

D E S I G N G U I D E L I N E S



D E S I G N G U I D E L I N E S

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D E S I G N G U I D E L I N E S

I. INTRODUCTION

Background



For nearly 100 years, the development of the Johns Hopkins University's Homewood Campus has been guided by a series of campus master plans that date back to 1904. Those plans have been rigorously followed over the years, resulting in a campus that is, by any standard, a jewel. Thus, as the University embarks on a period of new construction to address essential academic and student life needs, it is important that this long-standing tradition of employing and embracing a comprehensive plan be continued.

To address this, the University began preparing a new Plan for the Homewood Campus in the spring of 1999. Over the course of two year's time, that plan has emerged from nearly 200 working sessions involving hundreds of University and community participants, and from thousands of hours of work by University staff and consultants. The plan describes a physical campus whose level of quality is consistent with the academic excellence that defines Johns Hopkins.

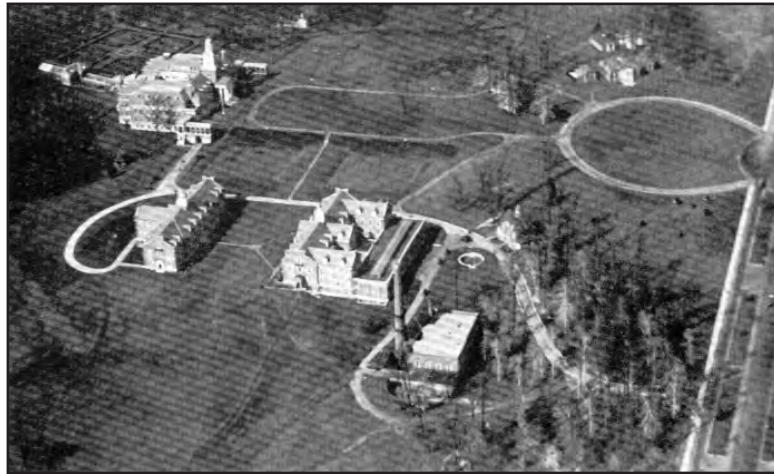
The result is a plan for the Homewood Campus that addresses not only the location and design of buildings, but also--and just as importantly--the spaces between them. Natural or developed, tree-shaded or brick-lined, recreational or utilitarian; it envisions a campus in harmony with both its natural environment and the communities that surround it. This plan is the framework on which we will build the future of our campus.

The work of creating this plan was structured into a five phase process: Observations, Concept Plan, Precinct Studies, Final Plan, and Design Guidelines. What follows is a summary of that process.

D E S I G N G U I D E L I N E S

I. INTRODUCTION

Executive Summary



A campus plan is only as good as its execution. Most important, of course, is the implementation of the plan through the coming years and decades. The eventual success of the Plan for the Homewood Campus will be judged not only by our efforts but by those of future generations of Johns Hopkins trustees, administrators, faculty, staff and students. The Design Guidelines are intended to provide standards for the long-term implementation of the campus plan.

The elegance and utility of Homewood's physical plan are largely dependent on the coherence and quality of its grounds and buildings. The Design Guidelines outline a course of action for the refinement and development of Homewood's grounds and buildings. These Guidelines are not intended to prescribe solutions nor limit creativity, but rather to establish a flexible framework that respects Homewood's past and addresses its current challenges, while being inventive in establishing its future.

The future character of the Homewood Campus will be developed through a variety of interrelated goals: the refinement of the existing open spaces; the creation of new open spaces; the placement of new buildings and additions; and the clarification of pedestrian and vehicular circulation systems. The Design Guidelines provide recommendations concerning site development, massing, proportions, and materials that will help direct the implementation of these goals. The recommendations set forth by the Design Guidelines apply to both the buildings and grounds of campus and are grouped into the three distinct areas of the campus: the west; central; and east precincts.

While the traditions of the campus should be the starting point, inventiveness should be encouraged. Like a good academic curriculum, the buildings and grounds of the Homewood Campus should combine both tradition and innovation. Innovation should be encouraged primarily in the composition of building elements. Materials which vary from the base elements of the campus should be selected such that they are compatible with the original palette of Homewood.

D E S I G N G U I D E L I N E S

II. CAMPUS MASTER PLAN REVIEW



DESIGN GUIDELINES

II. CAMPUS MASTER PLAN REVIEW

Campus Master Plan - Overview

Mission:

Homewood is a beautiful, unique campus--one of the nation's finest. We have an obligation to respect the existing campus and an opportunity to further develop it in a responsible and innovative way.

Goals/Objectives:

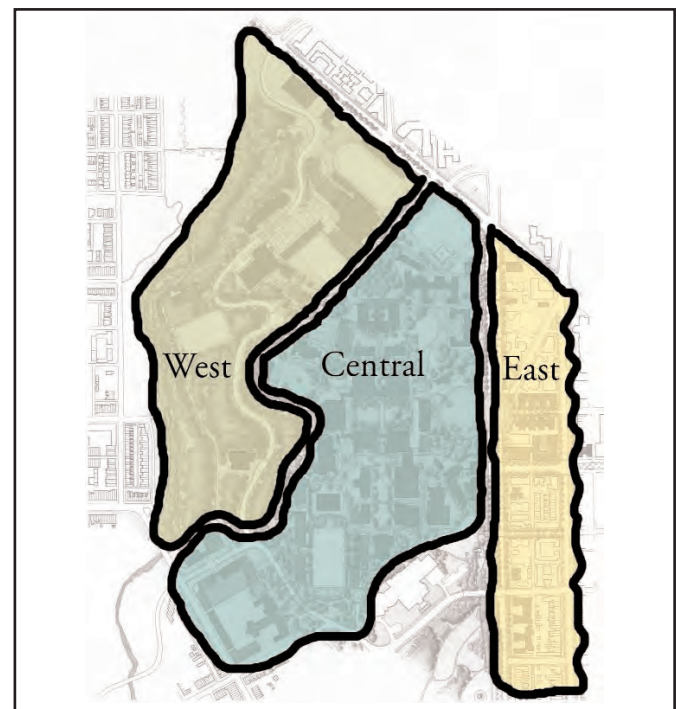
As a critical component in establishing a strategic growth plan for Homewood, the *2000 Homewood Campus Master Plan* outlines a variety of important issues concerning the overall character of the campus, including:

- The refinement of existing open spaces
- The creation of new open spaces
- The placement of new buildings and additions
- The clarification of pedestrian and vehicular circulation systems

One of the features that makes Homewood such a unique and special place is the three distinct parts that constitute the campus as a whole: the West Precinct, defined by its woodland setting and stream valley; the Central Precinct, the historic heart of Homewood; and the East Precinct, the urban village within the city.



2000 Homewood Campus Master Plan



Homewood's three precincts--the West, Central, and East

D E S I G N G U I D E L I N E S

II. CAMPUS MASTER PLAN REVIEW

Campus Master Plan - West Precinct

Mission:

The West Precinct is a unique and valuable natural amenity of the Homewood Campus. We must leverage this resource by restoring and protecting it for future generations of the Homewood community.

Goals/Objectives:

The *2000 Campus Master Plan* addresses several issues considered critical in the restoration and protection of the Stoney Run stream valley as a visual, recreational, and educational resource. They include:

- Minimize additional impervious areas
- Remove invasive, exotic plant species
- Initiate replacement of the woodland canopy
- Develop a pathway system connecting the stream valley to the core campus
- Control encroachment into the wooded ravine and extend the woodland fingers into the core campus



Homewood's West Precinct (Woodlands)



View of Wyman Park

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II. CAMPUS MASTER PLAN REVIEW

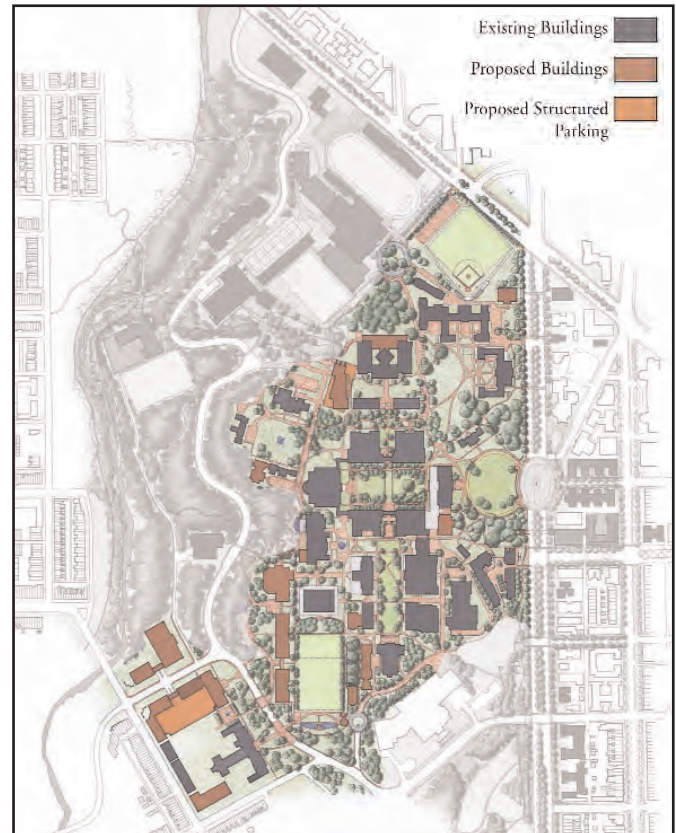
Campus Master Plan - Central Precinct

Mission:

The aesthetic character of the Homewood Campus must be improved, elevated and maintained to a level that is consistent with the University's stature as one of the world's finest institutions of higher learning.

Goals/Objectives:

- Diminish the presence of vehicular traffic on campus
- Extend the open space network with connected courts, quads, and gardens framed by buildings
- Strengthen architectural coherence with new buildings of a scale and character consistent with existing campus buildings
- Improve the landscape of existing open spaces



Homewood's Central Precinct (Core Campus)



Aerial view of the Central Precinct

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II. CAMPUS MASTER PLAN REVIEW

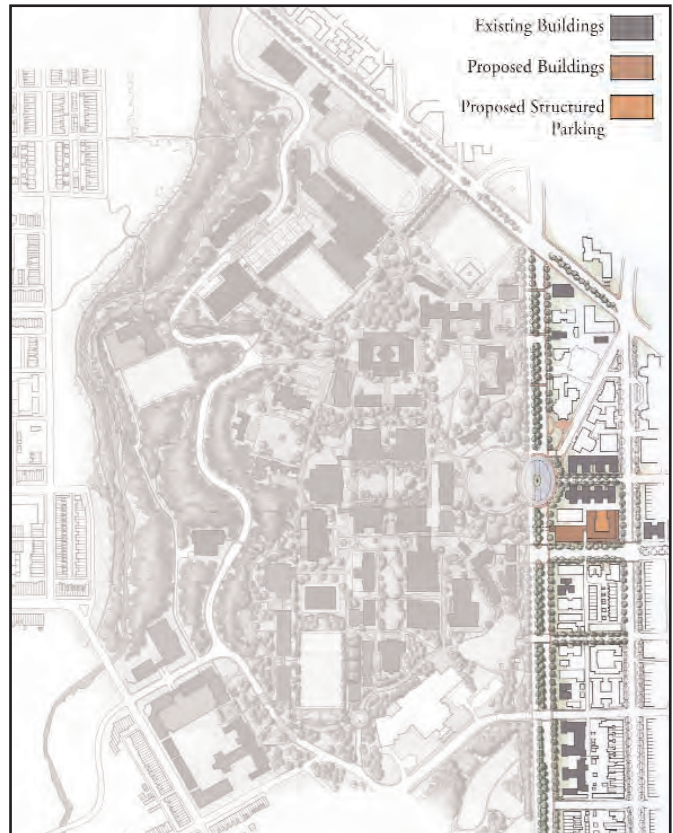
Campus Master Plan - East Precinct

Mission:

This plan should help the University focus its energy and resources to improve the vitality and character of Charles Village as a college town within the city.

Goals/Objectives:

- Strengthen the University's physical relationship with Charles Village
- Improve the pedestrian linkages across Charles Street
- Engage in the Charles Street redesign effort to promote the University's interests
- Expand and diversify the programmatic use of University properties located in Charles Village
- Support and enhance the retail vitality of 32nd Street



Homewood's East Precinct (Urban Village)



View of the East Precinct from the "Beach"

D E S I G N G U I D E L I N E S

III. RECOMMENDATIONS



D E S I G N G U I D E L I N E S

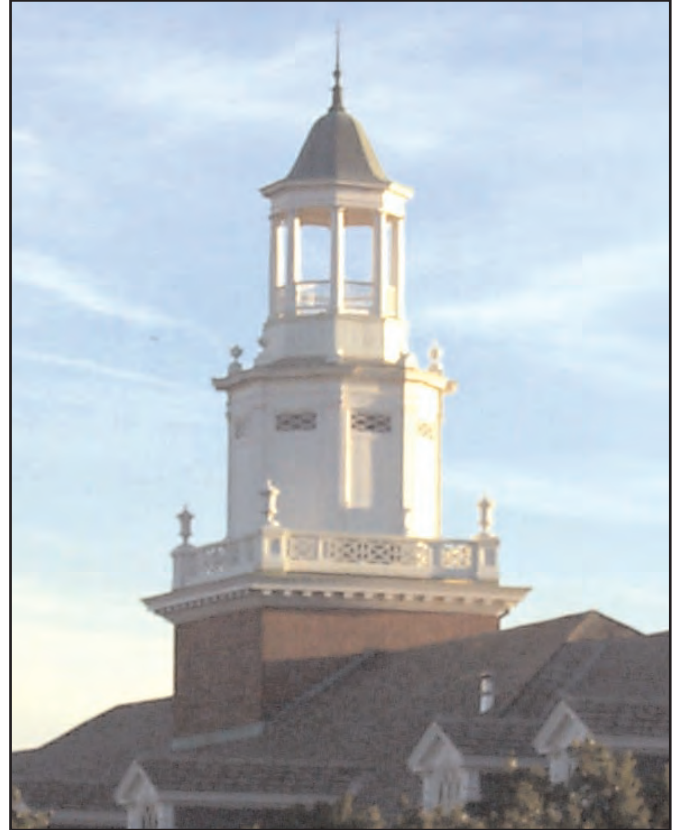
III. RECOMMENDATIONS

Introduction

The elegance and utility of Homewood's physical plan are largely dependent on the coherence and quality of its grounds and buildings. The Design Guidelines outline a course of action for the refinement and development of the Homewood Campus.

These guidelines are not intended to prescribe solutions nor limit creativity, but rather to establish a flexible framework that respects Homewood's past and addresses its current challenges, while being inventive in establishing its future.

The Design Guidelines provide recommendations concerning site development, massing, proportions, and materials that will help direct the implementation of these goals. The recommendations set forth by the Design Guidelines apply to both the buildings and grounds of campus and are grouped into the three distinct areas: the West, Central, and East precincts.



D E S I G N G U I D E L I N E S

III. RECOMMENDATIONS

Outline

The Homewood Campus is uniquely composed of three very distinct pieces: the West Precinct; Central Precinct; and East Precinct. Therefore, the following design recommendations have been organized similarly into three parts, focusing on each precinct individually. Additionally, each of these sections will be further subdivided to address both campus grounds and campus Building issues.

The following outline describes the specific issues to be addressed for the grounds and Buildings within each precinct:

Site Development

1. Location
2. Use/Type
3. Area

Massing

1. Height
2. Shape
3. Alignment

Proportions

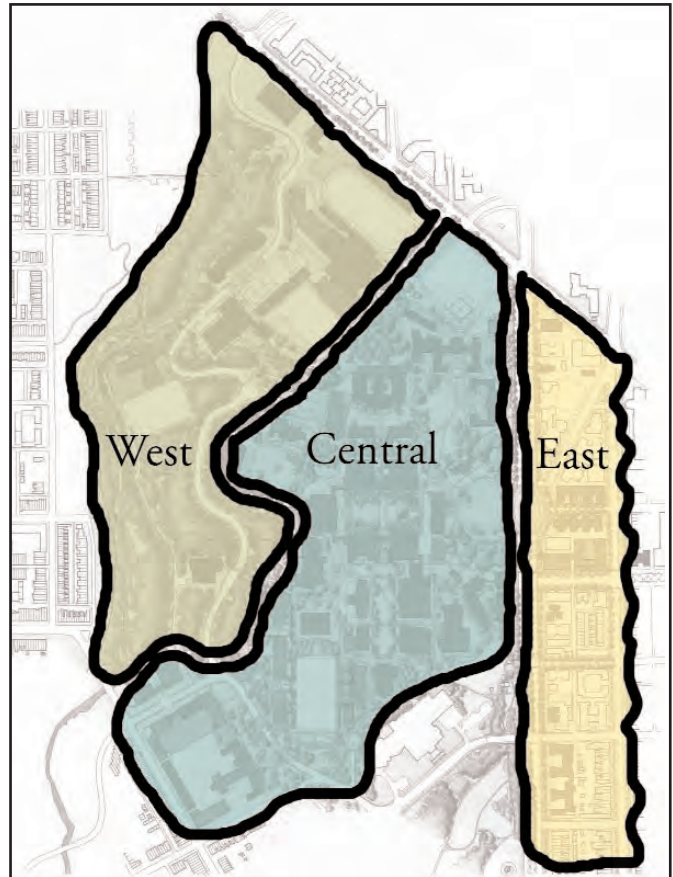
1. Facade
2. Scale
3. Elements

Materials

1. Range
2. Type

Located in the following Appendix chapter are the applicable diagrams referred to in the Recommendations. They include:

1. Existing Campus Plan
2. 2000 Homewood Campus Master Plan
3. Critical Alignment Diagram
4. Building Use Diagram
5. Implementation Diagram with Key
6. Landscape Design Guidelines

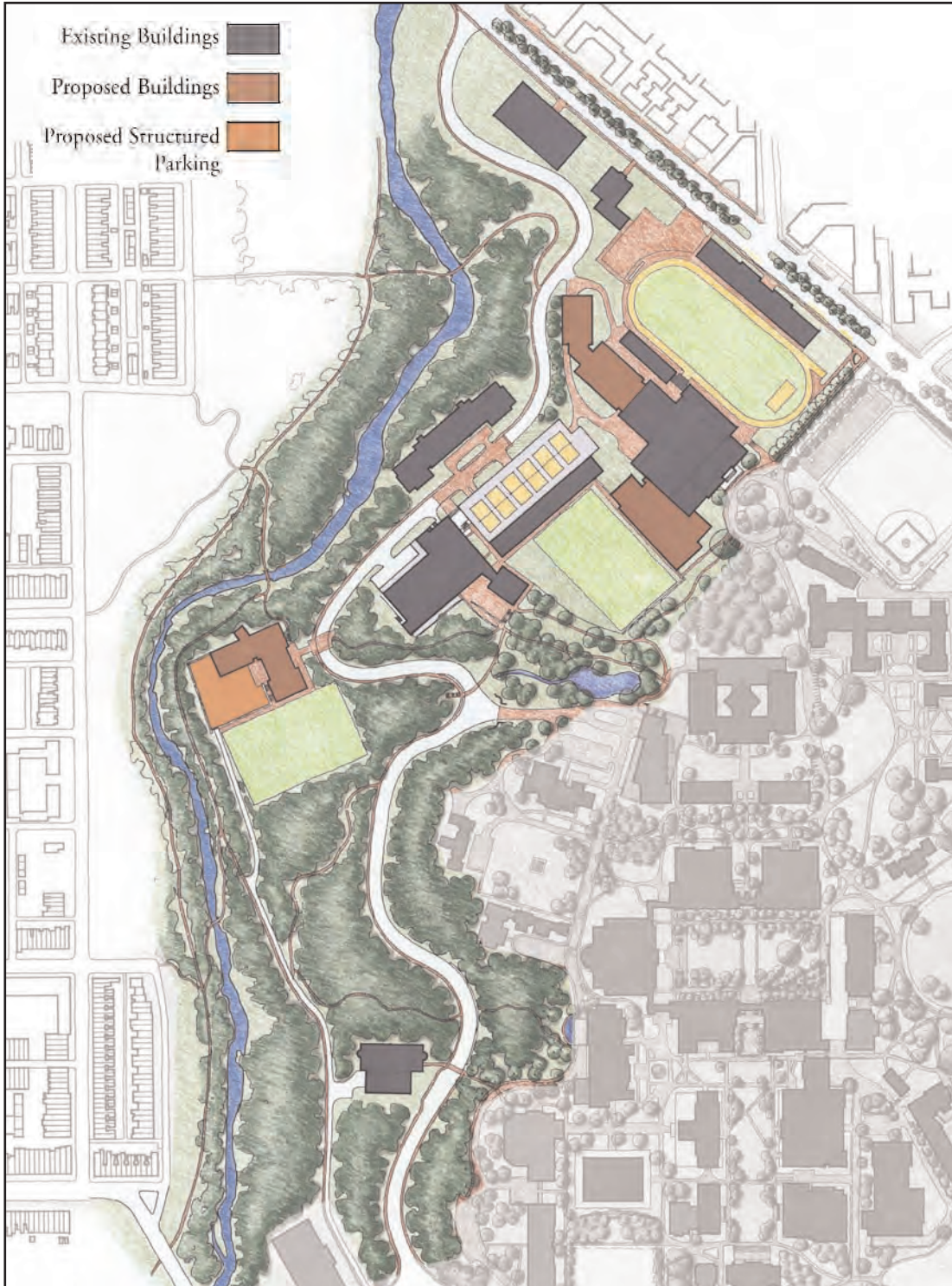


The three precincts of Homewood: West, Central, and East

D E S I G N G U I D E L I N E S

III. RECOMMENDATIONS

West Precinct



III. RECOMMENDATIONS

West Precinct *Grounds*

The West Precinct has succumbed to numerous intrusions from roads, buildings and utility improvements. Concerted efforts need to be made to establish a stewardship program for improving the health of this natural woodland environment. The following are recommendations to help guide such efforts.

SITE DEVELOPMENT

Location

Refer to the *Homewood Campus Master Plan* for locations of future grounds additions/alterations to the West Precinct.

Use/Type

The West Precinct is primarily a steep sloped, heavily wooded environment with a limited number of open spaces. Existing examples of such open spaces are relatively small in scale and informal in character. All future open space development in this precinct should maintain a similar scale and character.

Area

Refer to the *Homewood Campus Master Plan* for approximate size and physical limits of grounds associated with future development in the West Precinct.

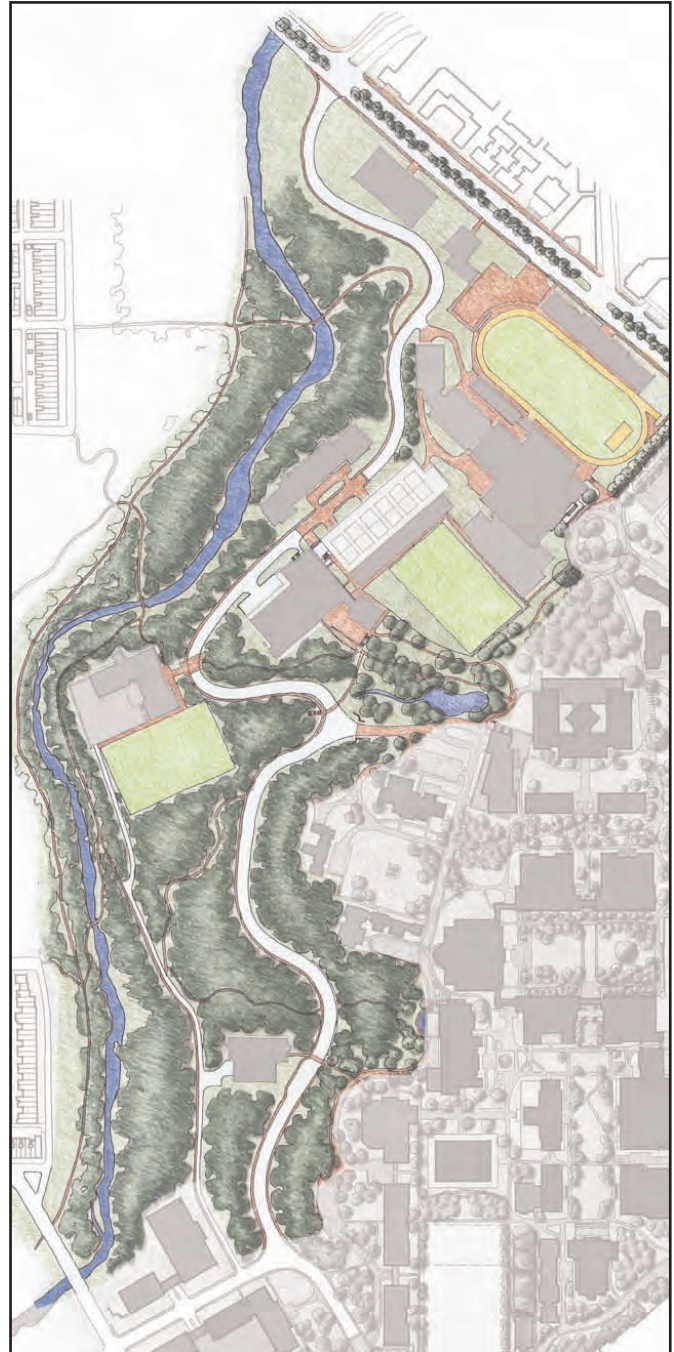
PLANTING MASS

Height

For reasons of aesthetics and public safety, visibility should be a primary concern when considering understory planting and minimum tree canopy heights. Future landscape development in this precinct should not inhibit clear visibility to or from adjacent areas of the grounds.

Alignment

The arrangement of trees and plantings in this precinct should reinforce the existing informal and natural character of this precinct.



Partial view of the Master Plan highlighting the Grounds of the West Precinct

DESIGN GUIDELINES

III. RECOMMENDATIONS

West Precinct Grounds

SCALE & PROPORTION

General

The scale of all future grounds development should conform to the standards established by the *Homewood Campus Master Plan*.

MATERIALS

Range

Refer to the *Open Space Implementation Landscape Development Plan* booklet for a comprehensive listing of preferred planting materials deemed appropriate for this precinct.

Type

Walls - All freestanding walls constructed within this precinct should be composed of stone and/or brick with stone base, cap, and/or trim. Materials should match those of the surrounding context as closely as possible.

Walks - Existing trails should be cleared of plant overgrowth and fallen trees. New walk construction should be composed primarily of asphalt or appropriate organic materials. Refer to the *Open Space Standards* booklet and *Landscape Design Guidelines* for greater detail.

Planting - Invasive and exotic species of trees and plants should be removed and replaced with a simple palette consisting mostly of native deciduous species. Refer to the *Landscape Design Guidelines* and *Open Space Implementation Landscape Development Plan* for greater detail.

NOTES

Additional general recommendations for this precinct include:

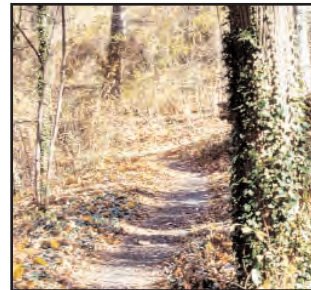
Establish a stronger connection between the woodland ravines and the Central Precinct, particularly between San Martin Drive and the Bufano Sculpture Garden.

Increase the number of evergreens throughout the West.

Restore the health of the woodland floor to reduce soil erosion.



View of “U Lot” surface parking area



DESIGN GUIDELINES

III. RECOMMENDATIONS

West Precinct *Buildings*

SITE DEVELOPMENT

Location

Refer to the *Homewood Campus Master Plan* for locations of future buildings and building additions within this precinct.

Use/Type

Refer to the *Building Use Diagram* for the proposed uses of future buildings and building additions within this precinct.

Area

Refer to the *Implementation Diagram* for recommended footprint sizes of future buildings to be located within this precinct.

BUILDING MASS

Height

The height of future buildings should generally conform to the 3 to 5 story range typical of the Central Precinct. Due to steep topography of this precinct, however, exceptions to this recommendation may be considered.

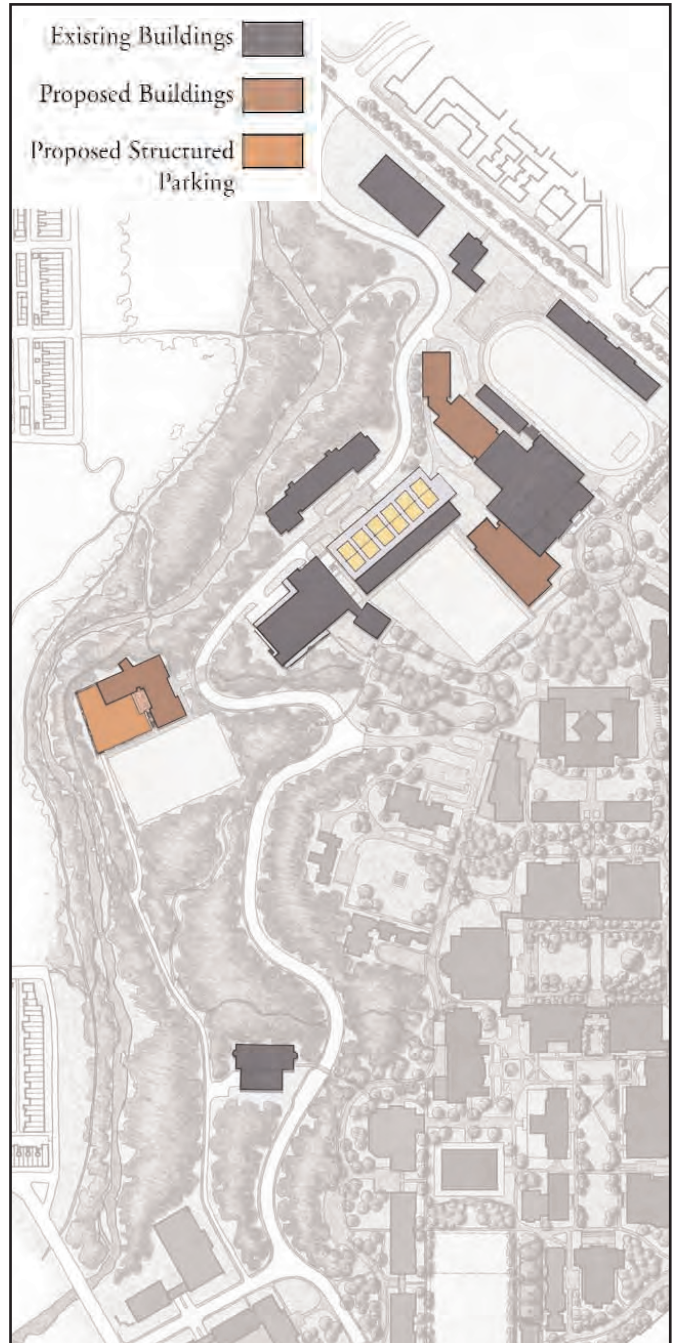
Shape

A) Footprint: Refer to the *Homewood Campus Master Plan* for recommended size and geometry of future buildings within this precinct.

B) Roof: Future buildings within this precinct should incorporate pitched (hipped or gabled) and/or flat roof forms.

Alignment

Refer to the *Critical Alignment Diagram* for a description of the most important edges that future buildings within this precinct should conform to.



Partial view of the Homewood Master Plan highlighting the Buildings of the West Precinct

DESIGN GUIDELINES

III. RECOMMENDATIONS

West Precinct *Buildings*

SCALE & PROPORTION

General

Because of its rather steep topography and woodland character, the West Precinct offers greater leniency in conforming to the residential scale typical of the Central precinct.

Facade

The recommended facade composition of all future buildings should conform to the tri-partite arrangement (base, middle and top), exemplified by existing buildings within this precinct. Continuous facade lengths should fall within a range of 130-200 feet.

Elements

Windows should be primarily oriented vertically within the wall surface. Primary entrances to buildings within this precinct should be clearly articulated. Devices such as canopies, vestibules, etc., are encouraged. Pitched roofs are encouraged, but flat roofs may be acceptable within this precinct.

MATERIALS

Range

As a starting point, the range of materials used within this precinct should address and respond to the built and natural context in which the building is sited.

Type

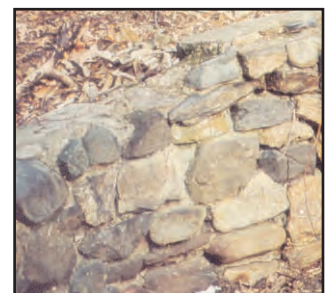
Walls - To address the existing buildings throughout the campus, red brick (particularly in Flemish Bond pattern) for new construction is encouraged. Because of the woodland setting of this precinct, however, materials such as stone and wood may be acceptable alternatives.

Windows - Window types should reflect existing examples throughout the rest of campus. They should consist of white colored frames and mullions.

Roofs - Future construction should employ roofing materials similar to the existing slate and/or standing seam metal examples found throughout the Central and East Precincts of campus.



View along north walk with Bloomberg Center for Physics & Astronomy beyond



D E S I G N G U I D E L I N E S

III. RECOMMENDATIONS

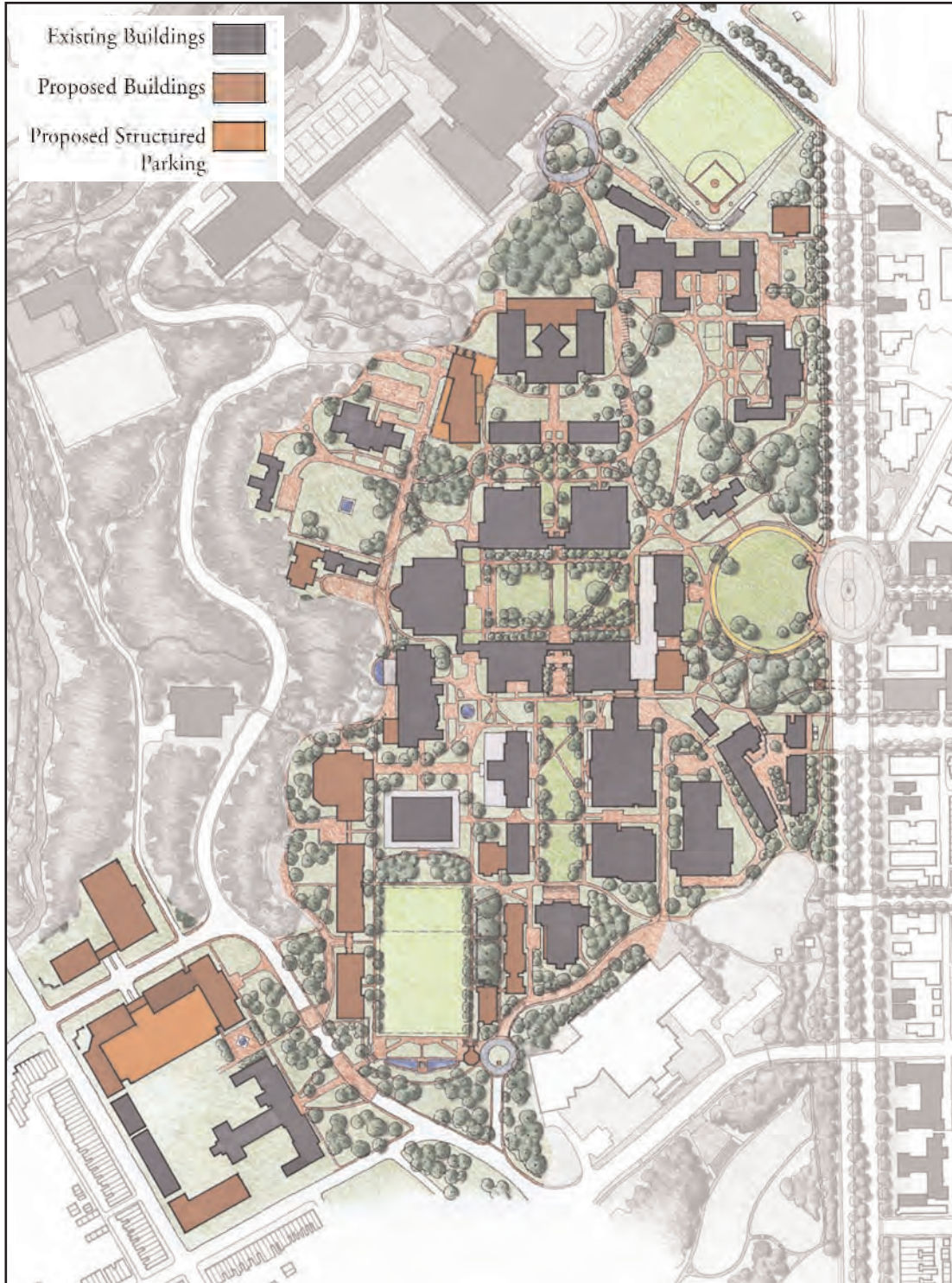
West Precinct Recommendations Summary

	GROUNDS	BUILDINGS
A. Site Development		
1. Location	per Master Plan	per Master Plan
2. Use/Type	future development should retain existing informal character and scale of this precinct	per Building Use Diagram
3. Area	per Master Plan	per Implementation Diagram
B. Massing		
1. Height	future understory plantings should not inhibit clear visibility to or from this precinct	3 to 4 floors; 5 floor maximum; exceptions may be allowed due to steep slopes
2. Shape		
a. Footprint	N/A	per Master Plan
b. Roof	N/A	pitched roofs (hipped or gabled) and/or flat roofs
3. Alignment	reinforce informal structure and woodland character of this precinct	per Critical Alignment Diagram
C. Scale & Proportion		
1. General	per Master Plan	primarily residential (w/ exceptions due to slopes)
2. Facade	N/A	tri-partite division (base, middle, top); continuous façade lengths should range from 130-200 ft.
3. Elements	N/A	articulated entrances, loggias, terraces, dormers, vertical windows etc., are encouraged; all should be residential in scale
D. Materials		
1. Range	refer to the Open Space Implementation Landscape Development Plan for detailed planting lists	in context w/ the built and natural environments of this precinct
2. Type		
a. Walls	stone and / or brick w/ stone cap, trim and/or base	stone and/or brick with stone trim, cap and/or base; limited use of wood acceptable
b. Walks	asphalt or organic material; refer to Open Space Standards booklet and Landscape Design Guidelines for greater detail	N/A
c. Windows	N/A	white frames and mullions
d. Roof	N/A	slate, standing seam metal recommended
e. Planting	remove invasive exotic species; replace with simple turf and tree palette; refer to the Landscape Design Guidelines Open Space Implementation Landscape Development Plan	N/A

DESIGN GUIDELINES

III. RECOMMENDATIONS

Central Precinct



III. RECOMMENDATIONS

Central Precinct *Grounds*

SITE DEVELOPMENT

Location

Refer to the *Homewood Campus Master Plan* for locations of future grounds additions/alterations to the Central Precinct.

Use/Type

The majority of open spaces in this precinct are formal in character and axially arranged relative to each other and the buildings that form them. Penetrating these regularized spaces, however, are more informal swaths of remnant woodland extending from the West Precinct. All future development should maintain this pattern of organization.

Area

Refer to the *Homewood Campus Master Plan* for approximate size and physical limits of grounds associated with future development in the Central Precinct.

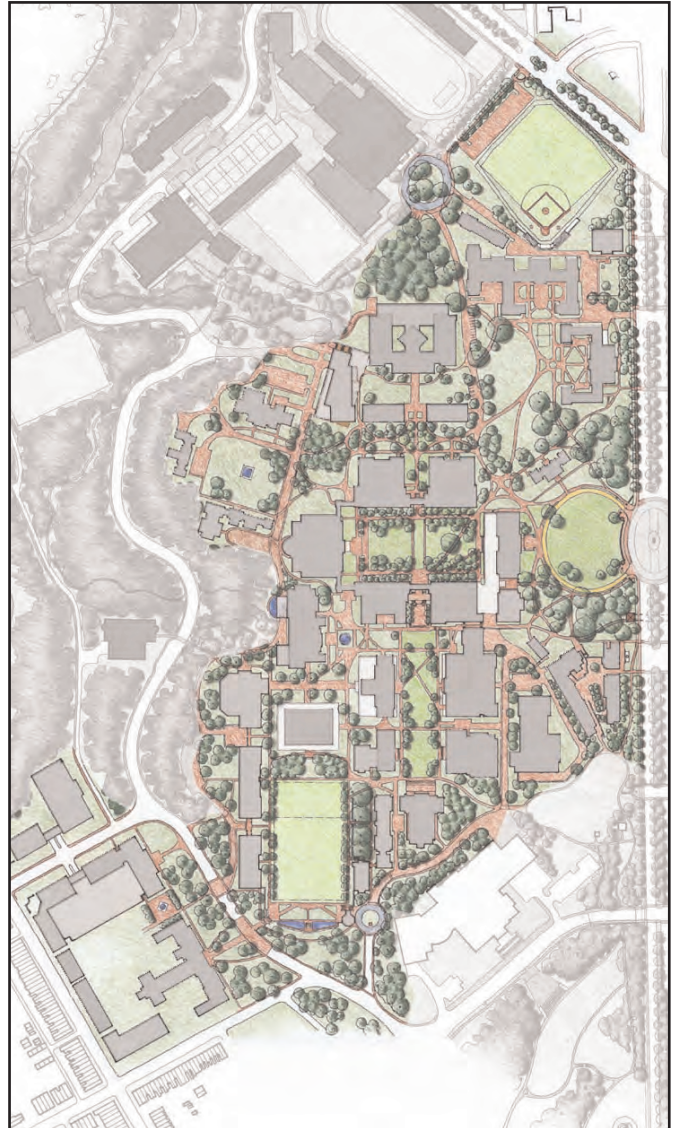
PLANTING MASS

Height

For reasons of aesthetics and public safety, visibility should be a primary concern when considering understory planting and minimum tree canopy heights. Future landscape development should not inhibit clear visibility to or from adjacent areas of the grounds.

Alignment

The arrangement of trees and plantings in this precinct should reinforce the existing formal structure of adjacent open spaces.



Partial view of the Homewood Master Plan highlighting the Grounds of the Central Precinct

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III. RECOMMENDATIONS

Central Precinct *Grounds*

SCALE & PROPORTION

General

The scale of all future grounds development should conform to the standards established by the *Homewood Campus Master Plan*.

MATERIALS

Range

Refer to the *Open Space Standards* booklet for a listing of preferred planting materials deemed appropriate for this precinct.

Type

Walls - Freestanding walls located within this precinct should be constructed of brick with marble or stone base, cap and/or trim. Integration of ironwork into the wall design is encouraged where appropriate. Materials should match those of the surrounding context as closely as possible.

Walks - Pedestrian walks in this precinct should be constructed of brick (with marble banding where appropriate). Materials should match those of the surrounding context as closely as possible. Refer to the *Open Space Standards* booklet for greater detail.

Planting - The planting palette for this precinct should remain simple and focus primarily on native deciduous species. Refer to the *Landscape Design Guidelines* and the *Open Space Implementation Landscape Development Plan* for greater detail.



Aerial rendering of proposed Garland Field



DESIGN GUIDELINES

III. RECOMMENDATIONS

Central Precinct *Buildings*

SITE DEVELOPMENT

Location

Refer to the *Homewood Campus Master Plan* for locations of future buildings and building additions within this precinct.

Use/Type

Refer to the *Building Use Diagram* for the assigned usages of future buildings and building additions within this precinct.

Area

Refer to the *Implementation Diagram* for approximate footprint sizes of future buildings to be located within this precinct.

BUILDING MASS

Height

The height of future construction should conform to the range of existing buildings within this precinct. This range is typically 3 to 4 stories, with 5 stories maximum.

Shape

A) Footprint: Refer to the *Homewood Campus Master Plan* for recommended size and geometry of future buildings within this precinct.

B) Roof: Future buildings within this precinct should incorporate pitched (hipped or gabled) roof forms. Limited use of flat roof forms (for entryway, loggia, etc.) may be considered.

Alignment

Refer to the *Critical Alignment Diagram* for a description of the most important edges that future buildings within this precinct should conform to.



Partial view of the Homewood Master Plan highlighting the Buildings of the Central Precinct

D E S I G N G U I D E L I N E S

III. RECOMMENDATIONS

Central Precinct *Buildings*

SCALE & PROPORTION

General

The scale of existing buildings within the Central Precinct can be described as predominantly residential in nature. That is, the overall mass, facade proportions, and associated architectural elements (entrances, windows, etc.) of these buildings are of an intimate scale that relates closely to that of the human body. All future building construction within this precinct should be designed to emulate these residential characteristics.

Facade

The recommended facade composition of all future buildings should conform to the tri-partite arrangement (base, middle and top), established by existing buildings within this precinct. Continuous facade lengths should range between 130-200 feet.

Elements

Windows should primarily be oriented vertically within wall surfaces. Large areas of glass should be subdivided by mullions to break down their scale. Entrances, dormers, railings, etc., should reflect the residential scale exhibited by the surrounding context.

MATERIALS

Range

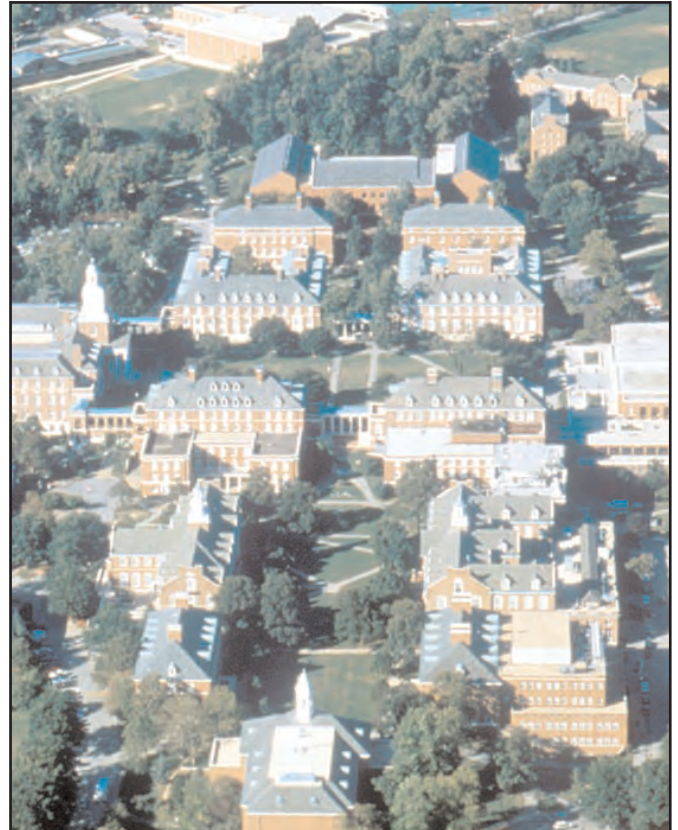
As a starting point, the range of variation in materials used within this precinct should respond to the surrounding context in which new construction is sited.

Type

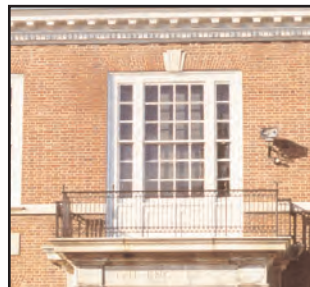
Walls - Red brick in a Flemish Bond pattern is used consistently throughout this precinct. It is strongly recommended that all new construction match these properties as closely as possible.

Windows - Window types typical of this precinct consist of white frames and mullions. The continued use of this type is recommended for all new building construction.

Roofs - The primary roofing material found throughout this precinct is slate shingles. Standing seam metal roofing is also found on selected dormers and entrances. The continued use of these materials is recommended for new building construction.



Aerial view of the Central Precinct



D E S I G N G U I D E L I N E S

III. RECOMMENDATIONS

Central Precinct Recommendations Summary

	GROUNDS	BUILDINGS
A. Site Development		
1. Location	per Master Plan	per Master Plan and Critical Alignment Diagram
2. Use/Type	future open space development should reinforce the formal, axial characteristics of this precinct	per Building Use Diagram
3. Area	per Master Plan	per Implementation Diagram
B. Massing		
1. Height	future understory plantings should not inhibit clear visibility to or from this precinct	3 to 4 floors; 5 floor maximum
2. Shape		
a. Footprint	N/A	per Master Plan & Critical Alignment Diagram
b. Roof	N/A	pitched roofs (hipped or gabled) and/or flat roofs where appropriate
3. Alignment	reinforce formal structure typical of this precinct	per Critical Alignment Diagram
C. Scale & Proportion		
1. General	refer to Landscape Design Guidelines for detailed description	primarily residential
2. Facade	N/A	tri-partite division (base, middle, top); buildings should range from 130-200 ft.
3. Elements	N/A	articulated entrances, porches, chimneys, dormers, vertical windows etc.; all should be residential in scale
D. Materials		
1. Range	refer to Open Space Implementation Landscape Development Plan for detailed description	in context w/ the built and natural environments
2. Type		
a. Walls	primarily brick with stone or marble trim, cap and base	Primarily brick with stone or marble trim, cap and base
b. Walks	brick with marble banding where appropriate; refer to Open Space Standards booklet for greater detail	N/A
c. Windows	N/A	white frames and mullions
d. Roof	N/A	slate, standing seam metal
e. Planting	refer to Landscape Design Guidelines and Open Space Implementation Landscape Development Plan for detailed description	N/A

DESIGN GUIDELINES

III. RECOMMENDATIONS

East Precinct



III. RECOMMENDATIONS

East Precinct *Grounds*

SITE DEVELOPMENT

Location

Refer to the *Homewood Campus Master Plan* for locations of future grounds additions/alterations to the East Precinct.

Use/Type

The open spaces in this precinct consist primarily of the Charles Village streetscape. By virtue of its grided plan, these open spaces are linear in nature and arranged parallel and perpendicular to each other and the buildings that form them. All future development should reinforce this linear system.

Area

Refer to the *Homewood Campus Master Plan* for approximate size and physical limits of grounds associated with future development in this precinct.

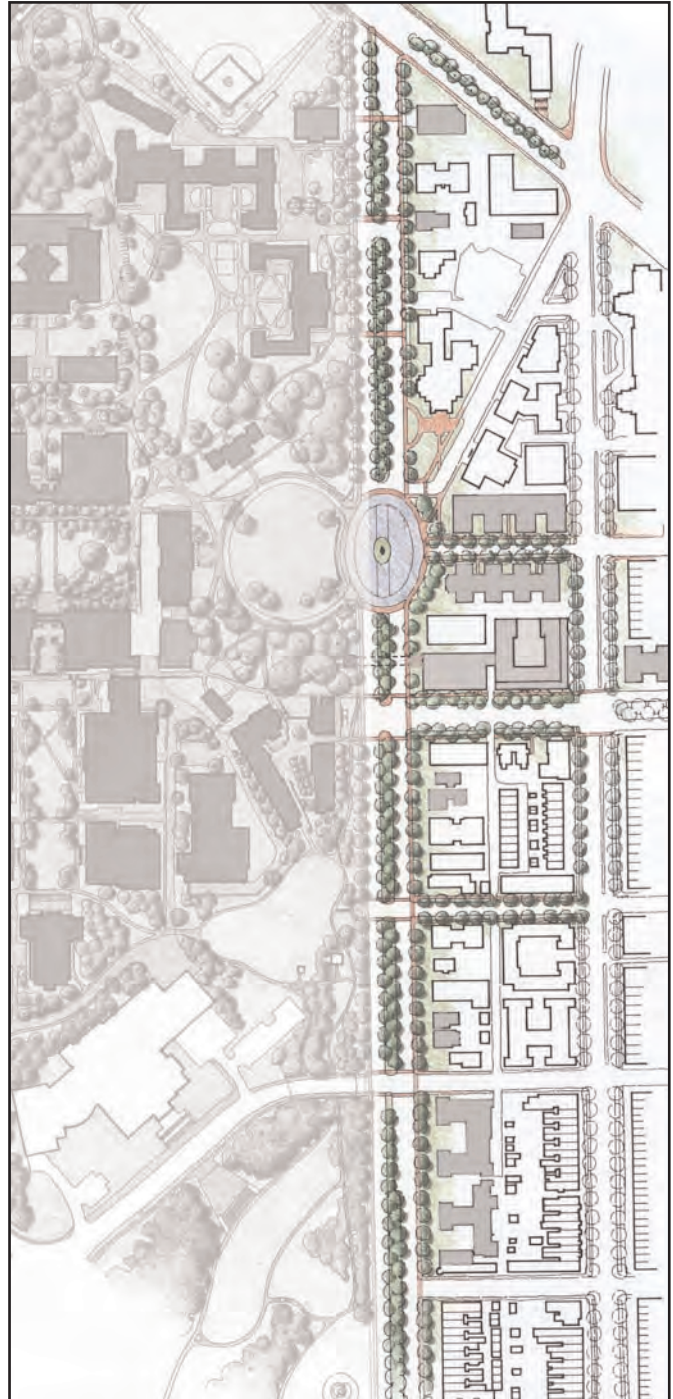
PLANTING MASS

Height

For reasons of aesthetics and public safety, visibility should be a primary concern when considering understory planting and minimum tree canopy heights. Future landscape development should not inhibit clear visibility to or from adjacent areas of the grounds.

Alignment

The arrangement of trees and plantings in this precinct should reinforce the existing formal structure of adjacent streetscape open spaces. Refer to the *2000 Homewood Master Plan* and *Landscape Design Guidelines* for more detailed information.



Partial view of the Homewood Master Plan highlighting the Grounds of the East Precinct

D E S I G N G U I D E L I N E S

III. RECOMMENDATIONS

East Precinct Grounds

SCALE & PROPORTION

General

The scale of all future grounds development should conform to the standards established by the *Homewood Campus Master Plan*.

MATERIALS

Range

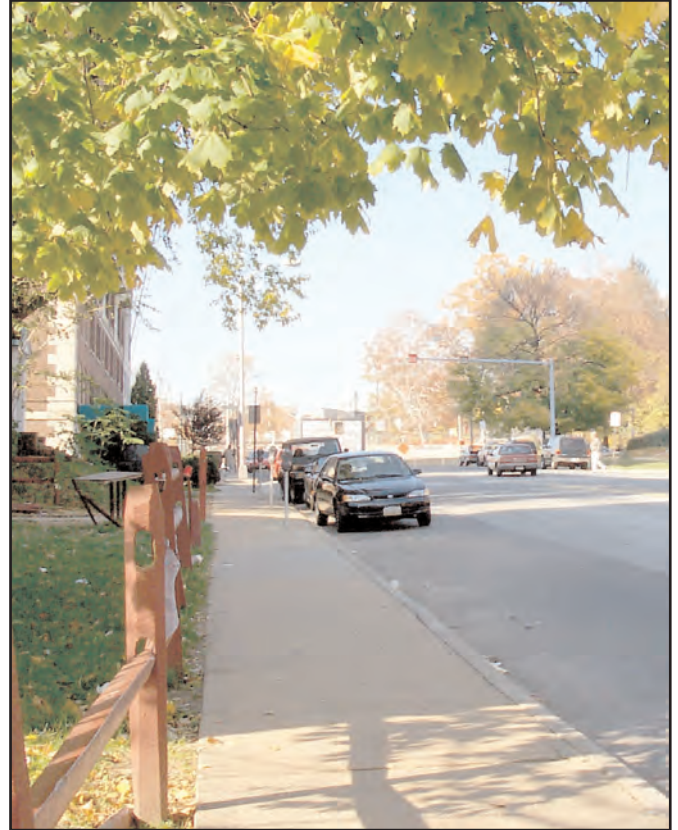
Refer to the *Open Space Implementation Landscape Development Plan* for a listing of preferred planting materials deemed appropriate for this precinct.

Type

Walls - Freestanding walls located within this precinct should be constructed of brick, with marble or stone trim, cap and/or base. Materials should match those of the surrounding context as closely as possible. Introduction of ironwork into wall designs is encouraged where appropriate.

Walks - The majority of pedestrian walks in this precinct should be constructed of exposed aggregate concrete. Select areas, such as those delineating entrances to campus buildings, however, should be constructed of brick with marble banding. Materials should match the surrounding context as closely as possible. Refer to the *Open Space Standards* booklet for greater detail.

Planting - The planting palette for this precinct should remain simple and focus primarily on native deciduous species. Additionally, implementation of a comprehensive street tree planting program is highly recommend for new landscape development in this precinct. Refer to the *Landscape Design Guidelines* and *Open Space Implementation Landscape Development Plan* for greater detail.



View along East 33rd Street looking west



DESIGN GUIDELINES

III. RECOMMENDATIONS

East Precinct *Buildings*

SITE DEVELOPMENT

Location

Refer to the *Homewood Campus Master Plan* for locations of future buildings and building additions within this precinct.

Use/Type

Refer to the *Building Use Diagram* for the proposed uses of future buildings and building additions within this precinct.

Area

Refer to the *Implementation Diagram* for approximate footprint sizes of future buildings to be located within this precinct.

BUILDING MASS

Height

The height of future buildings should conform to the range of existing buildings within this precinct. This range is typically 4 to 8 stories, with 10 stories maximum.

Shape

A) Footprint: Refer to the *Homewood Campus Master Plan* for recommended size and geometry of future buildings within this precinct.

B) Roof: Future buildings within this precinct should incorporate primarily flat roof forms. Pitched roof forms (hipped or gabled) may be used for smaller massing elements (entryway, loggias, balconies, etc.).

Alignment

Refer to the *Critical Alignment Diagram* for a description of the most important edges that future buildings within this precinct should conform to.



Partial view of the Homewood Master Plan highlighting the Buildings of the East Precinct

D E S I G N G U I D E L I N E S

III. RECOMMENDATIONS

East Precinct *Buildings*

SCALE & PROPORTION

General

Although the overall height and mass of existing buildings within the East Precinct is greater than that of the Central Precinct, facade proportions and architectural elements (entrances, windows, etc.) of these buildings are predominantly “residential” in scale. This helps to reduce their mass to a scale that is more intimate and closely related to that of the human body. All future building construction within this precinct should continue to emulate these residential characteristics.

Facade

The recommended facade composition of all future buildings should conform to the tri-partite arrangement (base, middle and top), established by existing buildings within this precinct. The typical facade length in this precinct is 150-220 feet.

Elements

Windows should primarily be oriented vertically within wall surfaces and should be subdivided by mullions. Entrances, dormers, windows, railings, etc., should reflect the “residential” scale exhibited by the surrounding context.

MATERIALS

Range

As a starting point, the range of variation in materials used within this precinct should respond to the immediate context in which the new construction is sited.

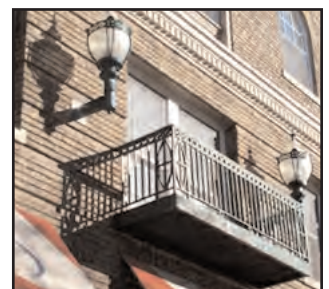
Type

Walls - The predominant material found on existing buildings in this precinct is brick (various color, texture, and bonding) and stucco (light in color and varying in texture). All future construction should reflect the materials of their immediate context.
Windows - Window types typical of this precinct consist largely of white frame and mullions. The continued use of this type is recommended for all new building construction.

Roofs - Most roof types in this precinct are flat with articulated cornices. This type is strongly encouraged for all future construction in this precinct. If a pitched roof type is more appropriate, slate shingle and/or standing seam metal are recommended roofing materials.



The Homewood apartments on N. Charles Street



D E S I G N G U I D E L I N E S

III. RECOMMENDATIONS

East Precinct Recommendations Summary

	GROUNDS	BUILDINGS
A. Site Development		
1. Location	per Master Plan	per Master Plan
2. Use/Type	all future development should reinforce the linear open space (streetscape) characteristic of this precinct	per Building Use Diagram
3. Area	per Master Plan	per Implementation Diagram
B. Massing		
1. Height	future understory plantings should not inhibit clear visibility to or from this precinct	4-8 floors; 10 floors maximum
2. Shape		
a. Footprint	N/A	per Master Plan & Critical Alignment Diagram
b. Roof	N/A	primarily flat roofs with articulated cornices
3. Alignment	parallel to adjacent streets, between road surfaces and sidewalks	per Critical Alignment Diagram
C. Scale & Proportion		
1. General	refer to Landscape Design Guidelines for detailed description	primarily residential
2. Facade	N/A	tri-partite division (base, middle, top); buildings should range from 150-220 ft.
3. Elements	N/A	articulated entrances, loggias, terraces, vertical windows etc.; all should be residential in scale
D. Materials		
1. Range	refer to Open Space Implementation Landscape Development Plan for detailed description	in context w/ the surrounding environment
2. Type		
a. Walls	stone and/or brick, stone trim, cap and base	brick, stone or stucco w/ stone trim, cap and/or base
b. Walks	primarily exposed aggregate concrete; refer to Open Space Standards booklet for greater detail	N/A
c. Windows	N/A	white frames and mullions
d. Roof	N/A	slate, standing seam metal for pitched or gabled roof elements
e. Planting	primarily native deciduous trees; implementation of street a tree planting program recommended; refer to Landscape Design Guidelines and Open Space Implementation Landscape Development Plan	N/A

IV. APPENDIX

Landscape Design Guidelines for the Homewood Campus

CAMPUS OVERVIEW

Johns Hopkins Homewood Campus has three distinctive landscapes:

- Tree lined quadrangles of open lawns,
- Turf areas of informal groupings of mature trees and,
- Heavily wooded areas associated with remnant stream swales and steep sloping ravines.

These areas need to be strengthened and better defined through the following goals and recommendations.

Formal Quads:

- Expand number and diversity of the trees to increase dappled shade within the quadrangles,
- Lift the height of the canopy to provide for more open views to buildings, and
- Promote planting themes; Lower Quad- Spring, Kreiger Court- Fragrance, Upper Quad- Fall

Informal Areas with Mature Tree Groupings:

- Extend woodland fingers to connect the tree canopies of the informal mature tree groupings,
- Provide additional indigenous trees to fill voids or tree removals,
- Supplement selective mature groupings with ornamental understory plantings.

Woodlands:

- Reconnect the woodland ravines to the central portions of the campus particularly between San Martin Drive and the sculpture garden, and between Decker Garden and Homewood House through Dunning Plaza,
- Increase the number of evergreens or evergreen groupings throughout the campus,
- Restore the health of the woodland canopy and floor to reduce soil erosion

A complimentary objective is the reduction of lawn areas to lessen maintenance requirements particularly on steep sloped areas and areas under informal mature tree canopies. In addition heavily wooded areas have succumbed to numerous intrusions from roads, buildings and utility improvements. Concerted effort needs to be made to rejuvenate the woodland areas through improving compacted soils. Good soils are essential to the health of mature trees and landscapes. The campus needs to establish a stewardship program for improving the health of the existing mature trees and woodlands.



IV. APPENDIX

Landscape Design Guidelines for the Homewood Campus

The following are general design recommendations for the grounds of Homewood's three precincts:

WEST PRECINCT - Recognize this area as a valuable resource for the University to restore, protect and use.

Provide a hierarchy of walkway networks throughout the West Precinct.

- Install a 6' wide brick sidewalk along the west side of San Martin Drive, with light fixtures, furnishings and signage of the Central Precinct.
- Continue the planned regional Jones Falls Valley hike/bike trail system.
- Install 4-5' wide asphalt paths across the Stoney Run stream using wood prefabricated pedestrian bridges linking the practice fields and neighborhoods across Wyman Park.
- Install a series of 2-3' wide mulched paths along the stream and woodlands for use as University and community nature walks.

Develop a comprehensive Forest Conservation and Improvement Plan by an Ecological Planning firm.

- Prepare a detailed assessment of the trees and forest stands and an Arboricultural Action Plan to improve the health and safety of the woodlands.
- Prepare a detailed plan which identifies specific areas for the removal of invasive and exotic plants, followed by the introduction of native herbaceous plants, understory trees and shrubs.
- Remove leaning and fallen trees near and around paths and walks.
- Supplement plantings that will reduce erosion and improve the water quality of the stream.
- Prepare budgets and methods for implementation of the plan through fundraising and University/community volunteer efforts.
- Provide on-going monitoring of the quality and health of the major trees to ensure a long-term maintenance program of pruning, fertilization and pest treatment.

The University should also prepare an assessment of the water quality of the Stoney Run stream.

- Monitor and improve the water quality of the storm water outflows from the University into the stream.
- Improve the aesthetics of the stream by cleaning the stream bed of trash and debris.
- Restore the quality and stabilization of the stream embankments.
- Remove graffiti and markings along the stream retaining walls.



IV. APPENDIX

Landscape Design Guidelines for the Homewood Campus

CENTRAL PRECINCT - The initial improvements of the Open Space Program should be continued throughout the core campus.

- Continued installation of brick paving, lighting, and furnishings.
- Implementation of the Landscape Planting Plan.
- Implementation of a comprehensive maintenance/service program to maintain the campus improvements at a high level of quality.
- Implementation of the signage and way-finding system under development.

EAST PRECINCT - Improvements implemented in the East Precinct should reflect the same qualities as those begun on the core campus.

- Designate the blocks from 31st to 34th Streets between Charles and St. Paul Streets for improvements similar to those of the central campus including, brick paving, lighting, furnishings, and components of the signage and way-finding system.
- Implement a comprehensive street tree planting program.
- Continue involvement in the redesign and implementation of the Charles Street Improvement Program.

