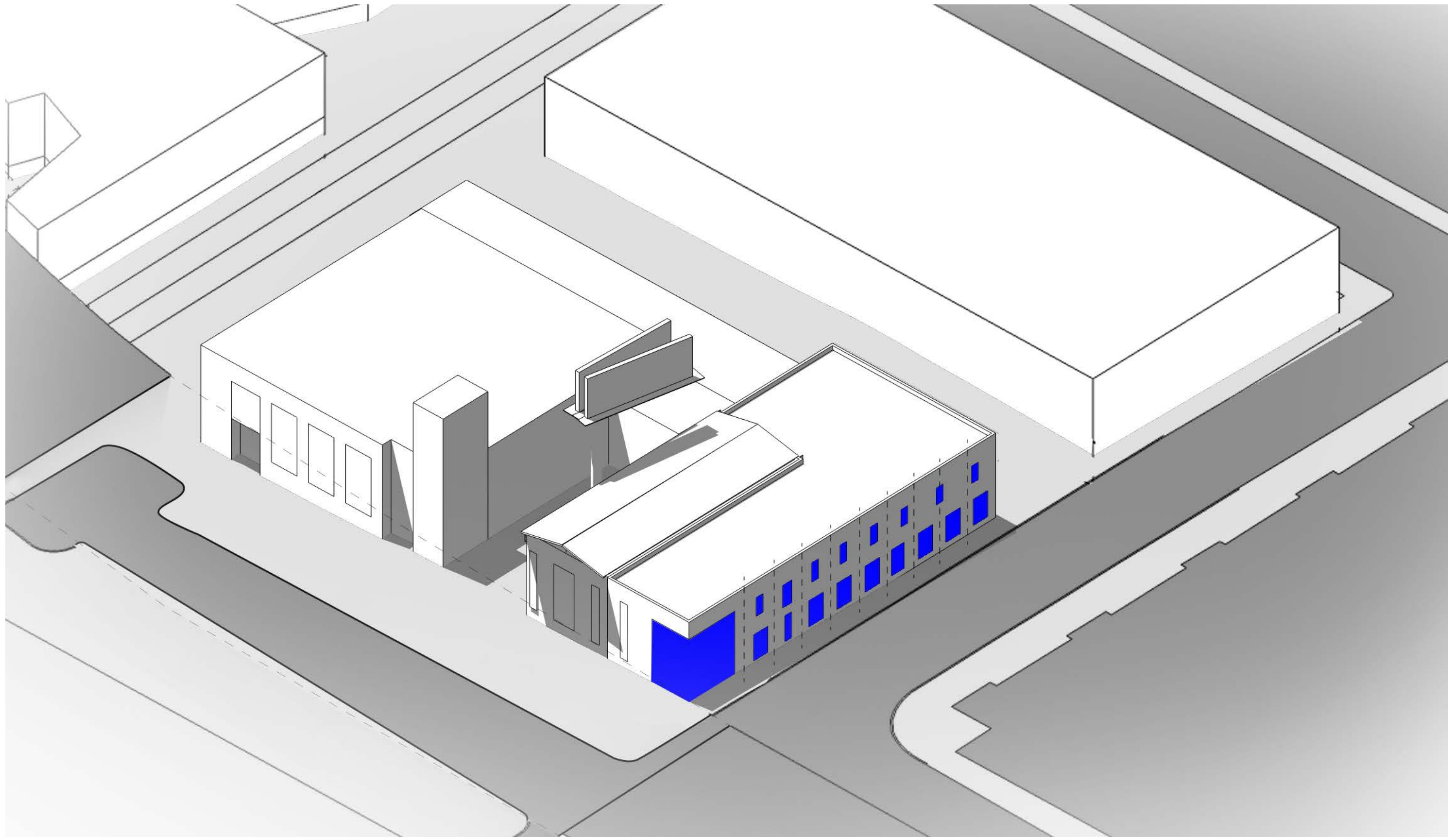




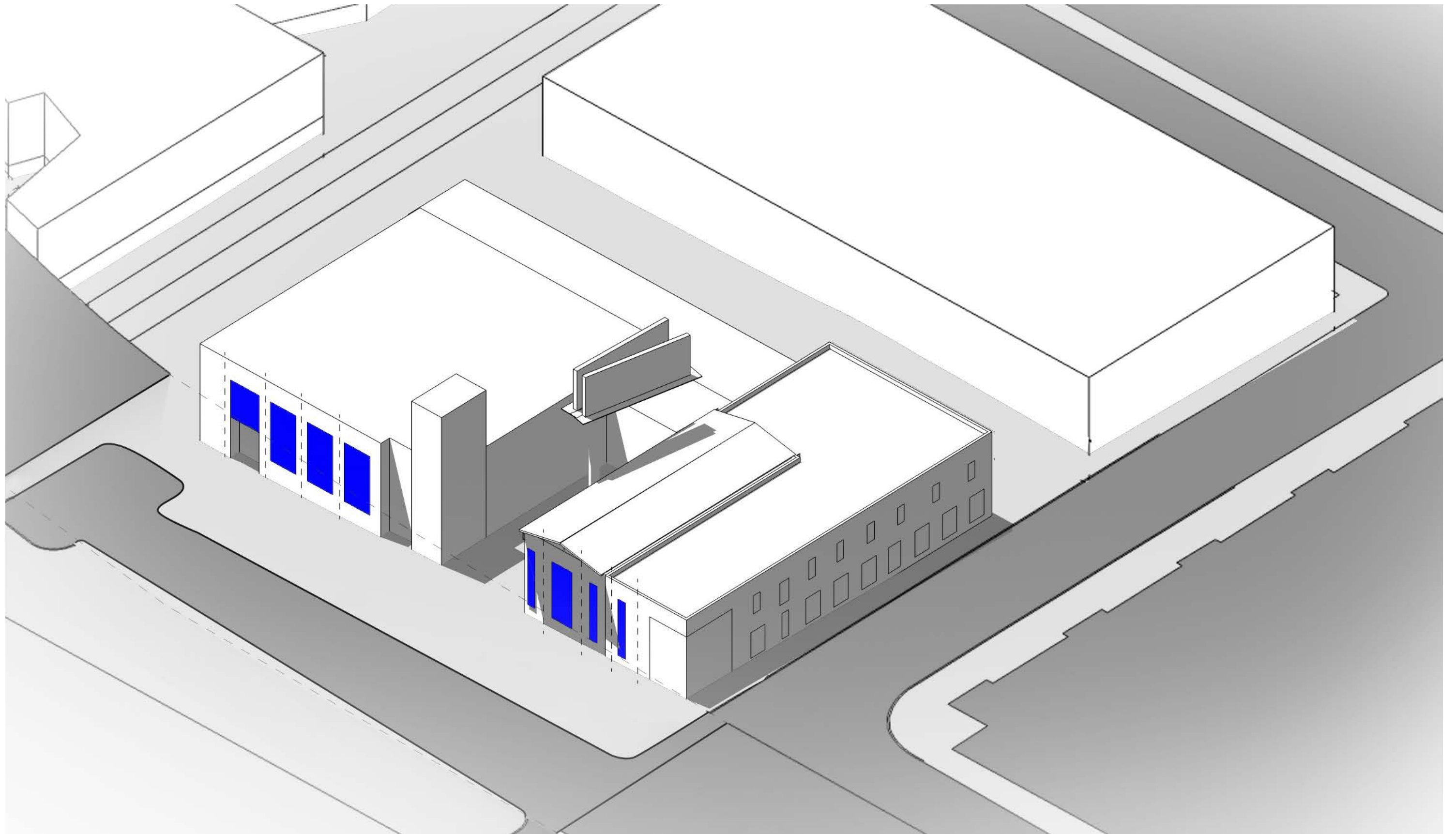
## NEW CONSTRUCTION DIAGRAM



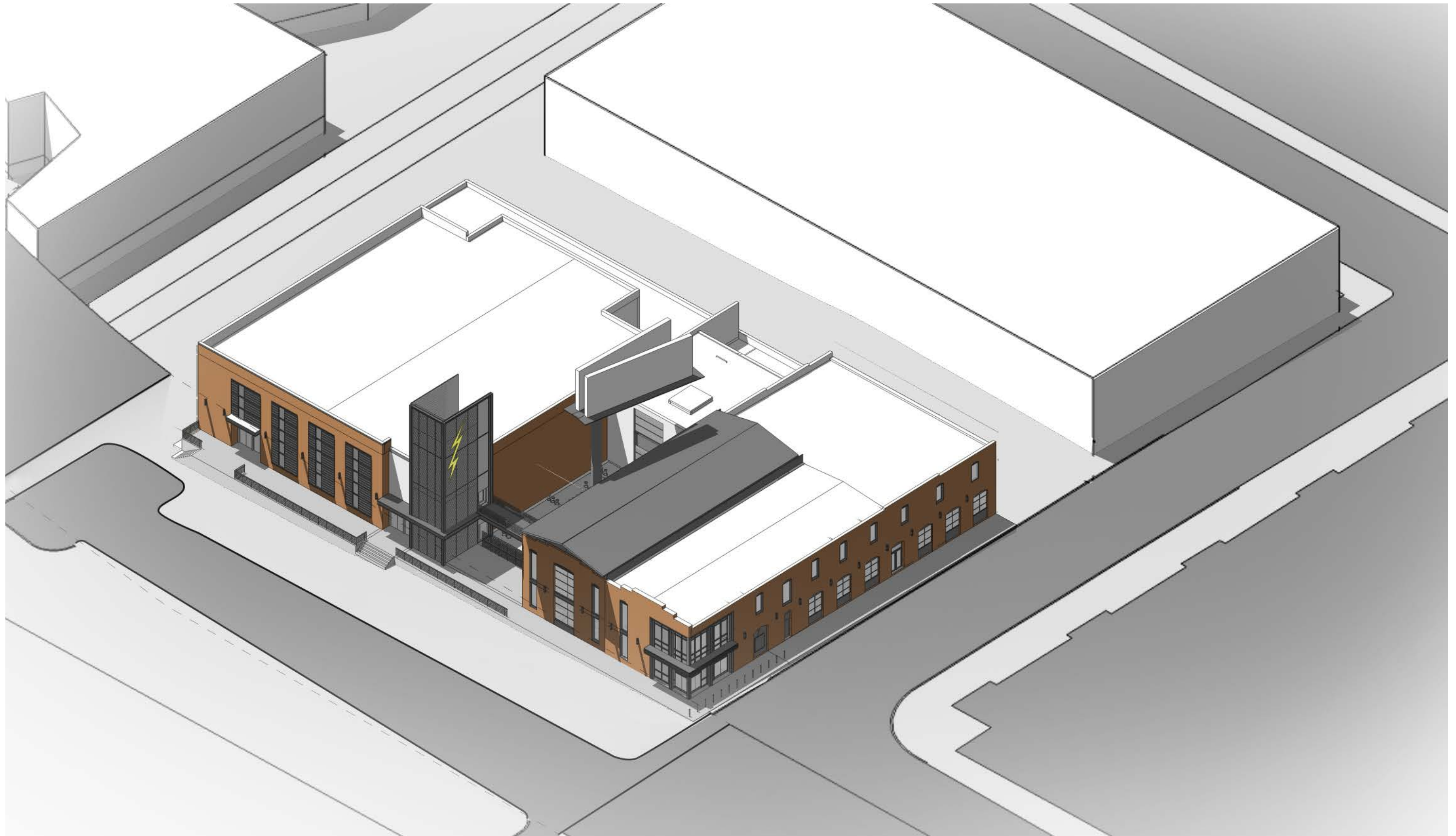
## CREATING PLACE



## FACADE ARTICULATION



## FACADE ARTICULATION



## MATERIALITY AND DETAILING



## PRECEDENTS



## PRECEDENTS



## OSTEND STREET ELEVATION

DESIGN COLLECTIVE

DECEMBER 1, 2016

**Hammerjacks**  
1300 RUSSELL ST. BALTIMORE



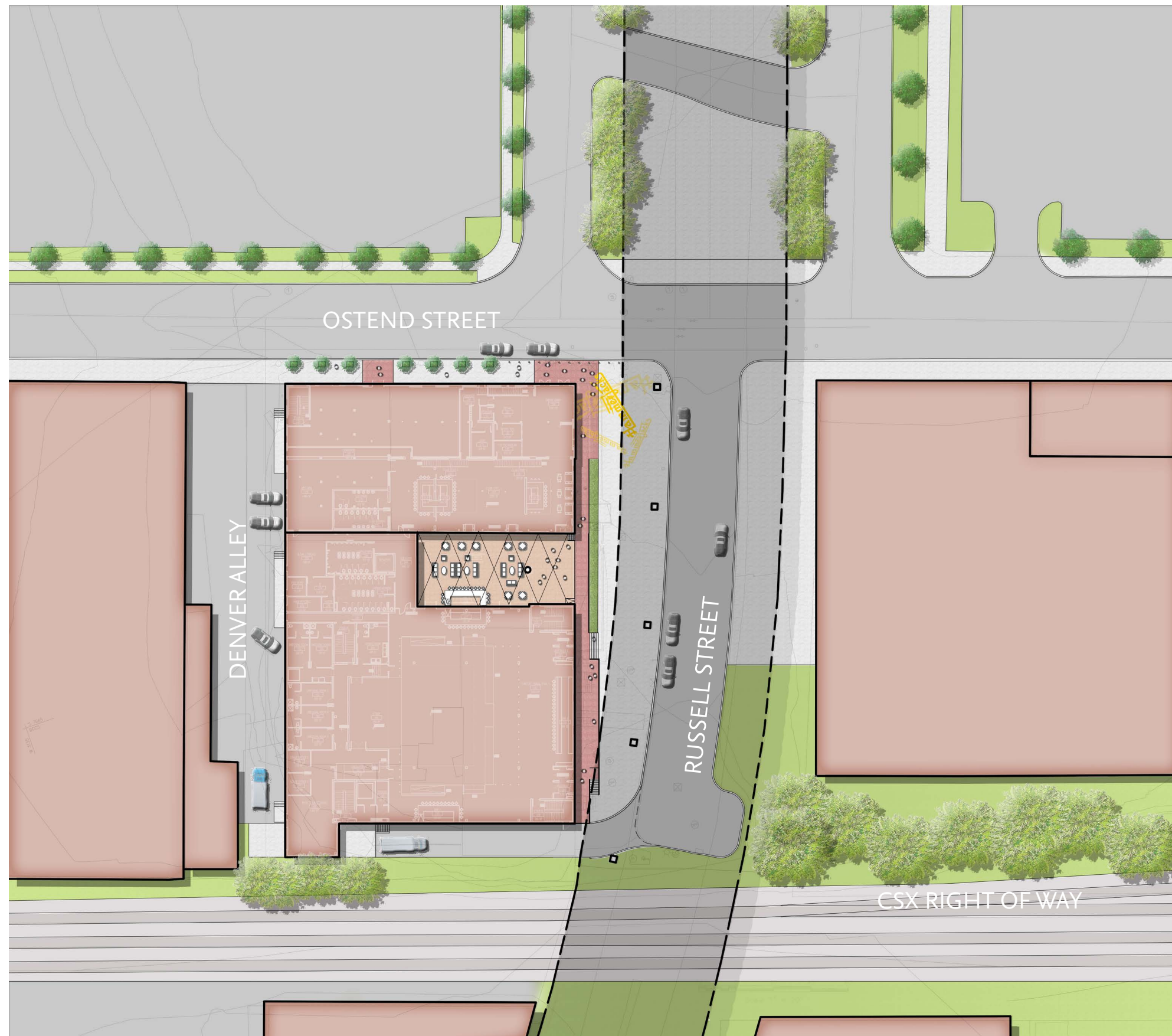


# RUSSELL STREET ELEVATION

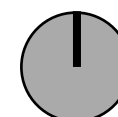


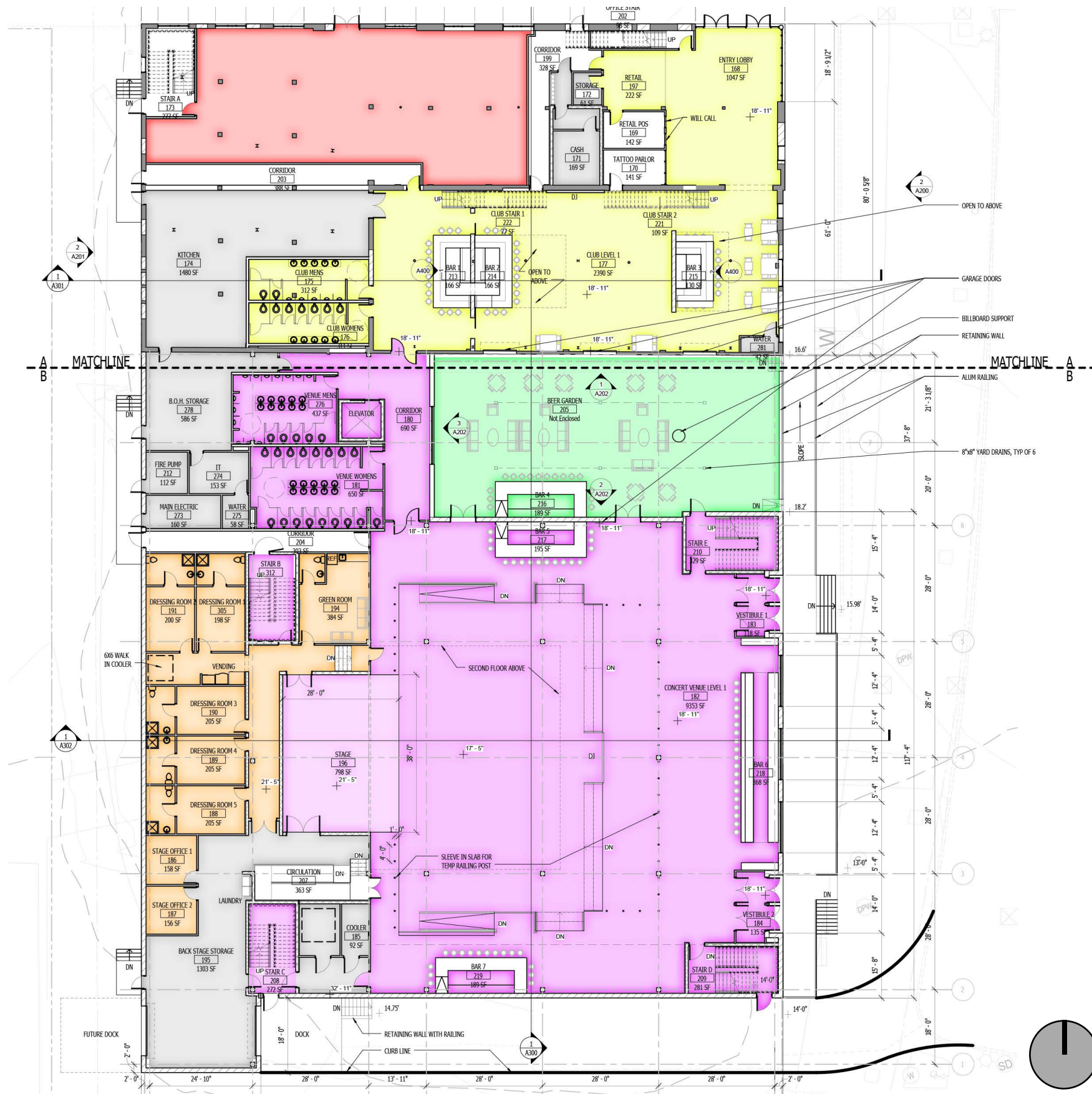




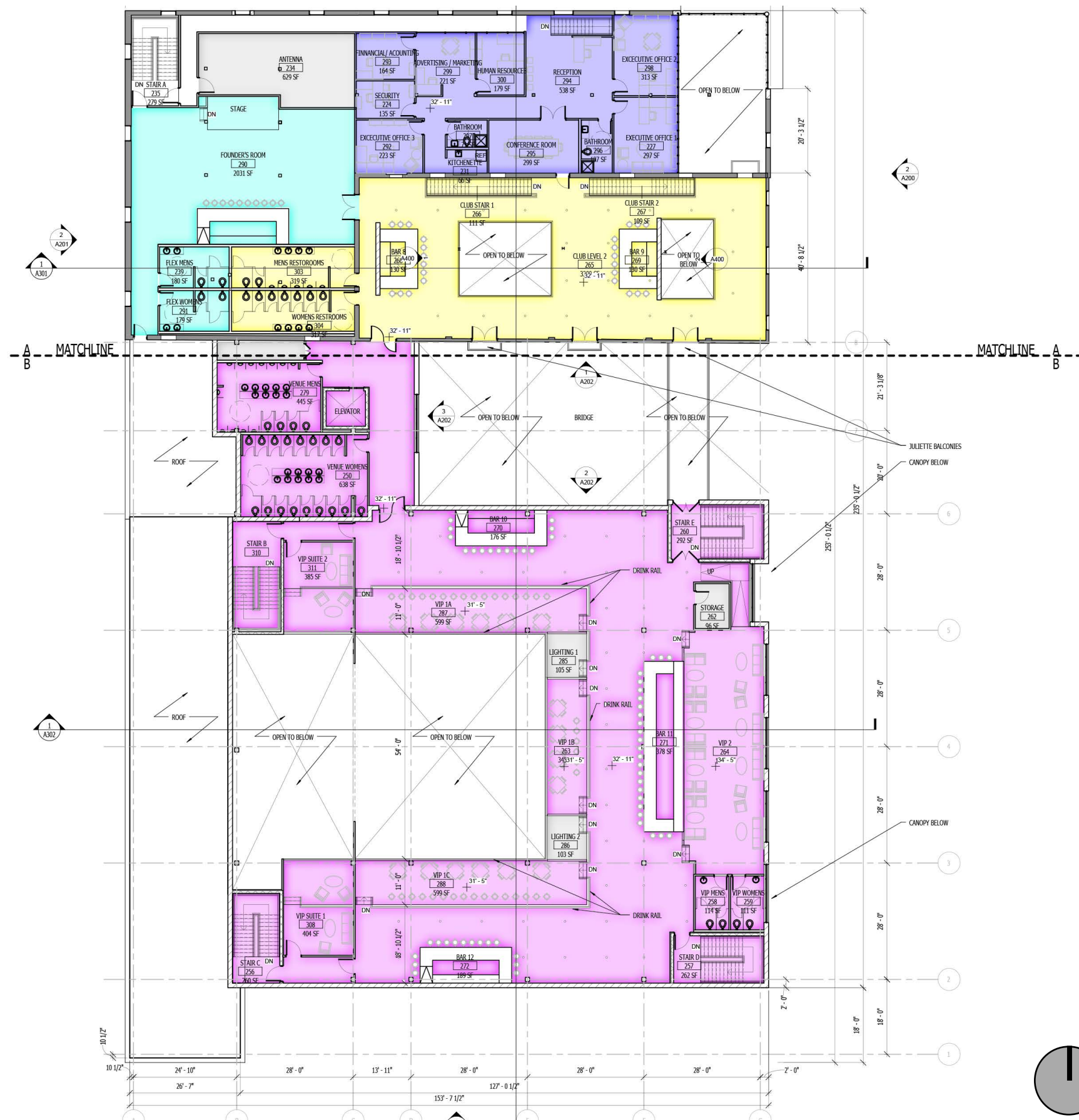


# SITE PLAN



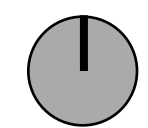


# FIRST FLOOR PLAN



# SECOND FLOOR PLAN

- BACKSTAGE
- FOUNDRY ROOM
- VENUE
- CLUB
- OFFICES
- SERVICE
- BEER GARDEN

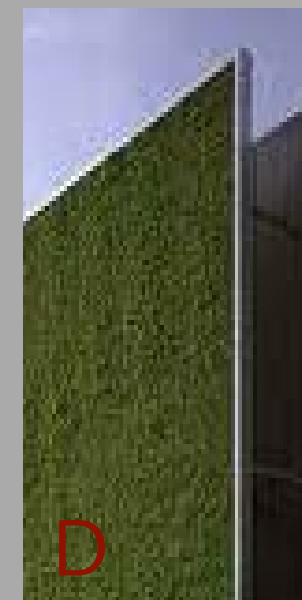
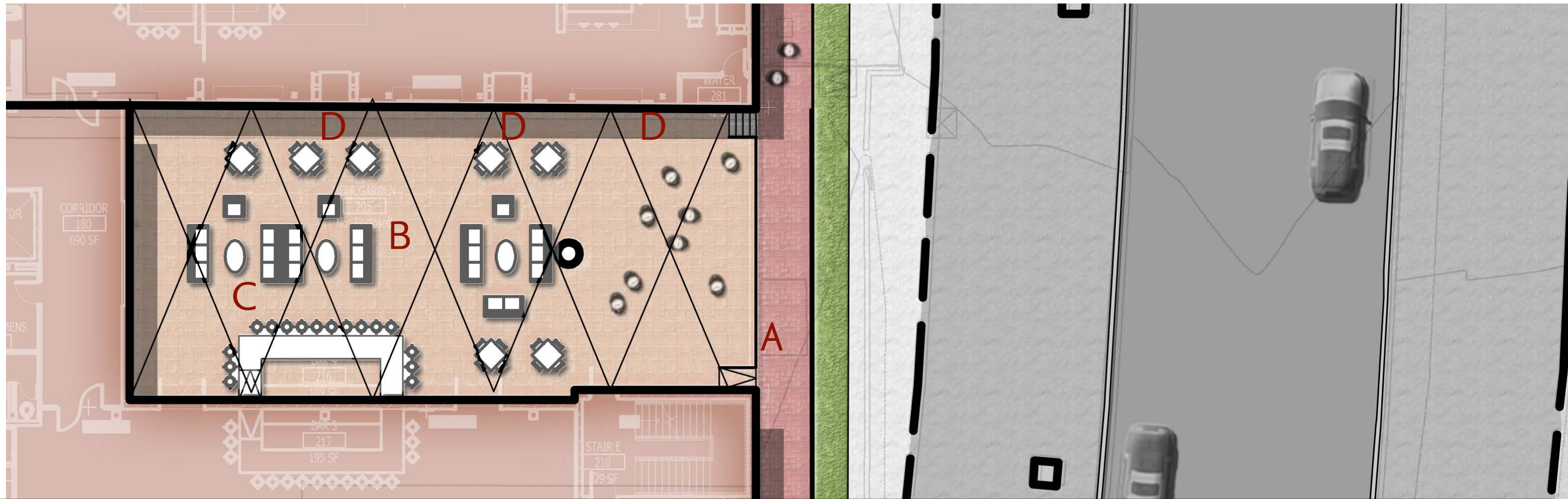




# PROPOSED STREETScape MATERIALS

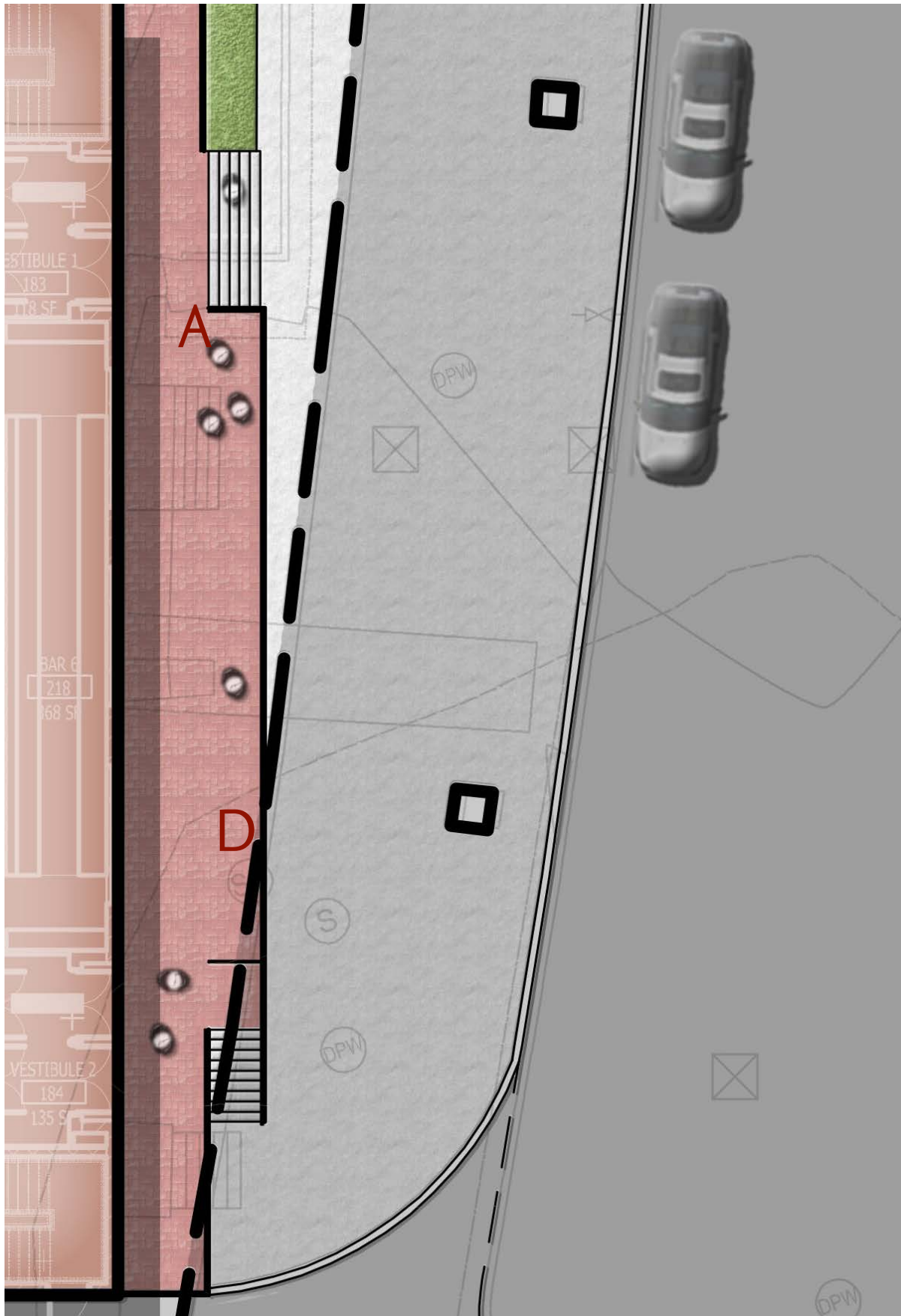
## OSTEND STREET





## PROPOSED STREETSCAPE MATERIALS

## BEER GARDEN



# PROPOSED STREETScape MATERIALS

# RUSSELL STREET



## BUILDING LIGHTING

DESIGN COLLECTIVE

DECEMBER 1, 2016

**Hammerjacks**  
1300 RUSSELL ST. BALTIMORE

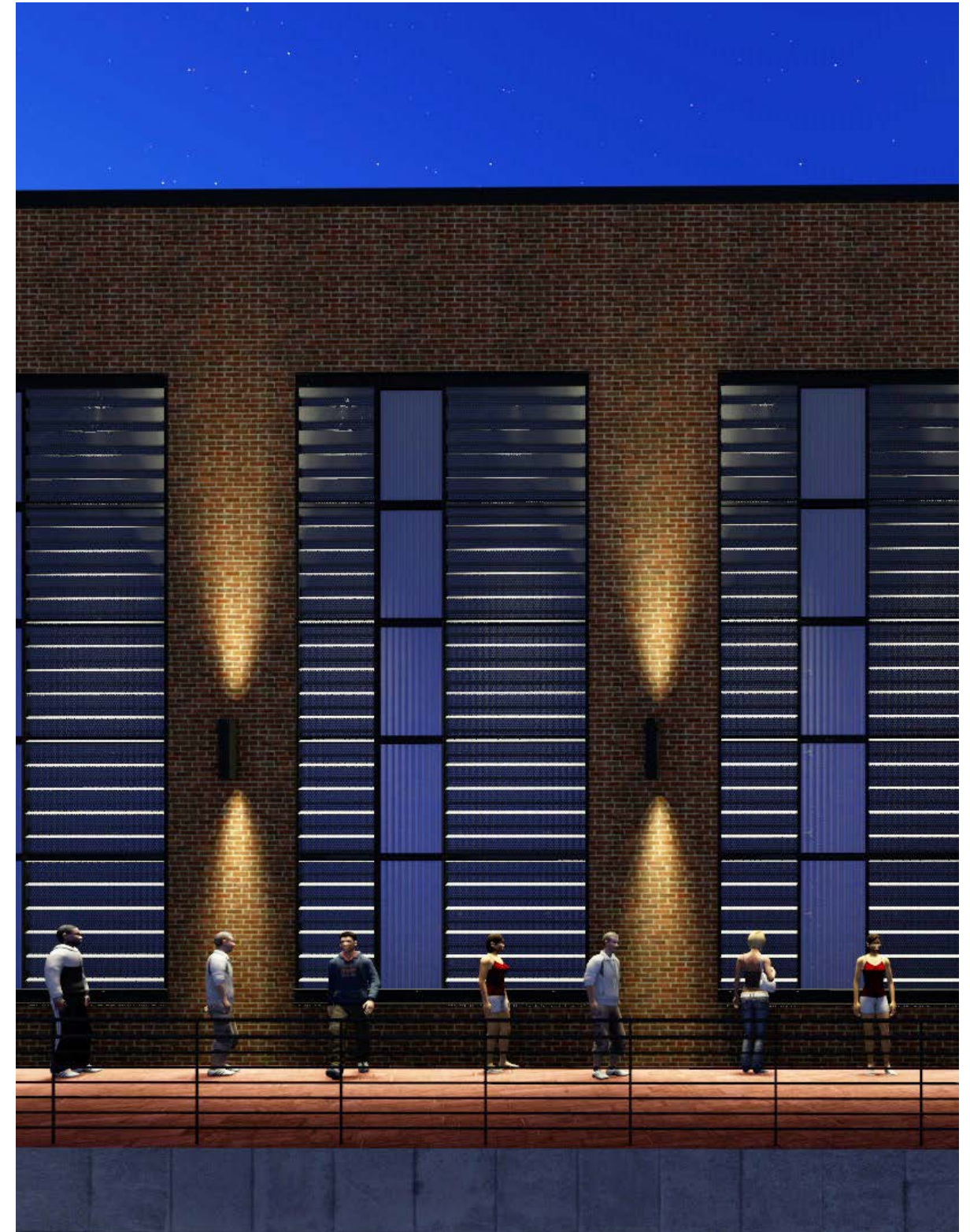
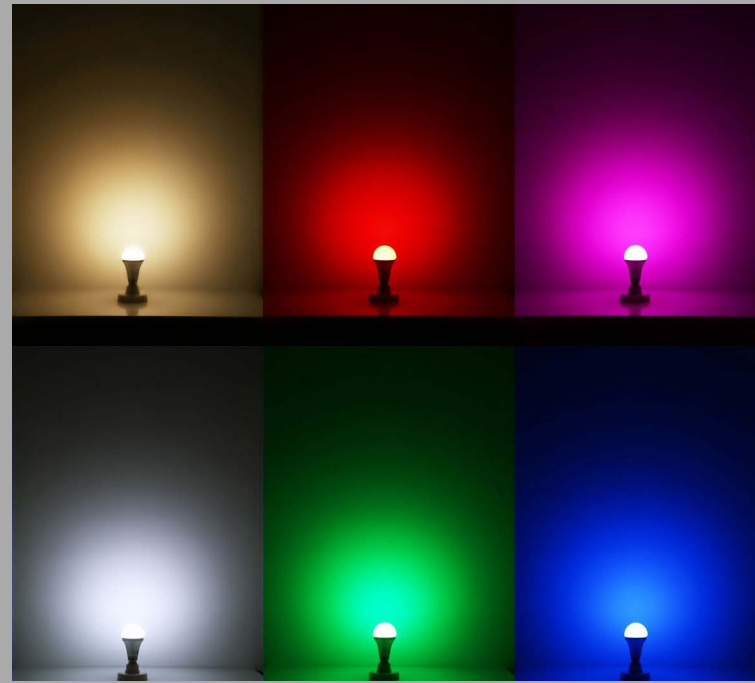


# BUILDING LIGHTING



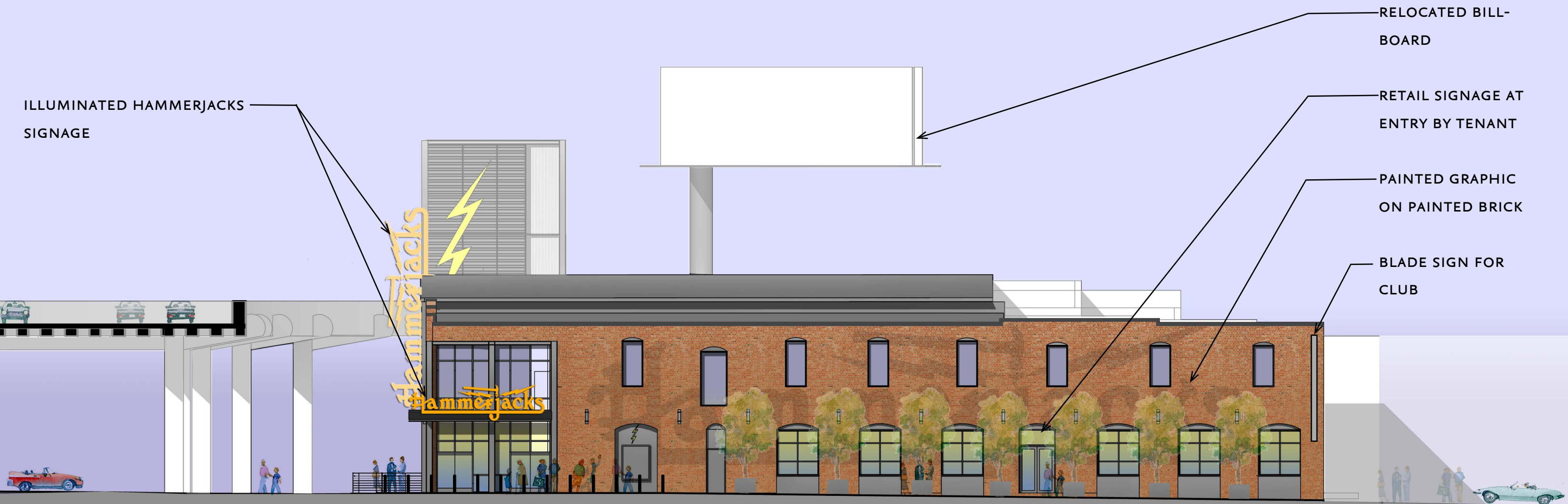






## LIGHT FIXTURES





# SIGNAGE OSTEND STREET

ILLUMINATED HAMMERJACKS  
SIGNAGE

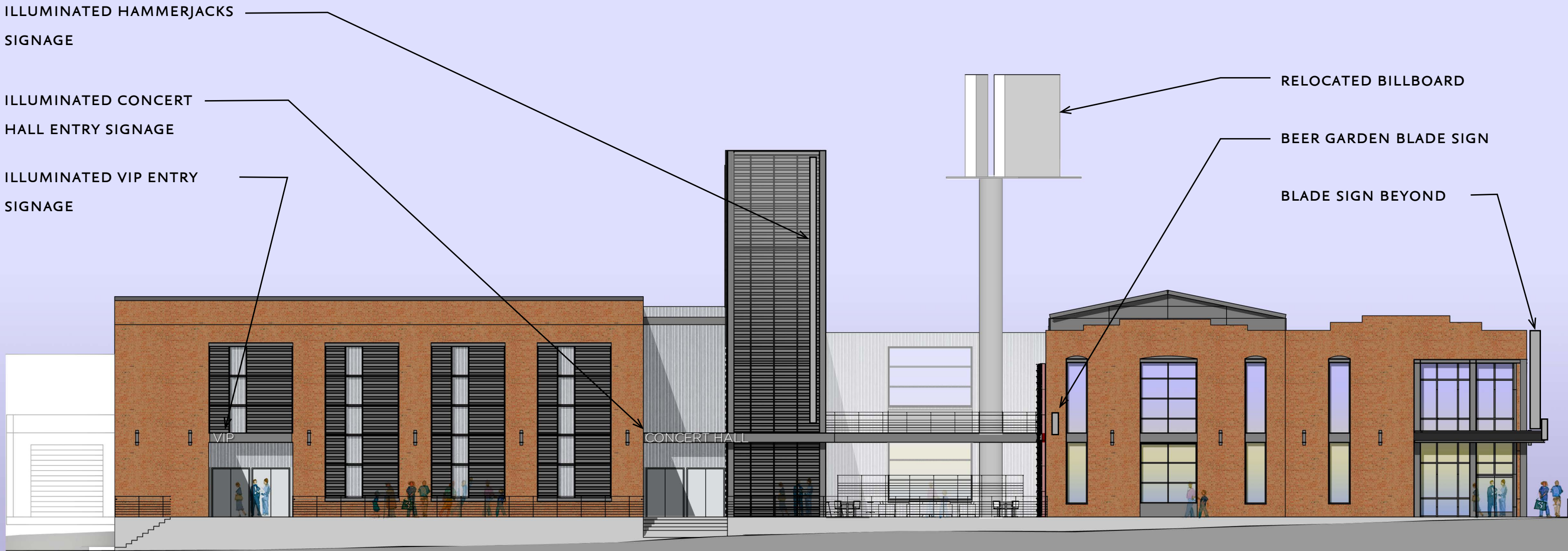
ILLUMINATED CONCERT  
HALL ENTRY SIGNAGE

ILLUMINATED VIP ENTRY  
SIGNAGE

RELOCATED BILLBOARD

BEER GARDEN BLADE SIGN

BLADE SIGN BEYOND



## SIGNAGE RUSSELL STREET



## SIGNAGE DETAILS



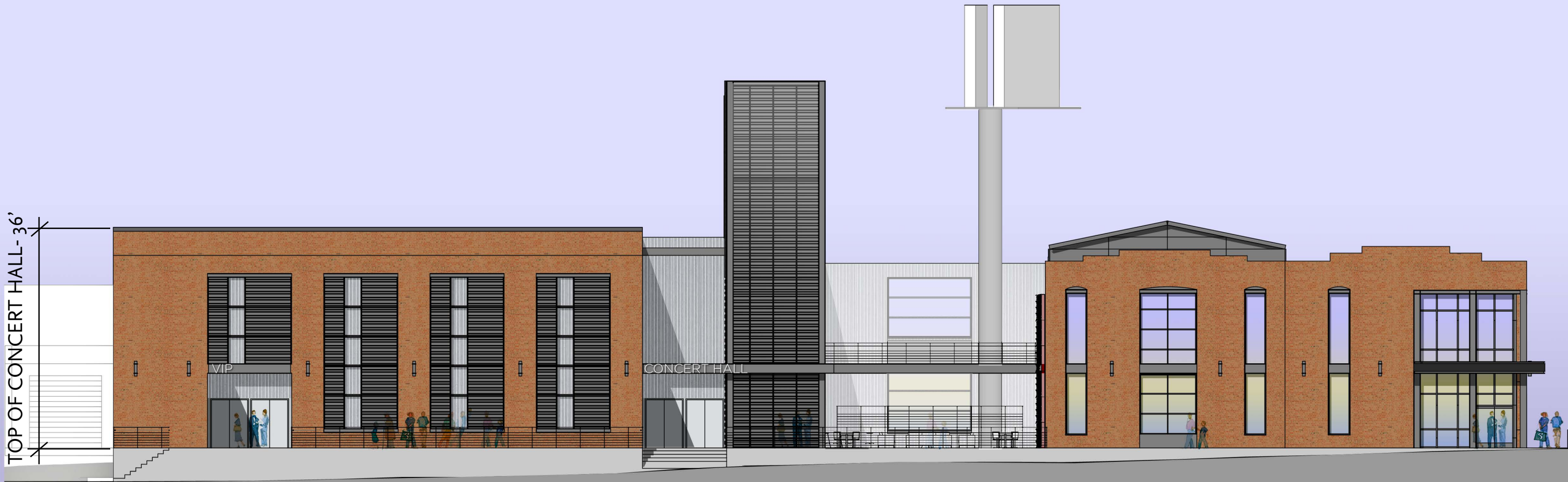


TOP OF TOWER - 60'

RUSSELL STREET  
OVERPASS 28' @  
OSTEND STREET

# OSTEND STREET ELEVATION

TOP OF CONCERT HALL - 36'



# RUSSELL STREET ELEVATION