

Community Meeting – DSAI Project Update

January 14, 2025

Agenda

- Design Updates
- Streetscape Improvements
- Residential Surveys
- Traffic Impact Study
- Environmental Impact Consultant



**DATA
SCIENCE +
ARTIFICIAL
INTELLIGENCE
INSTITUTE**

**UDAAP
DESIGN DEVELOPMENT REVIEW**
January 23, 2025

JOHNS HOPKINS
UNIVERSITY

OLIN ZGF

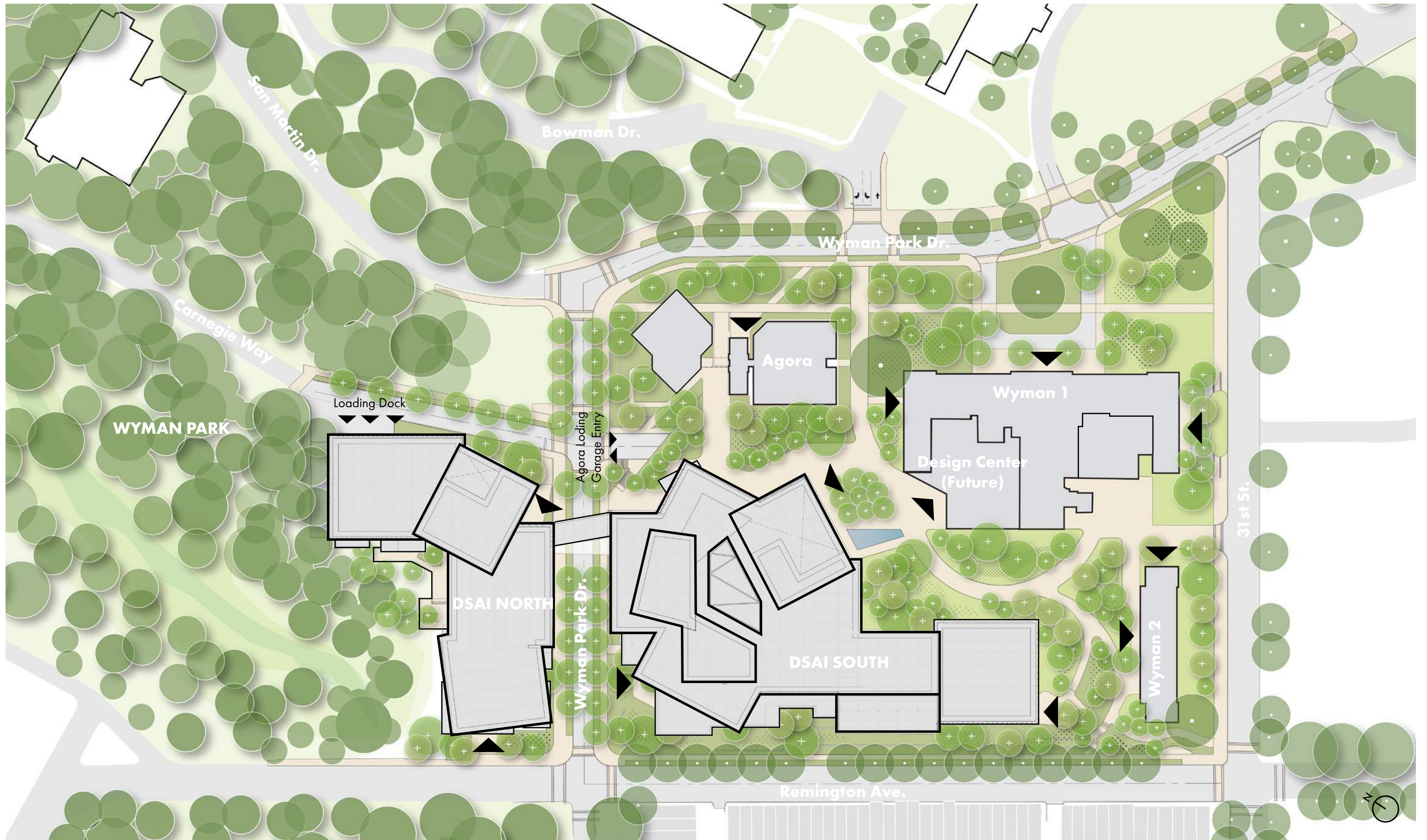
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02 UDAAP SD MEETING COMMENTS

03 BUILDING MATERIALITY & FACADE SYSTEMS

04 SITE MATERIALITY & STREETScape



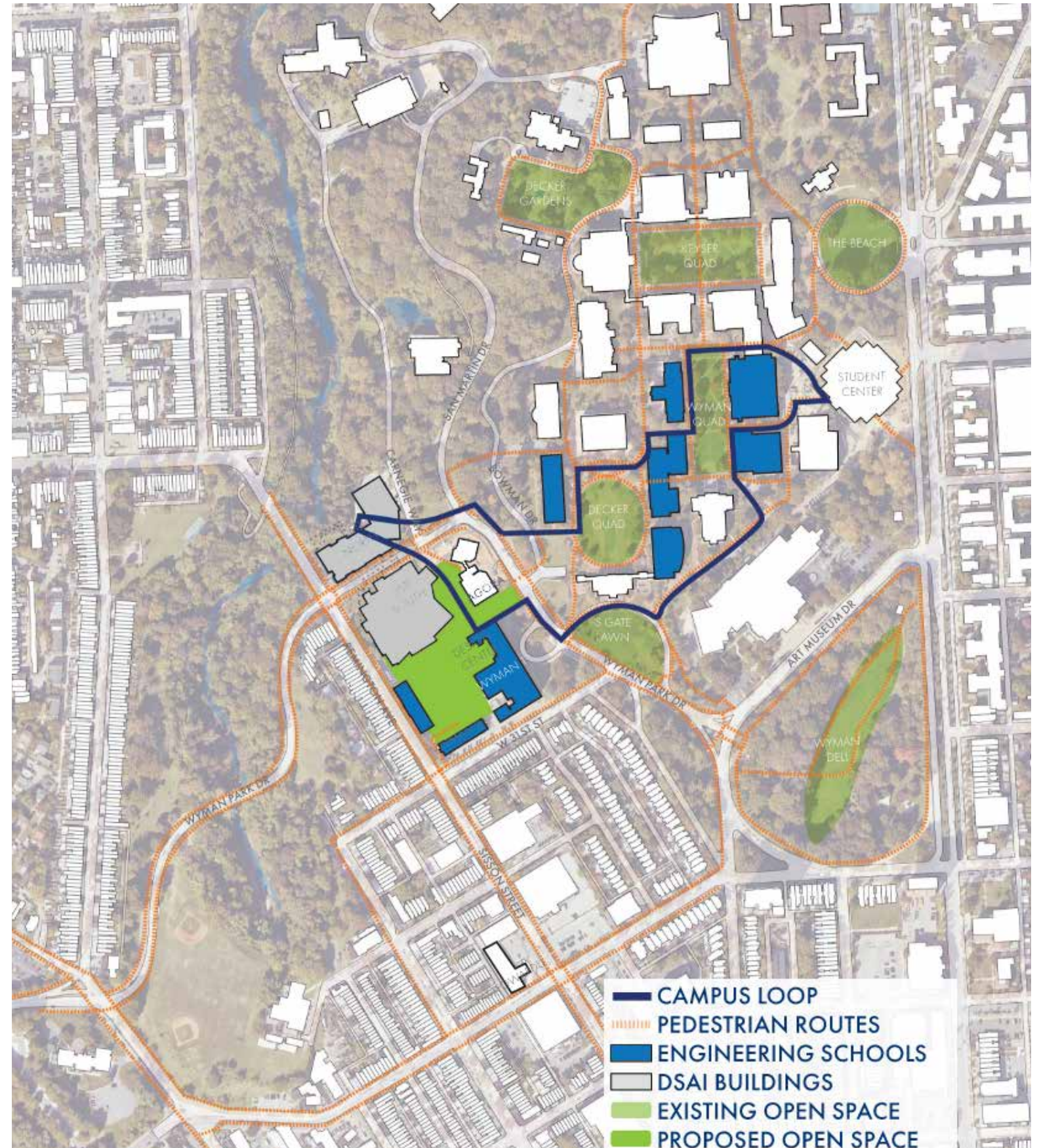
SITE PLAN
UDAAP SD MEETING. APRIL 11, 2024



Summary of Design Approach



SITE - EXISTING CONDITIONS



CONNECTS CAMPUS, WOODLANDS, SURROUNDING NEIGHBORHOODS AND WYMAN PARK





WOODLAND LANDSCAPE



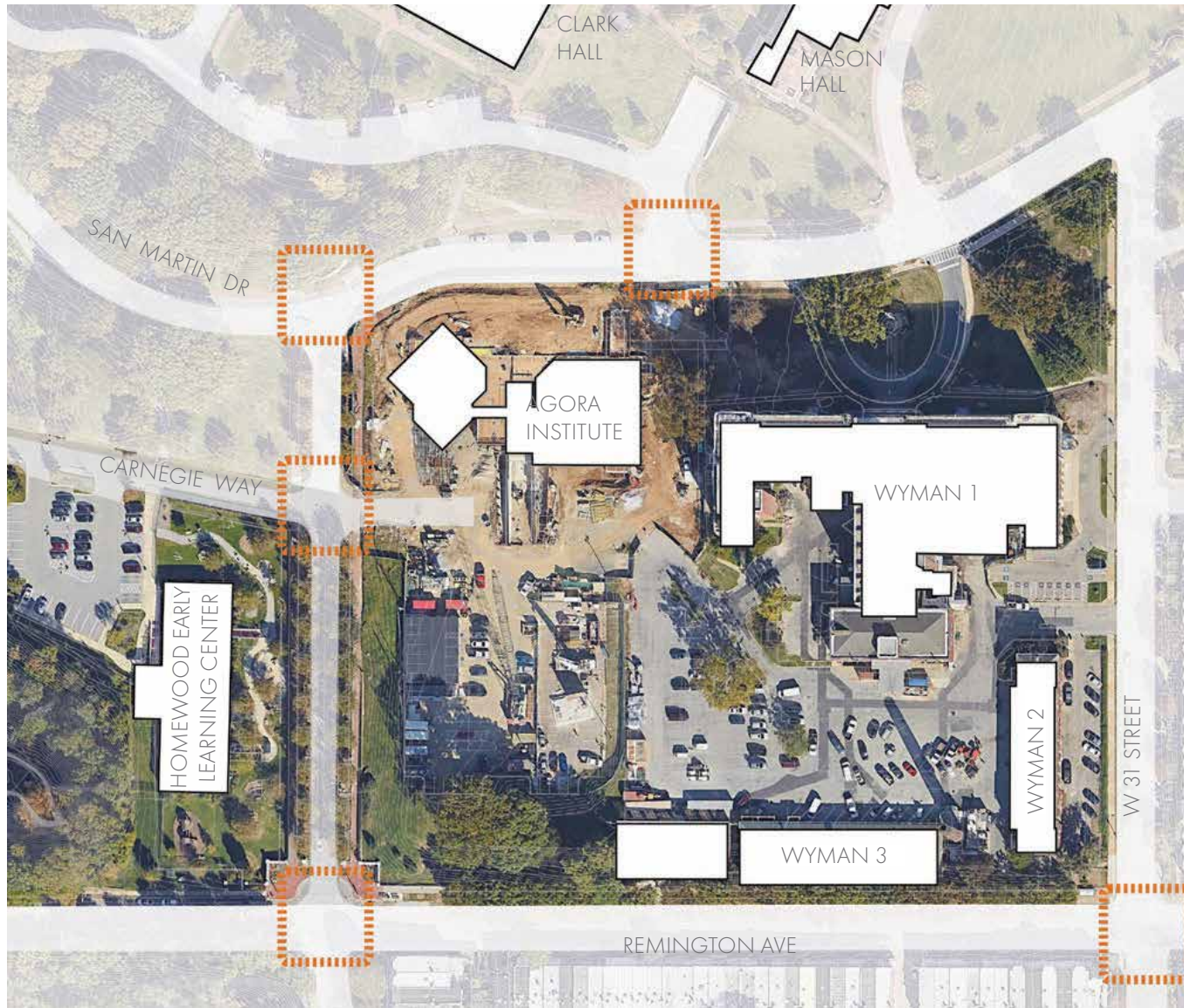
HOMWOOD CAMPUS QUADS



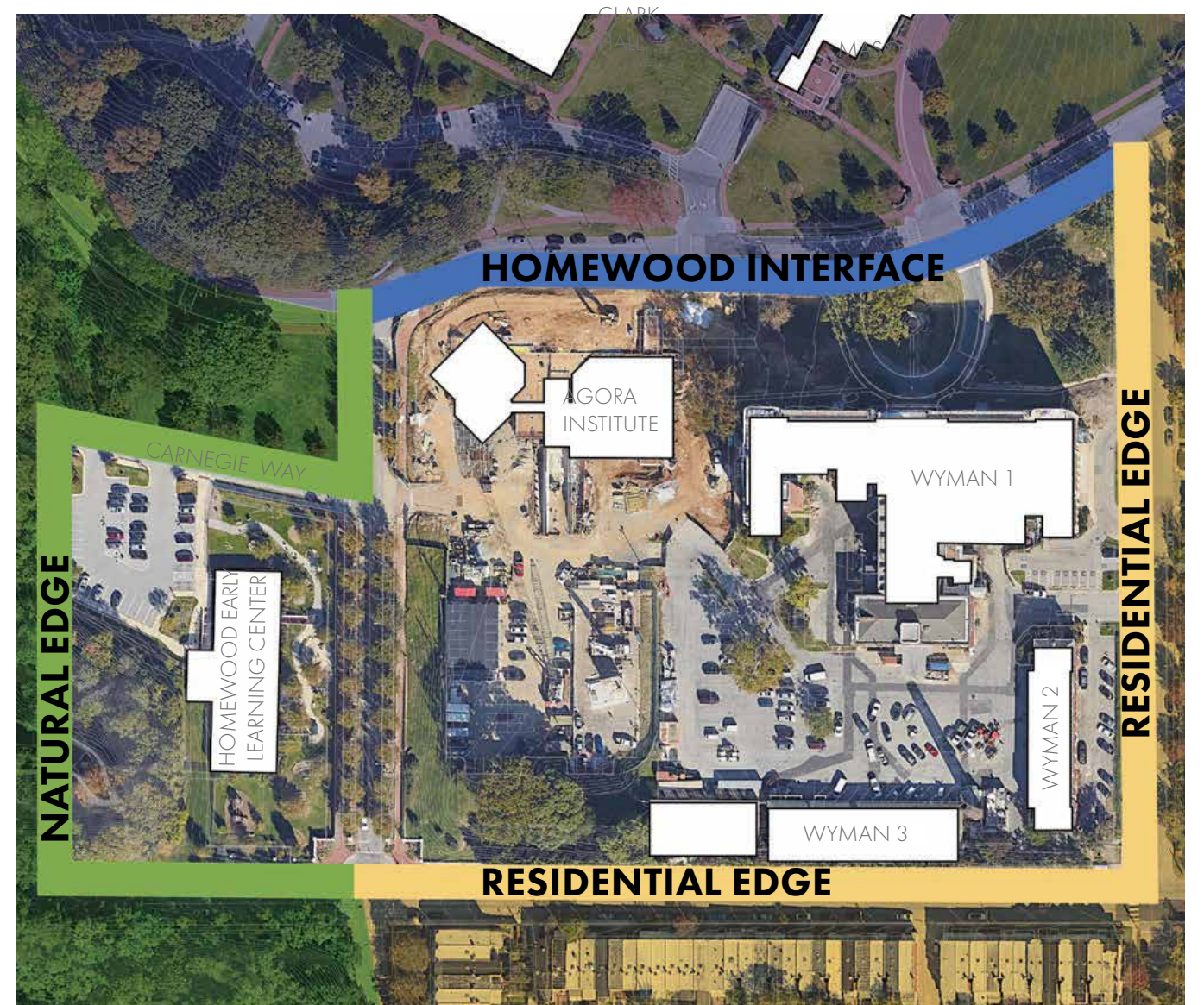
BLENDING WOODLAND + QUAD LANDSCAPE

CONNECTS WOODLAND LANDSCAPE AND NETWORK OF CAMPUS QUADS





 PRIORITIZED PEDESTRIAN ZONES



PRIORITIZE PEDESTRIAN ZONES AND SURROUNDING EDGES





PIEDMONT UPLANDS

RELATE TO BOTH LOCAL AS WELL AS REGIONAL ECOLOGIES



1 CREATE STRONG AND WELCOMING GATEWAYS TO THE SITE

2 STRENGTHEN CONNECTIONS TO HOMEWOOD CAMPUS. RESPECT AND RESPOND TO EXISTING REMINGTON NEIGHBORHOOD CHARACTER

04.11.2024 UDAAP COMMENTS:

- It's not clear how the goals are intended to be achieved.
- Site diagrams are needed to describe the rationale and decision making process.

DESIGN APPROACH GOALS





3 BRING THE WYMAN PARK WOODLAND INTO THE SITE

4 STRENGTHEN AND CONTINUE HOMEWOOD'S NETWORK OF OPEN SPACES

04.11.2024 UDAAP COMMENTS:

- It's not clear how the goals are intended to be achieved.
- Site diagrams are needed to describe the rationale and decision making process.

DESIGN APPROACH GOALS





5 CREATE A NEW HEART IN THE EXTENDED CAMPUS

6 EXTEND EXISTING CIRCULATION NETWORKS AND ENHANCE PEDESTRIAN CONNECTIONS

04.11.2024 UDAAP COMMENTS:

- It's not clear how the goals are intended to be achieved.
- Site diagrams are needed to describe the rationale and decision making process.

DESIGN APPROACH GOALS



SITE COMMENTS

SITE LAYOUT

- The building is crowding the site.
- Give more attention to the courtyard spaces.
- Think of the organic way campuses develop, typically around a quad.
- It's not clear how the goals are intended to be achieved.
- Site diagrams are needed to describe the rationale and decision making process.
- Presentation and schematic design level of development can benefit from applying more rigor and intentionality to the various design moves.

NEIGHBORHOOD CONTEXT & URBAN DESIGN

- Berm and windows on the ground plane do not really address the site or the neighborhood across the street.
- It is critical to address the Remington side of the project.
- Time to design from the outside in. The team must look at the neighborhood and think about how the continuity of the urban landscape and forest landscape can inform or reinforce the building design.
- There needs to be more exploration about the pedestrian experience – more sections and perspectives along Remington Avenue, the courtyard between the buildings, etc.

BUILDING COMMENTS

ROTATION OF THE MASSING

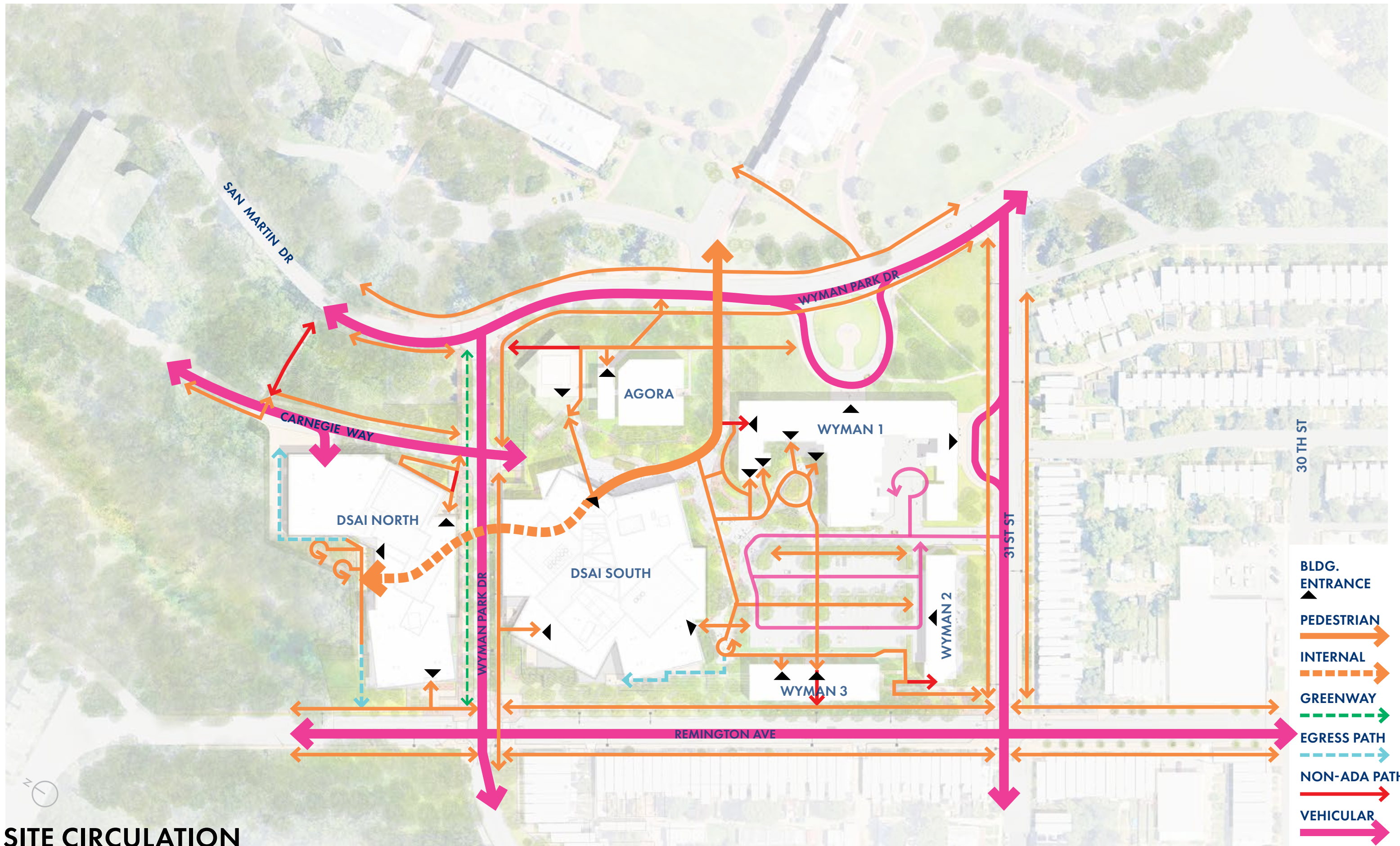
- The Panel is very concerned about the arbitrary angles and massing moves of the building.
- The building appears larger and lacks proportion from any viewpoint as a result from all of the rotations.
- The rotation must be as a response to something readable.
- Edit the building back - which rotations are the most critical?
- The residual spaces are open on paper, but what is the real quality of the spaces when you are standing in them?

MATERIALITY

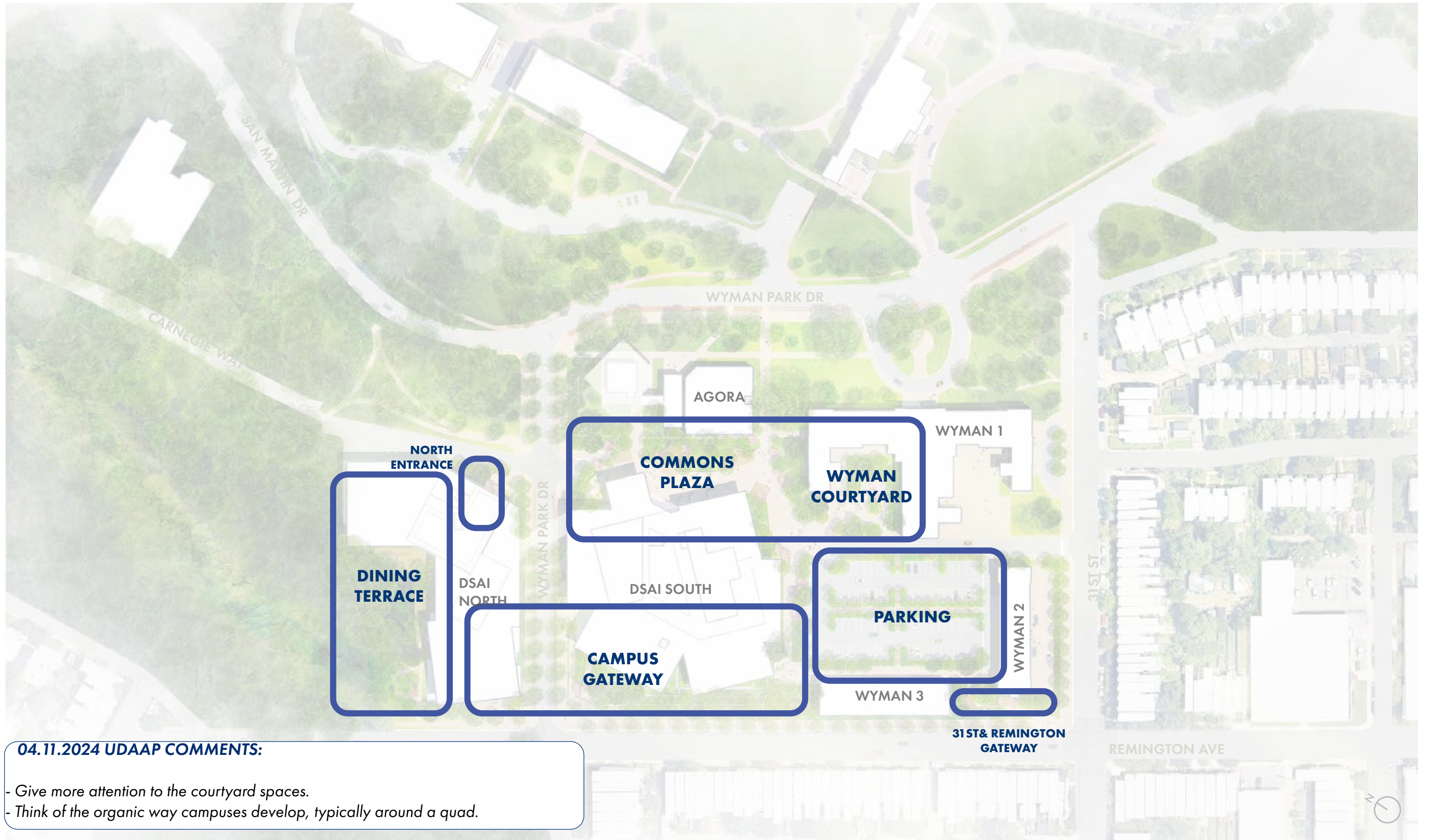
- The materiality and the berm make it feel heavy and, more enclosed.
- Materiality does not bear a relationship with the campus. The team must present rationale for their material selection.



SITE PLAN



SITE CIRCULATION

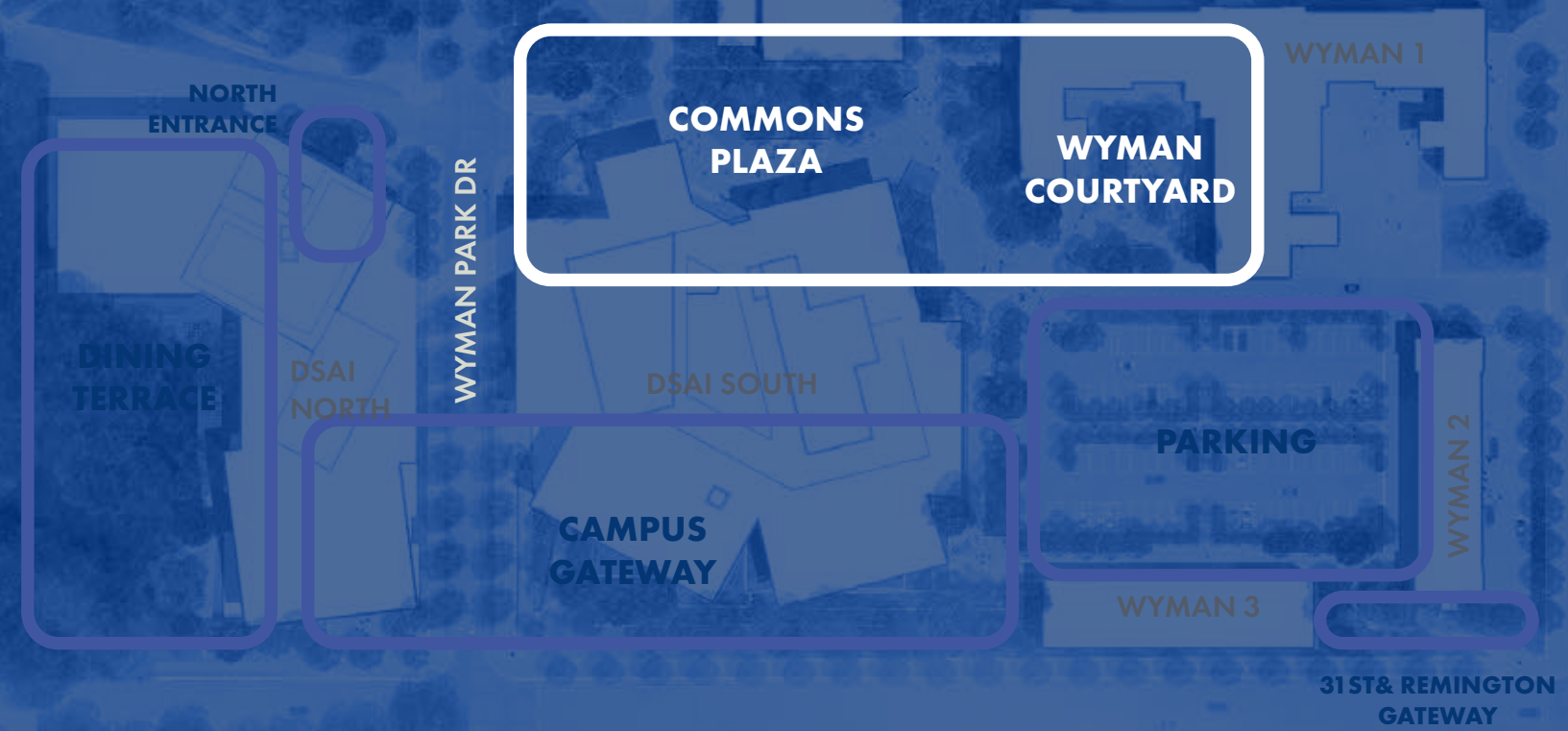


04.11.2024 UDAAP COMMENTS:

- Give more attention to the courtyard spaces.
- Think of the organic way campuses develop, typically around a quad.

COURTYARD SPACES SURROUNDING THE BUILDING ARE A SEQUENCE OF OUTDOOR “ROOMS” WITH VARIED CHARACTER AND USES

COMMONS PLAZA & WYMAN COURTYARD



SAN MARTIN DR

WYMAN PARK DR

CARNEGIE WAY

NORTH ENTRANCE

COMMONS PLAZA

WYMAN COURTYARD

WYMAN 1

DINING TERRACE

DSAI NORTH

WYMAN PARK DR

DSAI SOUTH

PARKING

WYMAN 2

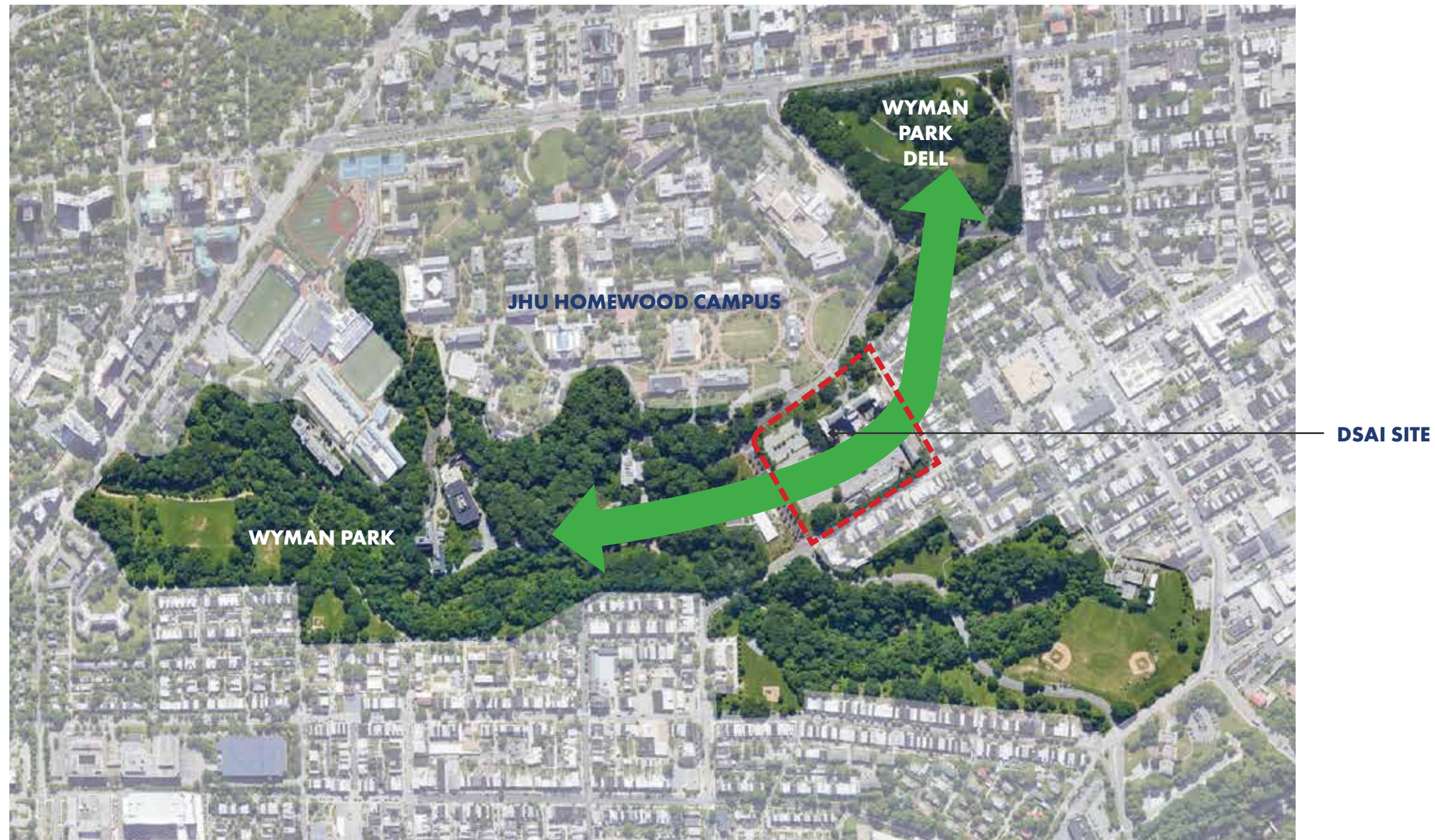
31ST ST

CAMPUS GATEWAY

WYMAN 3

31ST & REMINGTON GATEWAY

REMINGTON AVE

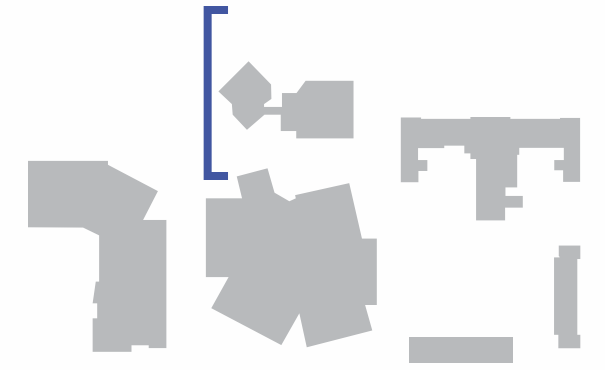


04.11.2024 UDAAP COMMENTS:

- Time to design from the outside in. The team must look at the neighborhood and think about how the continuity of the urban landscape and forest landscape can inform or reinforce the building design.

PLANTING THAT CONNECTS URBAN LANDSCAPES AND FOREST





04.11.2024 UDAAP COMMENTS:

- Time to design from the outside in. The team must look at the neighborhood and think about how the continuity of the urban landscape and forest landscape can inform or reinforce the building design.

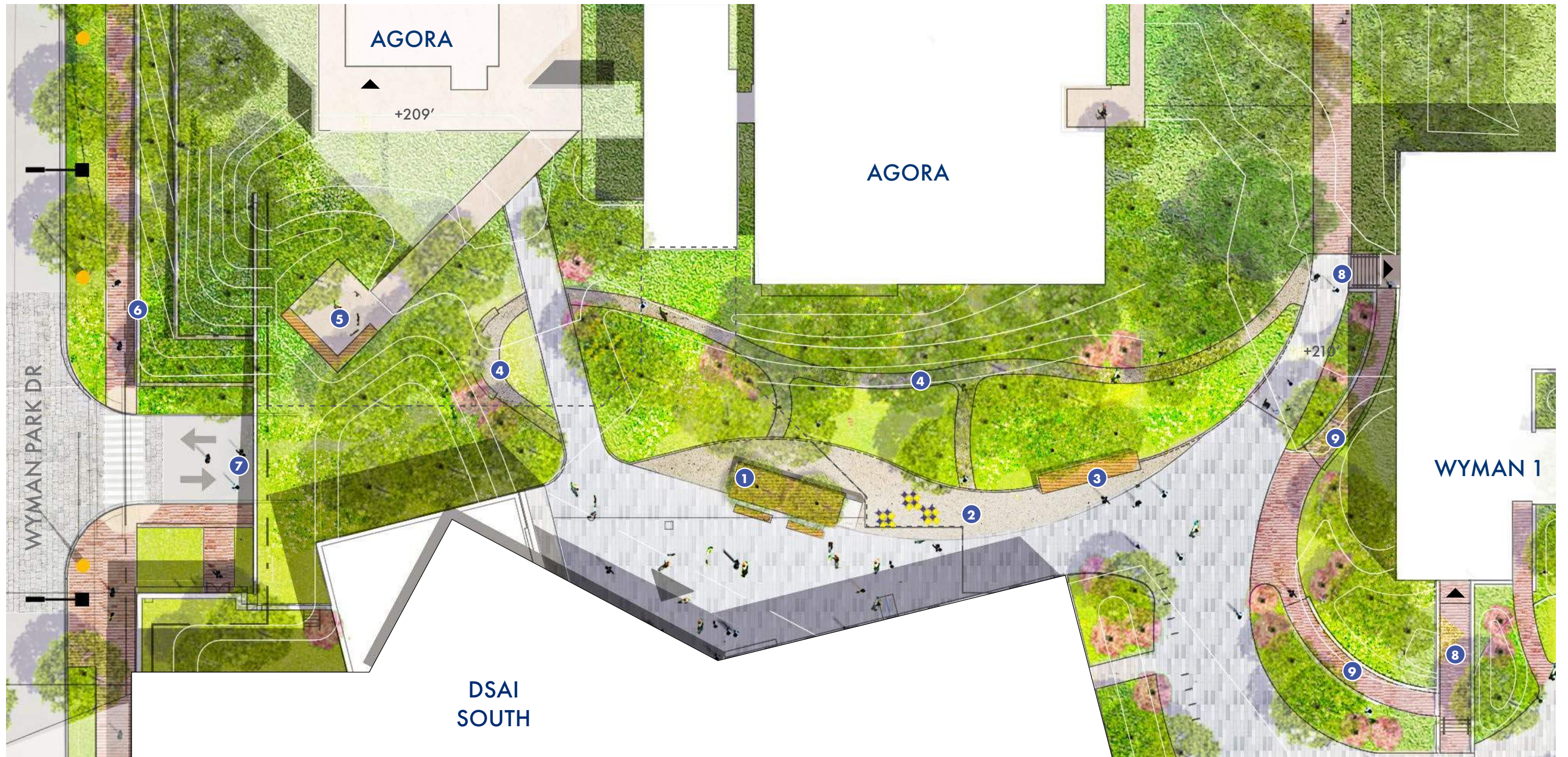
PLANTING AT COMMONS PLAZA RELATES TO AGORA PLANTING CONCEPT



04.11.2024 UDAAP COMMENTS:

- The rotation must be as a response to something readable.
- Edit the building back - which rotations are the most critical?

COMMONS PLAZA AND WYMAN COURTYARD

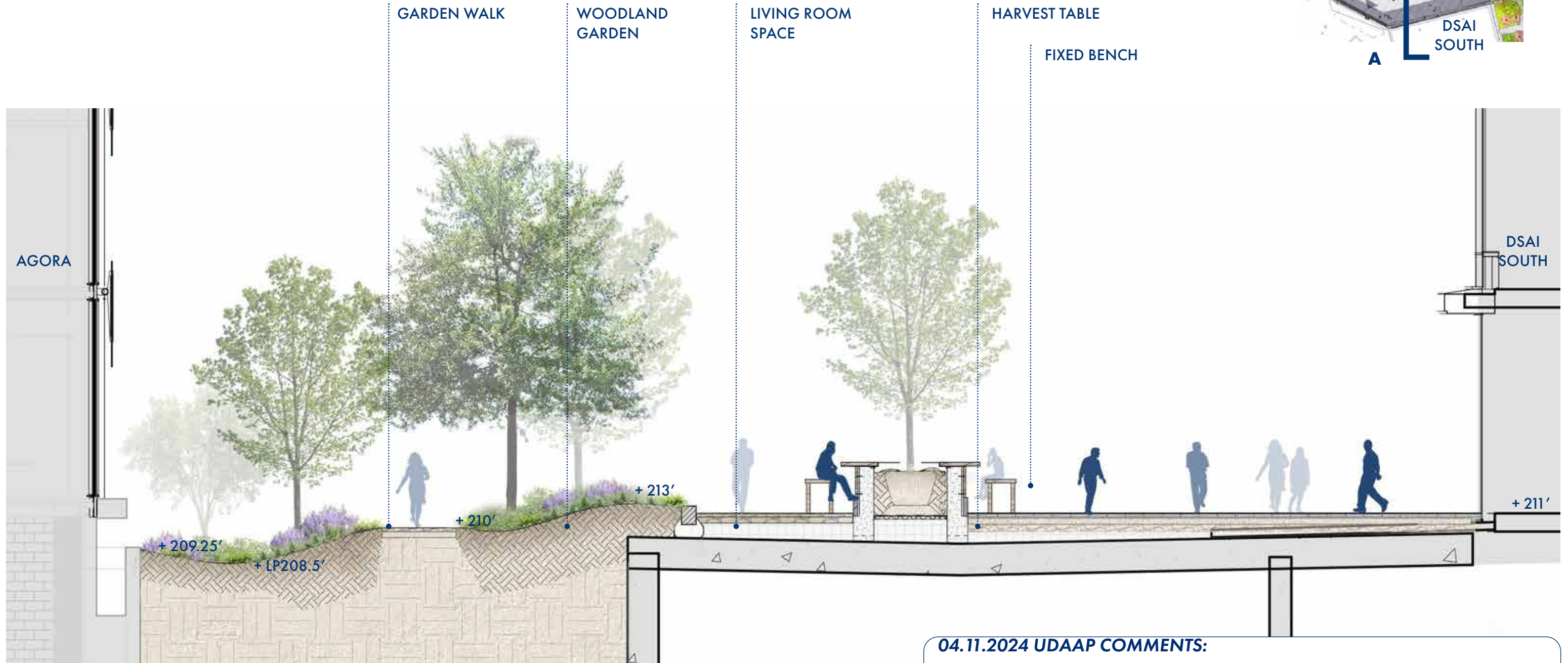
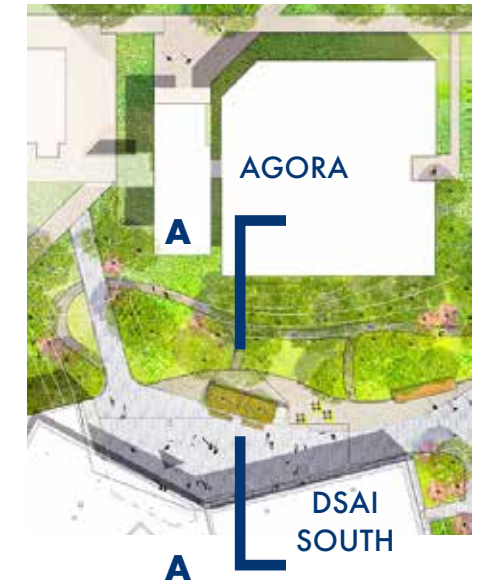


- 1 HARVEST TABLE
- 2 OUTDOOR LIVING ROOM
- 3 LOUNGE BENCH
- 4 GARDEN WALK
- 5 AGORA CORNER
- 6 AGORA WOODLAND TERRACE
- 7 AGORA LOADING ENTRANCE
- 8 WYMAN 1 ENTRANCE
- 9 WYMAN 1 ACCESSIBLE PATH



COMMONS PLAZA

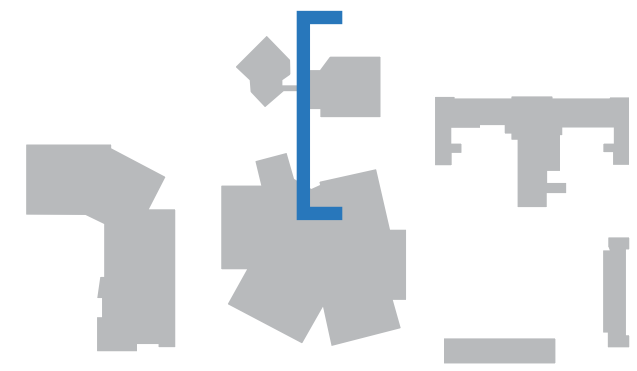
SITE PLAN



COMMONS PLAZA

04.11.2024 UDAAP COMMENTS:

- There needs to be more exploration about the pedestrian experience – more sections and perspectives along Remington Avenue, the courtyard between the buildings, etc.

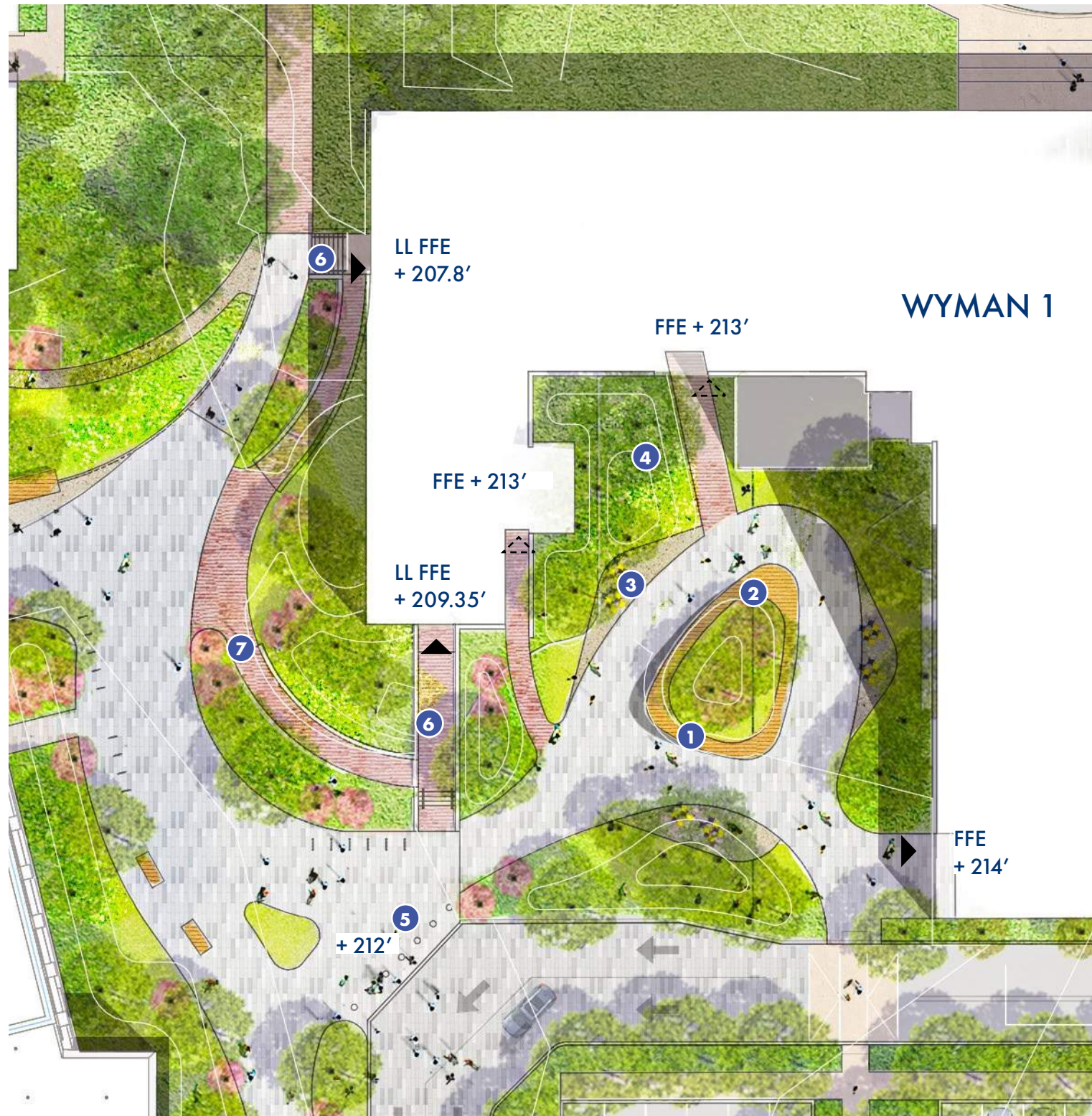


COMMONS PLANTING



COMMONS PLAZA

LOOKING AT DSAI SOUTH ENTRANCE



WYMAN 1 EXISTING


WYMAN COURTYARD
 SITE PLAN

-  EGRESS (NONE-ADA)
-  MAIN ENTRANCE (ADA)

- 1** CENTRAL ISLAND
- 2** SEATWALL BENCH
- 3** STUDY POD
- 4** SHADE GARDEN
- 5** DSAI DROP-OFF
- 6** WYMAN 1 ENTRANCE
- 7** WYMAN 1 ACCESSIBLE PATH

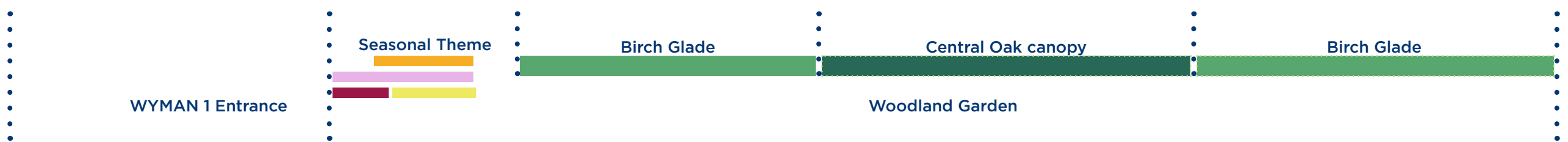


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WYMAN COURTYARD

SITE SECTION

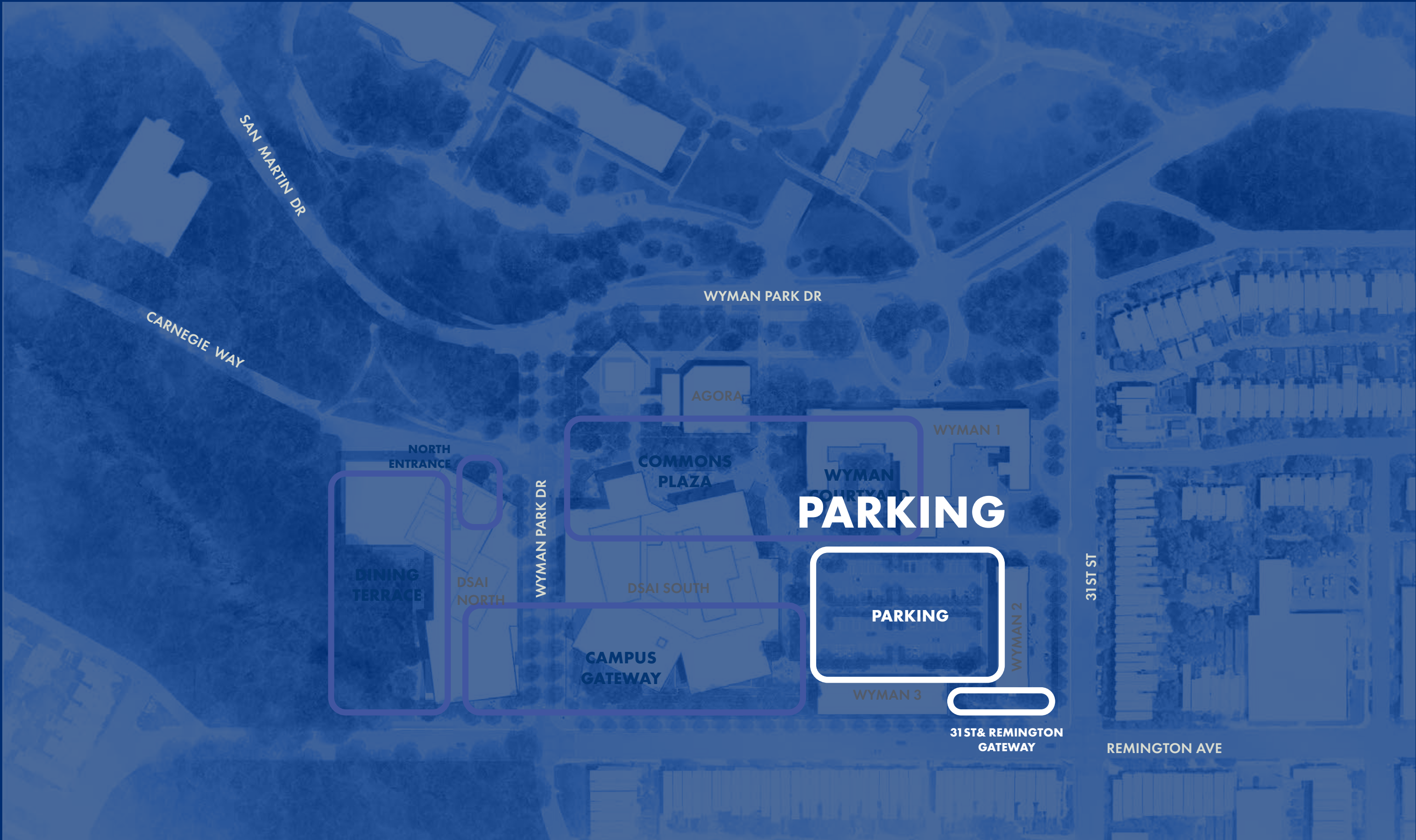


WYMAN COURTYARD PLANTING



WYMAN COURTYARD

LOOKING AT CENTRAL ISLAND



SAN MARTIN DR

CARNEGIE WAY

WYMAN PARK DR

AGORA

WYMAN 1

NORTH
ENTRANCE

COMMONS
PLAZA

WYMAN
COURTYARD

PARKING

DINING
TERRACE

DSAI
NORTH

WYMAN PARK DR

DSAI SOUTH

PARKING

31ST ST

CAMPUS
GATEWAY

WYMAN 2

WYMAN 3

31ST & REMINGTON
GATEWAY

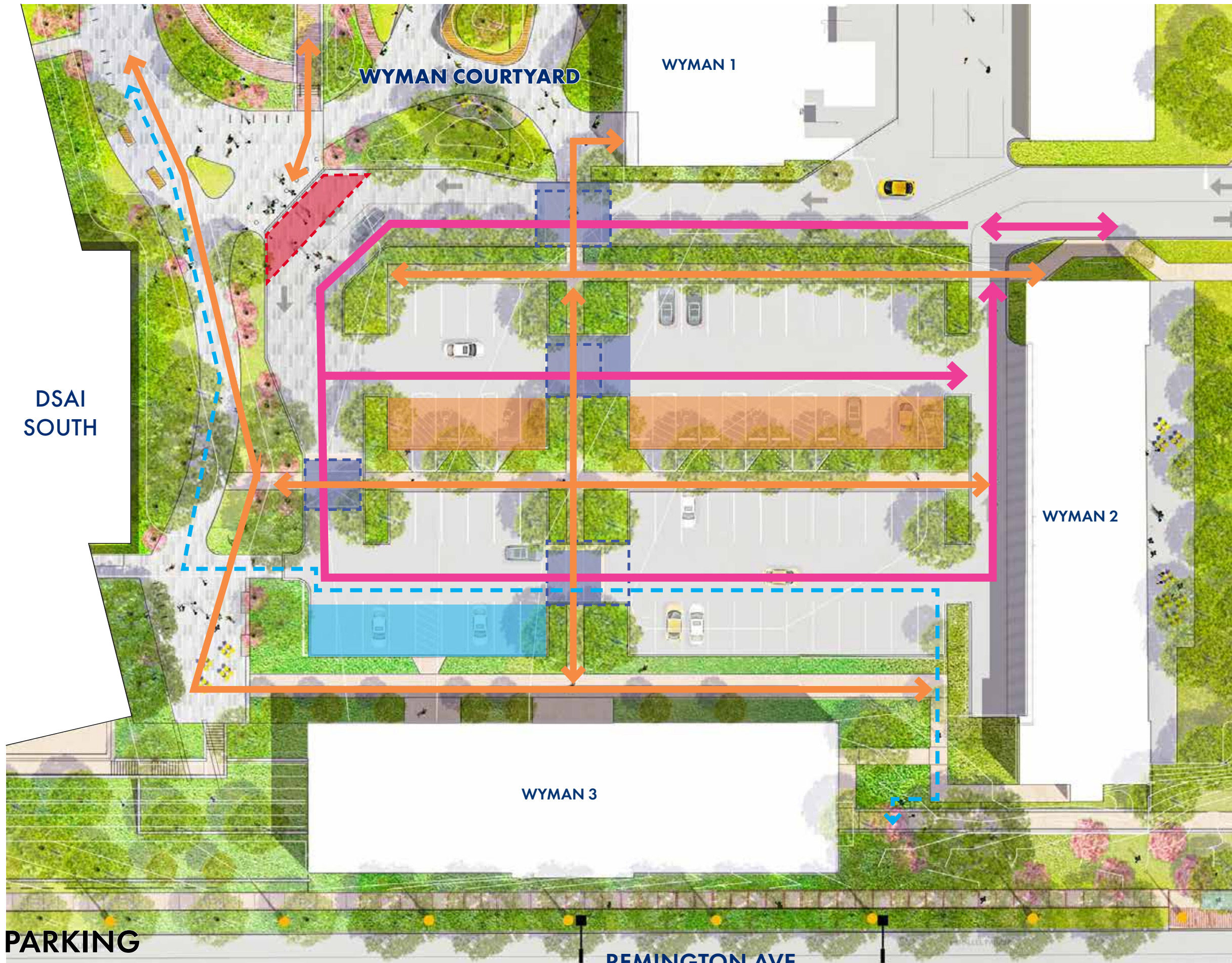
REMINGTON AVE










PARKING

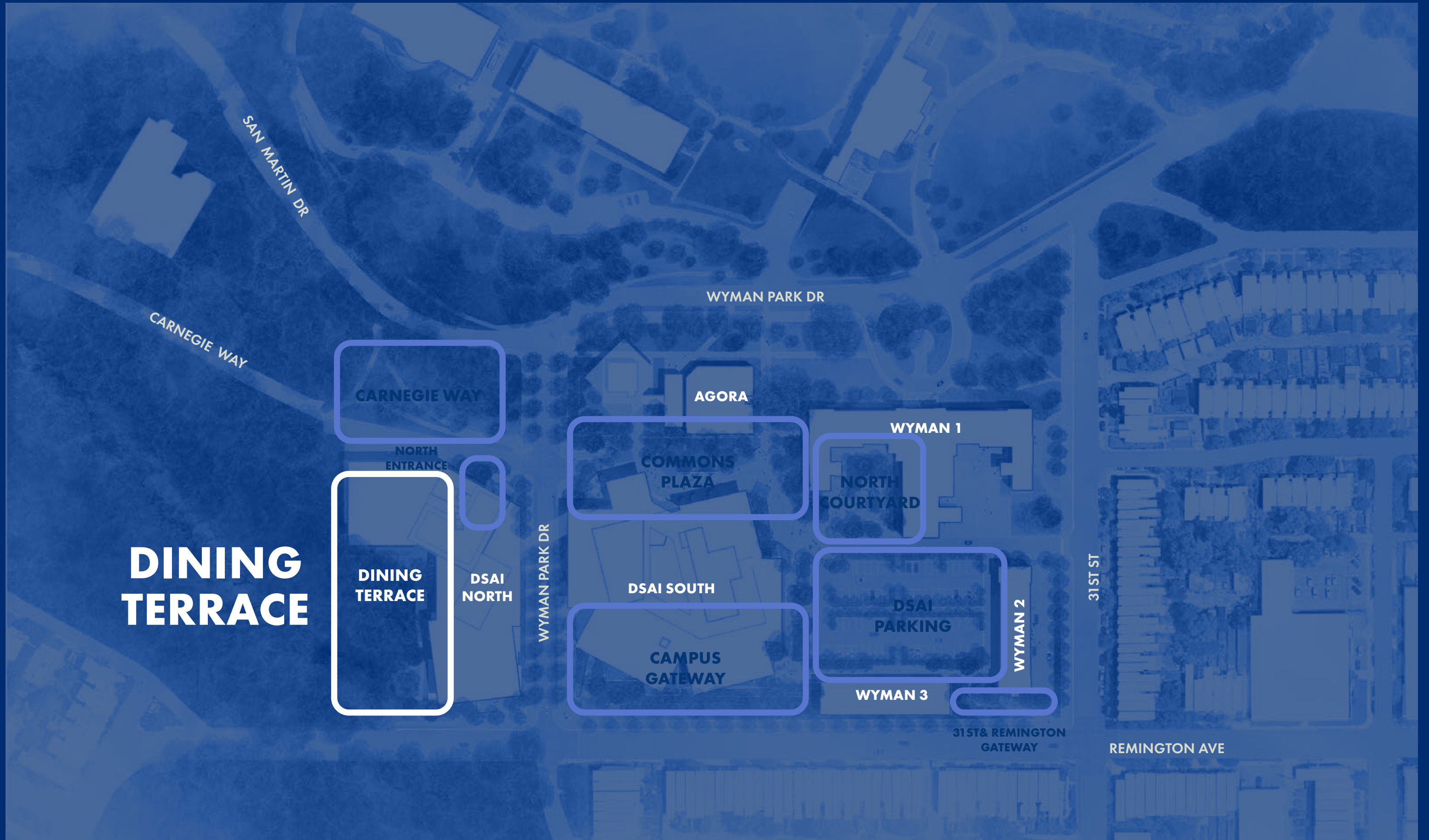
BEFORE

REMINGTON AVE



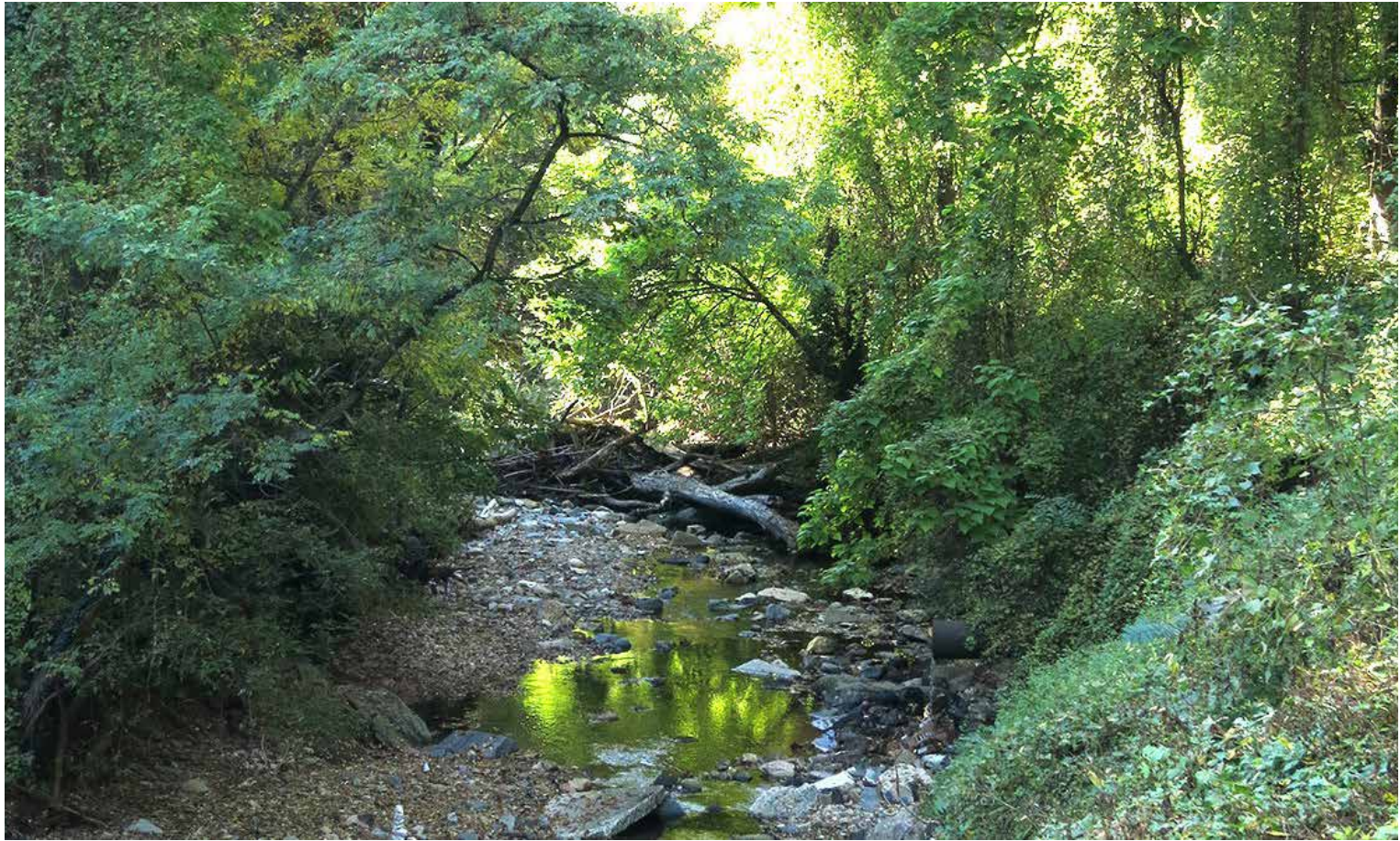
- VEHICULAR DROP-OFF 
- RAISED TABLES 
- BIKES 
- PEDESTRIAN 
- VEHICULAR 
- ADA PARKING 
- EV PARKING 





DINING TERRACE

DSAI NORTH - DINING TERRACE



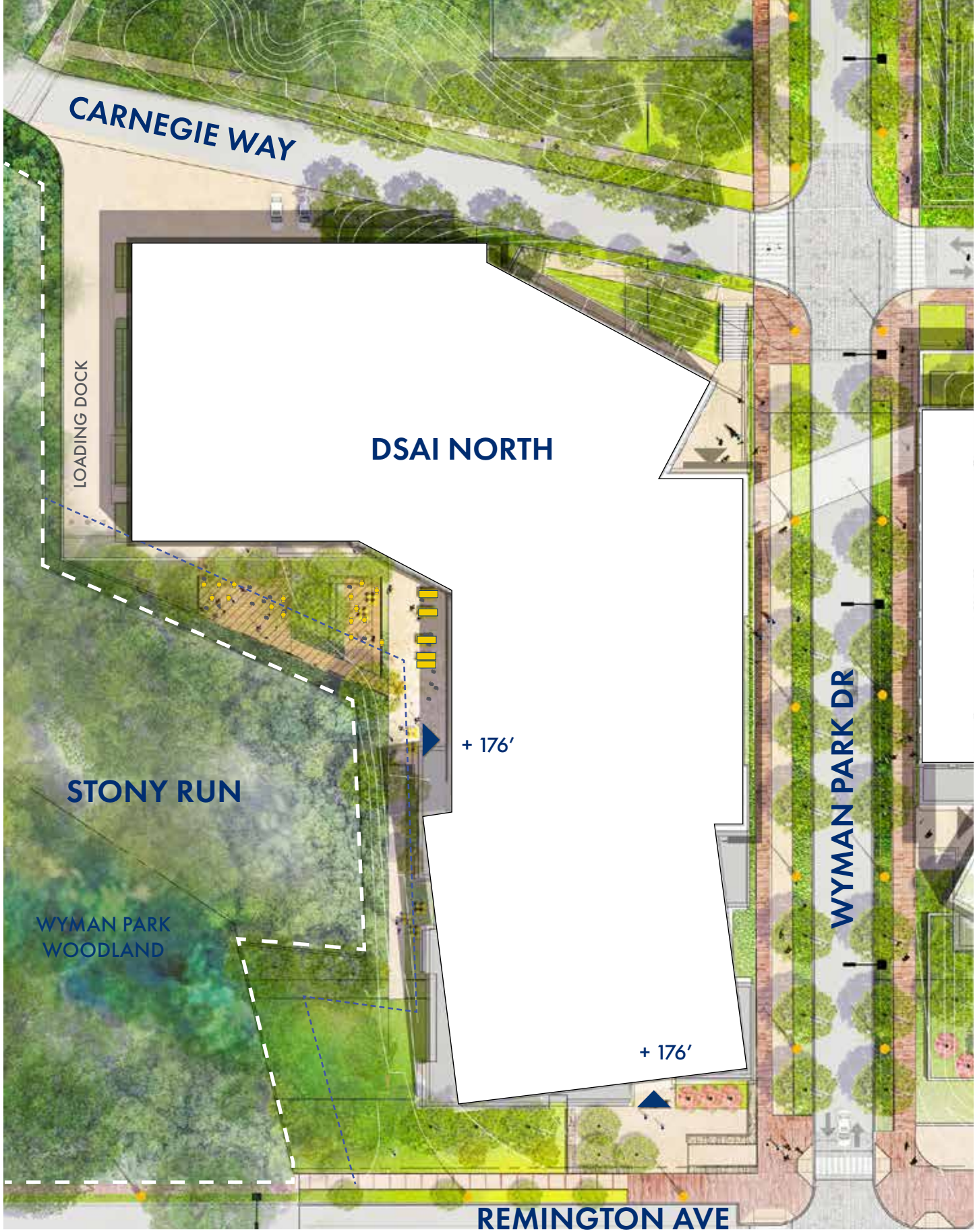
STONY RUN

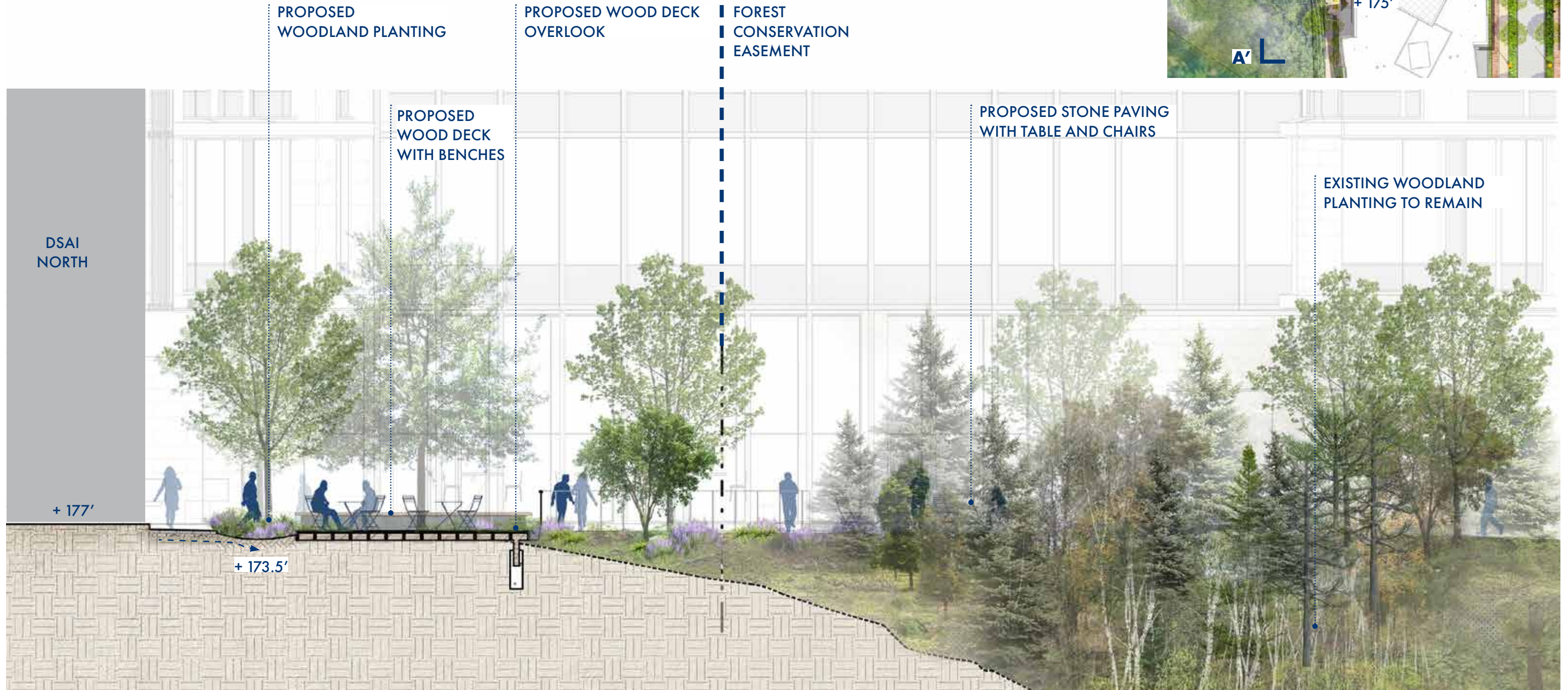
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DINING TERRACE

IN THE TREES





DINING TERRACE

SITE SECTION



FOREST
CONSERVATION
EASEMENT

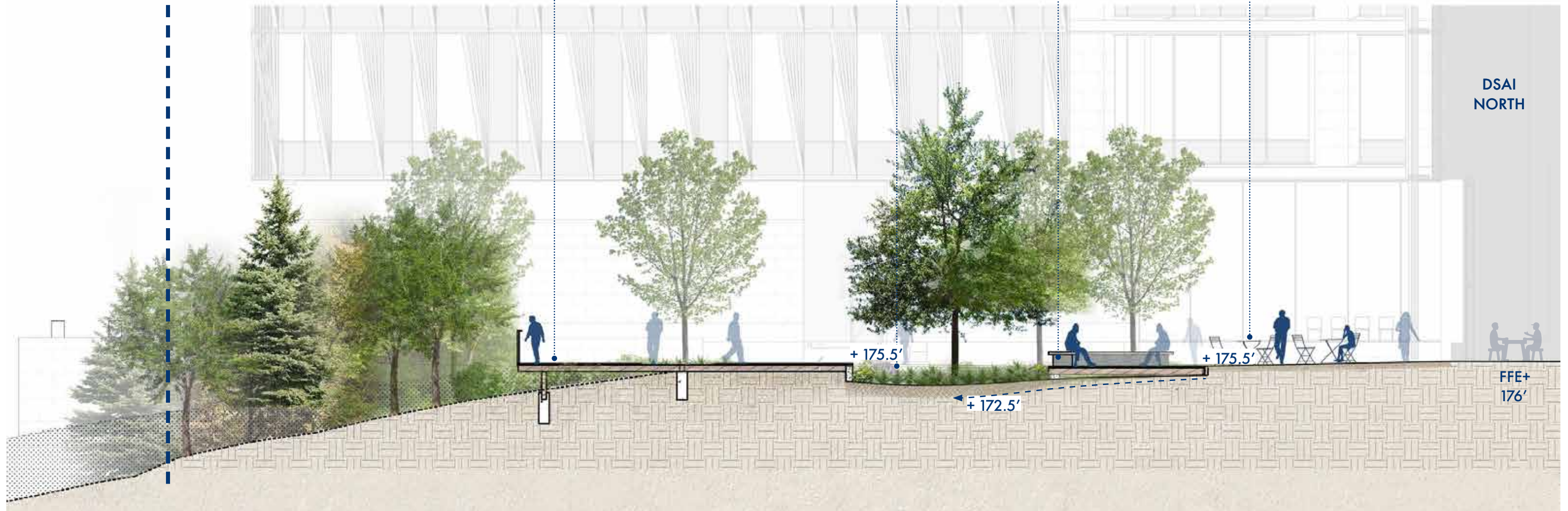
PROPOSED WOOD DECK
OVERLOOK

PROPOSED FERN
GARDEN

PROPOSED WOOD
DECK WITH BENCHES

PROPOSED STONE PAVING
WITH TABLE AND CHAIRS

DSAI
NORTH



DINING TERRACE

SITE SECTION



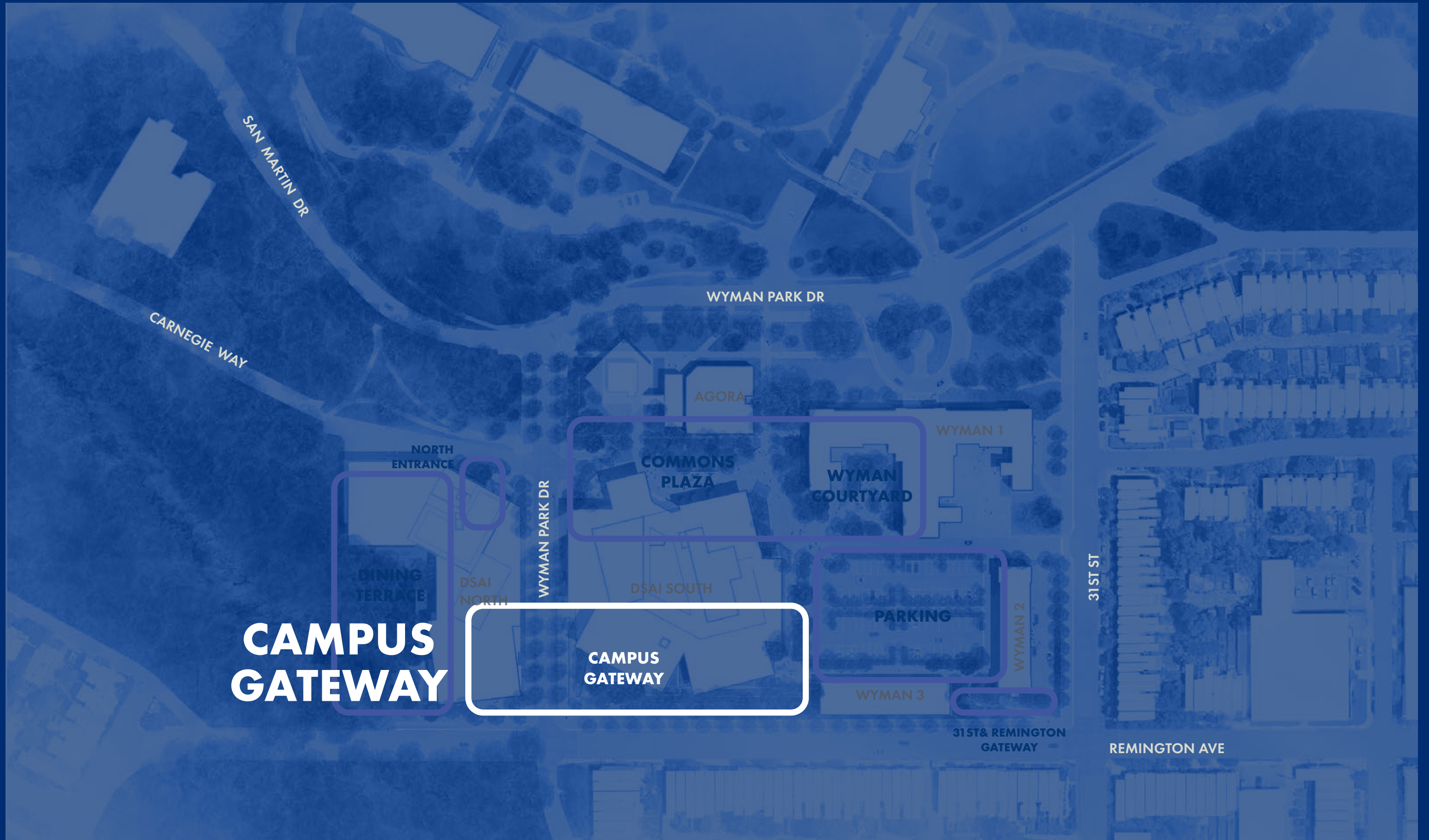
DINING TERRACE

LOOKING AT STONY RUN



DINING TERRACE

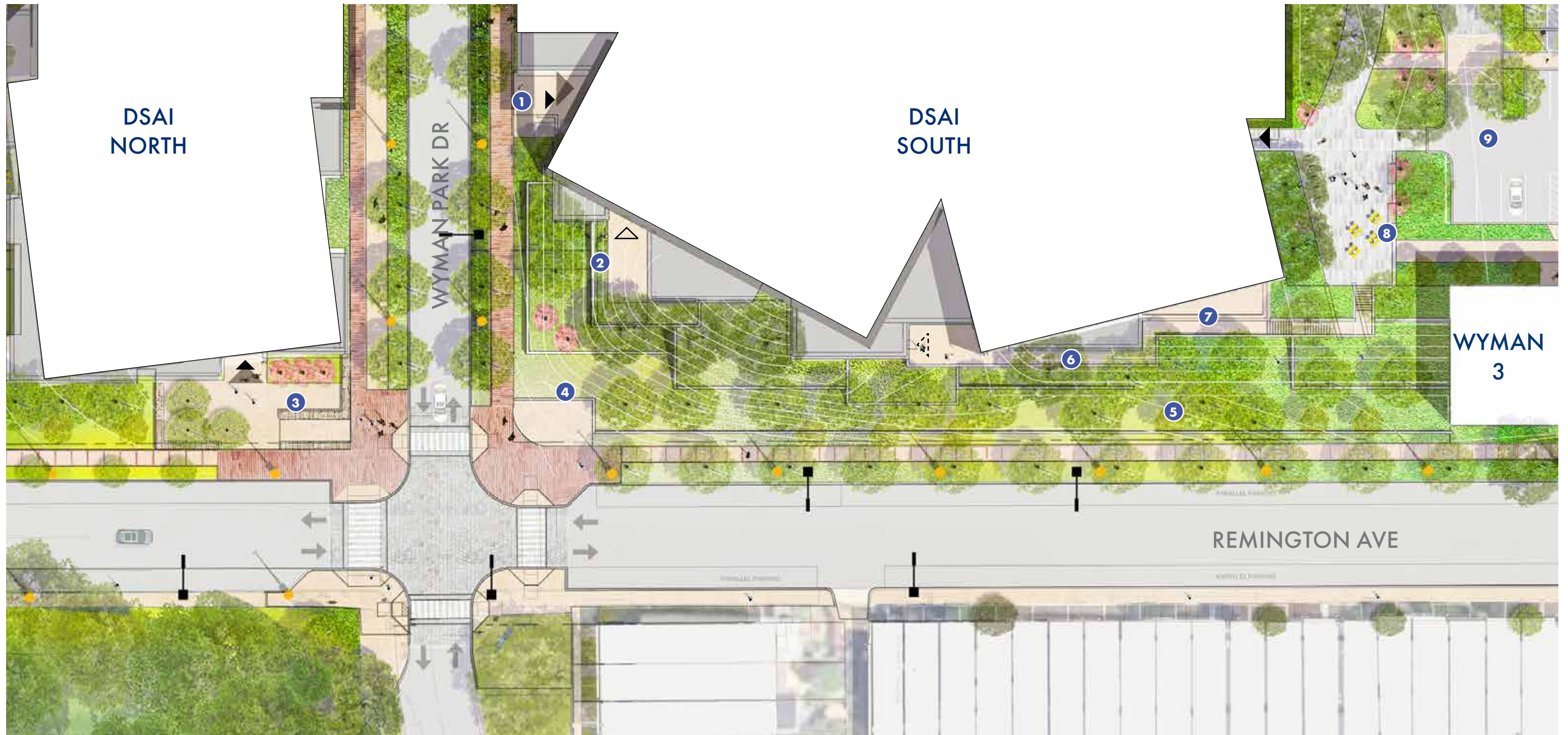
LOOKING AT DSAI NORTH



CAMPUS GATEWAY

CAMPUS GATEWAY

DSAI SOUTH - CAMPUS GATEWAY



- ▲ EGRESS (NONE-ADA)
- ▲ MAIN ENTRANCE (ADA)

- 1 DSAI SOUTH ENTRANCE
- 2 TERRACE PATIO
- 3 DSAI NORTH ENTRY PLAZA
- 4 DSAI SIGNAGE WALL
- 5 WOODLAND TERRACE GARDEN
- 6 DSAI SOUTH EGRESS PATH
- 7 AREAWAY

- 8 STAFF GARDEN
- 9 DSAI PARKING LOT



CAMPUS GATEWAY

SITE PLAN



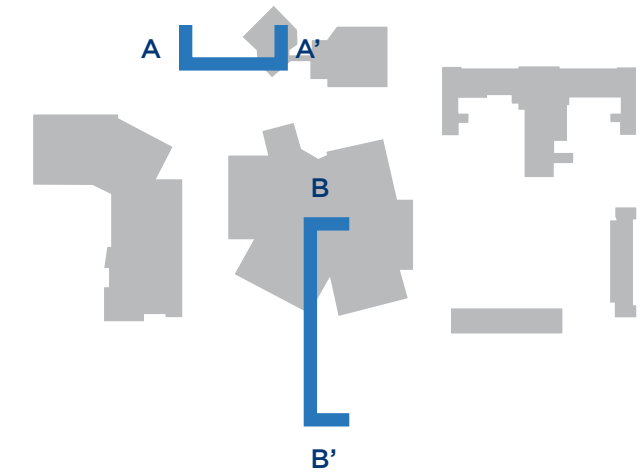
04.11.2024 UDAAP COMMENTS:

- Berm and windows on the ground plane do not really address the site or the neighborhood across the street.
- It is critical to address the Remington side of the project.

CAMPUS GATEWAY PLANTING



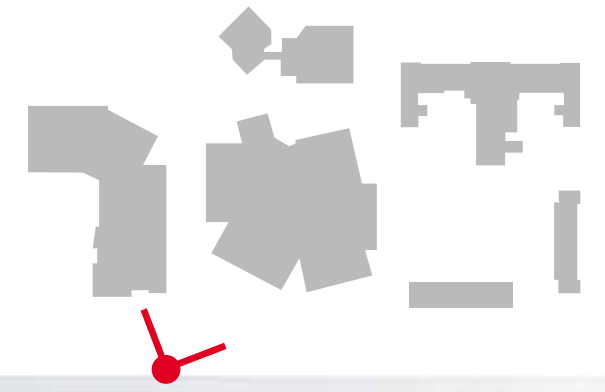
SECTION A-A' - AGORA TERRACES



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CAMPUS GATEWAY PLANTING



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CAMPUS GATEWAY

LOOKING AT DSAI NORTH SOUTH ENTRANCE AND SIGNAGE WALL

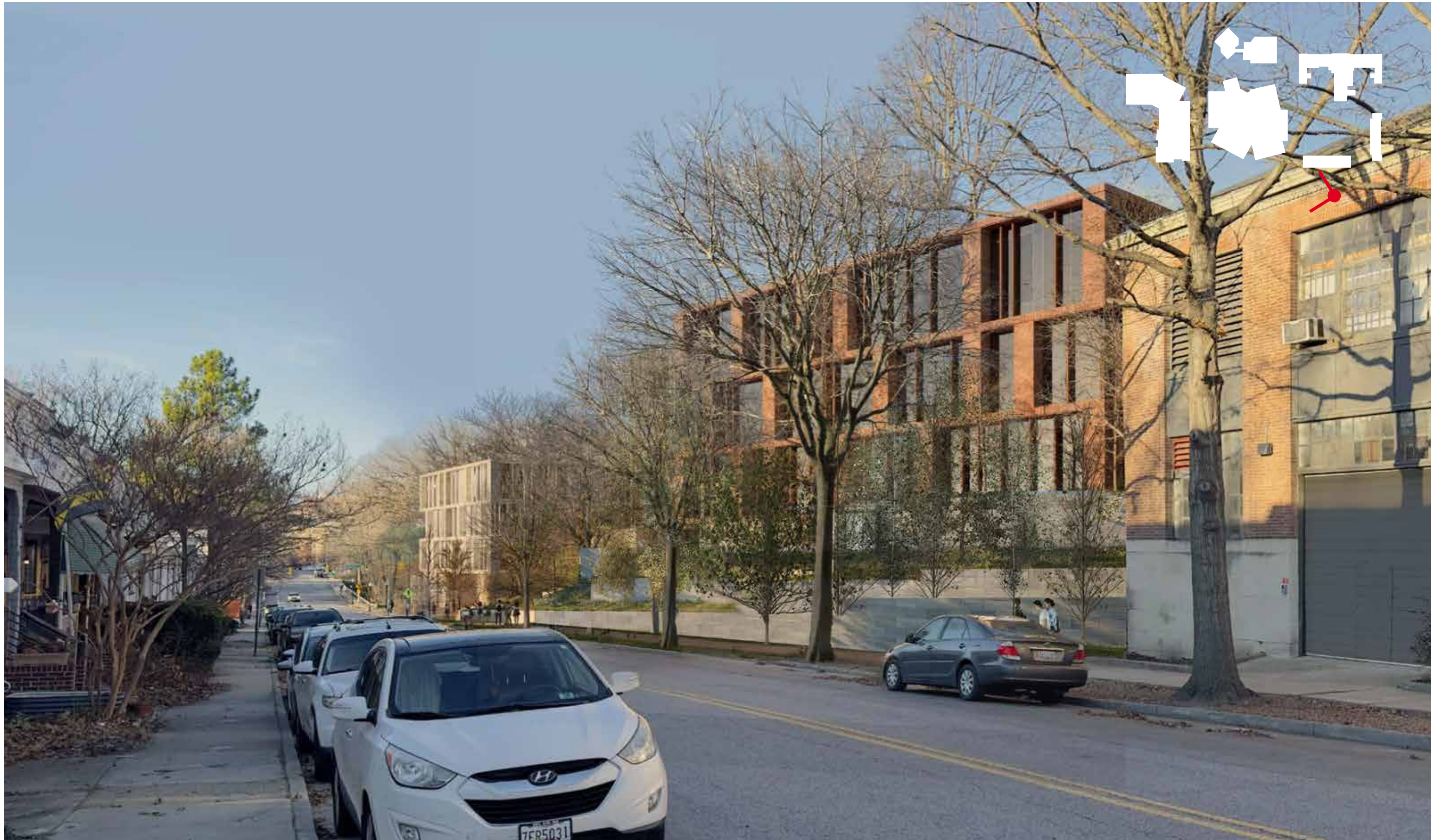


CAMPUS GATEWAY

VIEW FROM REMINGTON AVE

04.11.2024 UDAAP COMMENTS:

- The building appears larger and lacks proportion from any viewpoint as a result from all of the rotations.



CAMPUS GATEWAY

VIEW FROM REMINGTON AVE LOOKING NORTH



**Building Materiality &
Facade Systems**



NATURE

LOCAL STONE
AND PLANTING



HOMEWOOD CAMPUS

BALANCE OF BRICK
AND STONE MASONRY



BALTIMORE MUSEUM OF ART

PROPORTION AND ELEGANCE
OF LIMESTONE



NEIGHBORHOOD

VARIETY OF MANY ELEMENTS
COMING TOGETHER

04.11.2024 UDAAP COMMENTS:

- Materiality does not bear a relationship with the campus. The team must present rationale for their material selection.

FOUR MAIN MATERIAL CONCEPTS



HOMEWOOD HOUSE. PROPORTIONS



BALTIMORE MUSEUM OF ART. STONE DETAILS AND TEXTURE



REMSEN HALL. STONE BASE



WYMAN 1 "OLD MARINE HOSPITAL". STONE & BRICK

VARIETY OF SCALES AND MATERIAL CONCEPTS



CAMPUS BRICK



BRICK PIERS

04.11.2024 UDAAP COMMENTS:

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CAMPUS BRICK CONTEXTUAL PRECEDENT



CAMPUS STONE



STONE PIERS

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CAMPUS STONE CONTEXTUAL PRECEDENT



SNF AGORA

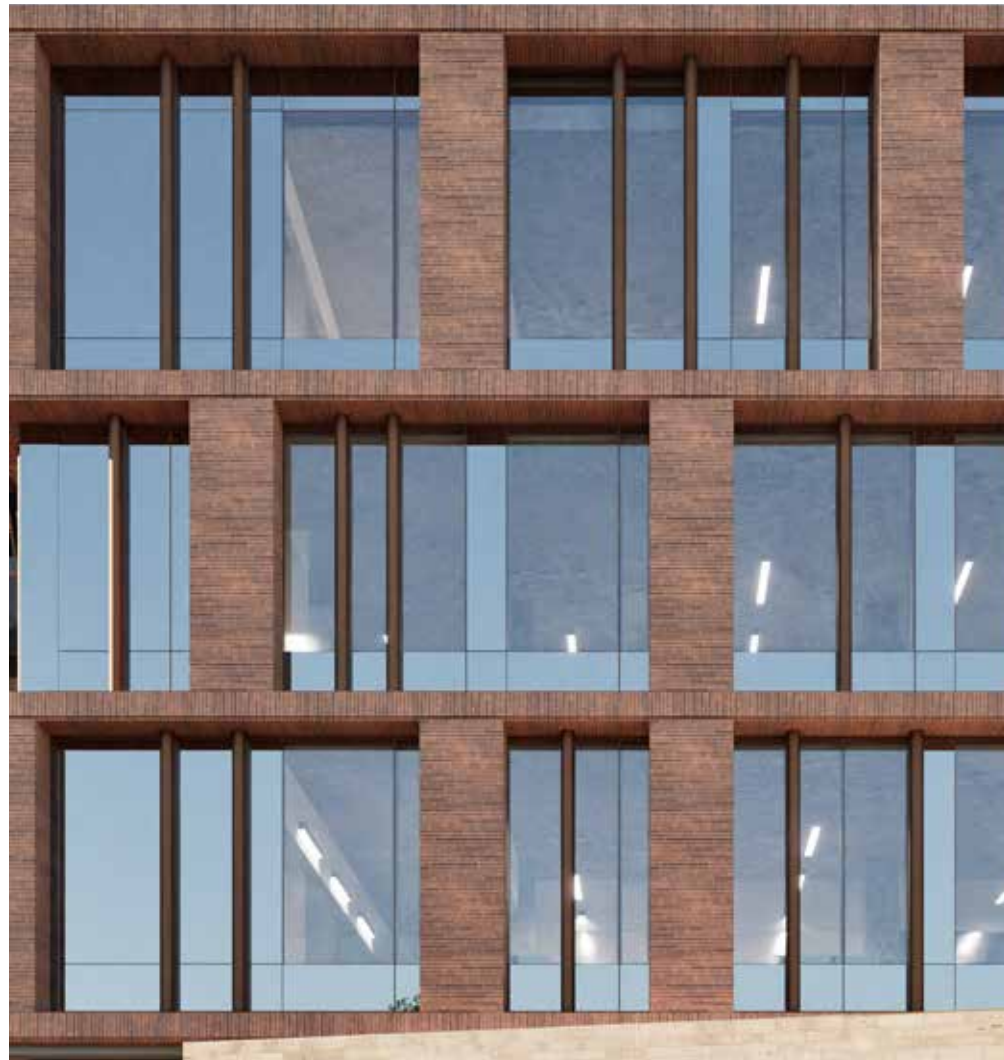


SAILS

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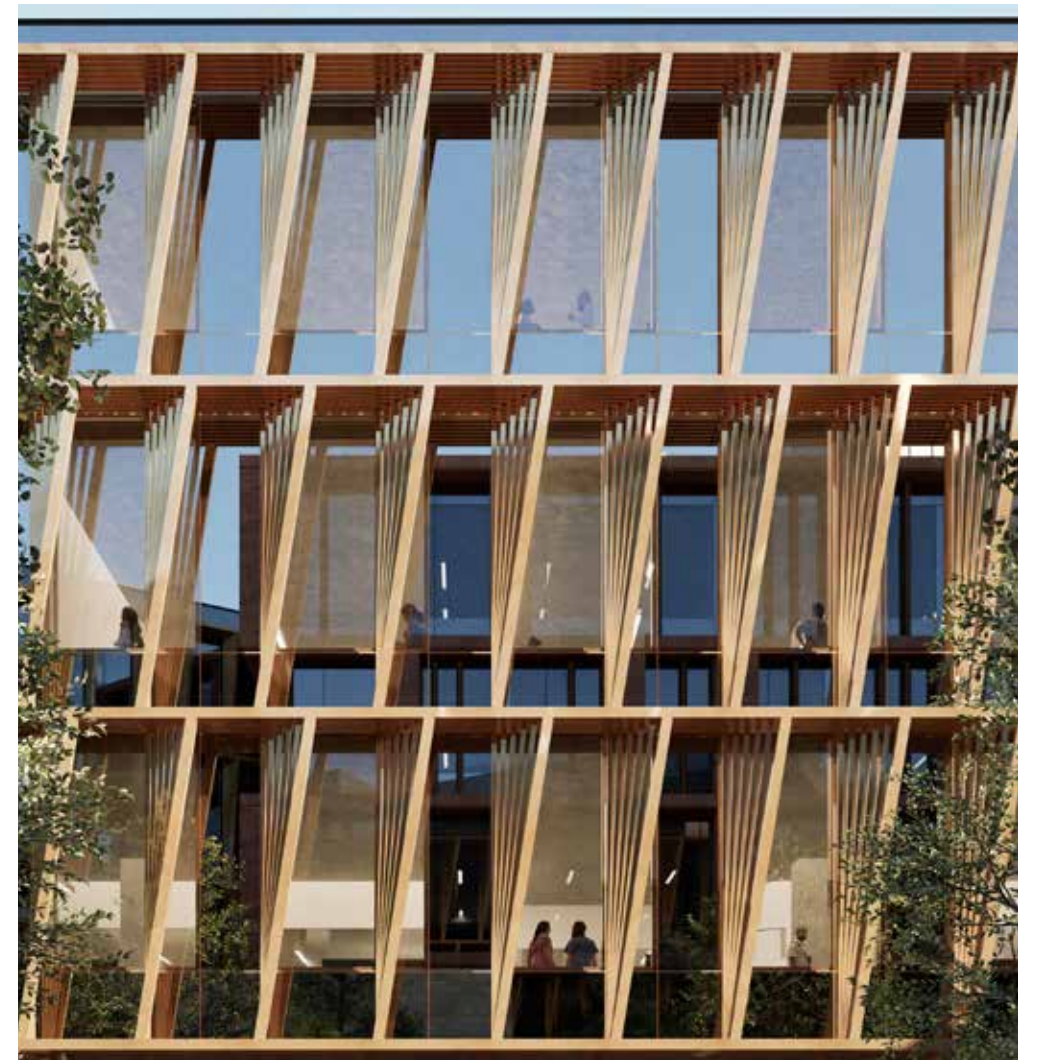
CAMPUS SAILS CONTEMPORARY PRECEDENT



BRICK



STONE



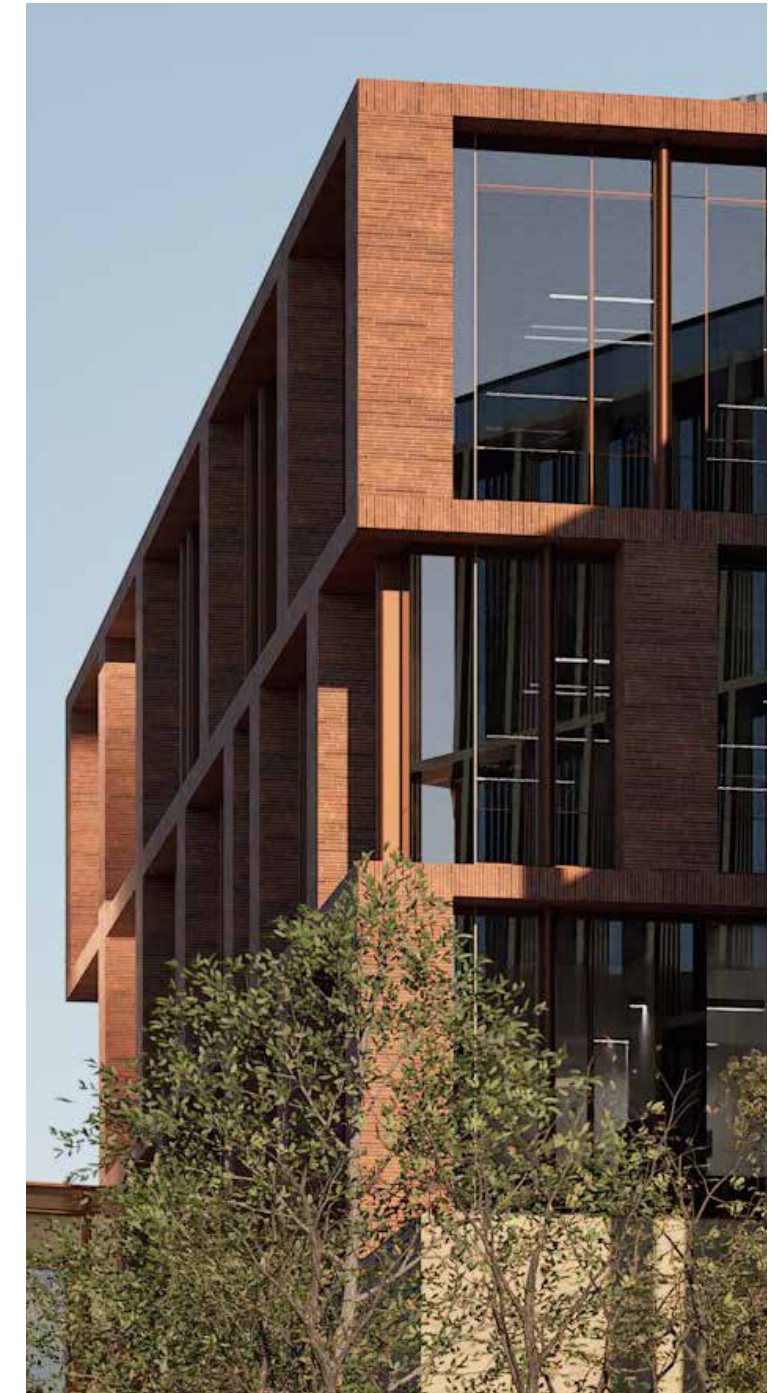
SAILS



FACADE AXONOMETRIC



CAMPUS BRICK



BRICK PIERS

EXTERIOR FINISH PALETTE - BRICK



FACADE AXONOMETRIC



CAMPUS STONE



STONE PIERS

EXTERIOR FINISH PALETTE - STONE



FACADE AXONOMETRIC



1:1 SAILS MOCK-UP



SAILS

EXTERIOR FINISH PALETTE - SAILS



SAILS AT TYPICAL DRY RESEARCH SPACE



SITE - EXISTING CONDITIONS



04.11.2024 UDAAP COMMENTS:

- Give more attention to the courtyard spaces.
- Think of the organic way campuses develop, typically around a quad.

COURTYARD SPACES SURROUNDING THE BUILDING ARE A SEQUENCE OF OUTDOOR "ROOMS" WITH VARIED CHARACTER AND USES



VIEW FROM THE DINING TERRACE



VIEW FROM WYMAN PARK DR



MAIN ENTRANCE VIEW FROM AGORA



COMMONS PLAZA VIEW



GATEWAY VIEW FROM REMINGTON AVE



CREEK

STONE

WYMAN
PARK DRIVE

SAILS

BRICK

WYMAN 3

WYMAN 1

REMINGTON AVENUE ELEVATION



**Site Materiality &
Streetscape**

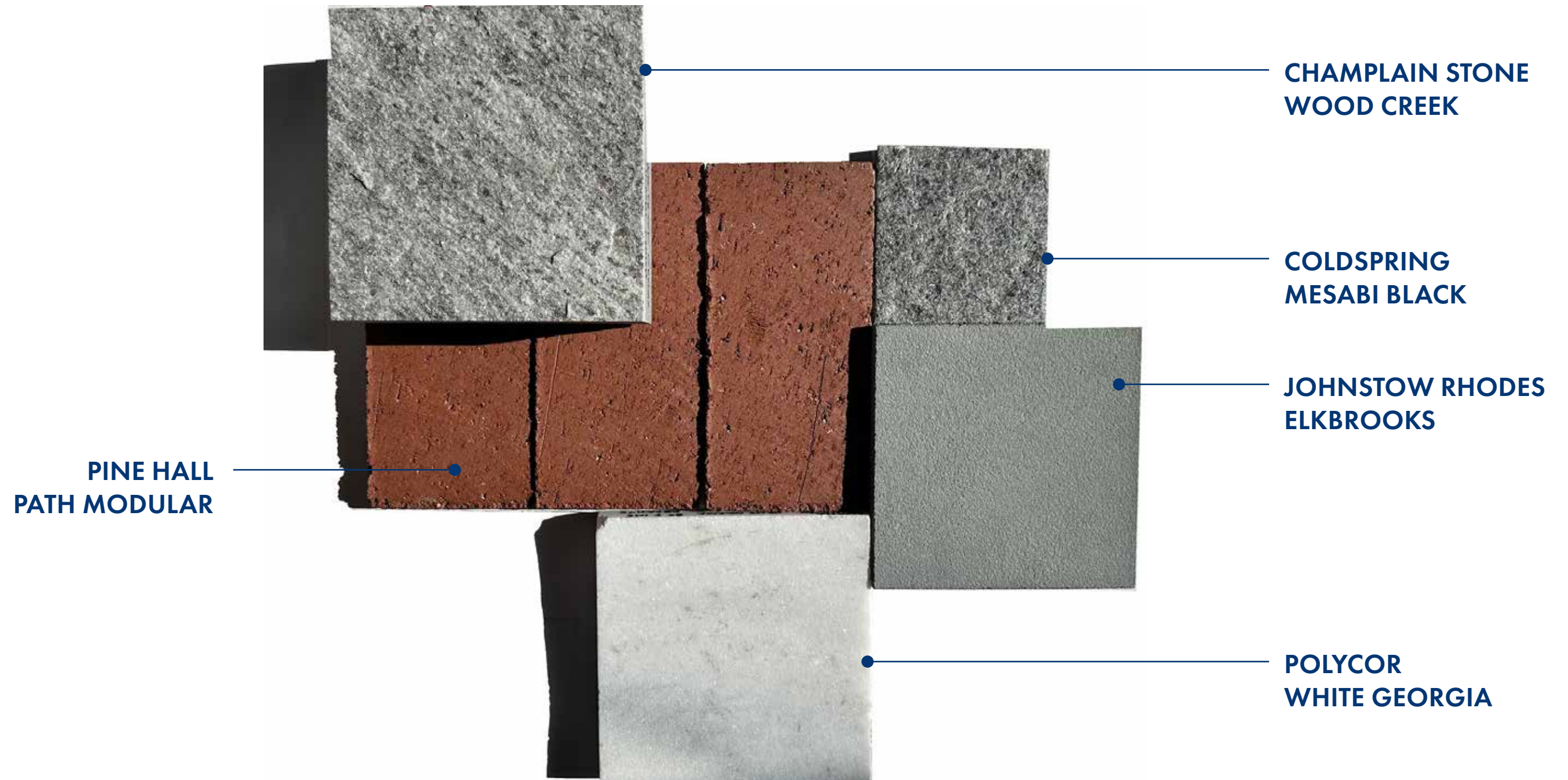


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SITE MATERIAL

EXISTING CAMPUS MATERIALS



**CHAMPLAIN STONE
WOOD CREEK**

**COLDSRING
MESABI BLACK**

**JOHNSTOW RHODES
ELKBROOKS**

**PINE HALL
PATH MODULAR**

**POLYCOR
WHITE GEORGIA**

SITE MATERIAL

PAVING PALETTE



CAMPUS

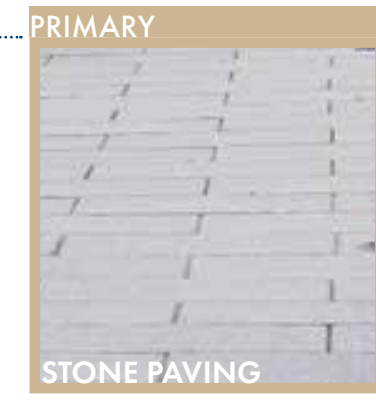
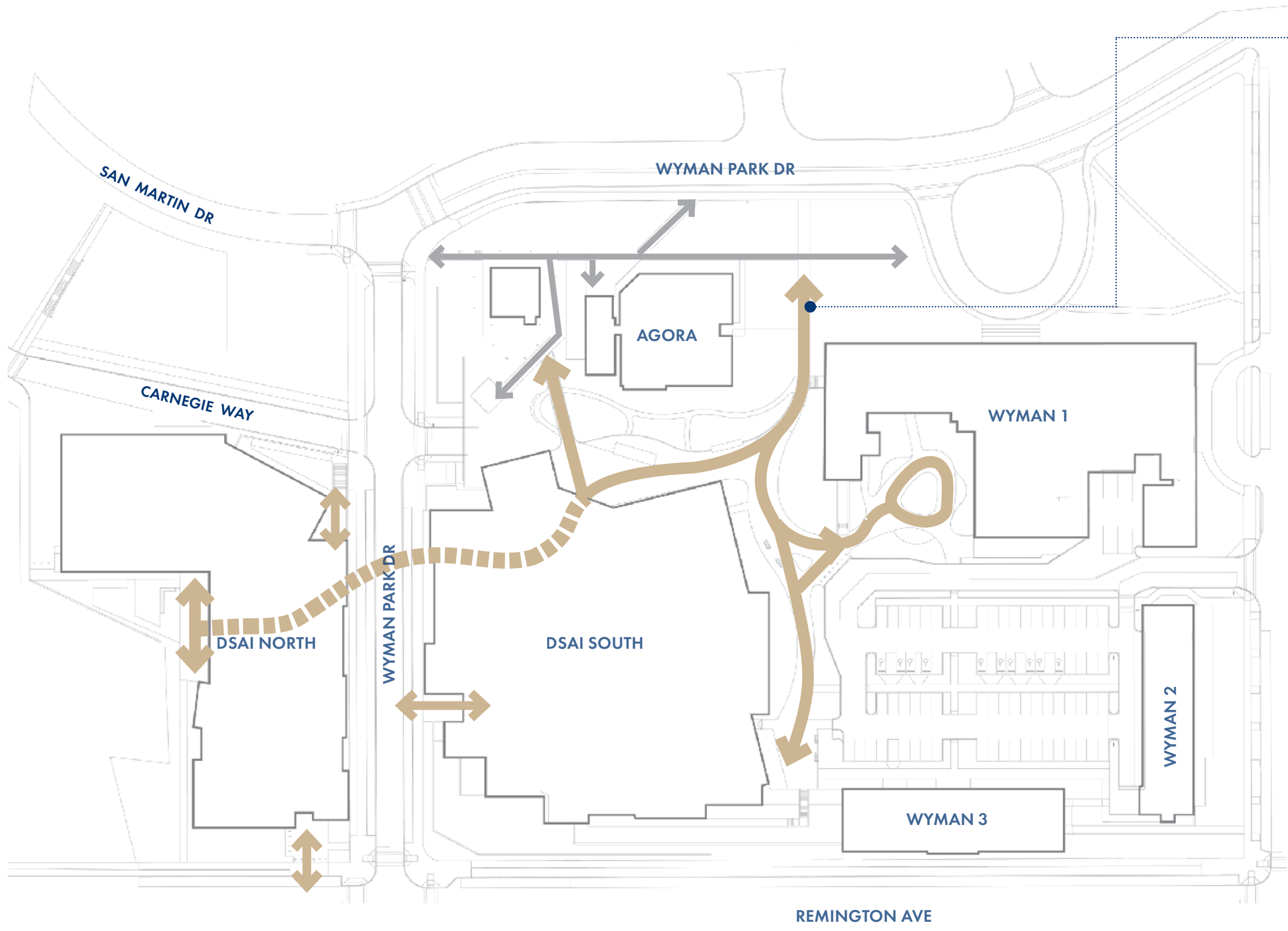


DISTINCT



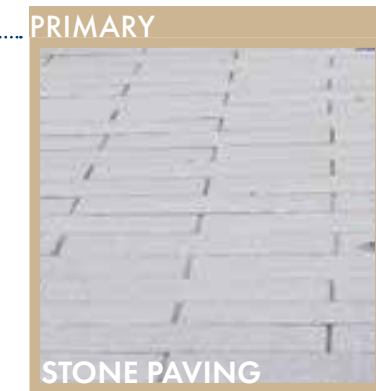
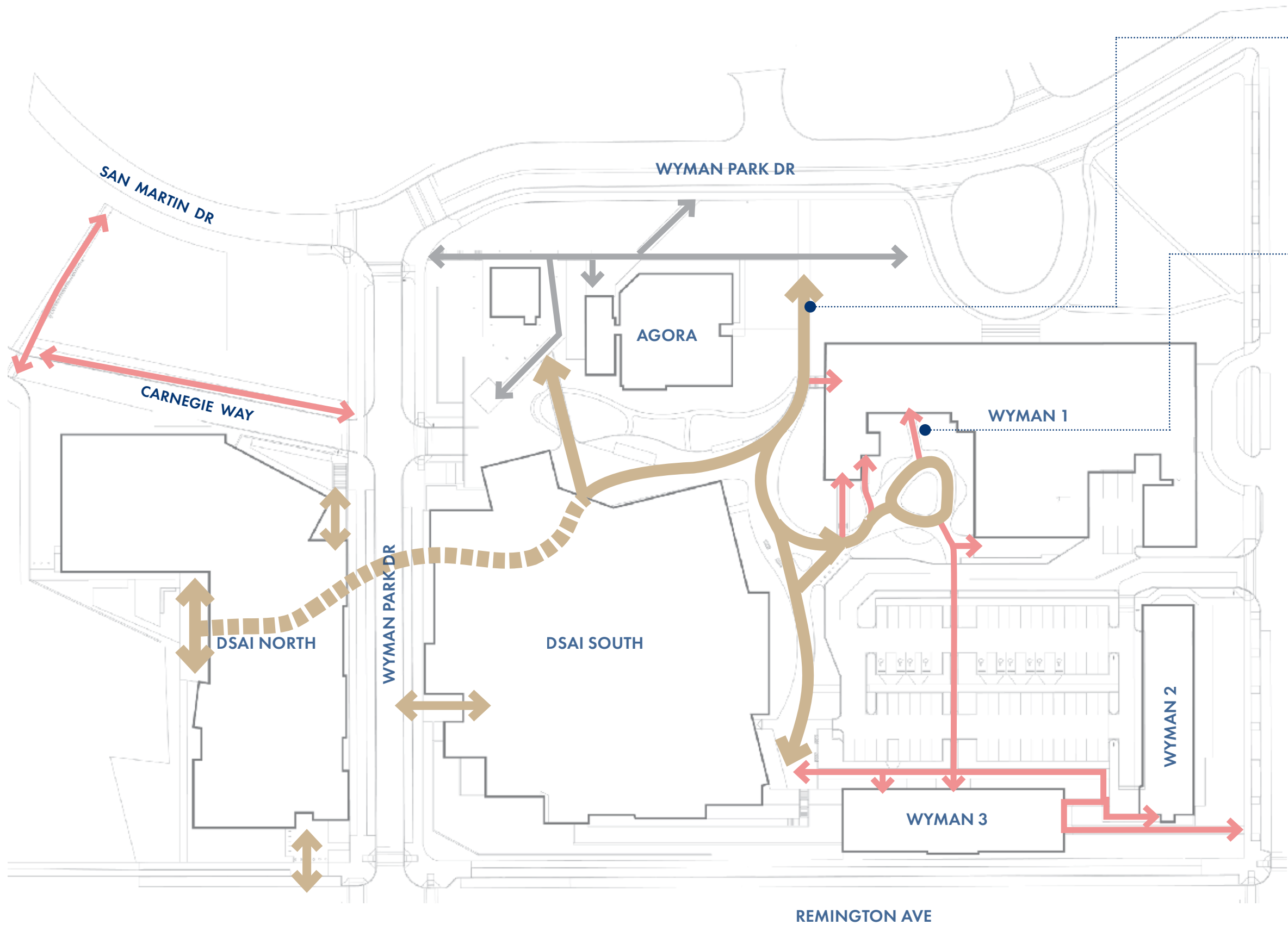
BLEND

SITE MATERIAL
CONCEPT



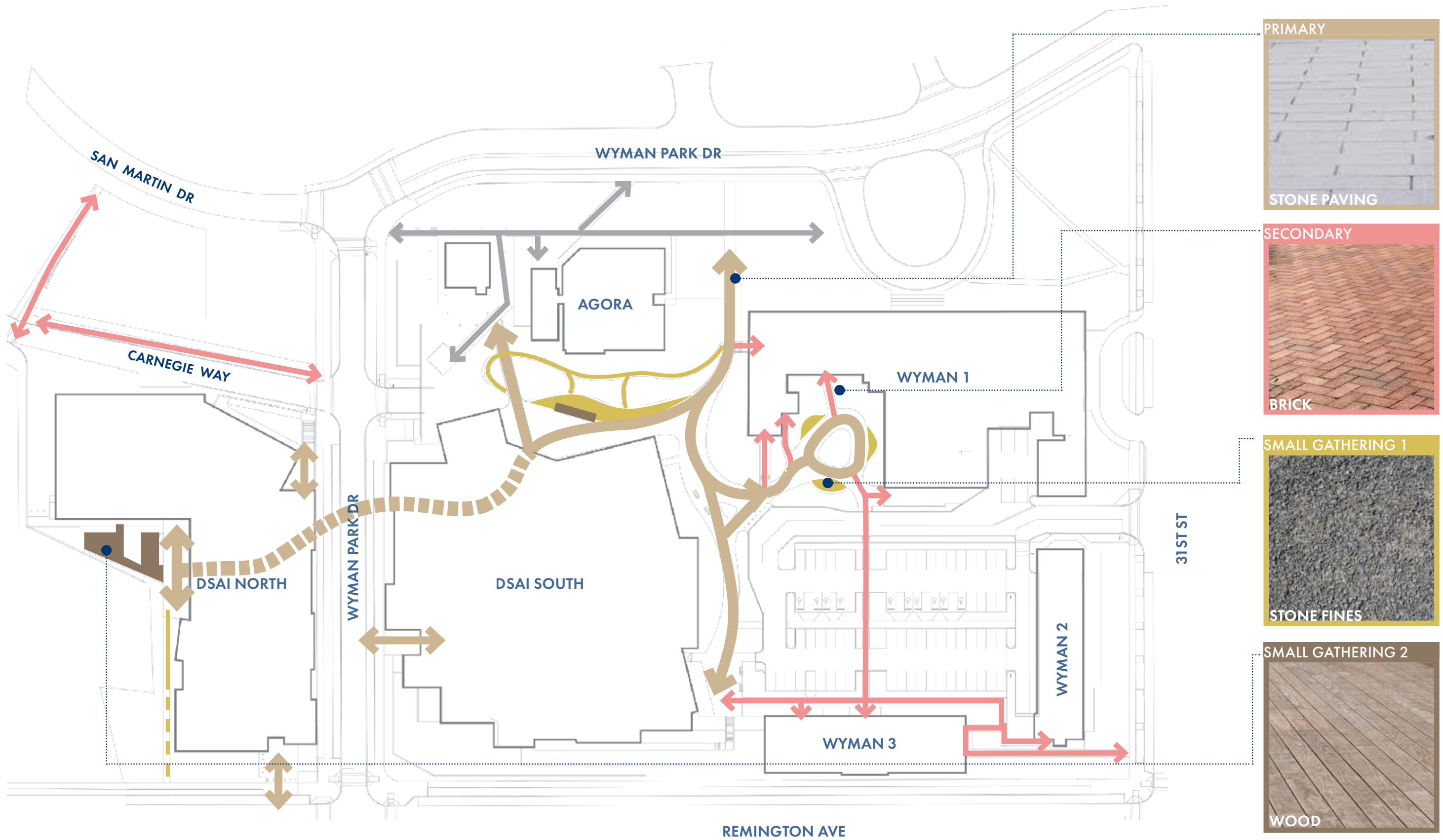
SITE MATERIAL
MAJOR CIRCULATION





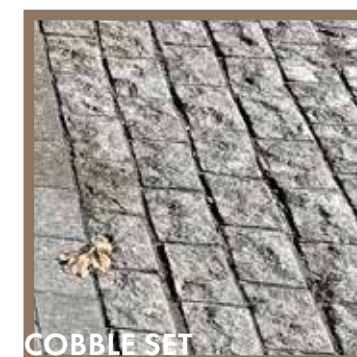
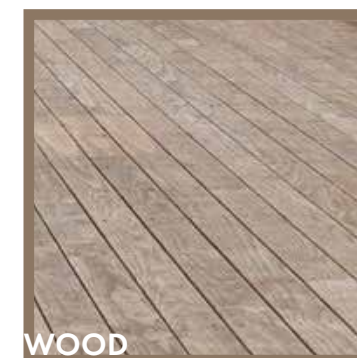
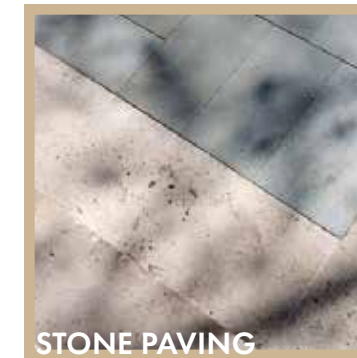
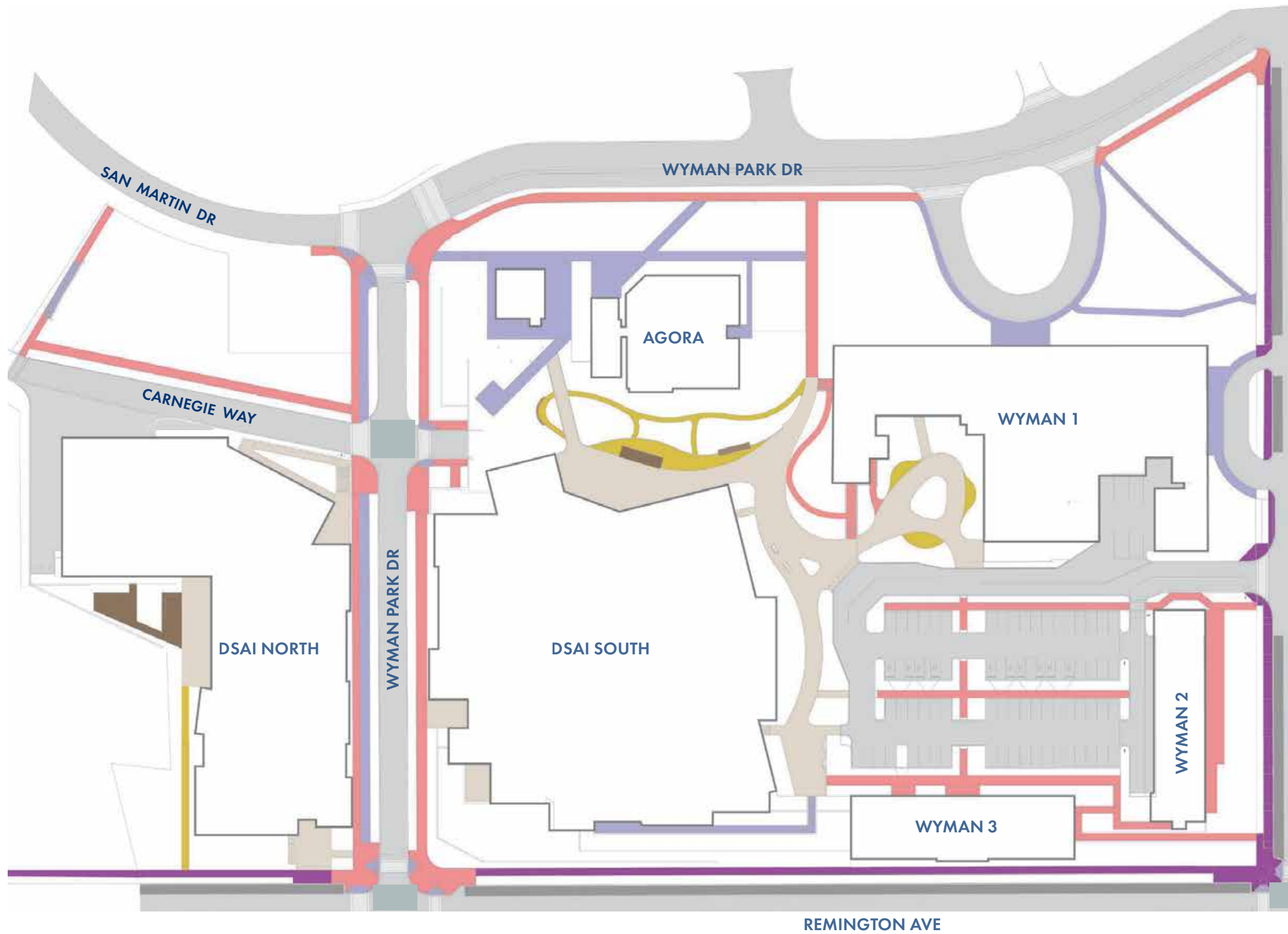
SITE MATERIAL
SECONDARY CIRCULATION





SITE MATERIAL
 SMALL GATHERING SPACES





- WOOD DECK
- STONE PAVING
- STONE FINE PAVING
- BRICK
- CAST-IN-PLACE CONCRETE
- BRICK&CIP HYBRID
- ASPHALT ROADWAY
- PARALLEL PARKING

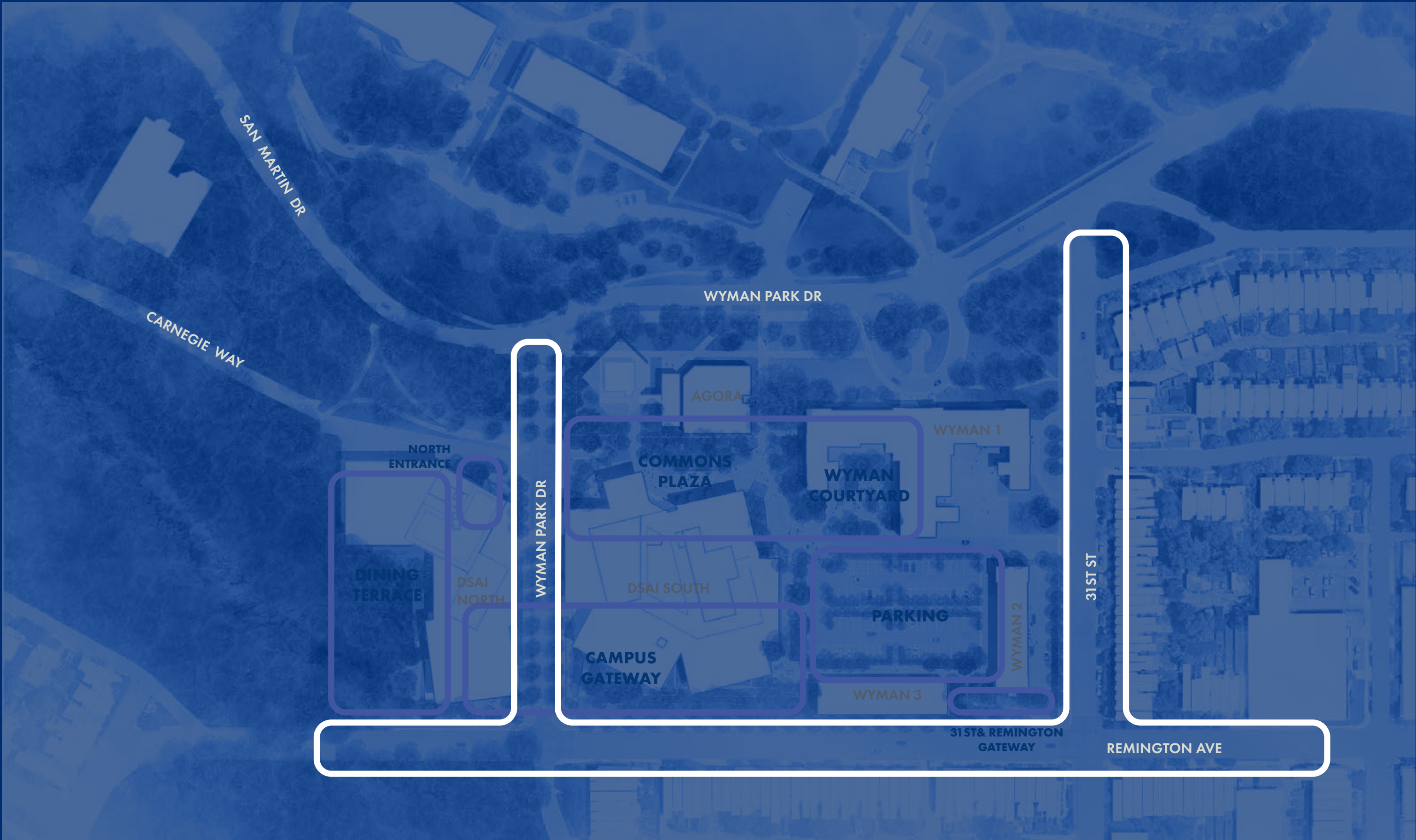
SITE MATERIAL



- EXISTING TREES
- EXISTING TREES
- MAPLE GATEWAY
- MAPLE GATEWAY
- WOODLAND PIFERA
- WOODLAND PIFERA
- INTERFACE
- INTERFACE
- PARKING
- PARKING
- SUNSET TERRACES
- SUNSET TERRACES
- AZALEA WALK
- AZALEA WALK
- UNDERSTORY SHRUBS
- UNDERSTORY SHRUBS



PLANTING TYPOLOGIES



SAN MARTIN DR

CARNEGIE WAY

WYMAN PARK DR

AGORA

WYMAN 1

NORTH ENTRANCE

COMMONS PLAZA

WYMAN COURTYARD

DINING TERRACE

DSAI NORTH

WYMAN PARK DR

DSAI SOUTH

PARKING

WYMAN 2

31ST ST

CAMPUS GATEWAY

WYMAN 3

31ST & REMINGTON GATEWAY

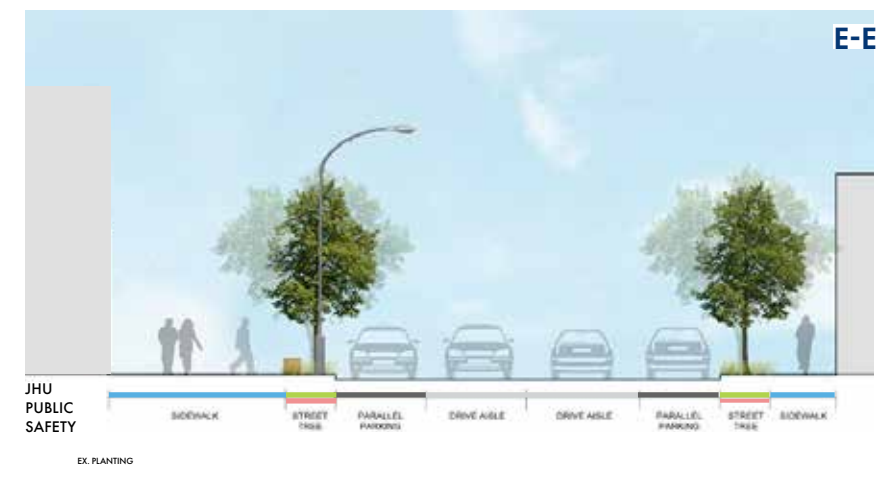
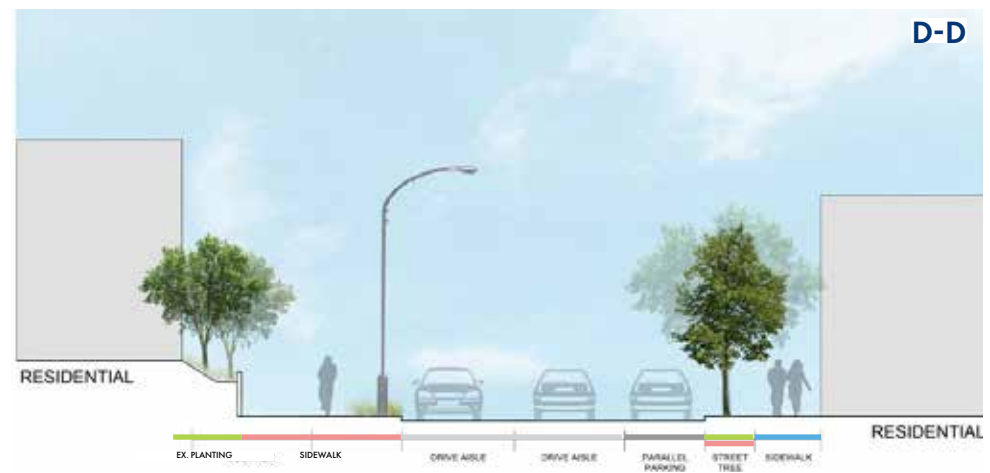
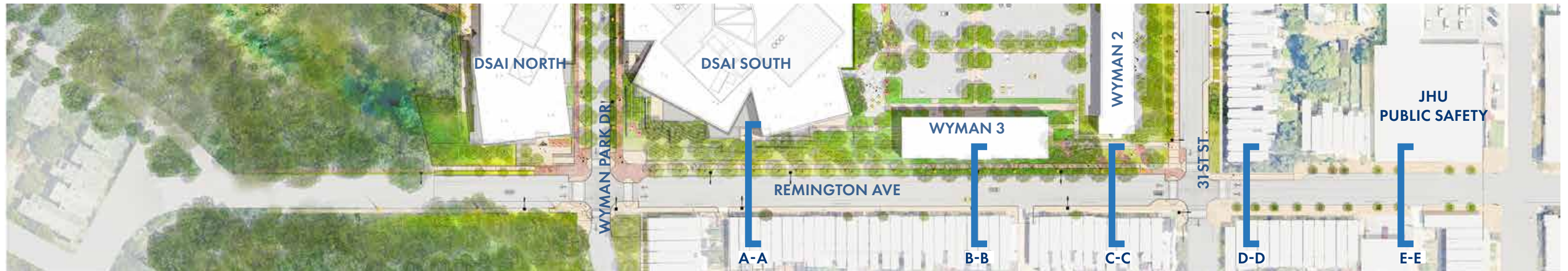
REMINGTON AVE



WYMAN
PARK DRIVE

31ST STREET

REMINGTON AVENUE ELEVATION



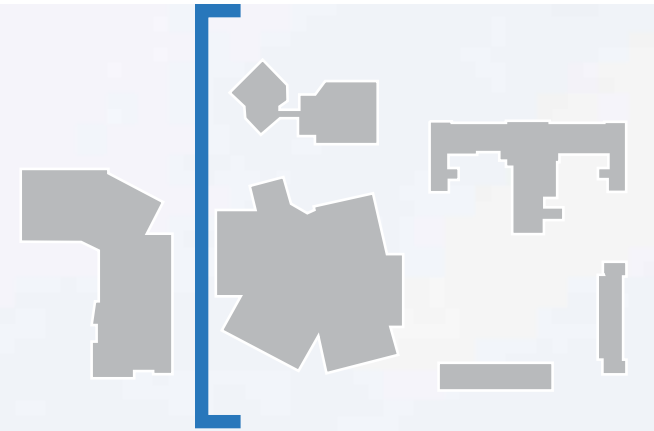
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STREETSCAPE SECTIONS

REMINGTON AVE



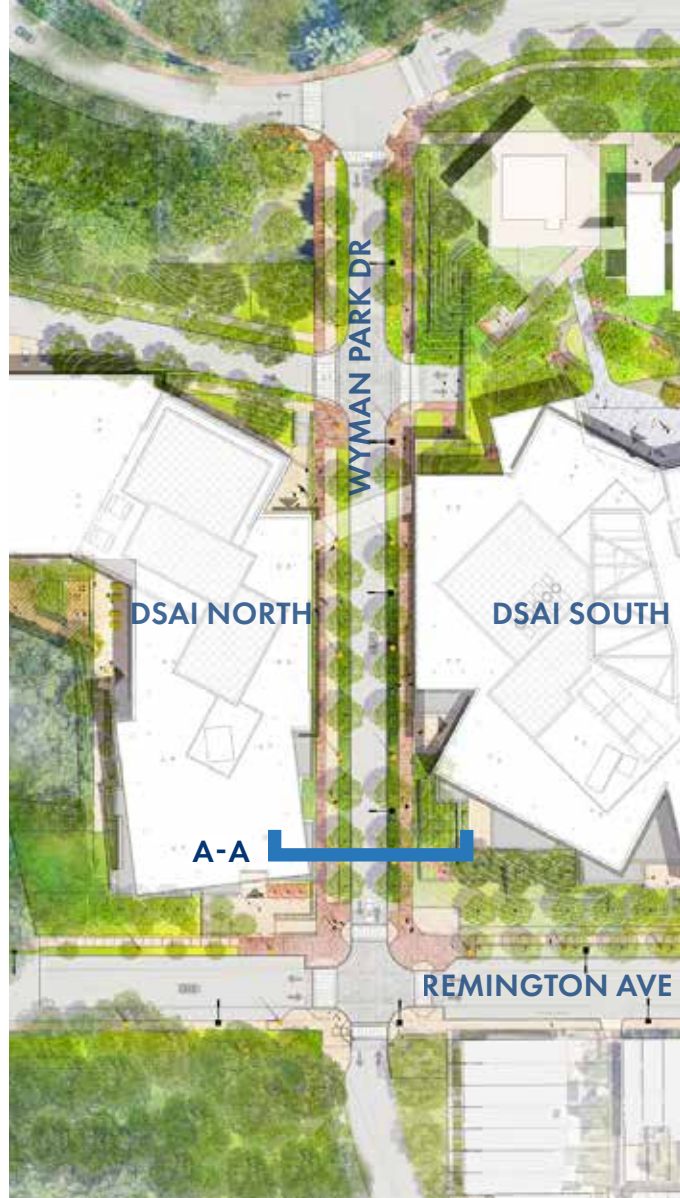


SAN
MARTIN DR

WYMAN
PARK DRIVE

REMINGTON
AVE

WYMAN PARK DRIVE ELEVATION



STREETSCAPE SECTIONS

WYMAN PARK DRIVE



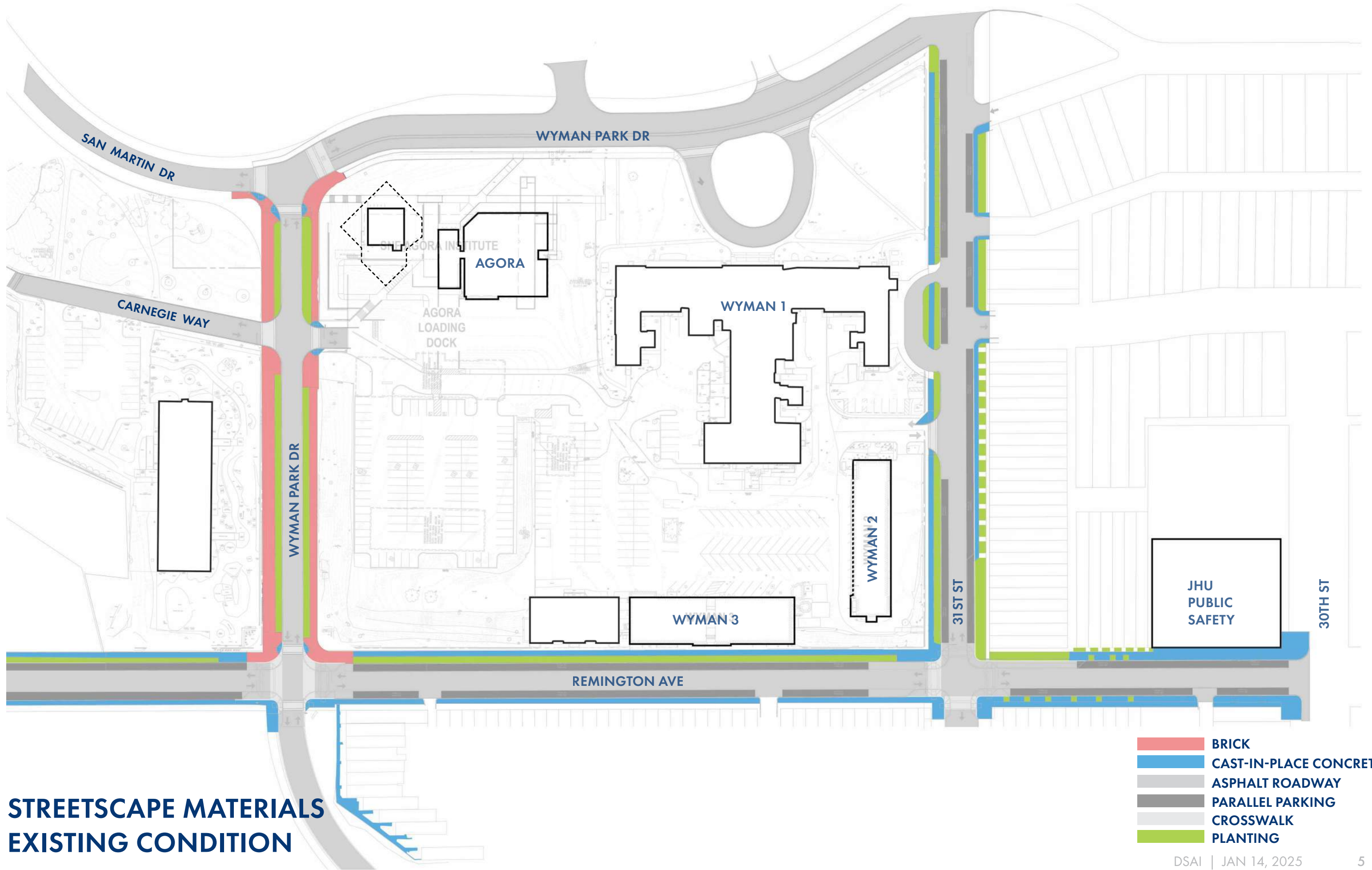


SITE PLAN

DSAI SITE + LANDSCAPE STREETSCAPE CONCEPT

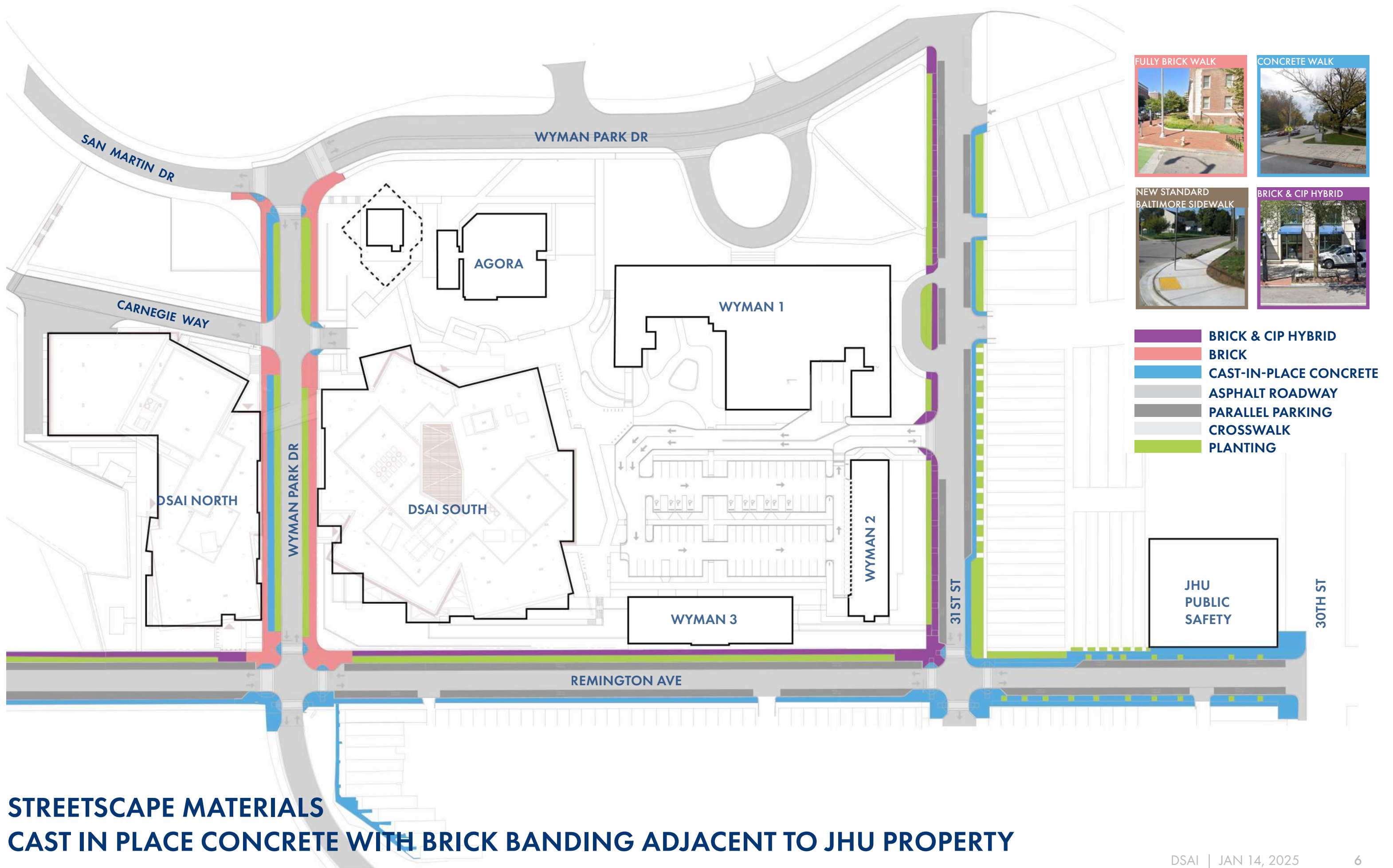


SITE PLAN



**STREETSCAPE MATERIALS
EXISTING CONDITION**

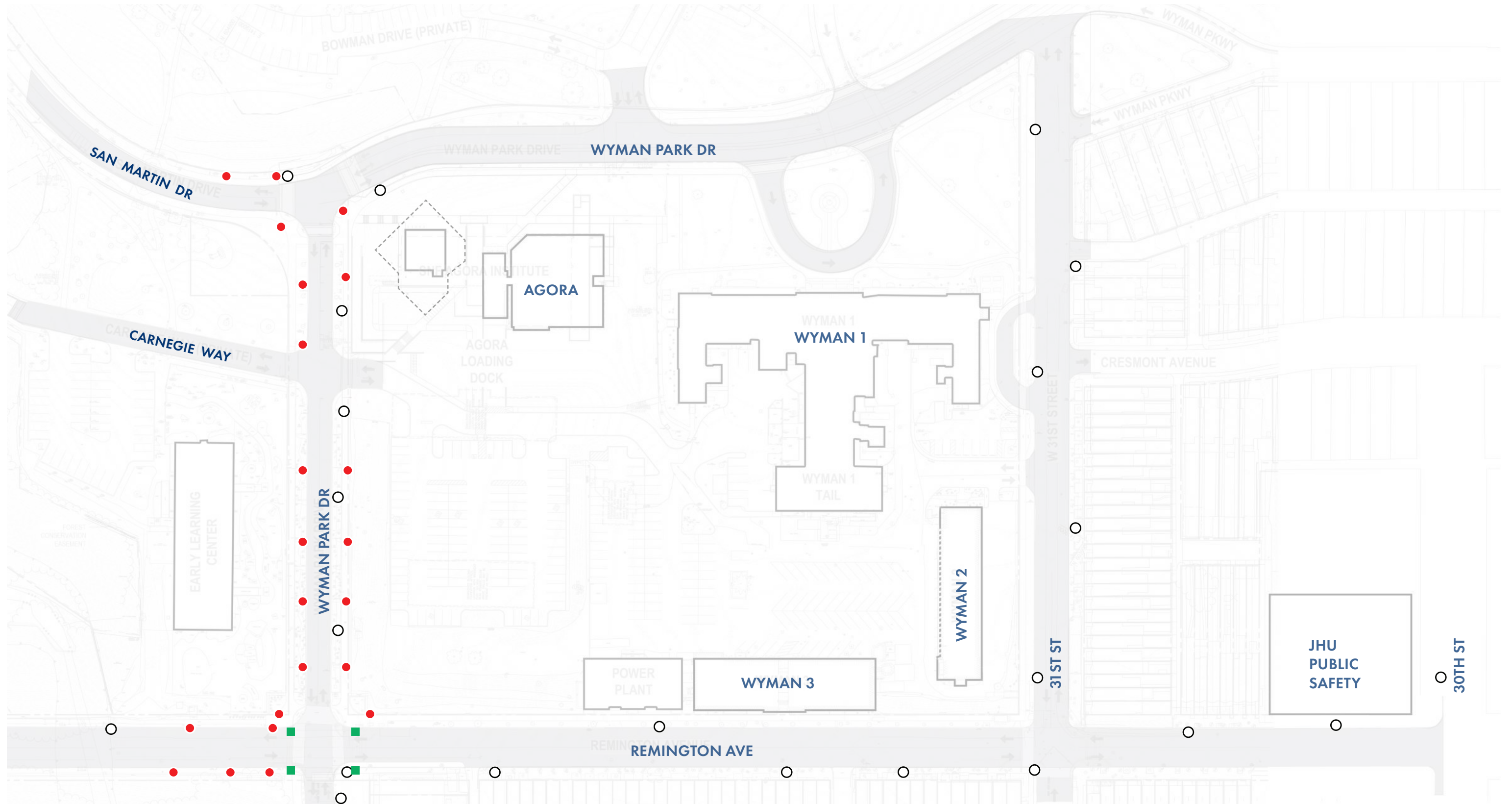
- BRICK
- CAST-IN-PLACE CONCRETE
- ASPHALT ROADWAY
- PARALLEL PARKING
- CROSSWALK
- PLANTING



STREETScape MATERIALS
CAST IN PLACE CONCRETE WITH BRICK BANDING ADJACENT TO JHU PROPERTY

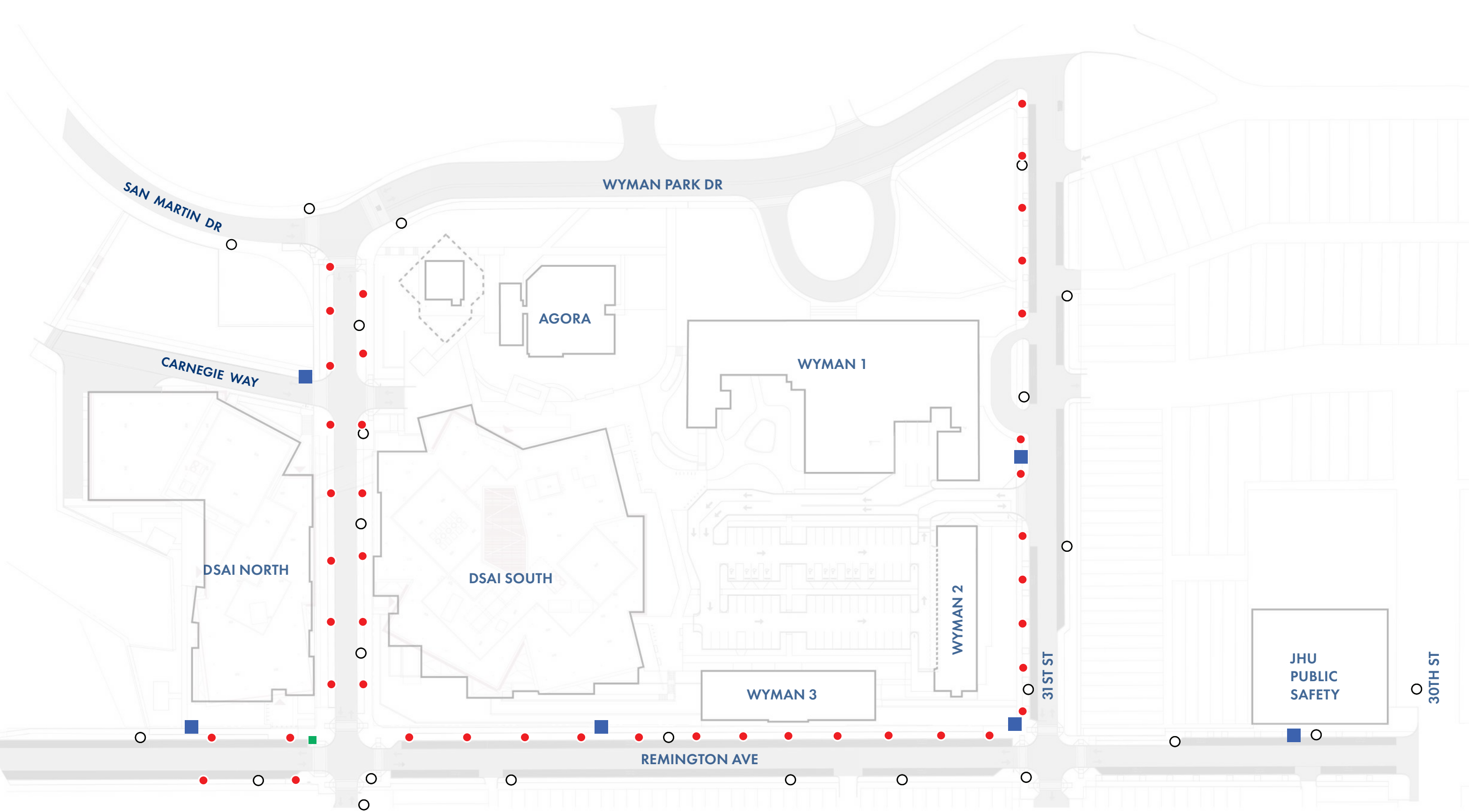


LIGHTING AND FURNISHINGS



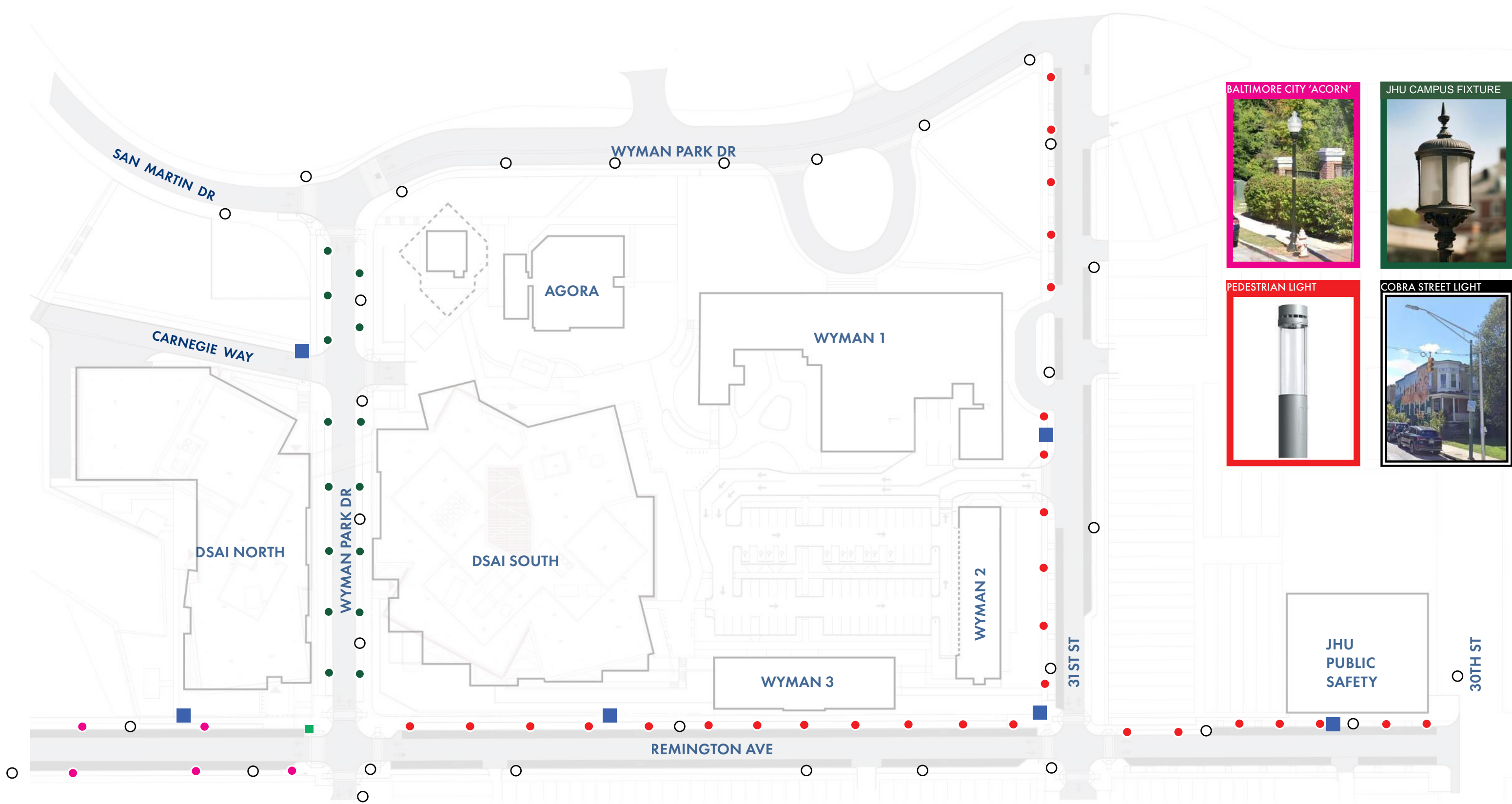
STREETScape LIGHTING EXISTING

- PEDESTRIAN LIGHT
- STREET LIGHT
- BLUE LIGHT
- TRAFFIC SIGNAL POLES

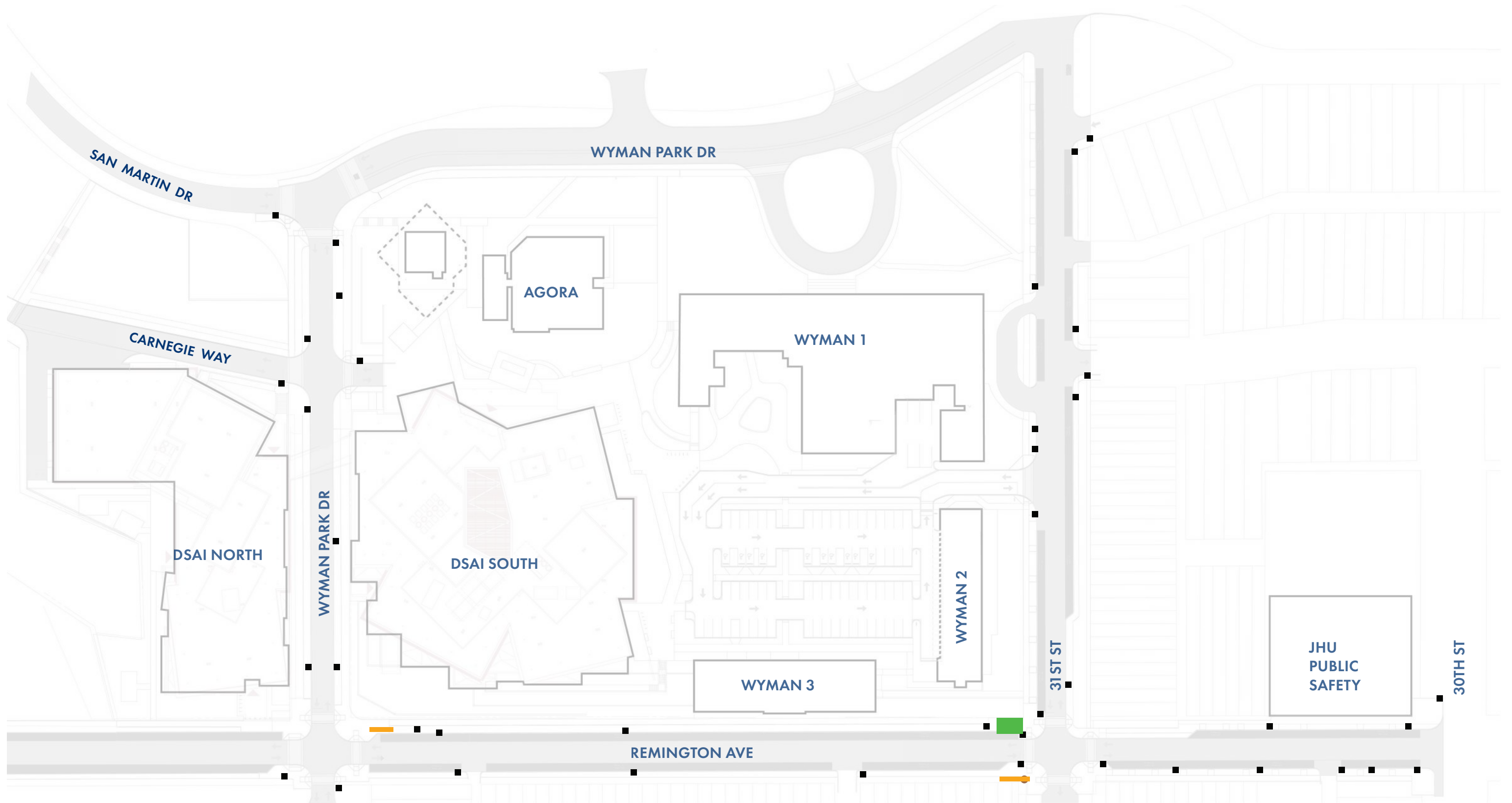


STREETScape LIGHTING PROPOSED

- PEDESTRIAN LIGHT
- STREET LIGHT
- BLUE LIGHT
- TRAFFIC SIGNAL POLE

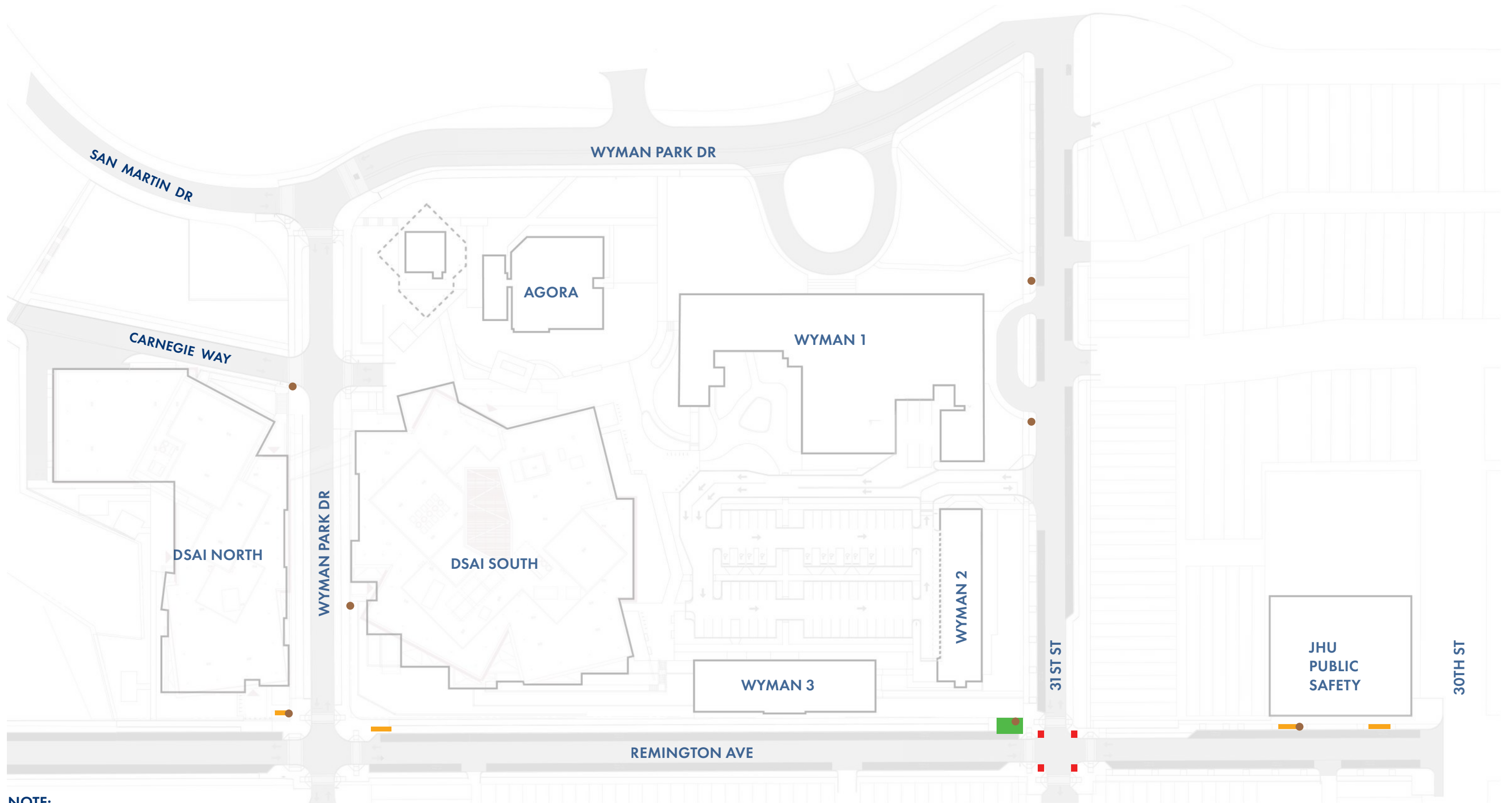


MCLA - PROPOSED STREETScape LIGHTING - CONCEPT



STREETSCAPE FURNISHINGS EXISTING

- TRASH AND RECYCLING RECEPTACLES
- BUS SHELTER
- BENCH
- STREET SIGNAGE



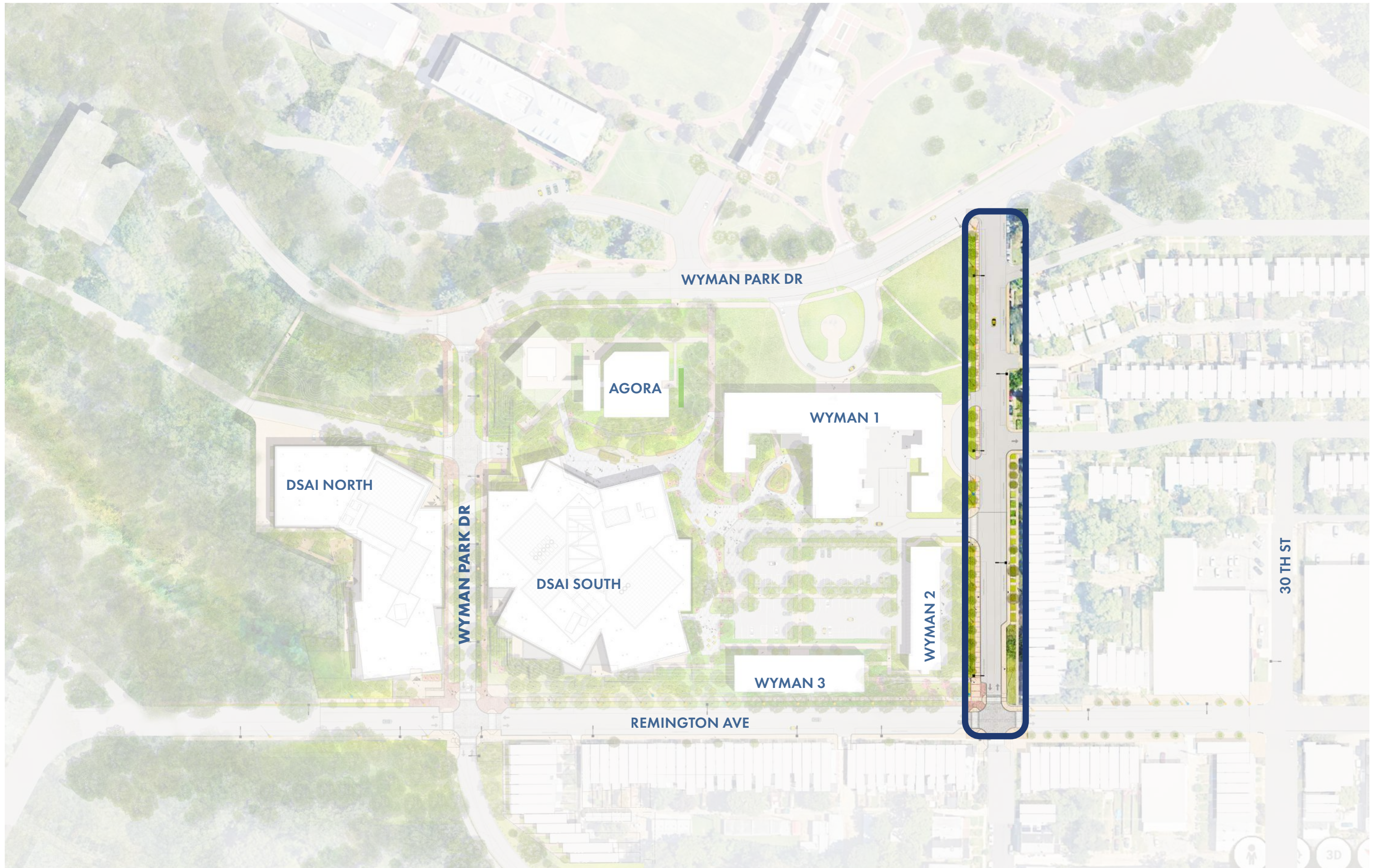
NOTE:
 BUS SHELTER WILL BE REPLACED WITH NEW
 BENCHES WILL INCLUDE ADA BUS ENTRANCE

STREETSCAPE FURNISHINGS PROPOSED

- TRASH AND RECYCLING RECEPTACLES
- BUS SHELTER
- BENCH
- STREET SIGNAGE
- PROPOSED STREET SIGNAGE

STREETSCAPE FOCUS

- W 31st St
- Remington Ave
- Wyman Park Dv.

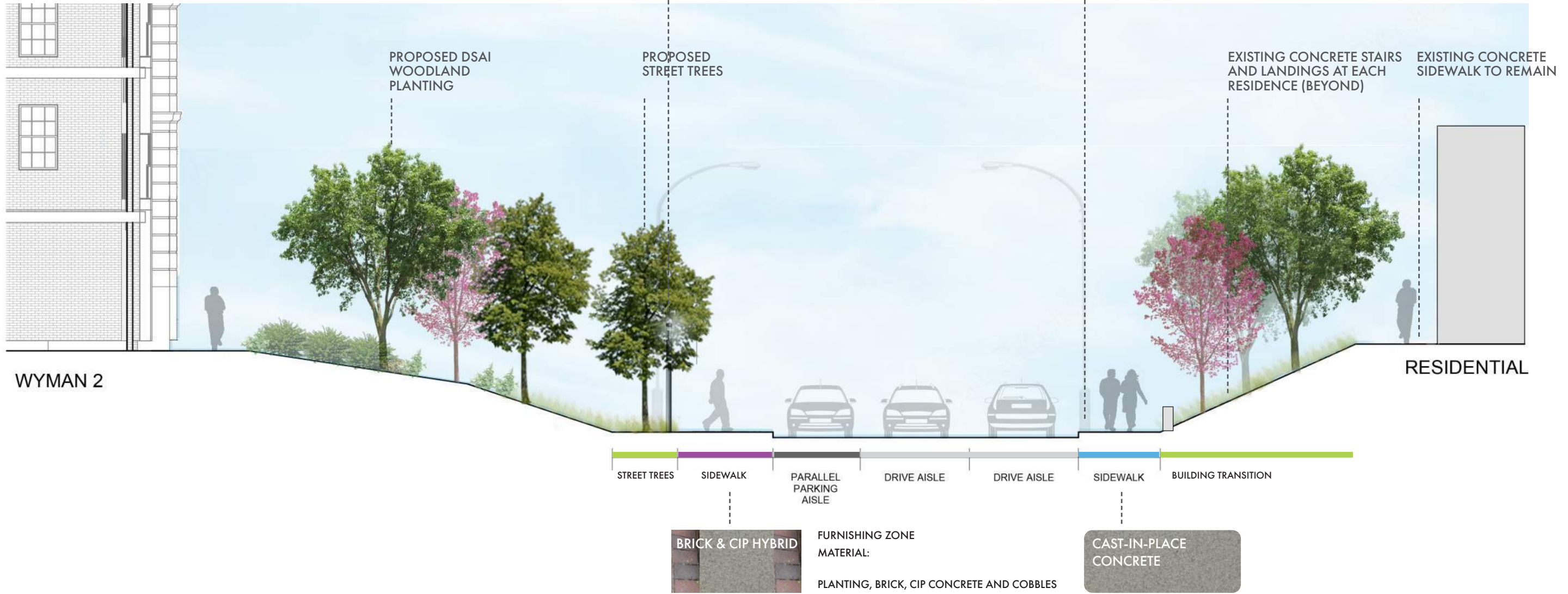
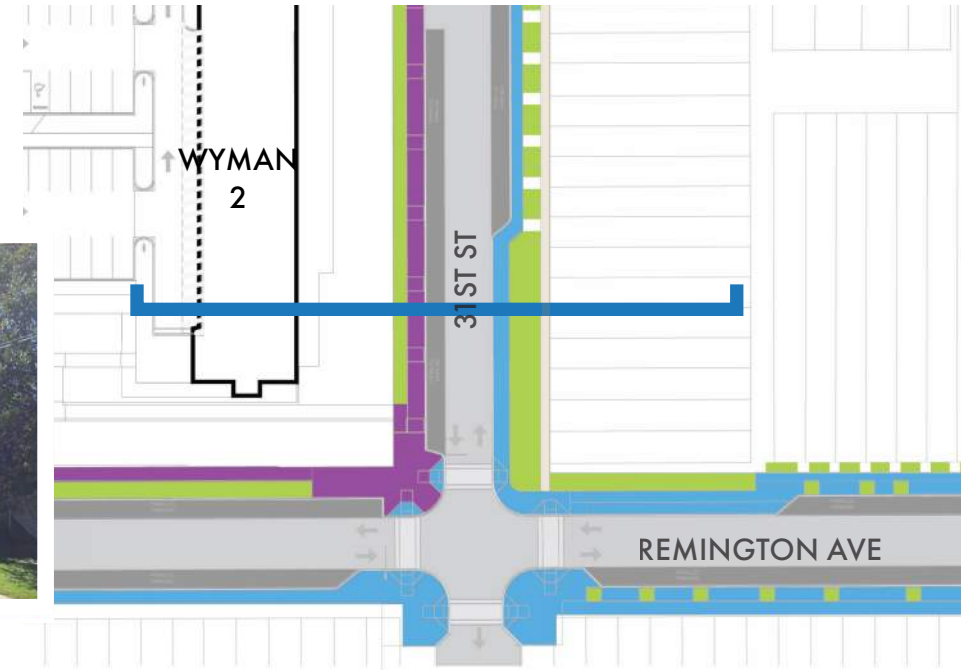


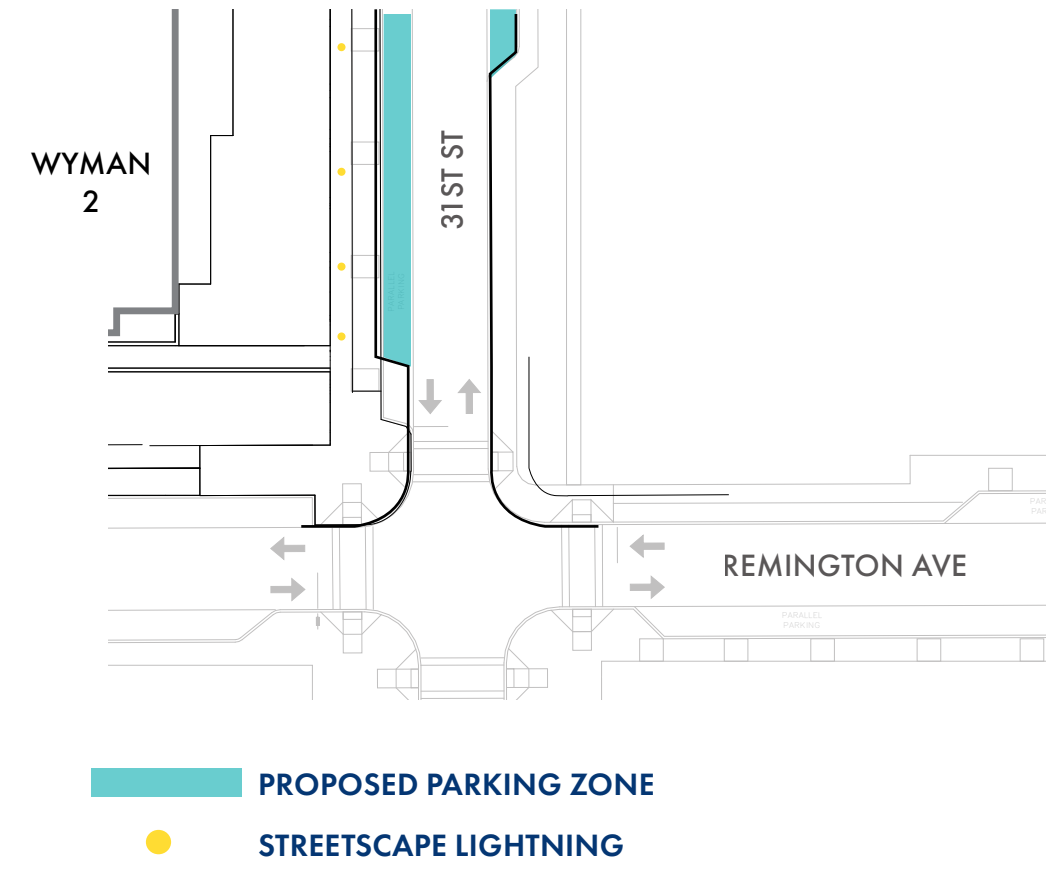
W 31 ST ST





W 31 ST ST - EXISTING CONDITION





W 31ST ST - PARKING



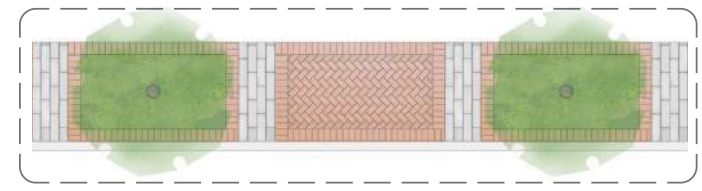
REMINGTON AVE



REMINGTON AVE & W 31ST ST - EXISTING CONDITION

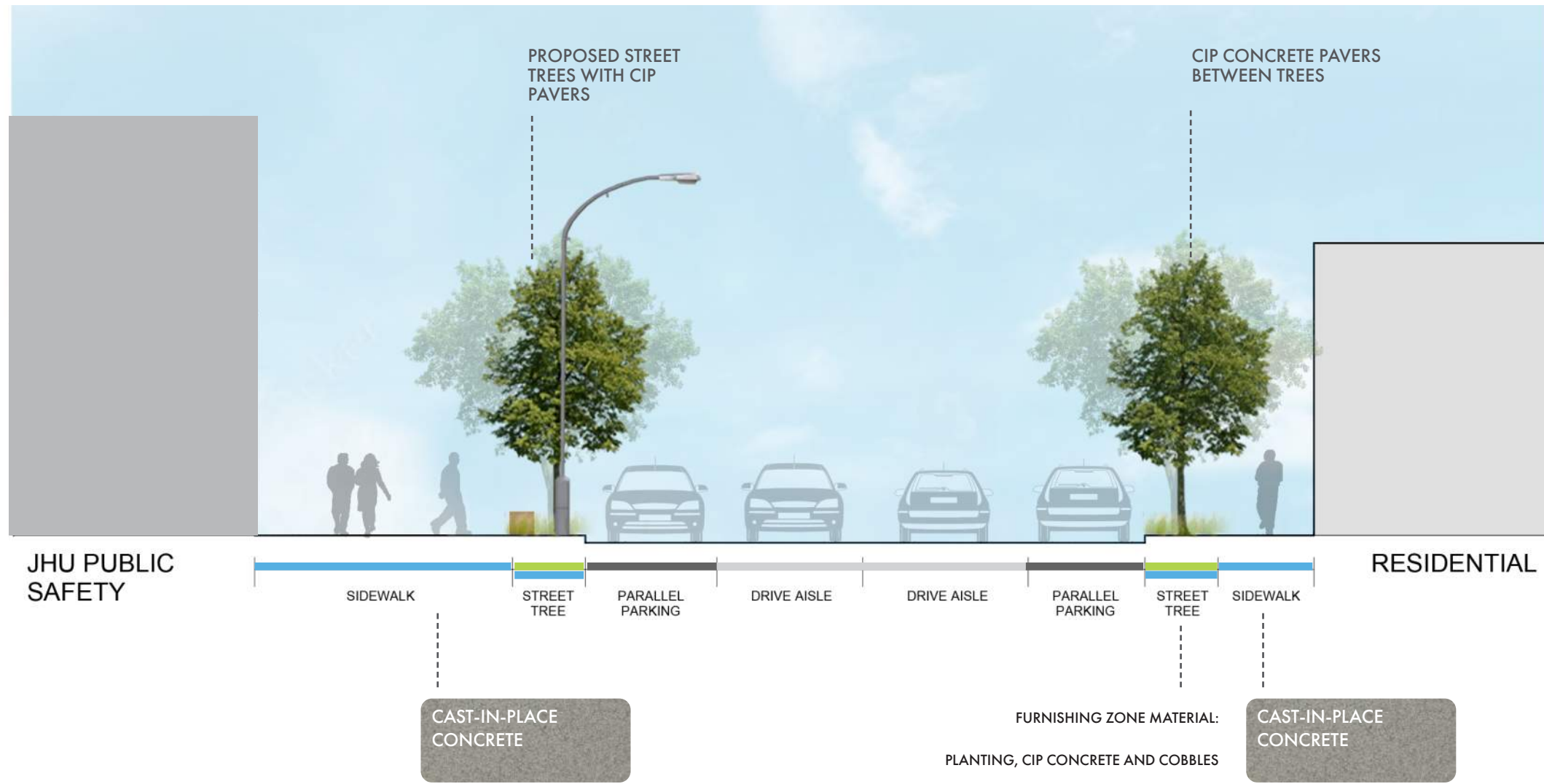
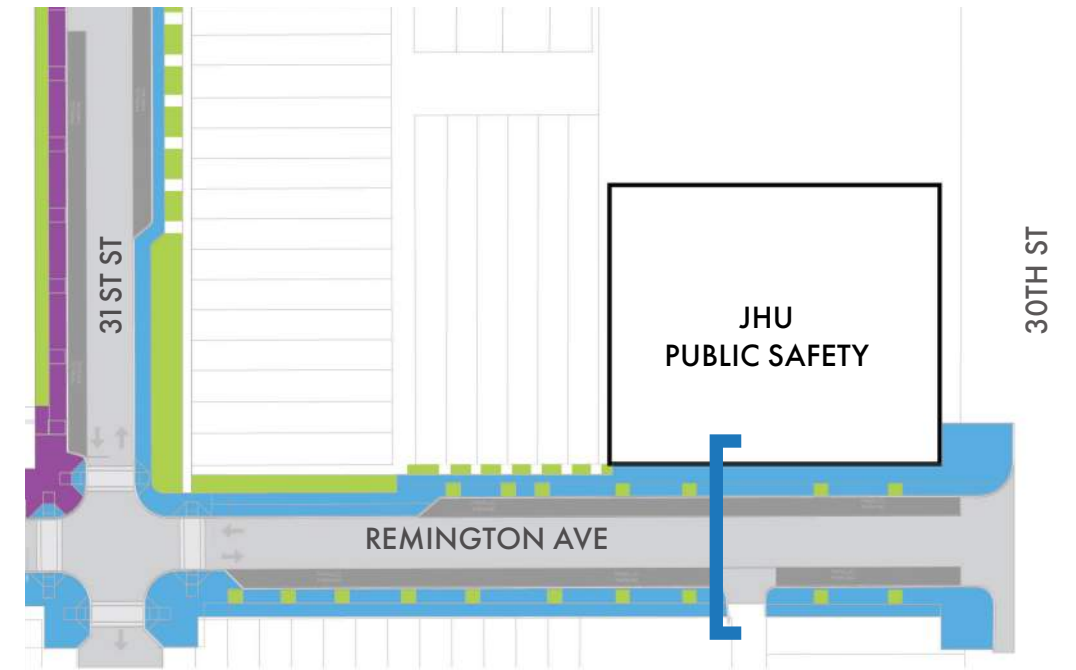


EXISTING TREES TO REMAIN

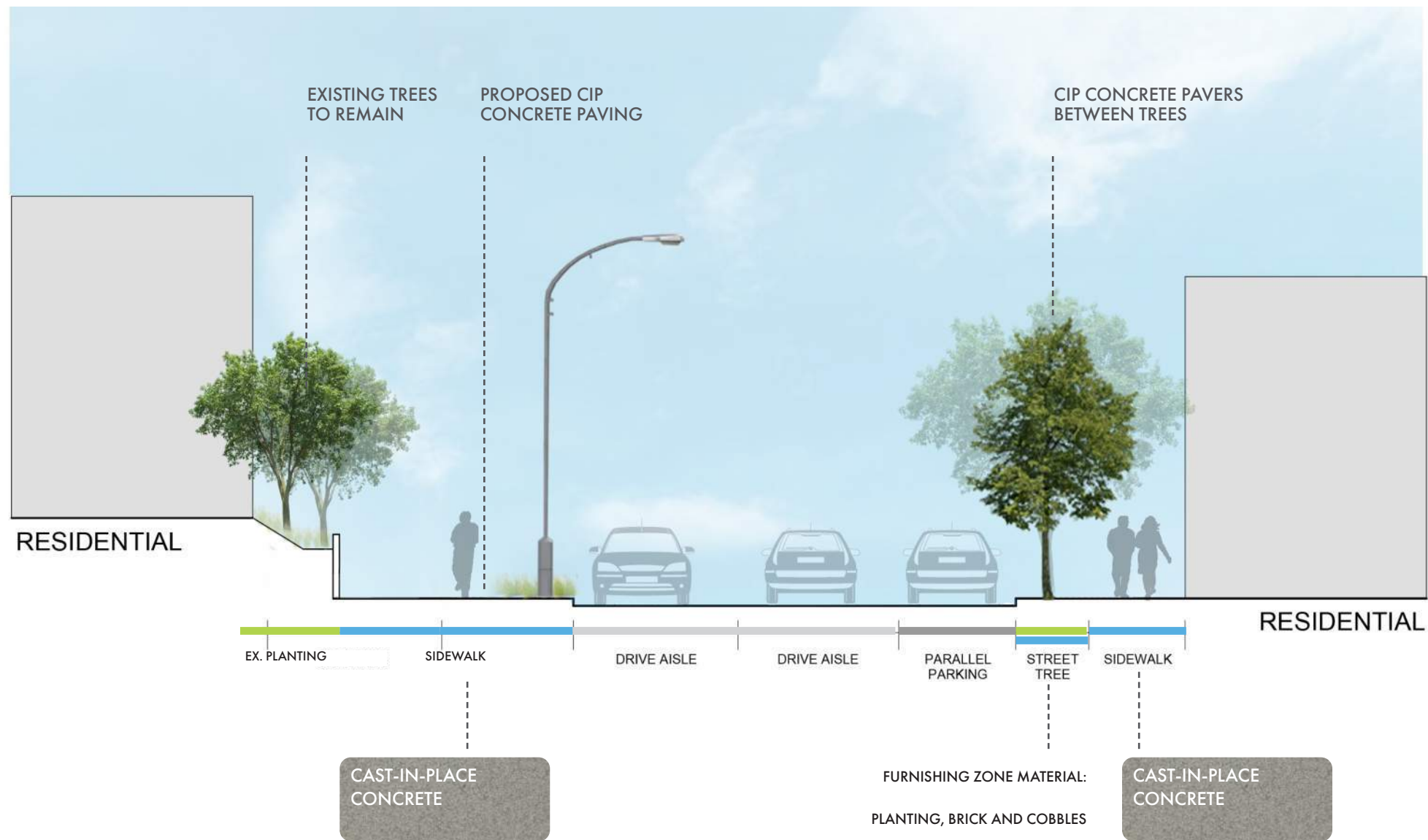
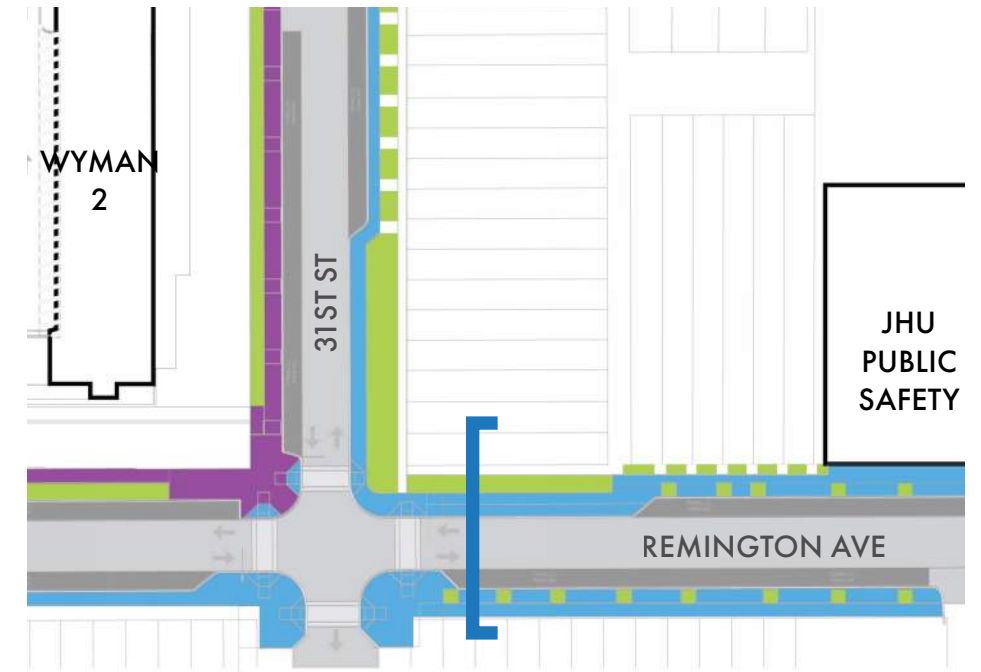


FURNISHINGS ZONE

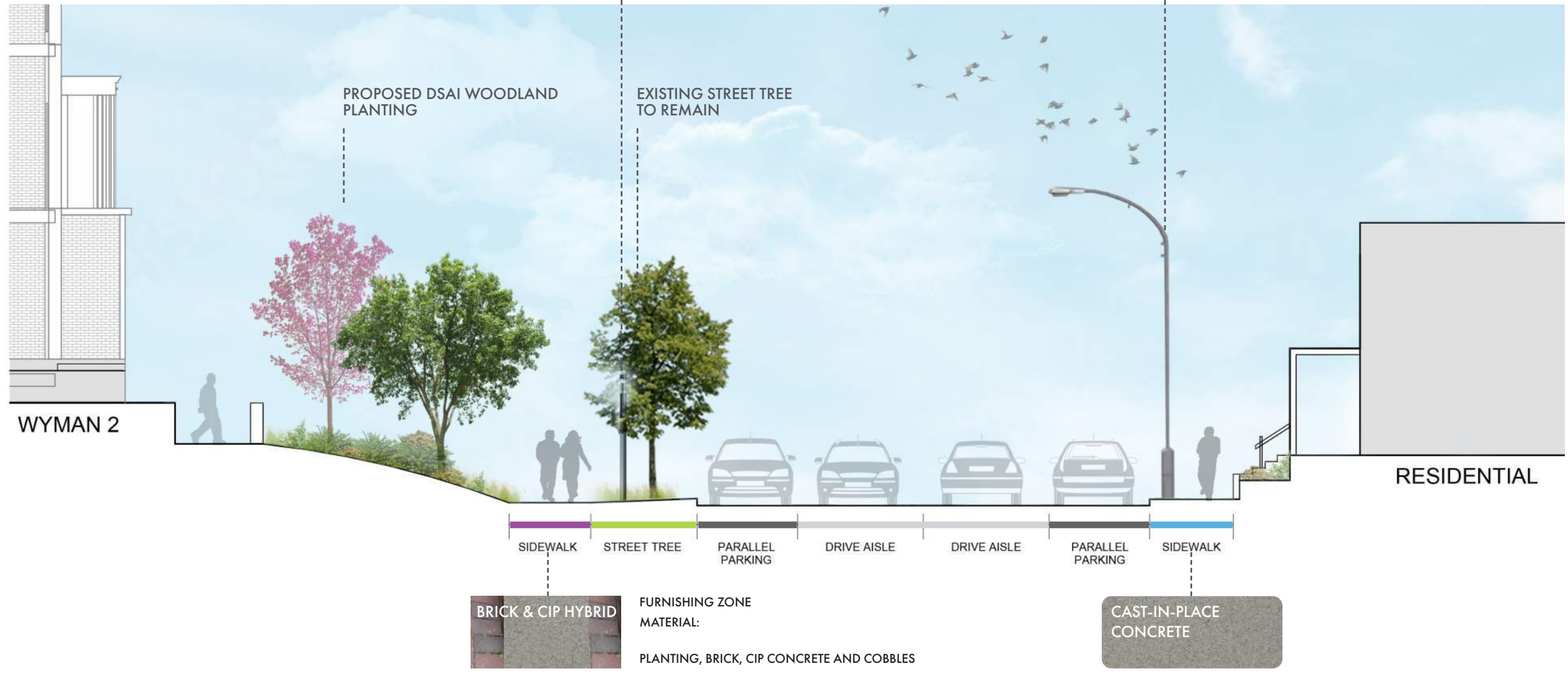
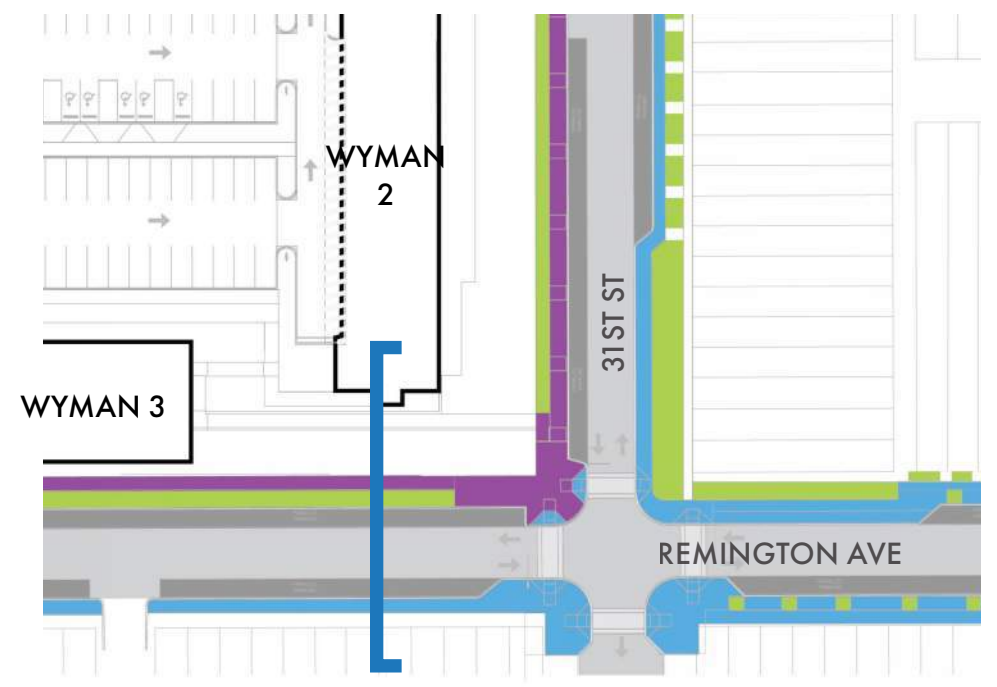
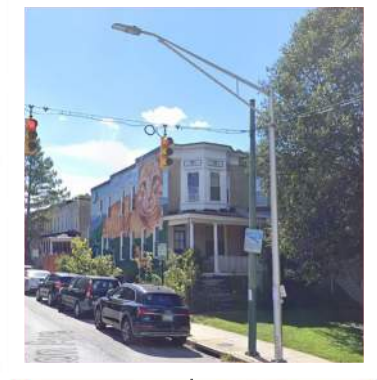
REMINGTON AVE & W 31ST ST - JHU PUBLIC SAFETY



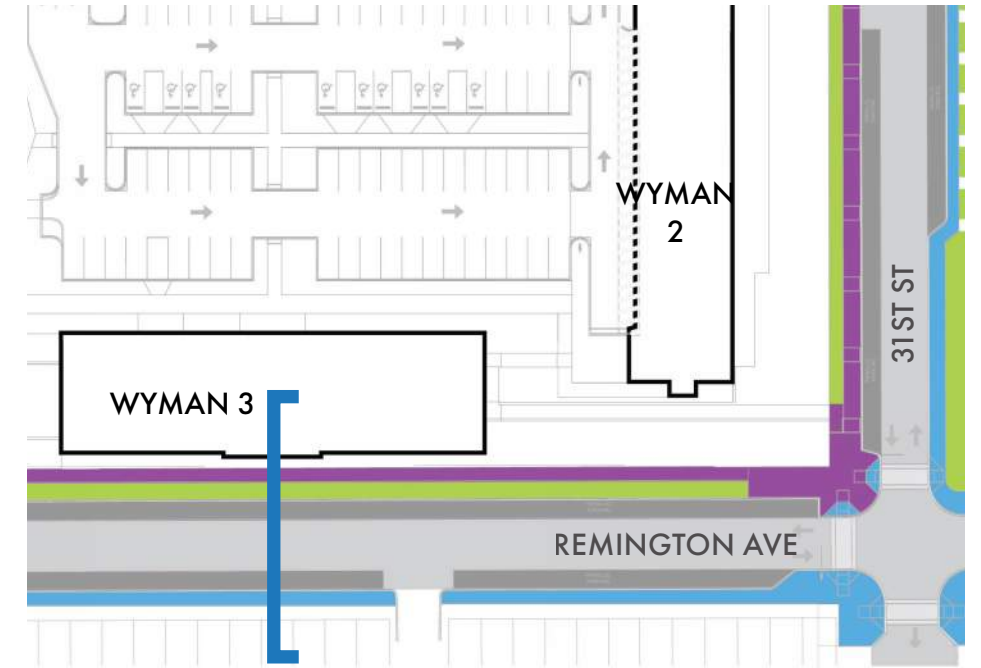
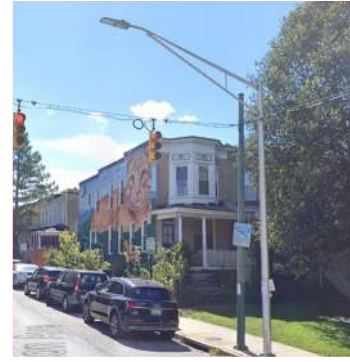
REMINGTON AVE



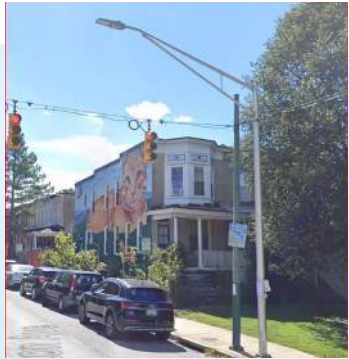
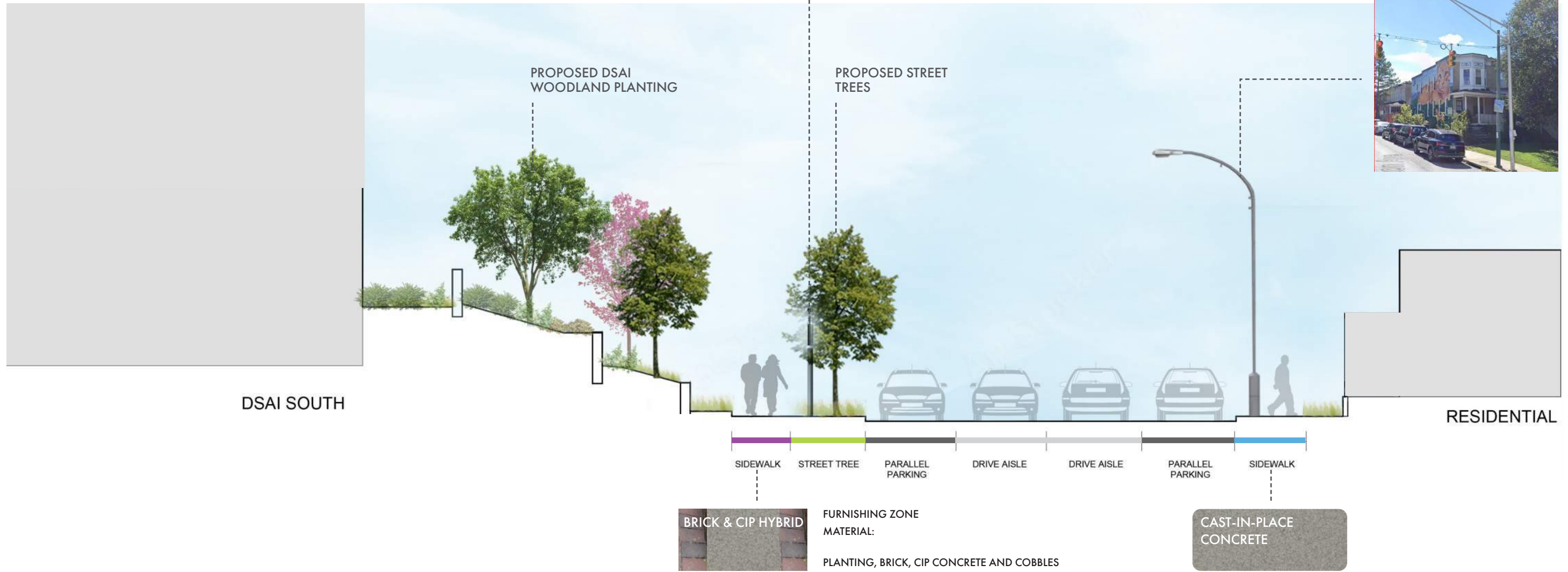
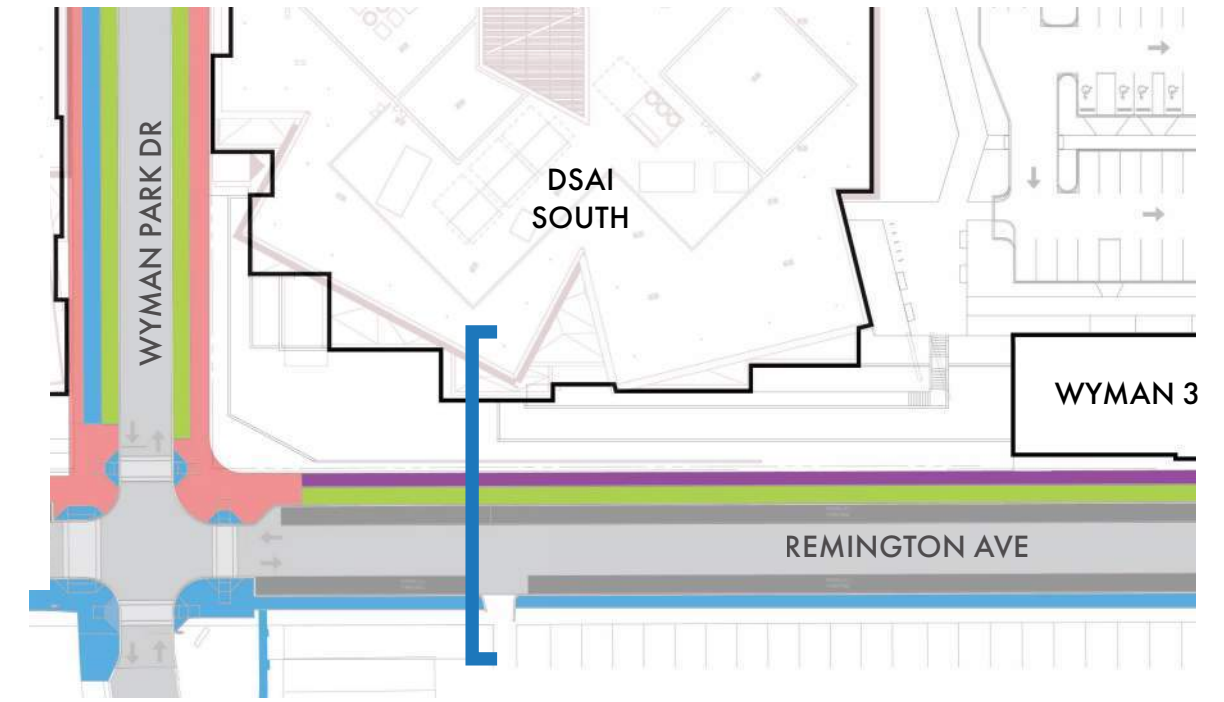
REMINGTON AVE



REMINGTON AVE



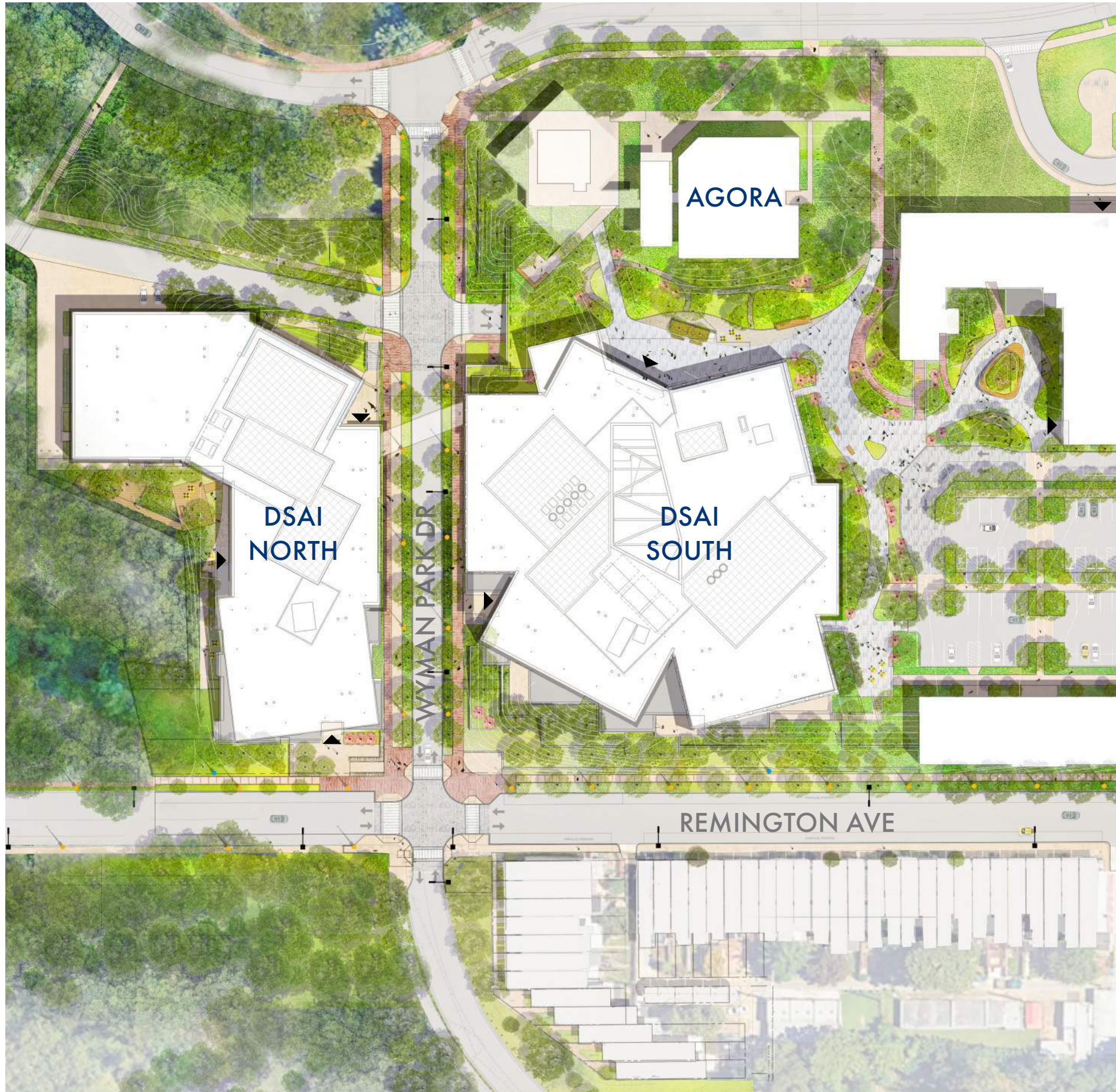
REMINGTON AVE



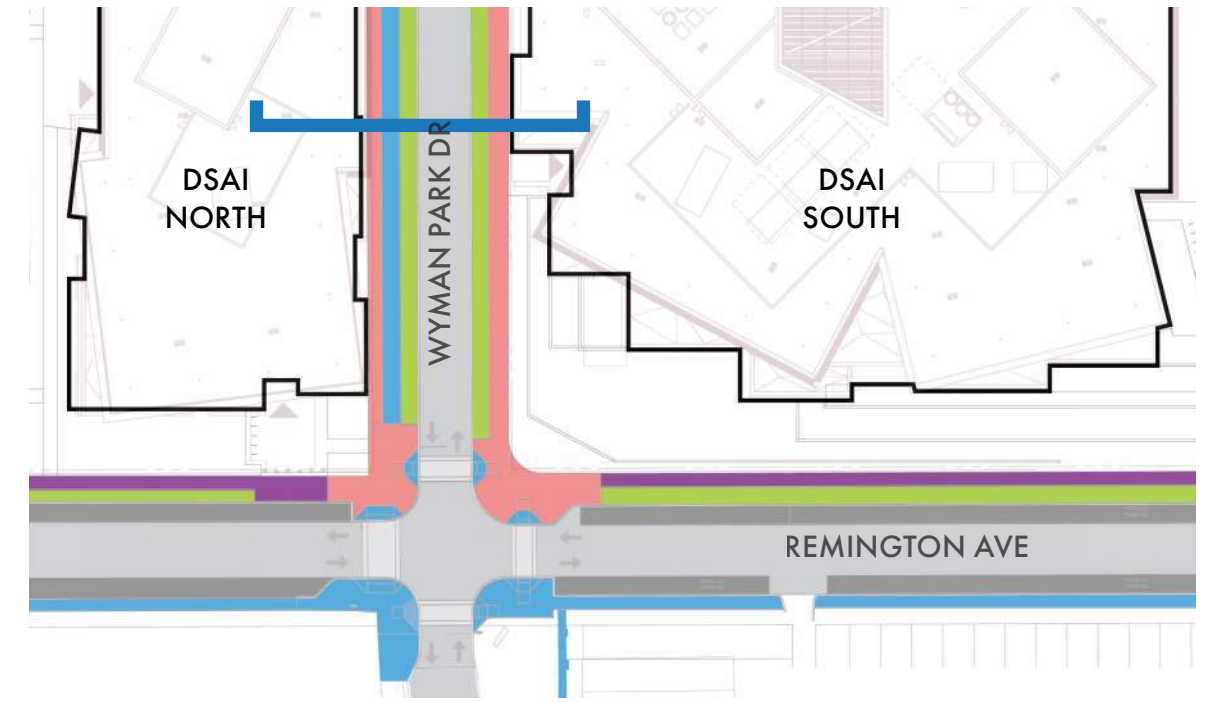
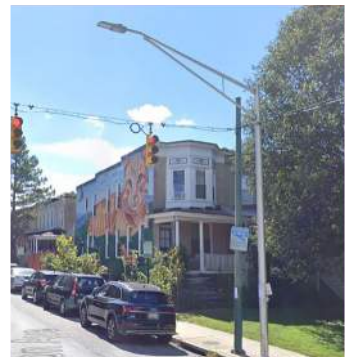


WYMAN PARK DR.





WYMAN PARK DR



DSAI NORTH

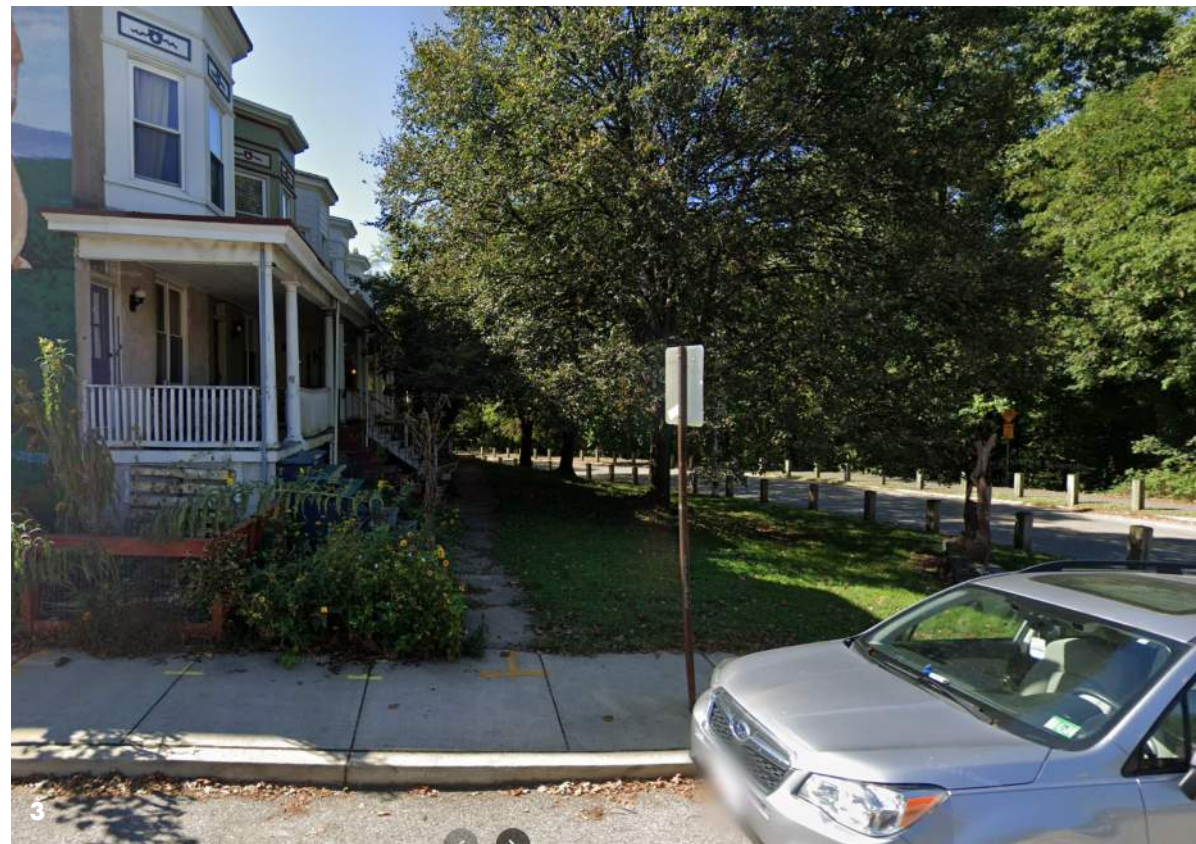
DSAI SOUTH



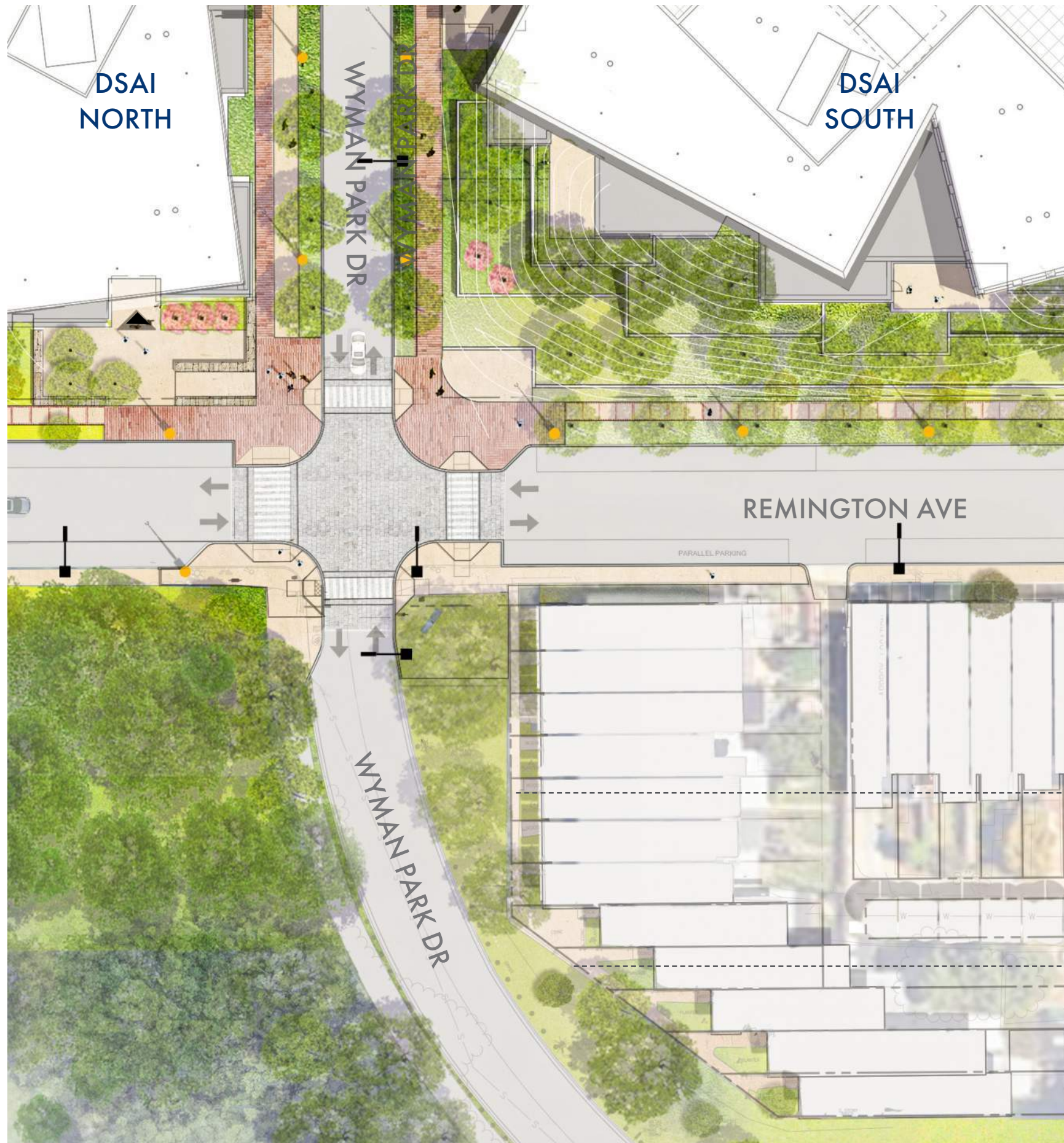
CAST-IN-PLACE CONCRETE (COORDINATE WITH CITY STANDARD)



WYMAN PARK DR.



WYMAN PARK DV. - EXISTING CONDITION



REBUILD CONCRETE PAVING AT RESIDENCES

REBUILD RETAINING WALL AND RAILING AT
EDGE OF PAVING

WYMAN PARK DR

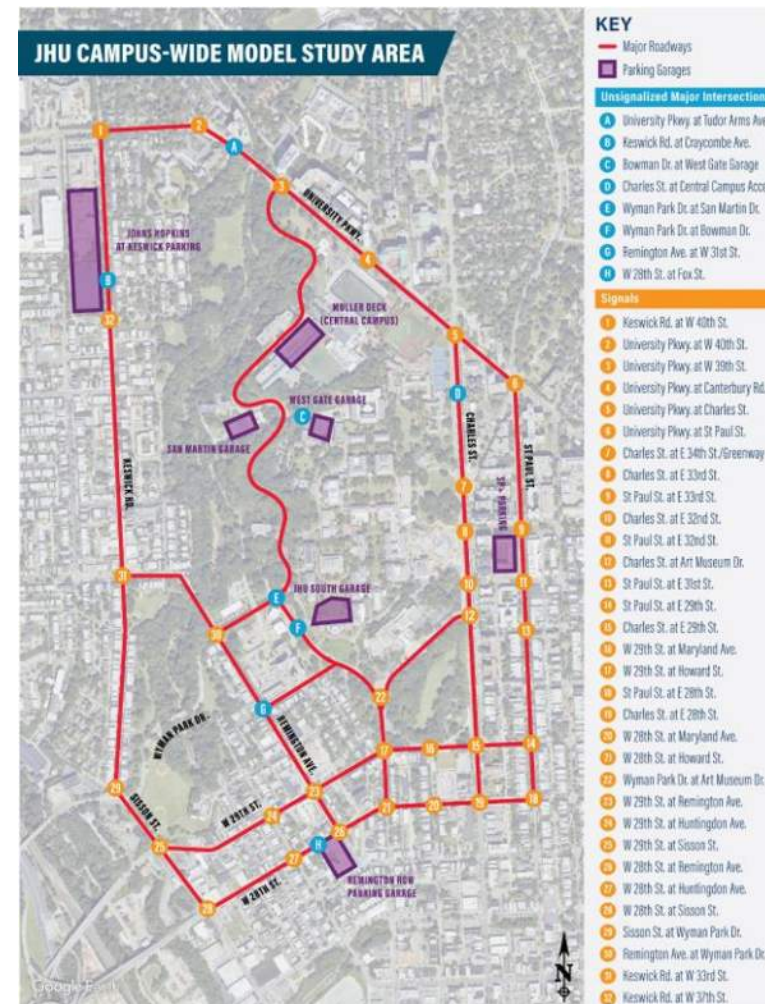
Residential Surveys

- With the 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
- Surveys will include exterior facades and interiors of homes (walls, windows, doors)
- Seismic Surveys, LLC has been engaged to perform pre-construction surveys and vibration monitoring
- Schedule
 - Notification Letters Sent – Early Feb 2025
 - Homeowners elect to participate in surveys – Late Feb 2025
 - Survey of properties – March 2025
 - Vibration monitoring equipment installed – Late March 2025
 - Construction Manager Mobilization for DSAI – Early April 2025



Traffic Study

- Traffic consultant (WRA) has been engage to develop a traffic model for the Homewood campus and surrounding areas
- The model will be used to assess existing transportation infrastructure, identify existing and future needs, and evaluate future scenarios including DSAI
- Schedule:
 - Data Collection Phase - Fall 2024
 - Draft Report of Existing Conditions – Late Jan 2025
 - Modeling of Future State Scenarios – Spring 2025
 - Final Report – Early May 2025



Environmental Impact Consultants

- **Ornithologist**

- Susan Elbin, Conservation Scientist Emerita with the NYC Bird Alliance, is providing guidance to the design team on bird-safe design for façade bird strike prevention
- Engaging with Lindsay Jacks, director of Lights Out Baltimore, for migratory bird inventories

- **Environmental Scientist**

- Steward Green, an environmental firm located in New Jersey and Maryland, has been engaged to perform an inventory of species that inhabit the surrounding area
 - Deer browse intensity on native and invasive vegetation (May 2025)
 - Dominant plant species and Understory forest composition data (May 2025)
 - Avian species audio data collection (start ASAP and continue until the end of summer 2025)
 - Avian species detected by biologists on site (January, March, May, and June 2025 on-site)
 - Fauna species (in addition to avian) detected by wildlife camera traps (start ASAP and continue until the end of summer 2025)
 - Fauna species (in addition to avian) detected by biologists on site (January, March, May, and June 2025 on-site)
- Steward Green will also advise on protecting Stony Run Creek from groundwater contamination generated by construction activity, including continuous water quality monitoring of Stony Run Creek and regular site inspections during construction.



Lower Stony Run Strategic Plan, June 2024

Next Steps

- Additional community meetings to be scheduled for Spring 2025
- Second UDAAP presentation will be January 23, 2025