

DESIGN CONSIDERATIONS for WASHINGTON QUAD & ASSOCIATEDS AREAS

May 2006

Overall Design

1. Provide site development package for entire Washington quad area and connection to existing East-West Pedestrian Corridor at South Campus Commons Bldgs 1&2 “grand stairs”
2. Maintain Georgian design and formal axis
3. Maintain axis view from center section of Washington north through brick columns at stairs between Prince George’s and Harford Halls
4. Maintain open view from Baltimore Hall to proposed new pavilion (i.e., structured shelter)
5. Propose site design for the designated area (shown below) even if portions of the development may occur in phases to accommodate:
 - a. Add second semi-circular stairway to complement existing stairs at South Campus Commons Bldgs. 1&2 “grand stairs”
 - b. Connection of South Campus Commons Bldgs. 1 & 2 east-west pedestrian corridor through existing mini-plaza at junction of Baltimore-Calvert-Prince George’s, including design solution addressing existing brick wall and columns between Baltimore and Calvert
 - c. Perimeter sidewalk/firelane system available August 2006 Fall Opening
 - d. Future removal of established oaks and brick coping enclosed “mulch” beds along Washington Hall north façade
 - e. Excludes brick patio, walls, and stairs off east façade of Baltimore Hall and exit arch/stairs between Washington and Howard Halls



Open Space & Landscape Development

6. Determine existing health condition of large oak trees at Washington Hall
7. Maximize open space and lawn areas for informal/impromptu activities and unstructured recreation
8. Consider above ground landscape lighting to enhance plant material and overall quad environment. Avoid use of landscape lighting that is installed flush with ground surface.
9. Consider additional foundation plant material (limited) to incorporate the facades of Frederick, Washington, Harford, Howard, and Prince Georges Halls with the design of the quad
10. Provide particular landscape design attention to accentuate Washington Hall façade
11. Throughout quad, select plant material that will introduce spring color or accents
12. When proposing plant material, consider security and safety of residents along with maintenance, i.e., hedges that obscure sight lines and/or create hidden alcoves will not be permitted
13. Propose use of native and/or adaptive vegetation species
14. Install plant materials that do not require permanent irrigation system...temporary irrigation to establish new lawn area and plant material to be removed within one year
15. Study storm water runoff and evaluate means to use captured rainwater from building roofs and pavement for site irrigation
16. Reduce heat islands through use of shading up to 50% of site hardscape and paving materials with SRI index of at least 29
17. Consider treatment of Calvert service road where East-West pedestrian corridor crosses between plazas and appropriate screening of site electrical equipment at northwest corner of Baltimore Hall
18. If possible, save and transplant existing specimen conifer at Baltimore-Calvert mini-plaza and an other recoverable tree to be demolished within the site.

Fire and Opening Day Vehicle Access Requirements

19. Provide convenient “perimeter” access for small fire truck and ambulance vehicles to quad entrances of all buildings except Baltimore Hall (per UM Fire Marshal)
 - a. Fire equipment access is from Calvert service road between Baltimore and Calvert Halls
 - b. Provide 10'-0" minimum width for fire lane, reinforced to support a forty (40) ton truck.
 - c. Provide 14' vertical clearance (tree canopy, etc) at turning radius and where possible throughout the quad
 - d. Provide 25' turning radius at corners of fire access perimeter pathway
 - e. When locating site lighting, plant material, poles, etc. adjacent to perimeter fire access pathway, use 43' turning radius of “clear space” to maximize fire equipment access .
 - f. Associated with the “perimeter” access pathway, provide “pull off” parking for up to fifteen (15) vehicles
 - g. During move-in and move-out periods, personal vehicles may drive on perimeter fire access pathway and park up to 30 minutes to off-load personal belongings
 - h. While cars are parked in these “pull off” areas, other vehicles can safely travel around the perimeter fire lane and exit back to the Calvert service road
 - i. All pull off areas do not need to be “formal” rectangular 8'x20' parking spaces, i.e., poured concrete parking slots, but must be identifiable as locations to put vehicles without any conflict with adjacent site furnishings and plant materials
20. Retain (install new) access control gate device at Calvert service road (to match existing or match Annapolis gate) sufficient to support fire vehicle access (minimum clearance of 14'-0", to include 4' wheelchair opening between gate arms or gate arm and side post).
21. Consider traffic patterns of pedestrians walking through the quad and their affect on the overall design and selection of hardscape and landscape materials.
22. Investigate paving material options (also to increase pervious material) and concrete scoring throughout the quad to reduce vast amounts of hardscape; consider use of inlays of brick or other paving materials to help reduce or break up massing of concrete

23. If recoverable, consider re-use of brick pavers from north side of Washington Hall elsewhere within the project site, or, UM to salvage
24. Curbing can be used to deter the formation of “goat paths”
 - a. Curb material shall be concrete or some other easily maintained material
 - b. Curb may not be used to “frame” the outside perimeter of the fire lane. However, it can be used to frame the inside perimeter.
 - c. Brick curbing will not be permitted.

Quad Lighting

25. Install security lighting matching existing standard UM 15’ poles
26. Install security lighting to address current deficiency between Prince George’s-Baltimore Halls and at mini-plaza at junction of Baltimore-Calvert-Prince George’s
27. Provide lighting within the pavilion, switched (key operated or lockable) for use during special events

Structured Shelter/Pavilion

28. If constructed, structured shelter to support Resident Life outdoor community events and unrestricted/unstructured use by residents year-round
 - a. Structure shall have Georgian elements/architecture while being as maintenance-free as possible
 - b. Minimum size approximately 750 square feet of usable area
 - c. Provide 110VAC power within/at structure
 - d. If possible, provide storage inconspicuously incorporated into/under the pavilion for folding tables and chairs
 - e. Consider wood certified by the Forest Stewardship Council

Volleyball Court

29. Incorporate an artificial grass volleyball court into the design
 - a. Overall area a 50’ x 80’ area including 10’ buffer/perimeter as safety space beyond single court surface
 - b. Removable net posts in securable sleeves. Do not install poles directly in concrete
 - c. Net posts shall be 8’4” above court surface, located a minimum of 3’ outside the court boundary
 - d. Posts shall be rounded with no protruding edges, of galvanized steel that is either powder coated or left bare
 - e. Appropriate anchor points for the net system shall be included with the post (permanent or adjustable)
 - f. Depending on the type of net system, a net crank shall be provided
 - g. Boundary lines should be painted and be 2”-3” in width
 - h. Final design criteria to be provided/reviewed by Campus Recreation Services

Site Furnishings & Equipment

30. Provide small BBQ grilles (comparable to those east of Baltimore) spaced throughout the quad
 - a. Provide one larger BBQ serving the pavilion
 - b. BBQs should be visually seamless within the landscape
31. Provide seating spaces throughout the quad supporting informal gatherings and individual use
 - a. Consider placing bench style seating near building entrances, table/chair seating in defined open spaces and at/near pavilion, or as best placed by site plan
 - b. University to provide specifications for Hornbake Plaza metal table/chair furniture
32. Provide bike racks using UM campus standard located near building entrances, but not on axis or in sight lines within quad

- a. Capacity to be relative to number of residents at each entrance/interior stairwell where S=South Stairwell, C=Center Stairwell, E=East Stairwell, etc.
 - b. Baltimore: S (22) C(29) N(22)
 - c. Frederick: S (25) ----- N(31)
 - d. Harford: S (25) C(38) N(25)
 - e. Howard: ----- C(34) -----
 - f. Prince George's: ----- C(26) -----
 - g. Washington – E(40) C(34) W(40)
33. Provide wireless capability through out quad for outdoor study
 - a. UM OIT/NTS to provide specification for exterior mounting of UM standard device(s)
 - b. UM OIT/NTS to recommend relative location and quantity of device
 - c. Provide data conduit, cable and weatherproof junction box for each location
 - d. UM OIT/NTS to install
 34. Provide one additional UM standard Blue Light emergency telephone with PTZ security camera(s)
 35. Provide smoking urns at building entrances, 15' feet from entry door, located on hardscape material and not in turf or planting areas, and consider placement at certain locations throughout the quad
 36. Provide Victor Stanley style trash receptacles and bottle/can recycling receptacles at locations directed by University, possibly to be in extreme northwest and southeast corners of quad.

Construction Related Activities & Waste Management

37. Washington quad to be accessible to August 2006 move-in vehicular traffic with final perimeter fire access pathway fully constructed and "cured" (i.e., able to fully bear anticipated vehicle loading)
38. Based on summer occupancy, schedule site work immediately at building entrance doors to permit safe access/egress
39. Given anticipated summer and/or fall occupancy schedules for Baltimore, Frederick, Harford, Howard, and Washington, provide and flexibly re-position construction fencing to direct pedestrian traffic safely away from building entrances through and out of the quad
40. Recycle and/or salvage non-hazardous demolition, construction and land-clearing debris and redirect recoverable materials to appropriate recycler sites
41. Control soil erosion, waterway sedimentation, and airborne dust generation