Board of Estimates

SB 25-14430: Memorandum of Understanding

SB-25-14361: Developers Agreement 1954-C

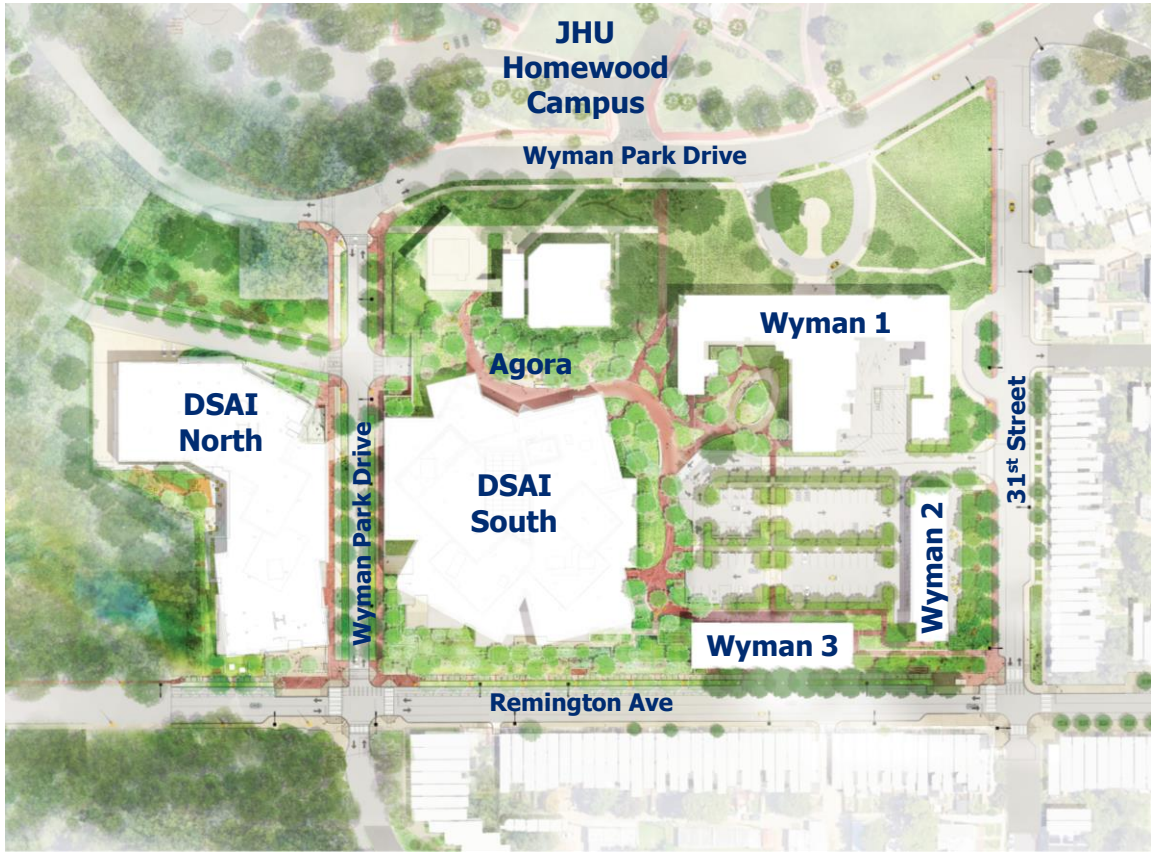
December 17, 2025

JOHNS HOPKINS UNIVERSITY

What JHU is Requesting Approval of Today

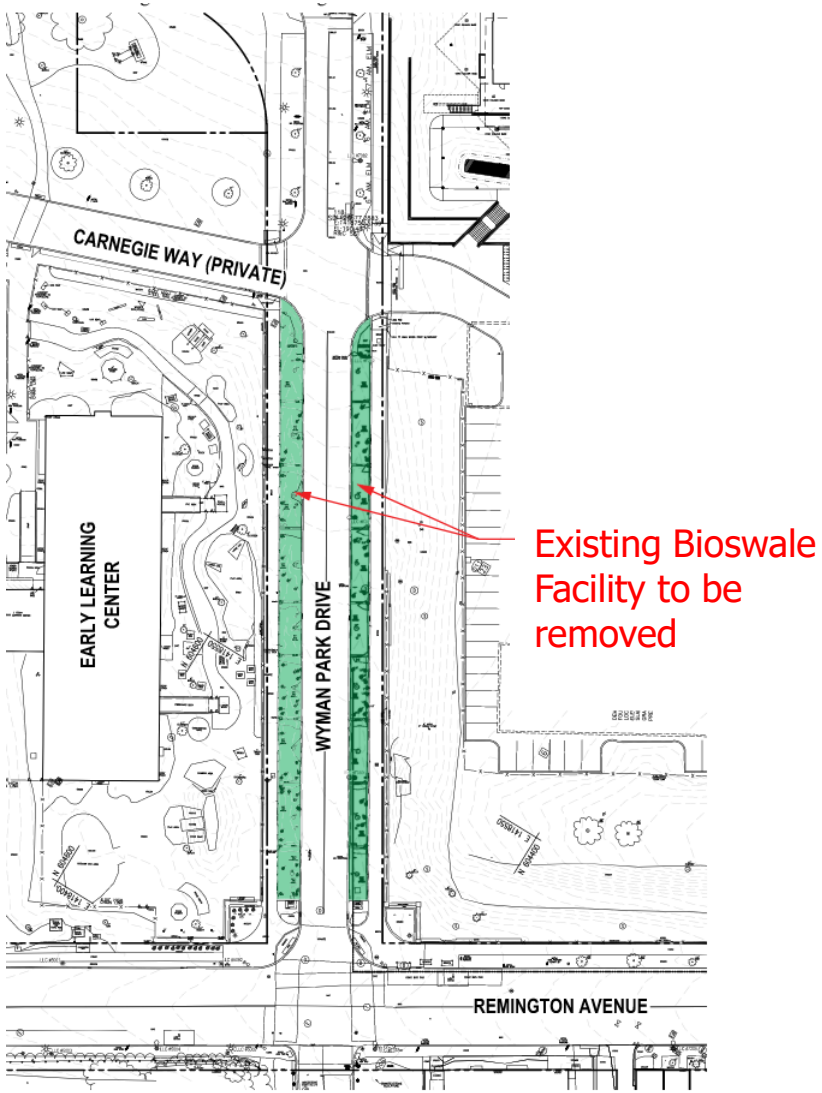
- **Amendment to Memorandum of Understanding**
  - **Topic:** upgrade stormwater management facilities along Wyman Park Drive, and agreement to maintain facilities for an additional 25 years

- **Developer's Agreement 1954-C**
  - **Topic:** temporary closure of Wyman Park Drive between Remington Ave and Carnegie Way, and related right-of-way improvements to facilitate the construction of the DSAI project

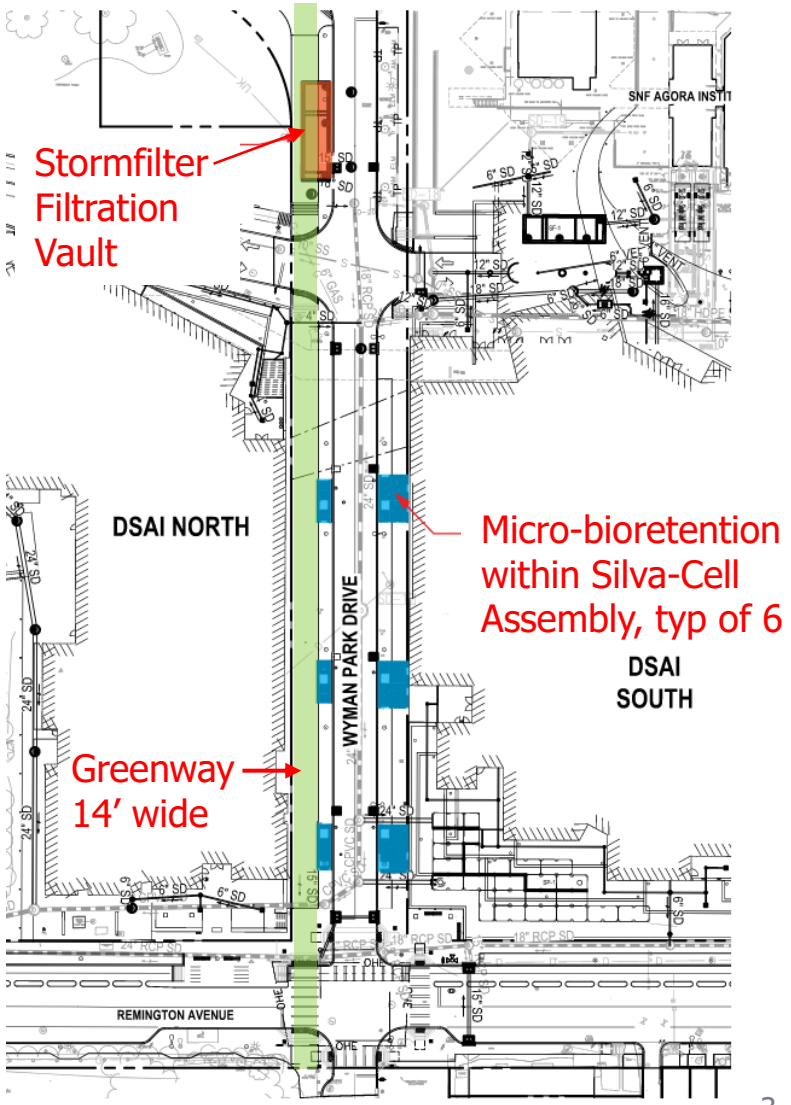


MOU: Wyman Park Drive Stormwater Management Facilities

- Allows JHU to remove existing bioswale stormwater management facilities along Wyman Park Drive and upgrade them with facilities that will improve water quality treatment
- Supports implementation of the Baltimore City Greenway Trail
- Requires JHU to maintain all construction in ROW for an additional 25 years



Existing Stormwater Facilities



Improved Stormwater Facilities

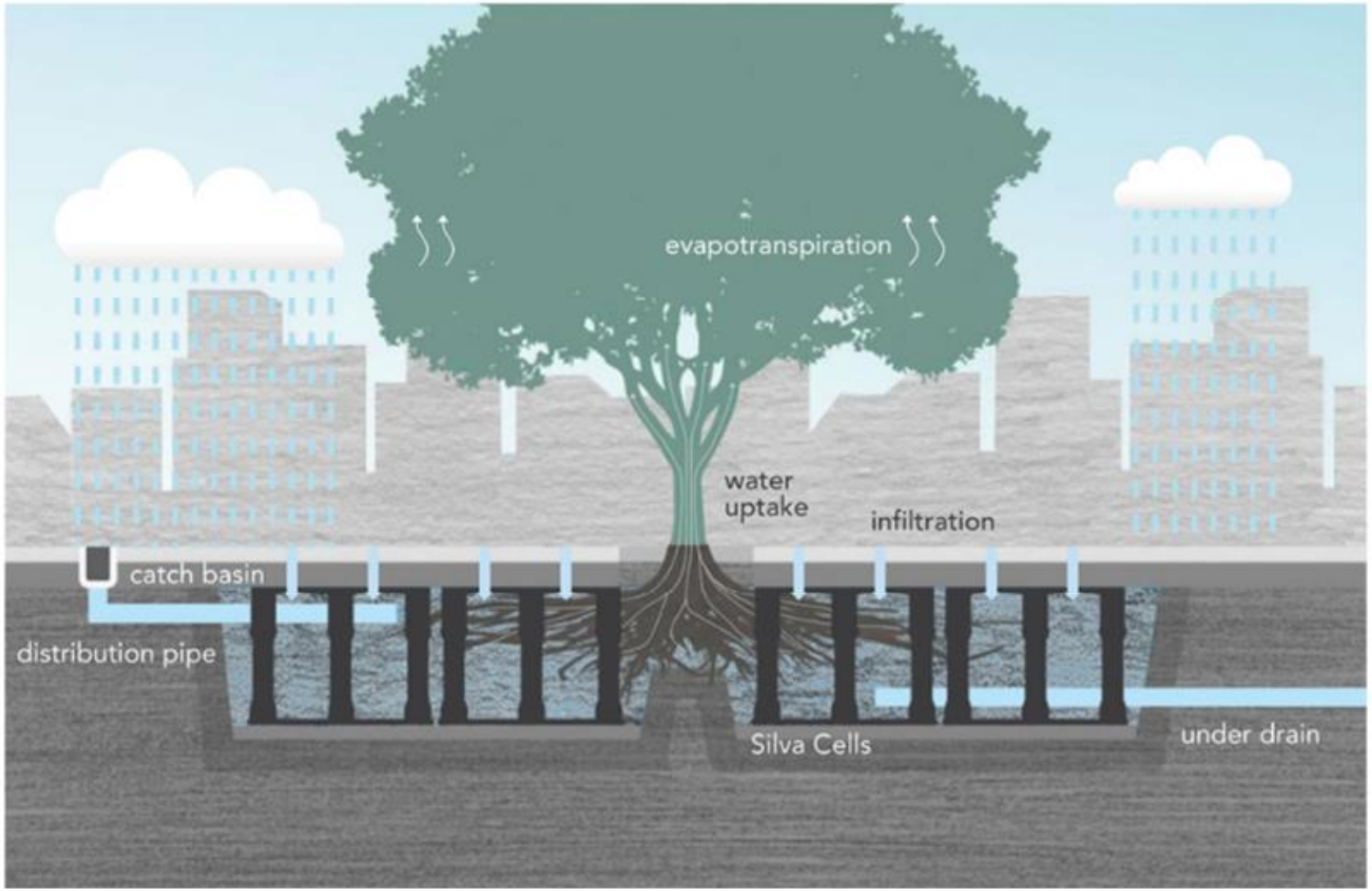
MOU: Existing Wyman Park Drive Bioswales

- Constructed in 2016, as part of the San Martin Drive pedestrian improvement project, the bioswales along Wyman Park Drive were designed to collect runoff from San Martin Drive up to near the University Parkway intersection, as required by the recently adopted State of Maryland guidelines to control runoff and require water treatment near the source.
- In consultation with the city, it was determined that the bioswales could not be located along San Martin Drive, due to proximity to the Forest Conservation Easement and existing structures, soil type, existing utilities, and steep slopes.
- As a result, JHU entered into this MOU and an accompanying Developer's Agreement (DA-1384) to allow the installation of the bioswales along both sides of Wyman Park Drive and provide for JHU to maintain the facilities for 25 years.

March 2025

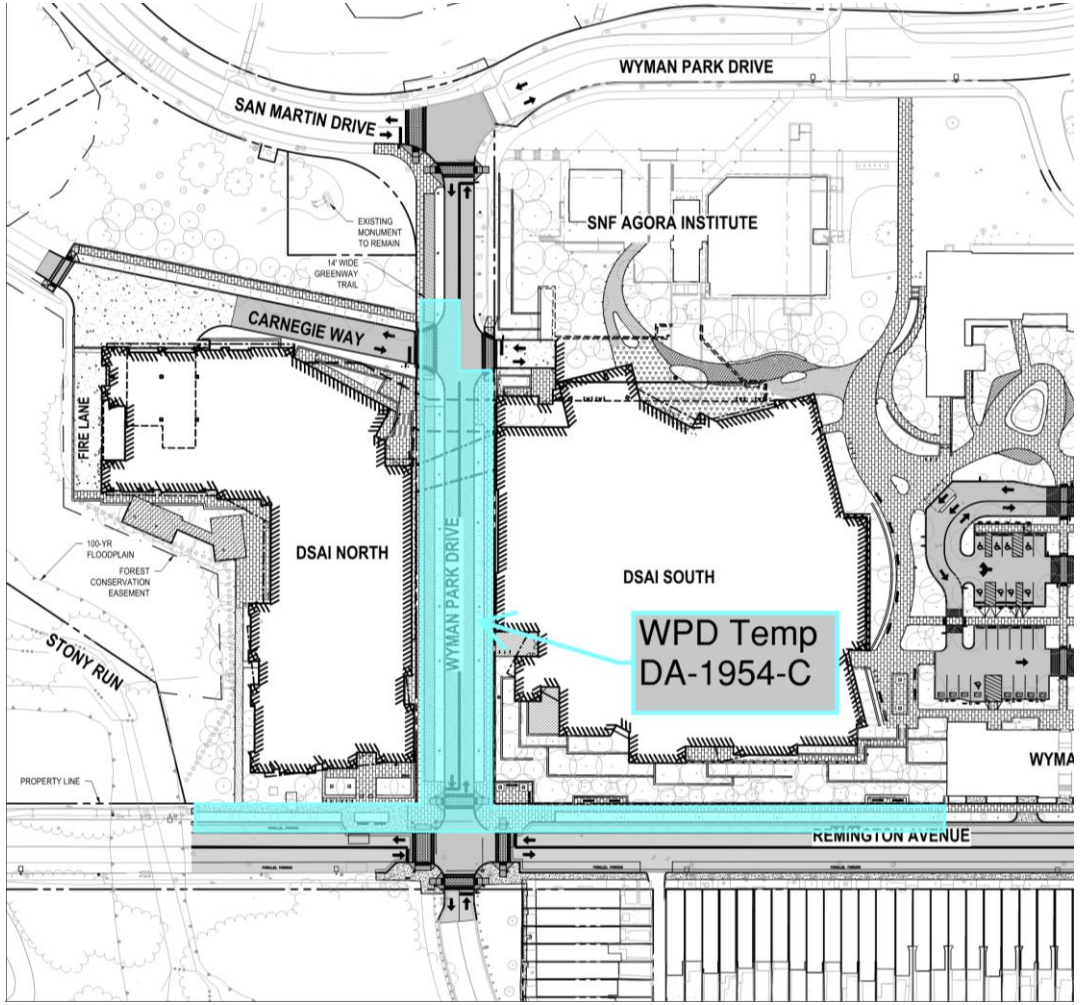
MOU: Upgraded Stormwater Management

- The upgraded stormwater management facilities will capture and treat more runoff than the existing infrastructure to better respond to larger storms.
- Silva Cells contain lightly compacted soil that serves two important functions: treating stormwater on location and supporting tree health.



Developer's Agreement 1954-C: Scope of Work

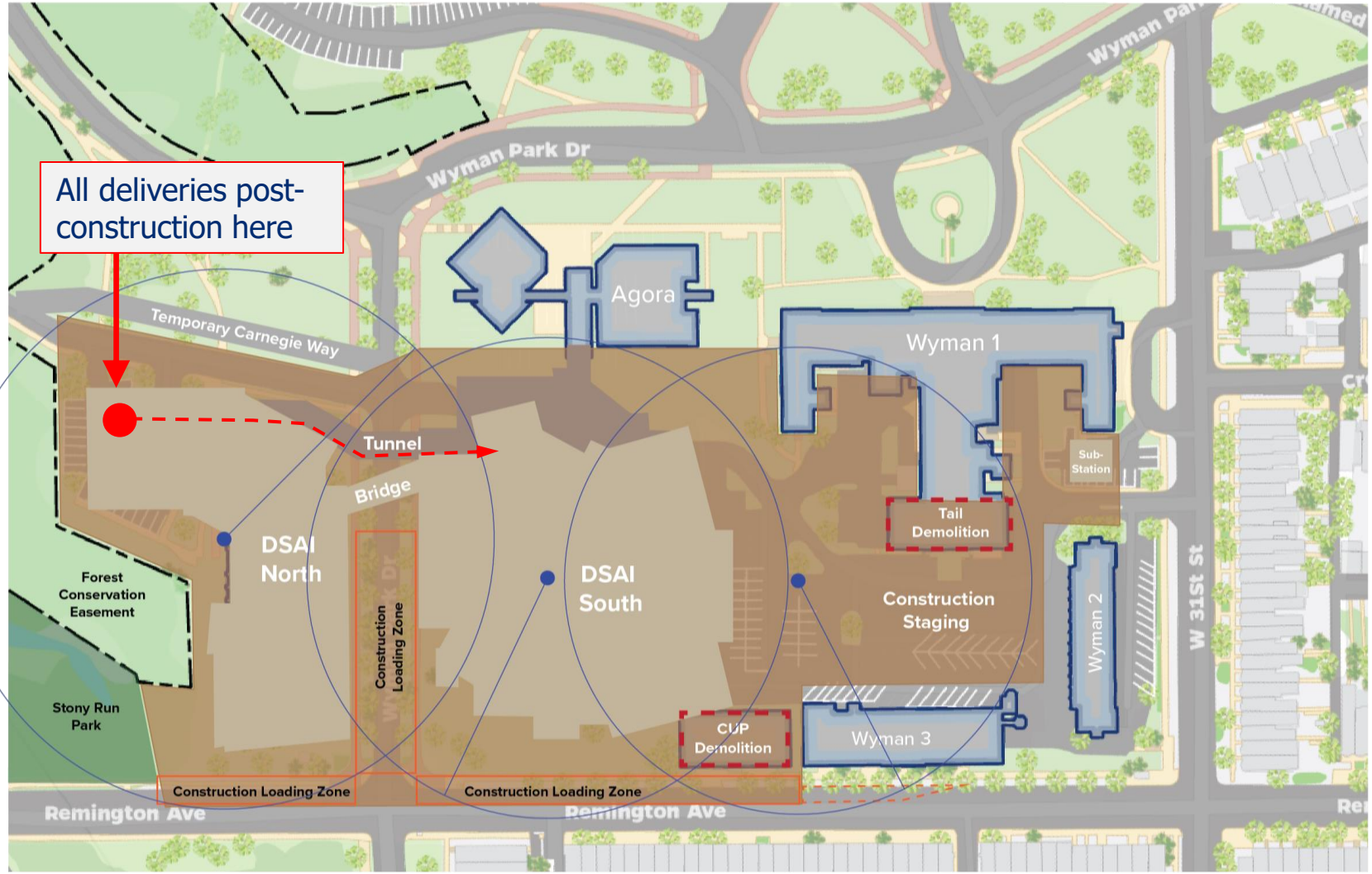
- Developer's Agreement allows for temporary public right-of-way use along Wyman Park Drive and Remington Ave during the construction of the JHU DSAI Institute.
  - Temporary closure of Wyman Park Drive
  - Removal of the existing bioswale stormwater management facility along Wyman Park Drive
  - Temporary closure of the parking lane and sidewalk along the east side of Remington Ave to allow construction vehicle access without travel lane closures
- Includes replacement of public storm line and connection of private storm lines to the public storm drain system.
- **Site Work for the final conditions within the right-of-way will be covered under a future streetscape Developer's Agreement.**



DA1954-C: Construction Site Logistics

- Construction on JHU property and in Right-of-Way combined is nearly 10 acres
- Site access is planned to minimize traffic disruption; travel lanes on both Remington Ave and 31st Street will remain open*
- Utilizing Wyman Park Drive as the only construction access is not possible; work adjacent to and within the Wyman Park Drive Right-of-Way is intensive, including replacement of utility and stormwater management infrastructure, construction of a landscaped deck between Agora and DSAI, and excavation for the tunnel that supports one shared loading facility for both buildings

**Periodic partial street closures will be required to enact utility and streetscape improvements (new sidewalks, accessible curb cuts, new lights, and tree planting)*



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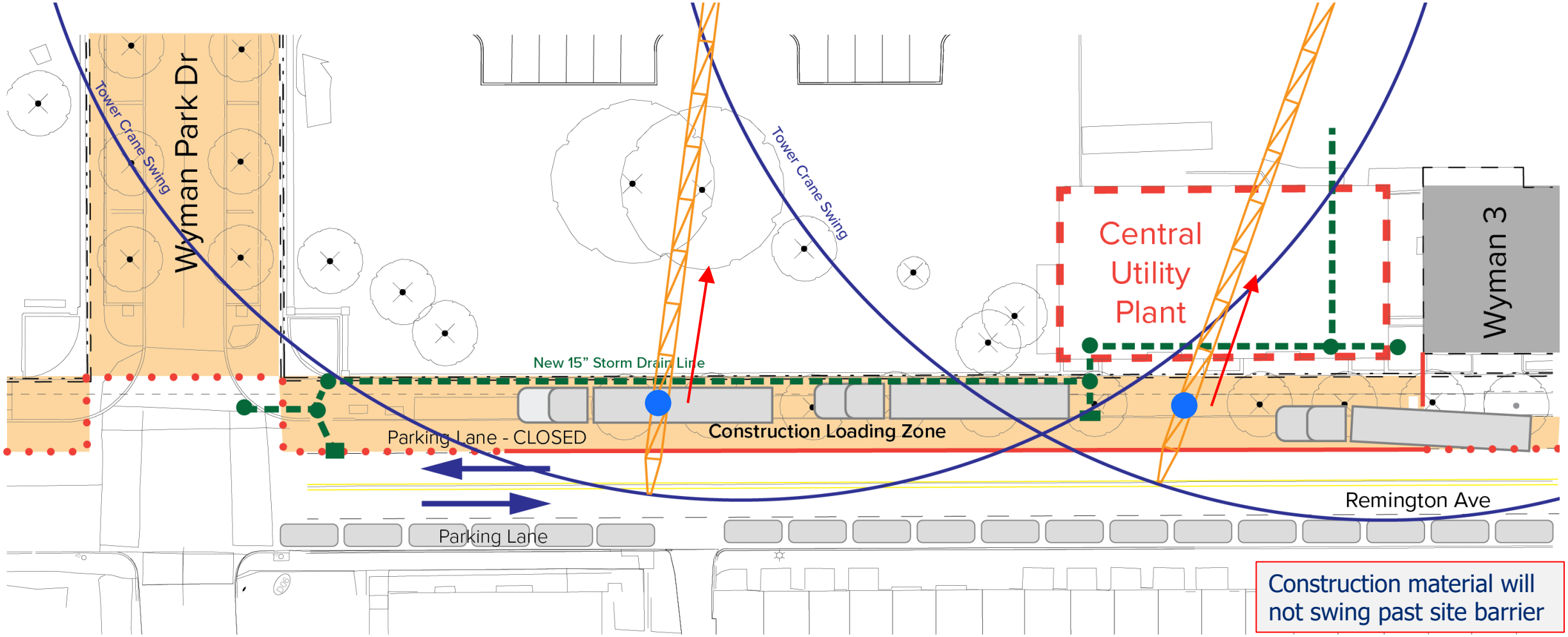

Crane boom and construction materials will not swing over properties on the west side of Remington Ave

Responding to Community Feedback

JHU has engaged the neighboring community throughout the design process, **conducting 15 community meetings since 2023** to solicit feedback and answer questions.

Changes made in response to community feedback include:

Reducing building size, excavation required, and construction completion timeline	In January 2025, the overall size of the data sciences complex was reduced by one third from the original plan of 690,000 gross square feet down to 465,000 gross square feet; this included the removal of underground parking that would have required excavation of an additional 80,000 cubic yards of earth. Removing this component will greatly reduce truck traffic and accelerate construction completion.
Increasing distance from the road	Following community feedback, the plan was updated to put DSAI South further from homes on Remington Ave. The average distance from the JHU property line is 55 feet.
Larger landscape buffer	Landscaping between DSAI South and Remington Ave will include multiple layers of trees and shrubs to form a “buffer” between the building and the road.
No building entrances on Remington Ave	There will be no building entries, retail space, or vehicular entries on Remington Ave. The pedestrian entrance to DSAI South fronts Wyman Park Drive.

Providing Community Benefits

- **Streetscape Improvements**
  - **Remington Ave:** 30th St to Stony Run Park
  - **31st Street:** Remington Ave to Wyman Park Drive
  - **Wyman Park Drive:** Remington Ave to San Martin Drive
- **Baltimore City Greenway**
  - San Martin Drive to Stony Run Park
- **Traffic / Pedestrian Safety Improvements**
  - Traffic Study
  - Remington Ave & Wyman Park Drive Intersection
  - Remington Ave & 31st Street Intersection
- **Reduce construction parking in the Neighborhood**
  - JHU Owned Parking for Construction Management Staff
  - Johns Hopkins at Eastern High School Parking for Trade Contractors
- **Protection of Natural Habitats**
  - Inventory of all species in Stony Run Park and Forest Conservation Easement, and continued monitoring during construction
- **Property Monitoring during Construction**
  - Fencing
  - Vibration Monitoring
  - Residential Surveys

Economic Impact in Baltimore

Building the data science buildings on the Homewood campus in Baltimore is part of Johns Hopkins' long-term investment in our hometown, bringing an immediate infusion of new jobs and spending in the city — and positioning Baltimore for growth by attracting new jobs, new companies, and long-term investment in our communities.

Immediate Impact 2025-2029: Job Creation

- **20% LBE goal** is supported by JHU's commitment to pipeline workforce development programs that address gaps in the local workforce. JHU is working closely with the City government, the Baltimore City school system and local community CTE programs to strengthen opportunities for youth and young adults entering the workforce through apprenticeships and training programs.
- The project will create an estimated **4,490 jobs** in Baltimore City, over the next four years of the preconstruction and construction phase.
- By 2029, DSAI will generate more than **$505 million of net new economic impact** *within Baltimore City.*

  Buying materials, hiring local firms, expanding the subcontractor ecosystem, and workforce that will temporarily or permanently relocate to be closer to the job site, for example.