



JOHNS HOPKINS
UNIVERSITY

Community Meeting
DSAI Project Update

September 9, 2024

Design Updates

Since April 3, JHU and the ZGF design team have advanced the DSAI “as of right” scheme

- Building massing and facade orientation
- Increasing setbacks from row homes along Remington Ave
- Floor plan development to accommodate research programs
- Facade materiality and color
- Window location and treatment
- Parking and service vehicle access
- Building entry and access
- Open space, pedestrian pathway, and landscape design



April 3 Community Meeting – Site Model



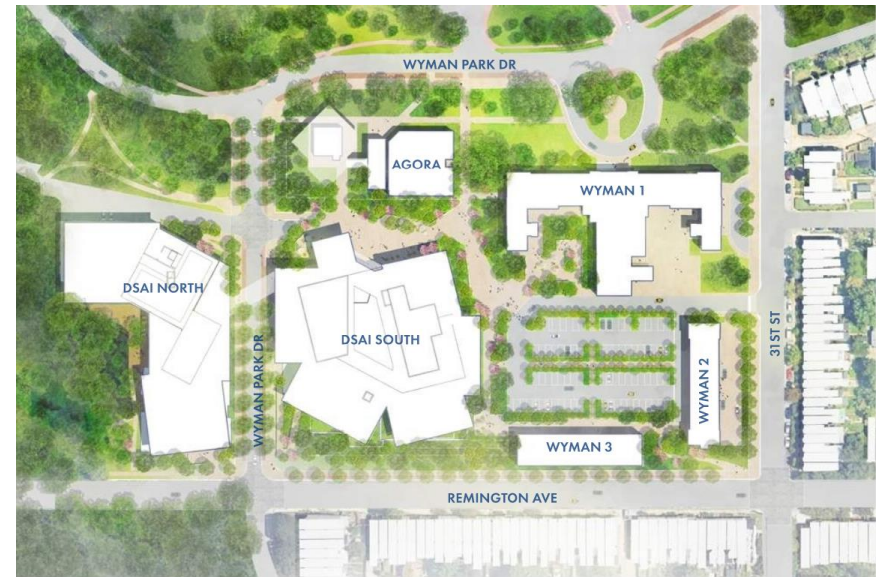
Current Design – Site Model

Design Progress Update

- The scale of the project has been reduced by one-third (690K GSF to 465K GSF)
- The footprint of the project has been reduced; Wyman Park Building 3 will now remain
- South building set back an average of 55' from the property line, allowing for a more substantial landscape buffer in addition to street trees
- Underground parking removed; site excavation dramatically reduced by 80K cubic yards (approx. 2,700 truckloads)



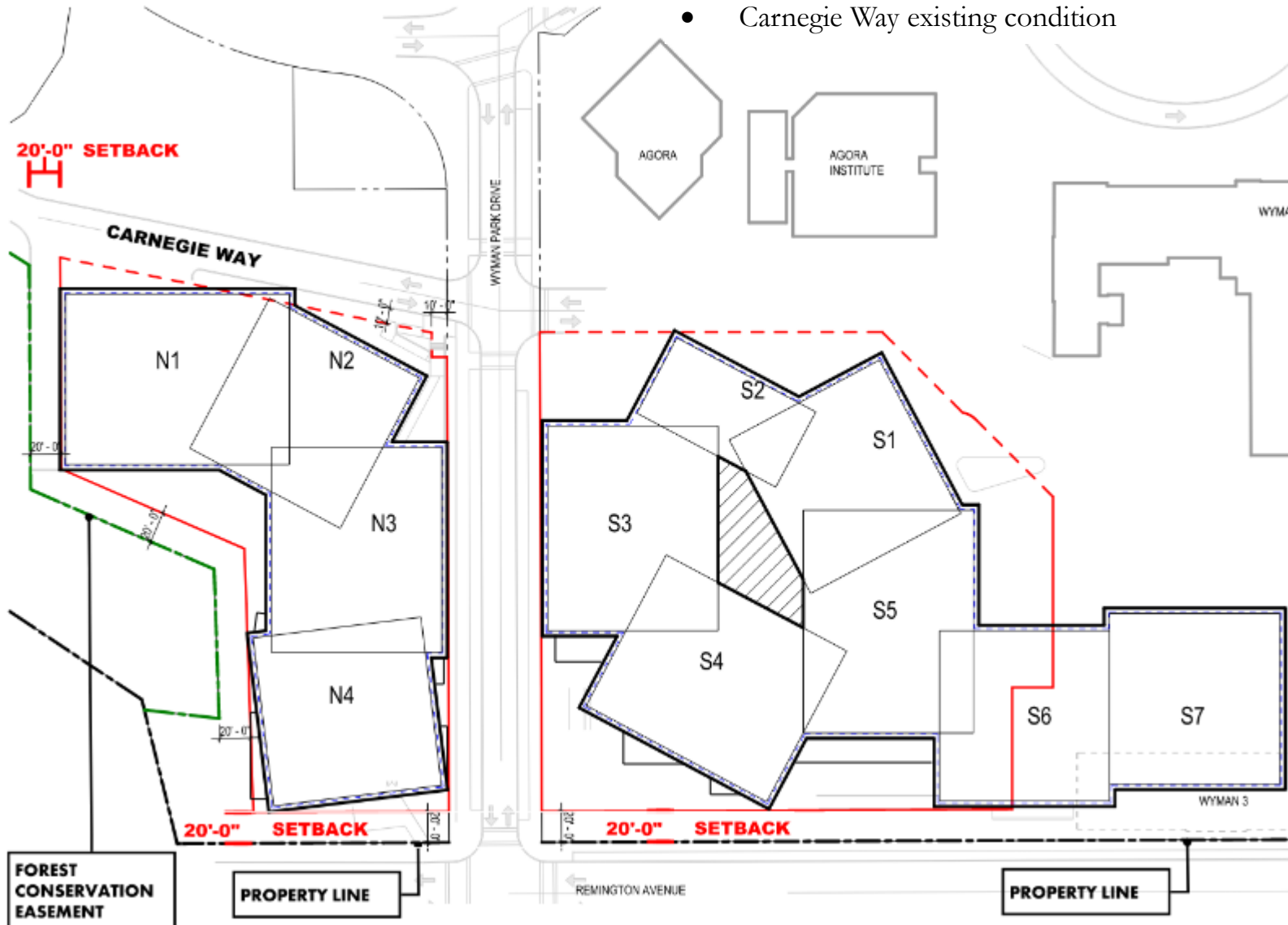
April 3 Community Meeting – Site Plan



Current Design – Site Plan

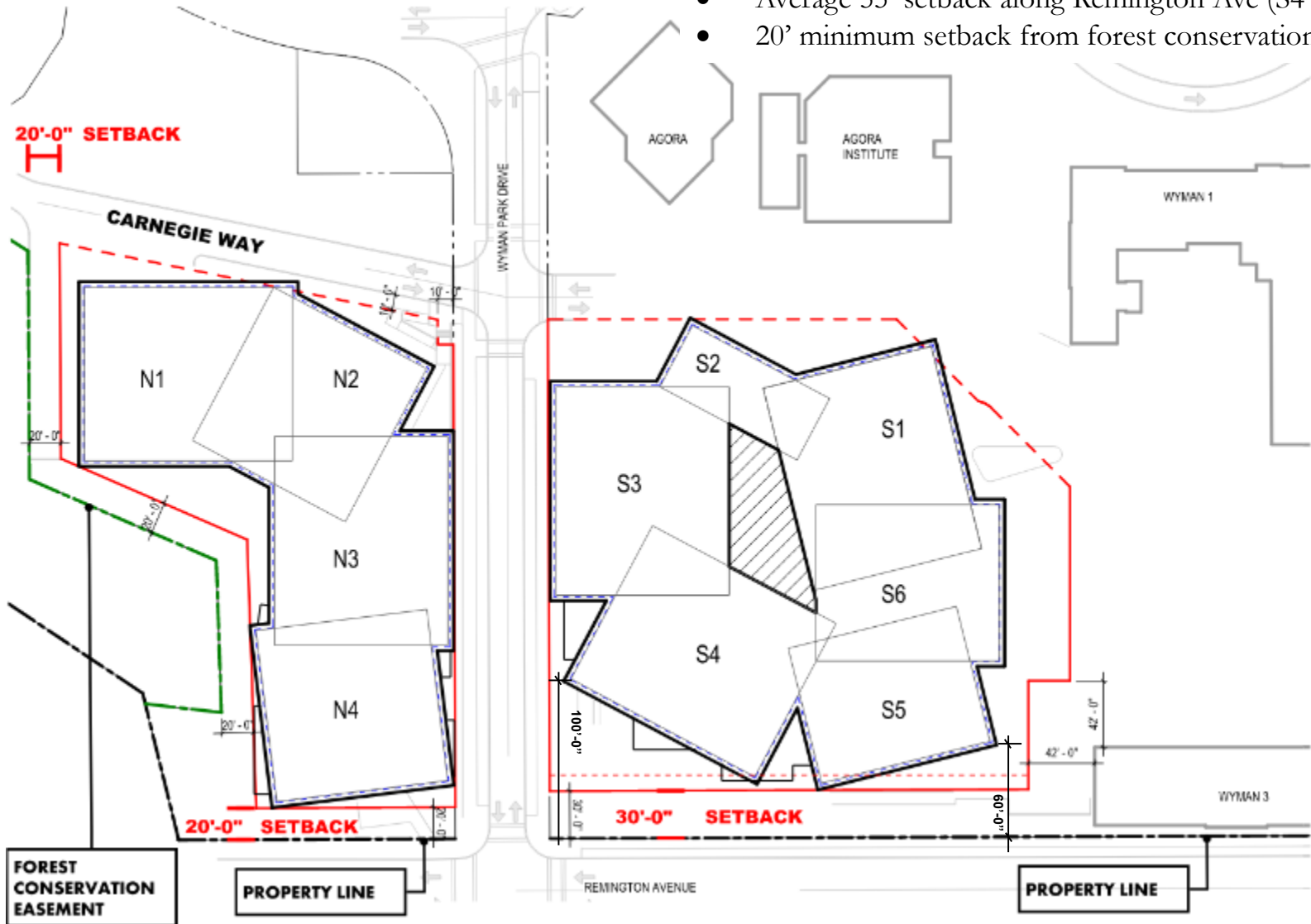
Building Setback as of April 3 Community Meeting

- 20' setback from property line along Remington Ave
- 20' setback from forest conservation easement
- Carnegie Way existing condition



Building Setback with Current Design

- 30’ minimum setback from the property line along Remington Ave for South Building
- Average 55’ setback along Remington Ave (S4 65’, S5 45’)
- 20’ minimum setback from forest conservation easement



Façade Design April 3



Renderings presented at April 3 Community Meeting



Façade Design Update



Current Design in Progress

Keswick Garage and South Building

- Building and Garage are an average 55' from the property line



Keswick Garage

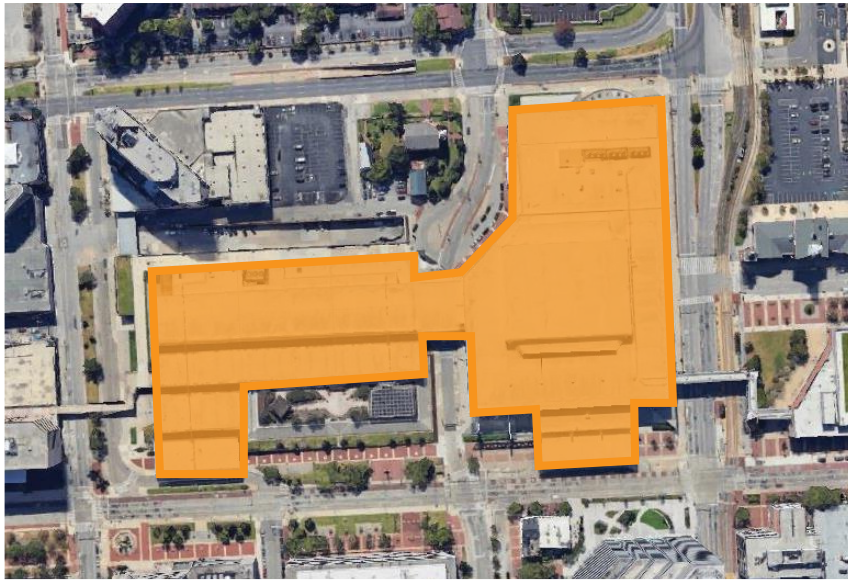


Keswick South Building

Baltimore Convention Center Comparison

- Exhibit Halls: 300,000 NSF
- Meeting Space: 85,000 NSF (50 meeting rooms)
- Ballroom: 36,672 NSF
- Event Space Subtotal: 421,672 NSF

- Total Building Area: approx. 1.2 million GSF



Baltimore Convention Center – Site Plan



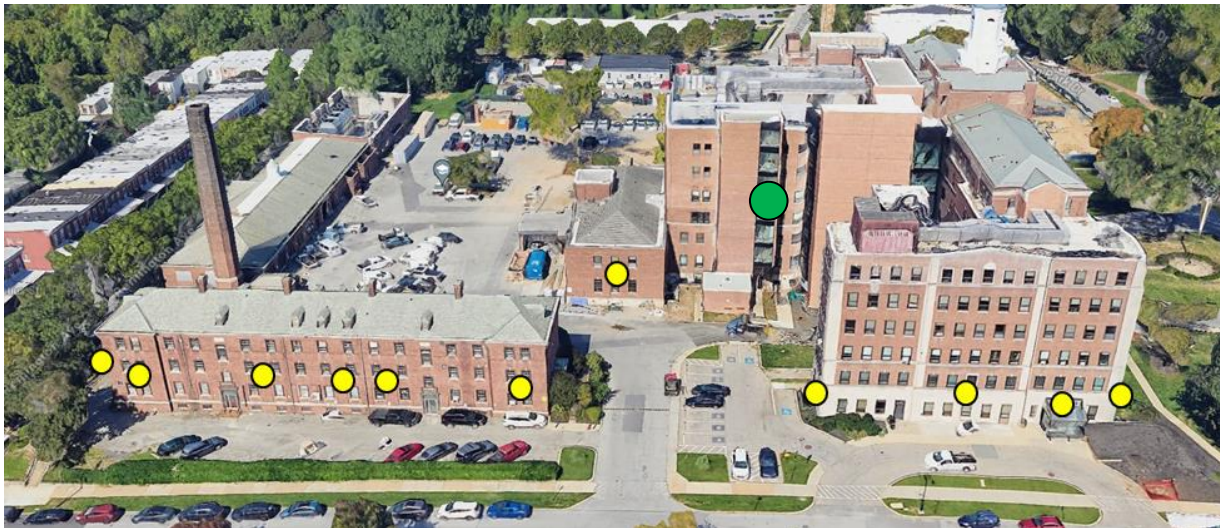
Baltimore Convention Center footprint overlaid on DSAI Site Plan

Community Feedback Updates:

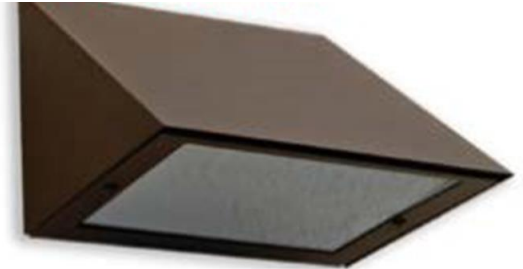
- Project Website
- Light Pollution
- Protection of Natural Habitats
- Property Monitoring During Construction
- Options to Reduce Parking in Surrounding Neighborhoods

Resolving Light Pollution

- Replaced “wall packs” on the south side of WPB1 and WPB2 with fixtures that direct light away from 31st Street residences while maintaining appropriate illumination levels for safety and security. **Work is complete**
- For WPB1 stair tower lighting, current illumination levels required by OSHA; placing lighting control on motion sensors would be more disruptive to the community (discussed at April 3 community meeting)
- Replacing exterior lighting on all buildings along San Martin Drive that face the Forest Conservation Easement and Stony Run natural habitat (consultant has issued a report with recommendations). **JHU is ordering replacement fixtures.**



Locations of Replaced Wall Pack Light Fixtures



Example of Wall Pack Fixtures

- Placement of Wall Pack Fixtures
- Wyman Park Building 1 stair tower

Actively Protecting Natural Habitats

Within the next several weeks, the work will begin on the following:

- Consulting ornithologist for façade bird strike prevention
- Performing an inventory of species that inhabit the surrounding area
- Consulting an ornithologist who specializes in the care of Barred Owls in their natural environment
- Engaging an environmental scientist to advise on protecting Stony Run Creek from groundwater contamination generated by construction activity

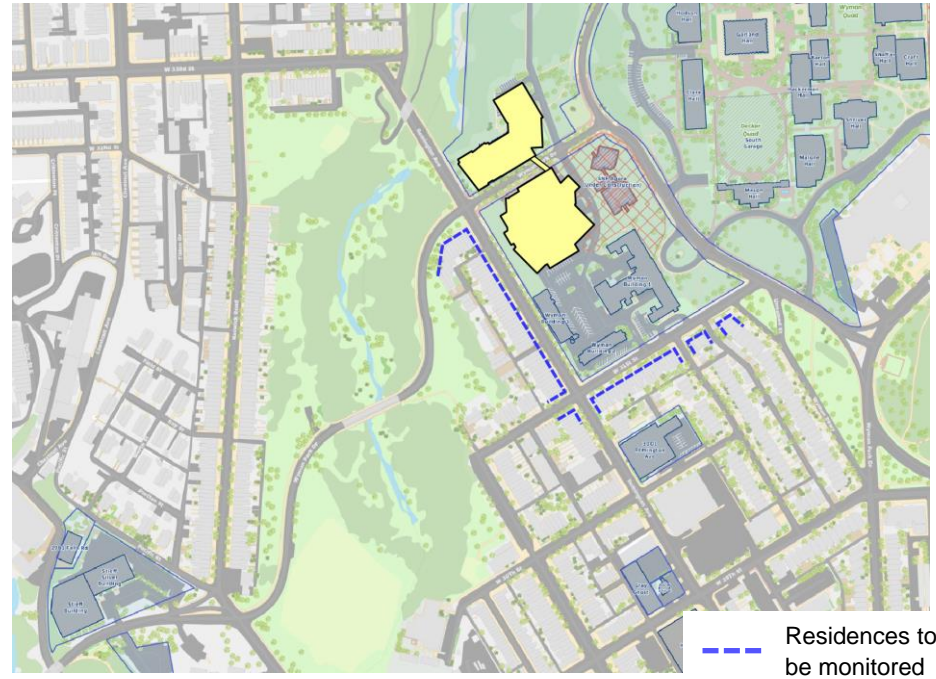
Note – construction projects are required to prevent any run-off from their site through the utilization of sediment and erosion control devices. JHU to document existing conditions



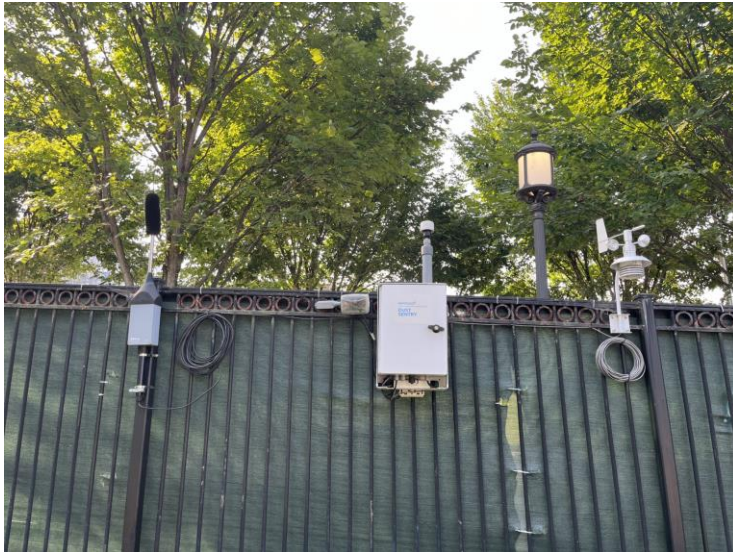
Lower Stony Run Strategic Plan, June 2024

Protecting nearby Properties During Construction

- Reduced quantity of required excavation which will decrease the impact of dust and truck traffic
- Vibration monitoring – note this is a typical practice for on-campus projects
- With property owner’s approval, survey the interior and exterior of residences before and after construction to monitor for any potential damage caused by construction activity



Location of Monitoring



Noise and dust monitor for the Agora project

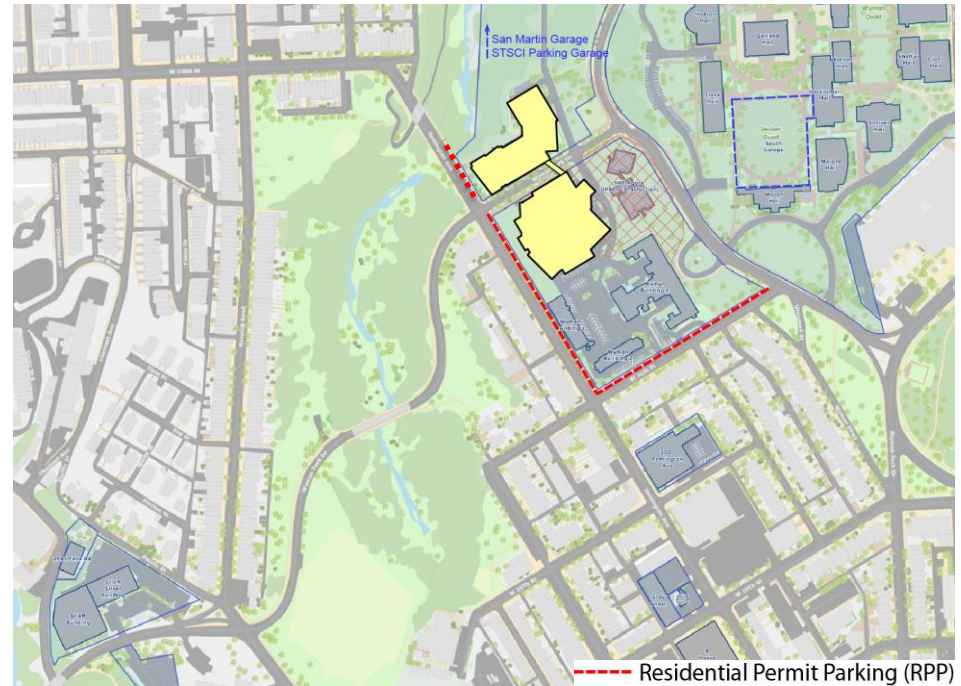
Implementing Strategies to Reduce Parking in Neighborhoods

Parking for Trade Contractors during Construction

- Construction Parking requirements will be for Agora, HSC, MSEL, DSAI, and ELC projects until complete
- Utilize JHU-owned parking structures (200 spaces in San Martin Center garage)
- Continue to utilize parking at Eastern High School; shuttle contractors to and from campus
- Continue to partner with city to improve parking enforcement

Neighborhood Parking after Construction

- JHU will support Residential Permit Parking (RPP) along east side of Remington Ave and north side of 31st Street (approx. 61 spaces)



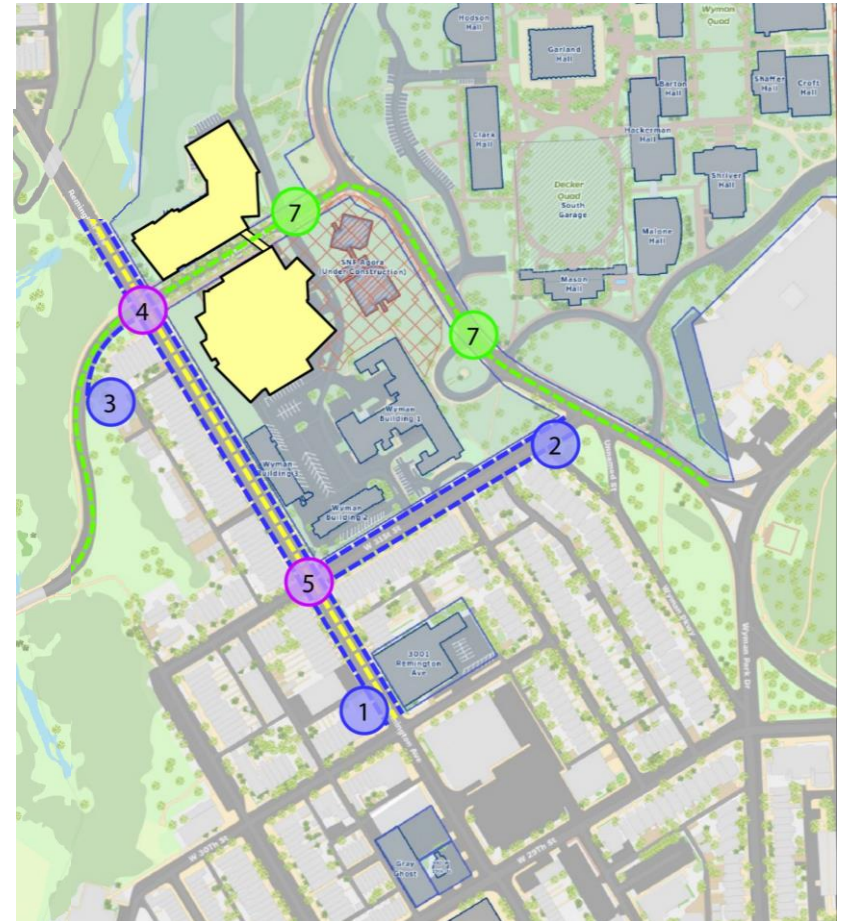
Community Investments:

- City Right of Way and Infrastructure Improvements
- Traffic/Pedestrian Safety Improvements
- Baltimore Greenway

City Right of Way and Infrastructure Improvements

Streetscape*

- 1 East and west sides of Remington Ave from Stony Run Bridge to 3001 Remington Ave.
- 2 North and south sides of 31 Street from Wyman Park Drive to Remington Ave.
- 3 Sidewalk and retaining wall on south side of Wyman Park Drive from Remington Ave west to the last rowhome



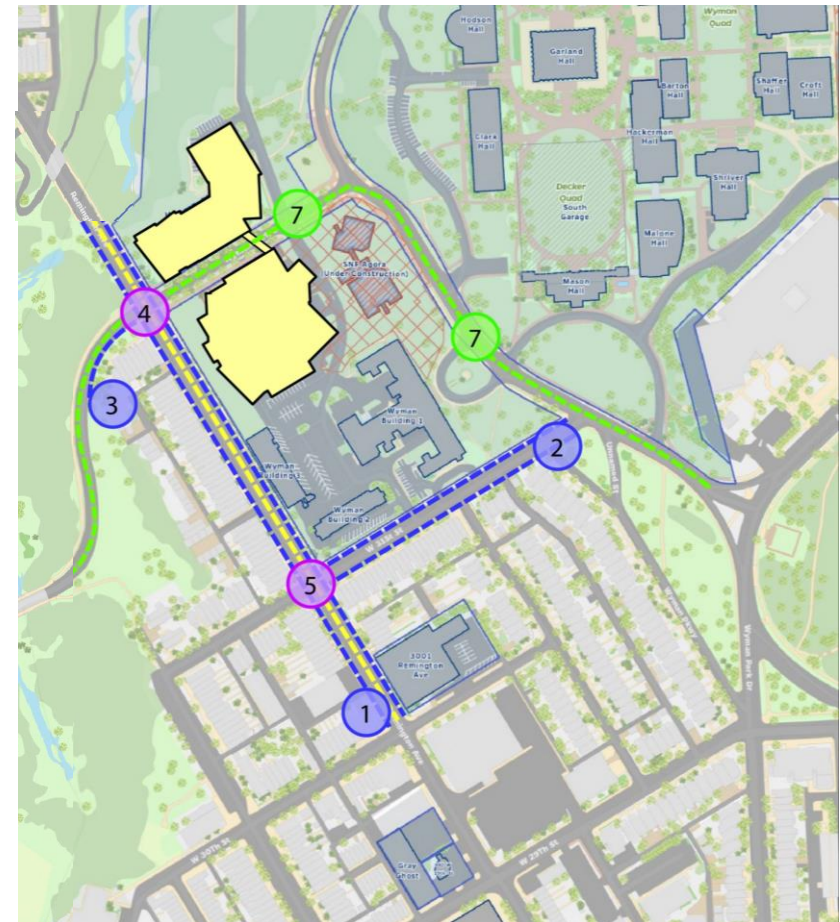
City Right of Way and Infrastructure Improvements

**Design and materials envisioned to be like St. Paul Street improvements in Charles Village – including brick pavers, granite curbs, tree pits, and lighting*

Traffic/Pedestrian Safety Improvements

Traffic study to determine impact of DSAI

- 4 Pedestrian crosswalk signalization of Remington Ave/Wyman Park Drive intersection
- 5 Pedestrian crosswalk signalization of Remington Ave./31st Street
- 7 Baltimore Greenway - Along Wyman Park Drive from Art Museum Drive to Remington Ave. (Scheme developed with city in spring of 2021)



City Right of Way and Infrastructure Improvements



Existing Intersection – Remington Ave and Wyman Park Drive

Next Steps:

- Additional community meetings to be schedule for Fall 2024
- Second UDAAP presentation will be scheduled for late Fall 2024