Friends of Stony Run

April 21, 2026

JOHNS HOPKINS UNIVERSITY

Agenda

- Construction Progress Update + Schedule Lookahead
- Steward Green Wildlife Survey Update
- JHFRE Day of Service

Project Schedule – Milestones

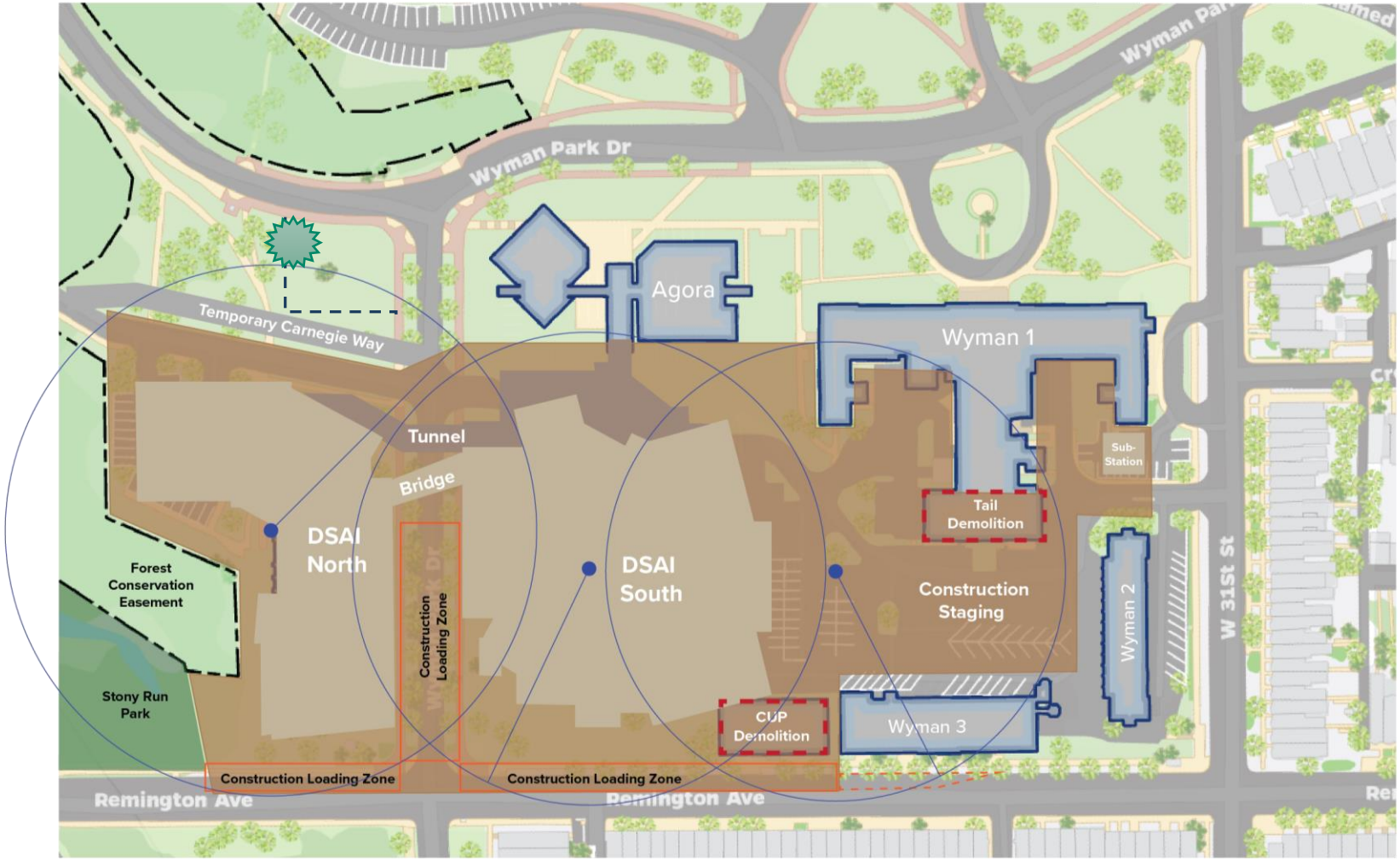
- South Building
  - Start of Excavation – Winter 2025/2026
  - Start of Foundations – Summer 2026
  - Start of Building Structure – Fall 2026
  - Top Out – Summer 2027
  - Building Watertight – Spring 2028
  - Building Complete – Summer 2029
- North Building
  - Early Learning Center moves to new University Parkway Site – Summer 2026
  - Start of Excavation – Fall 2026
  - Start of Foundations – Spring 2027
  - Start of Building Structure – Summer 2027
  - Top Out – Winter 2027/2028
  - Building Watertight – Summer 2028
  - Building Complete – Summer 2029

North Site – Schedule Lookahead through the end of 2026

- Early Learning Center Moves to University Parkway – July
- Site Mobilization – July / August
- Site Fencing and Soil & Erosion Controls Installation – Early August
- Removal of Existing ELC – Late August
- Rough Site Grading – August / September
- Slope Stabilization Caissons Installation – September / October
- Relocation of Carnegie Way – September / October
- Sheeting and Shoring Installation – November / December
- Site Utilities Relocation and Installation – October / December
- Mass Excavation – December / January 2027

Construction Site Logistics

- Carnegie Way is being lowered several feet to align with the loading dock in the North Building
- The road will be temporarily relocated northeast during construction (on JHU property)
- Excavation across the site ranges from 0’ to 15’ below the current grade
- Tree protection will be provided around all existing trees before work begins, including the city champion tree



Soil and Erosion Controls

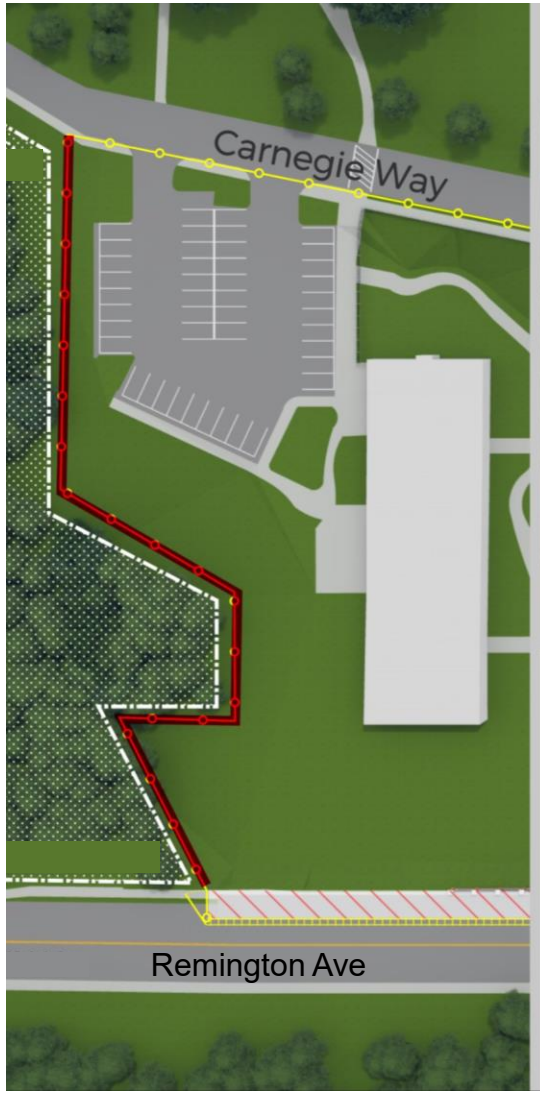
Multiple lines of defense

System of structural measures that minimizes soil erosion and off-site sedimentation

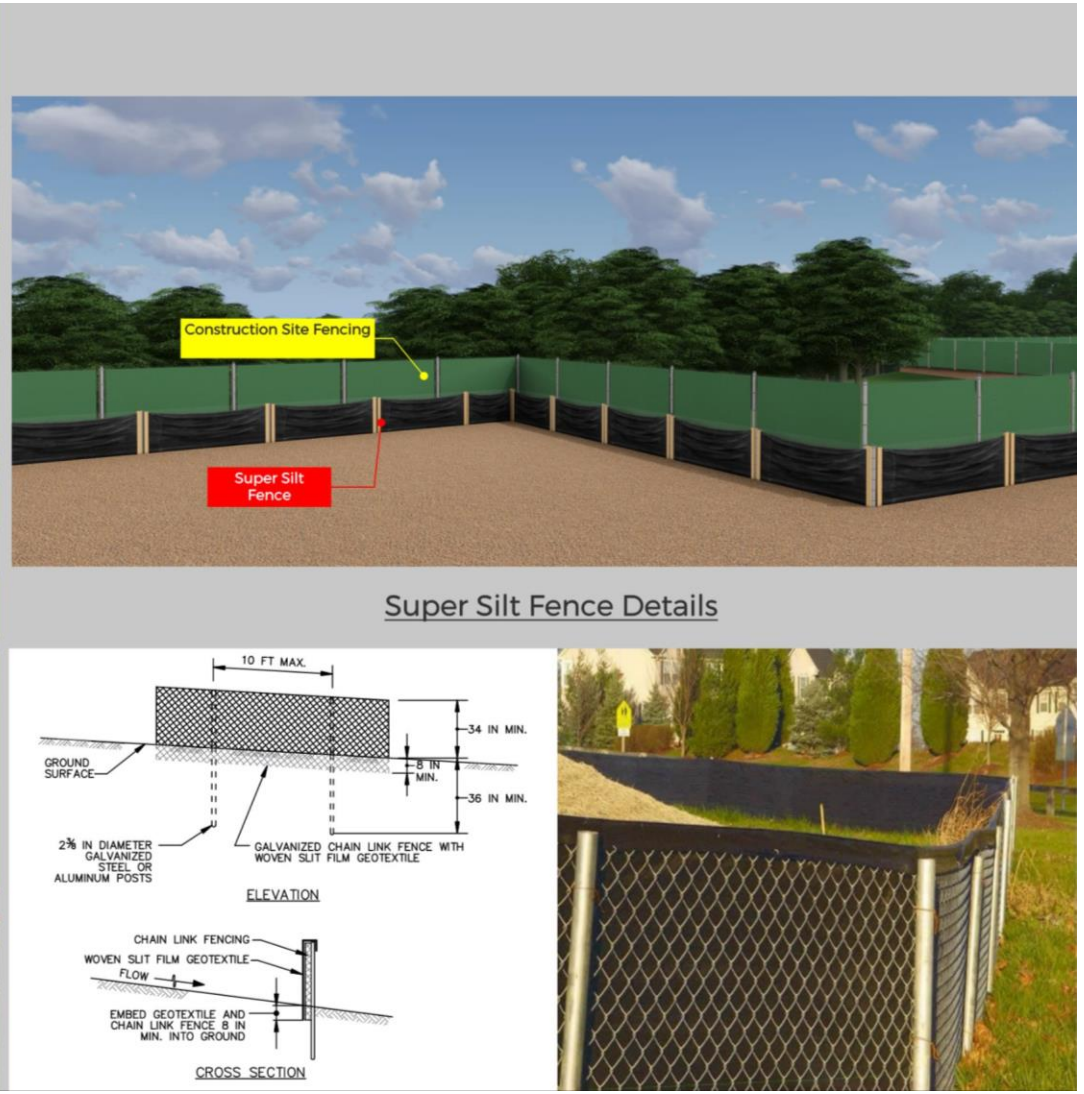
Includes Elements like:

- Berms, dikes, and swales
- Silt Fence
- Inlet protection
- Tire wash at construction exit

Soil & Erosion Control Plan is reviewed and approved by Baltimore City through the Baltimore City Natural Resources (BCNR) process

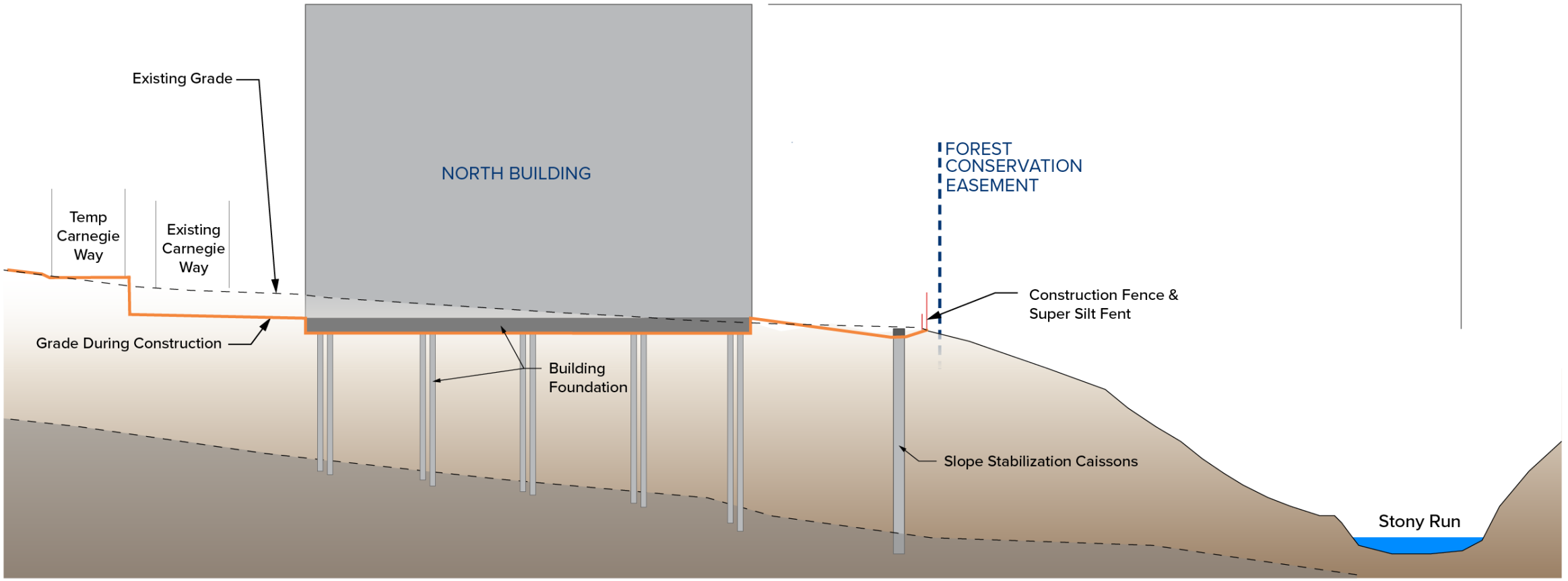


Red Line: Construction Fence and Super Silt Fence



Super Silt Fence Details and Installation Photo

Temporary Carnegie Way During Construction



- Carnegie Way will be temporarily relocated northeast during construction (on JHU property)
- Excavation across the site ranges from 0’ to 15’ below the current grade
- Sediment and Erosion Control Measures will protect Stony Run during construction

Stormwater Management Improvements over Previous Conditions

Impervious Surface

- Increase of 0.11 acres in impervious area (2% increase)
- Most of the existing 5.41 acres of impervious area was not treated

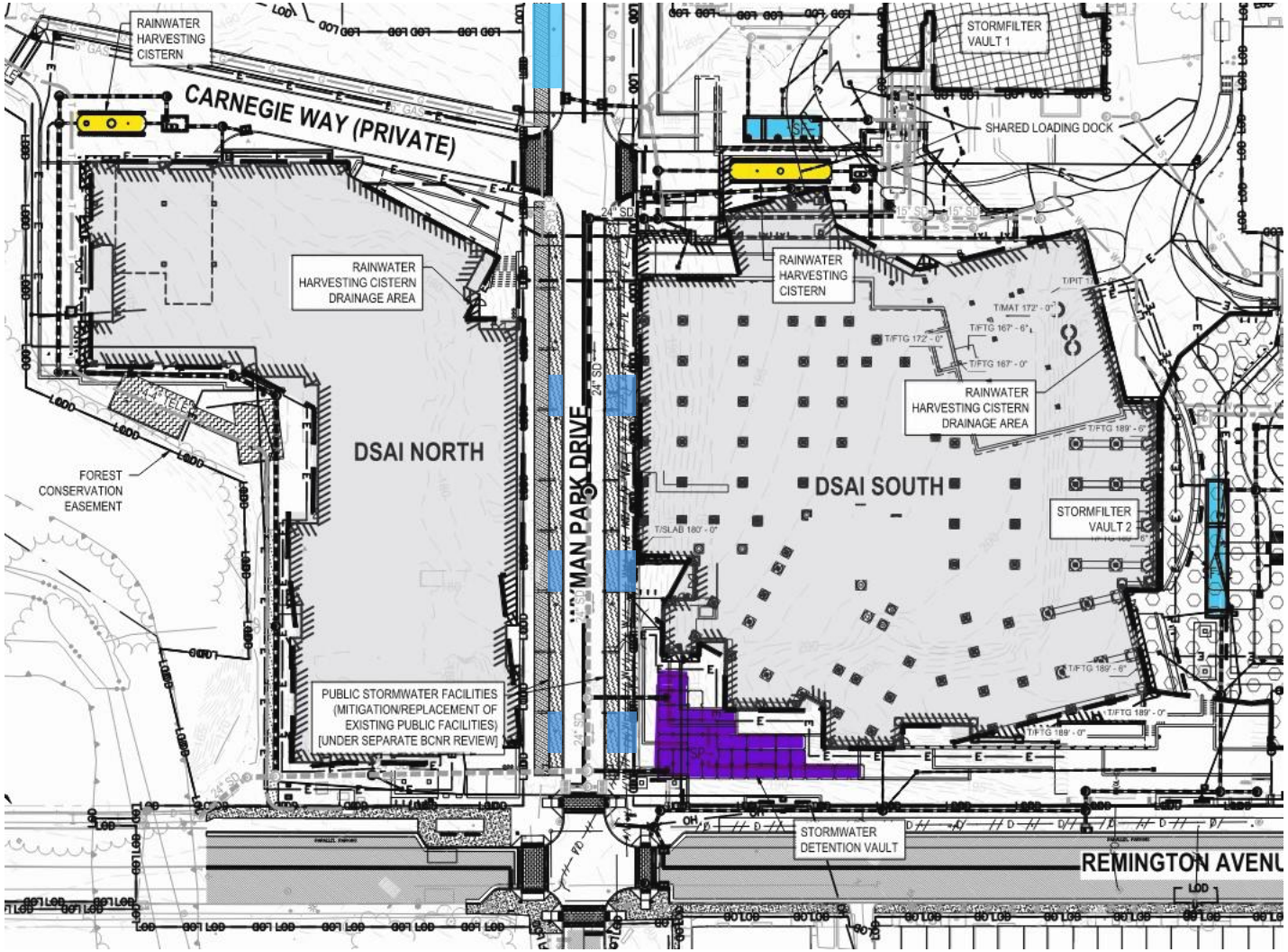
PRIVATE PROPERTY TABULATIONS

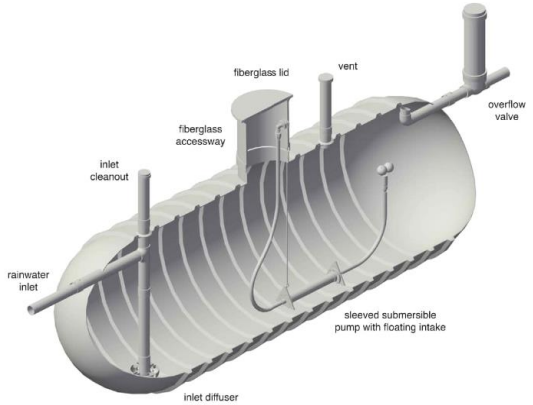
SITE IMPERVIOUS DATA	
TOTAL LIMIT OF DISTURBANCE (LOD-PRIVATE)	7.80 AC.
EXISTING IMPERVIOUS AREA	5.41 AC.
PROPOSED IMPERVIOUS AREA	5.52 AC.
CHANGE IN IMPERVIOUS AREA	+0.11 AC.
EXISTING % IMPERVIOUS WITHIN PRIVATE LOD	69.3%
PROPOSED % IMPERVIOUS WITHIN PRIVATE LOD	70.7%

Stormwater Management Facilities

- **Two Rainwater Harvesting Cisterns** totaling 50,000 Gallons – Collects all rainfall from roofs (1.59 Acres)
- **Stormwater Detention (Stormpod) Vault** with 150,000 Gallons – Quantity control, including area outside of the site (14.5 Acres) – *Not required by code, goes above and beyond base requirements*
- **Two Stormwater Filters** – 2.66 Acre Drainage Area
- Facilities treating Right-of-way area include: **Silva Cells** at tree pits along Wyman Park Drive and an additional **Storm Filter Vault**

Stormwater Management





New 20,000 gallon & 30,000 gallon cistern for rainwater harvesting & reuse

New 150,000 gallon stormwater detention vault (stormpod)

Stormwater Management

During Construction

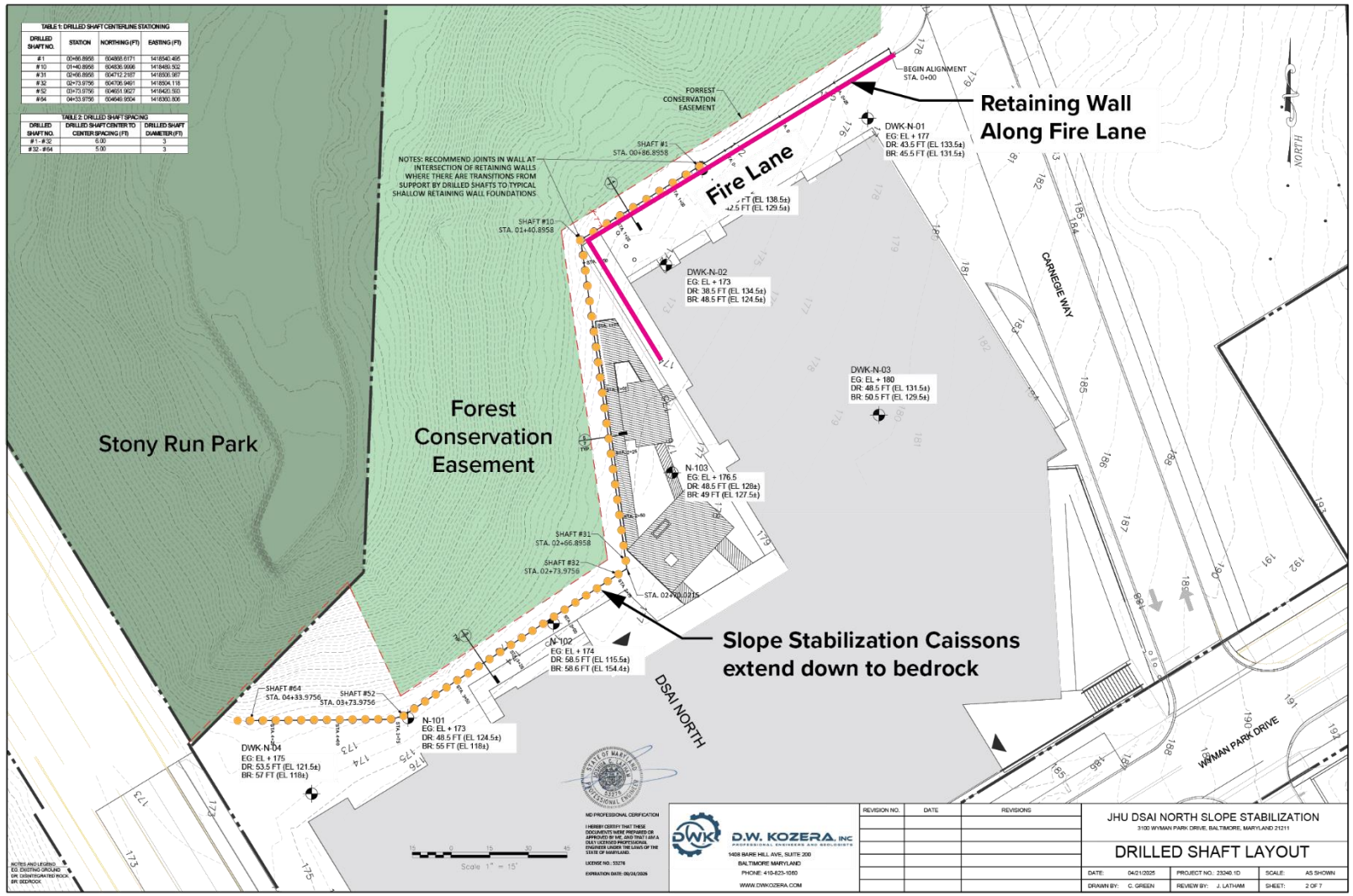
- Soil and Erosion Control measures are designed to manage a 2-year storm event (~2” per hour rainfall)
- Silt Fence and other sediment control devices require continuous upkeep and maintenance by the contractor
- Dewatering program in place to alleviate ponding from rainfall and groundwater

After Construction

- Homewood Campus Stormwater Master Plan already accommodates city requirements for flow rates
- Data Science Stormwater Management Facilities designed for 2100 rainfall projections
- Facilities can accommodate 1, 2, 10, and 100-year rainfall events
- Project flow rates will decrease after the project is complete

Protecting Stony Run Park and the Forest Conservation Easement

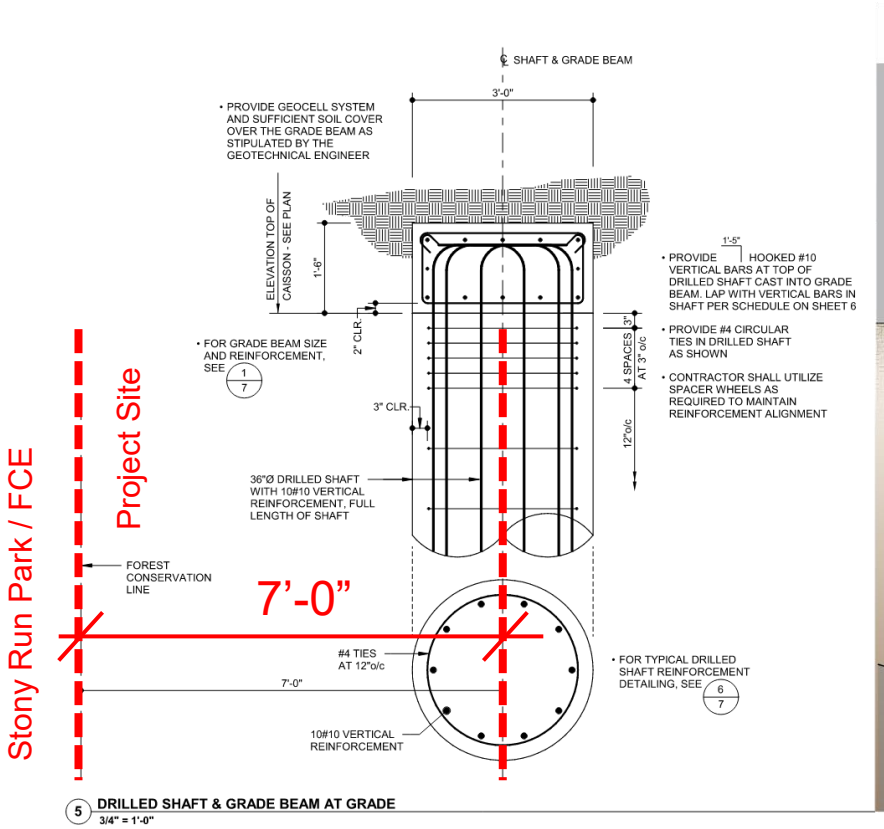
- Significant slope stabilization measures are included in the project, *which are not required by code*
- All construction will be completed from the project side of the stabilization line
- No work is required within, and no trees will be removed from Stony Run Park or Forest Conservation Easement
- New retaining wall along fire lane
- 64 caissons will be drilled down to bedrock along a 350’ line
- Caissons range in depth from 44’ to 62’



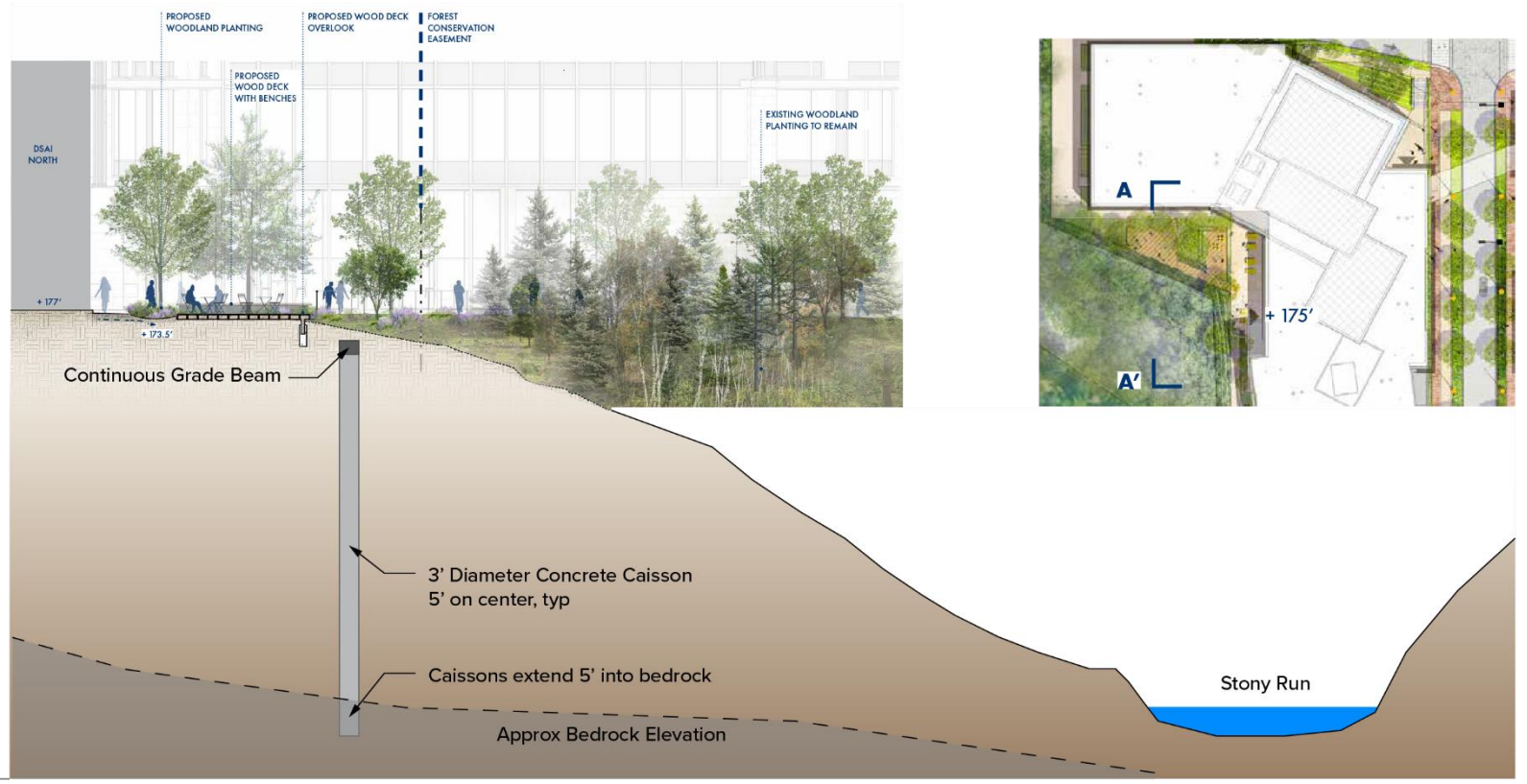
Protecting Stony Run Park and the Forest Conservation Easement

Slope stabilization structure details:

- 64 Caissons in total, along 350’ of border between project site and Stony Run Park / Forest Conservation Easement
- Range in depth from 44’ to 62’



Stony Run Park / FCE



Additional Information

- Entitlements & Permits
  - **Developer's Agreement 1954-A:** New Ductbank in Public Right-of-Way
  - **Public Notice for BCNR-11633:** Predecessor Approval to Building Permit
- Tree Notice
  - City's responsibility to post for street tree removal in the public property. The remaining street trees to be removed are within the construction site now
  - Section: 53-15 Tree Removal - Street

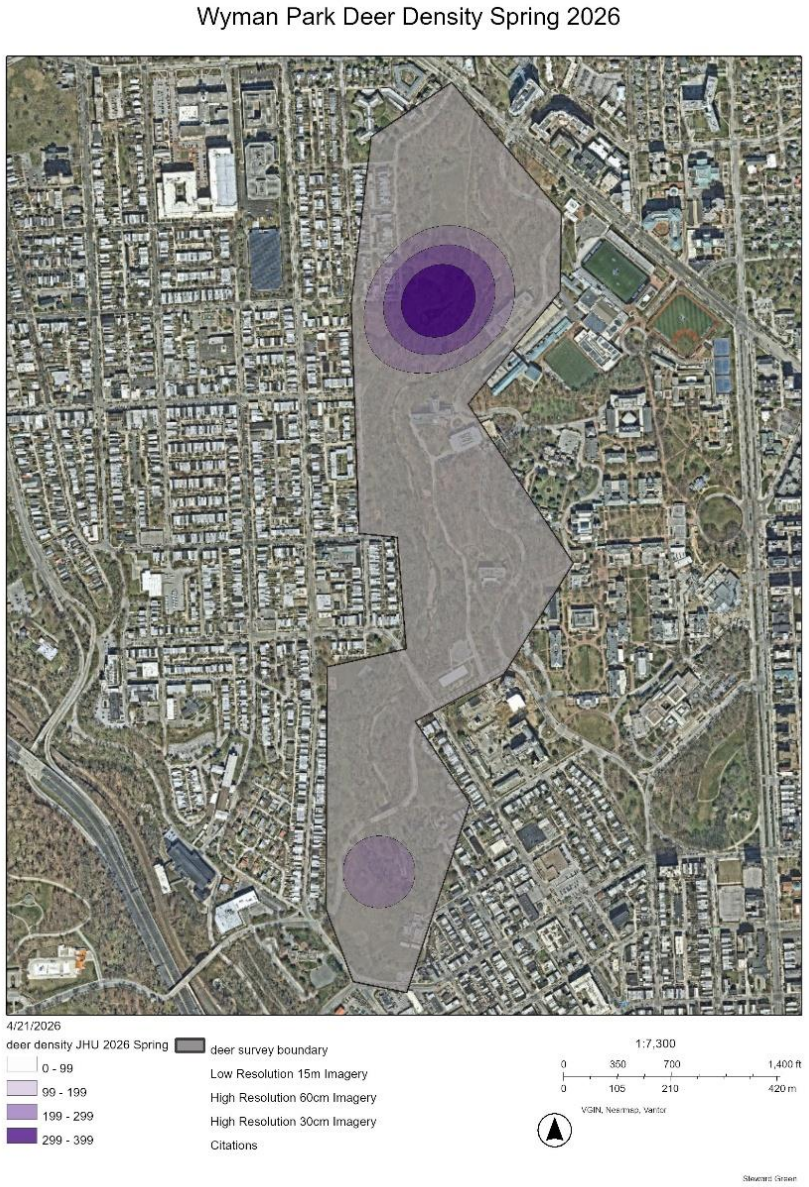
    "Prior to removing a tree or trees pursuant to a permit issued under this section, the Department of Recreation and Parks must give public notice in the manner described in § 53-5 {"Public notice of tree removal"}."

Steward Green Update

- Wildlife Study has been approved for 2026 through 2029
- As requested by FSR, the scope of the wildlife study has been expanded to include additional water sampling and invertebrate studies (biannually)
- Frequency of the monitoring varies based on the particular area of the study and methodology (annually, biannually, quarterly, continuously)
- Steward Green will be providing biannual reports to JHU, which will be shared publicly and with FSR
- The purpose of the entire study is to:
  - Establish a baseline condition of Stony Run and Forest Conservation Easement (completed in 2025)
  - Understand trends that impact the natural habitat
  - Look for evidence-based ways to improve the natural habitat

Steward Green Updates: January 2026 – May 2026

- **Major Concern with Deer Overpopulation**
  - A deer density data collection via thermal sensing UAS (drone) indicates 9 deer present at the time of data collection (April 2026)
  - This equates to **288 deer per sq mi** for the 20-acre survey area; experts recommend about **10-15 deer per sq mi** in healthy forests
  - This overpopulation creates cascading negative impacts, including degradation of the mid-canopy, increases in invasive species, and negative impacts on fauna.
- Expected mammal species present; photos still streaming in from various wildlife monitoring cameras in the field
- Bird species recordings have been ongoing; a wide variety of avian species are present
- Water quality and vegetation baselines established
- Populations of new Early Detection Rapid Response (EDRR) plant species identified
- Next planned site visit is late spring to set up vegetation monitoring and collect water samples



JHFRE Day of Service

Annual event for JHFRE (Johns Hopkins Facilities and Real Estate) Staff

- Timing – June
- Potential to coordinate with and invite other departments

We will need to coordinate with FSR on the following:

- Train-the-trainer education for managing invasives
- Priority areas for managing invasives
- FSR participation on the day of would be welcome!

Thank You!

Appendix

Wildlife Study Details

1A. Deer browse intensity on native vegetation (Annually – June)

1B. Presence/absence of deer browse intensities on invasive vegetation (Annually – June)

2A. Dominant plant species within the study plot (Annually – June)

2B. Understory forest composition data collected through a forest Secchi disc (Annually – June)

3A. Avian species audio data collection presence/absence data (Continuous)

3B. Avian species detected by biologists on site (Quarterly)

4A. Fauna species detected by camera traps (Continuous)

4B. Fauna species detected by wildlife biologists on site (Quarterly)

5. Water sampling and analysis (Twice annually)

6. Invertebrate studies, performed in the Stony Run Creek (Twice Annually)

7. Deer Density Thermal Study utilizing UAS technology (Annually)

BCNR 11567 – Phase II

BALTIMORE CITY DEPARTMENT OF PUBLIC WORKS

OFFICE OF THE DIRECTOR
Office of Research & Environmental Protection
Plans Review & Inspections
410-396-0732
dpw.plansreview@baltimorecity.gov

STORMWATER MANAGEMENT WAIVER / VARIANCE REQUEST

The purpose of this form is to guide the Applicant with providing a complete justification for a stormwater management waiver or variance, per Article 7, Division III of the City Code. All requests will have a public notice posted on DPW's website and directly mailed to contiguous property owners, City Council member, and persons who have made inquiries or submitted information about the project.

BCNR- 11567 **Project Name:** Data Science and Artificial Intelligence (DSAI) Institute at JHU – Phase 2

Project Address / Location: 3100 Wyman Park Drive & 200 Wyman Park Drive / Wyman Park Dr & Remington Ave

City Council District(s): 14 **No. Contiguous Properties:** 63

Summary of Waiver / Variance Request (check as applicable):

Waiver/ Variance	Applicable Reason	Method to Address
☐ Quantitative Control Waiver (§ 23-1)	☐ Direct discharge to tidal waters	☐ Reduced control requirements
	☐ Discharge to closed public system with adequate capacity ☐ Unmanaged 10-year and 100-year storm events will not cause erosion, flooding or an adverse impact on the receiving waters or downstream conveyance system ☐ Other:	☐ Fee-in-lieu of on-site management
☒ Qualitative Control Waiver (§ 23-2)	☐ Disturbed area is returned to pre-development runoff conditions	☐ Reduced area is used for Stormwater Study Area (SSA)
	☒ Project qualifies as redevelopment: existing impervious area (IA) > 40% of site	☒ Reduced control requirements: treat and / or reduce 50% of existing IA
	☐ ESD/BMP to MEP demonstrated using Form DPW-OREP-PRI-1013	☒ Off-site mitigation or bank ☐ Fee-in-lieu of on-site management
☐ Phased Development (§ 23-5)	☐ BMP was constructed before May 4, 2010 ☐ ESD to the MEP demonstrated using Form DPW-OREP-PRI-1013	☐ Control requirements follow former regulations
☐ Variance (§ 24)	☐ Demonstrated unnecessary hardship	☐ Reduced control requirements
	☐ ESD to the MEP demonstrated using Form DPW-OREP-PRI-1013 ☐ Other:	☐ Offset fee

BCNR 11633 – Phase III

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BCNR- 11633 **Project Name:** Data Science and Artificial Intelligence Institute at JHU (DSAI Ph 3)

Project Address / Location: 3100 Wyman Park Drive, Baltimore, MD 21211
200 Wyman Park Drive, Baltimore, MD 21218

City Council District(s): 14 **No. Contiguous Properties:** 2 (separate)

Summary of Waiver / Variance Request (check as applicable):

Waiver/ Variance	Applicable Reason	Method to Address
☐ Quantitative Control Waiver (§ 23-1)	☐ Direct discharge to tidal waters	☐ Reduced control requirements
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