

**JOEY**STEVENS  
DESIGN**PORTFOLIO**

# JFX INFILL PROJECT | SPRING 2010

## OVERVIEW

The JFX Infill Project explores the reconfiguration of the public space in front of Penn Station and the expansion of the Charles Street bridge to accommodate retail. The project also proposes the Station Square Flats – a retail and housing project sited on the existing Maryland Avenue exit ramp, which will effectively establish Oliver Street as a pedestrian corridor through MICA and the University of Baltimore.

## STATION SQUARE

Reconfiguring the traffic flow and public space in front of Penn Station creates an environment that is much more usable for commuters and welcoming to visitors. Widening the Charles Street bridge to accommodate retail and offices helps to frame the space and provides an active pedestrian edge over the JFX.

## OLIVER STREET CORRIDOR

Recently completed projects, as well as proposed mixed-use buildings on the sites currently occupied by a service building and an exit ramp, will transform Oliver Street into a vibrant connection between surrounding neighborhoods, the University of Baltimore, and Penn Station.



Existing Site from East



Proposed Infill



Proposed Site from Southeast



Site Plan



Figure / Ground



Charles Street: Existing



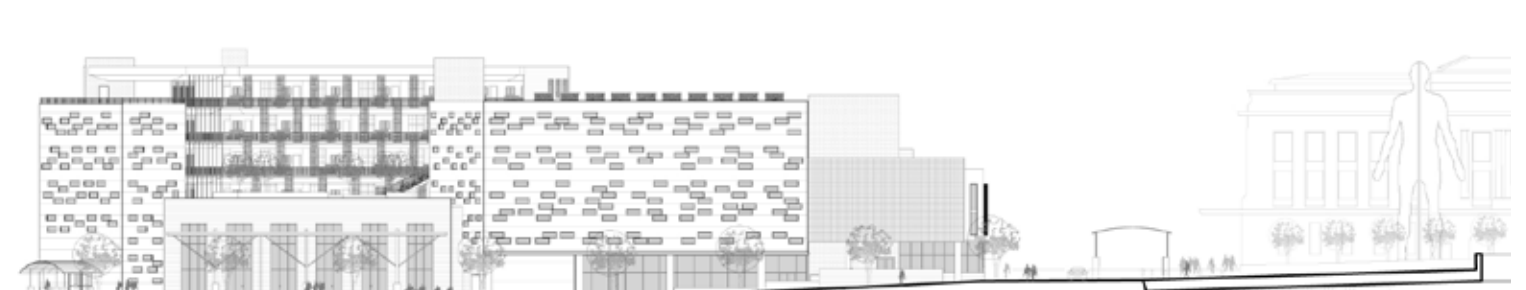
Charles Street: Proposed



Oliver Street South Elevation



Proposed Mixed-Use Project



Station Square Flats (See next page)

Charles Street

JFX (Penn Station Above)

# STATION SQUARE FLATS | SPRING 2010

The Station Square Flats are part of the JFX Infill Project, situated at the site of an existing exit ramp. The irregular shape and proximity to the Jones Falls Expressway make the site particularly challenging for a mixed-use development. The primary intent for the ground floor is to create more active street edges by lining the block with retail and parking entrances. Accommodating parking requires a public basement garage and a private garage for the residents on the second floor. The four levels of residences weave through the block, responding to the street, expressway, and solar orientation of the site. The main lobby is located at the corner of Oliver Street and Maryland Avenue, while additional means of egress are positioned at the inflection points in the corridor.



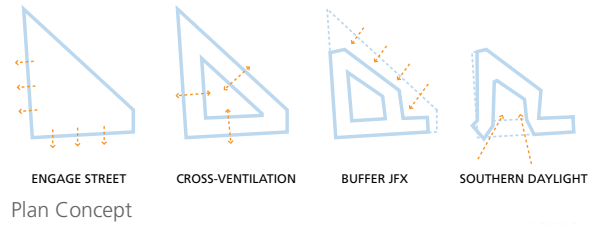
Street View from Southwest



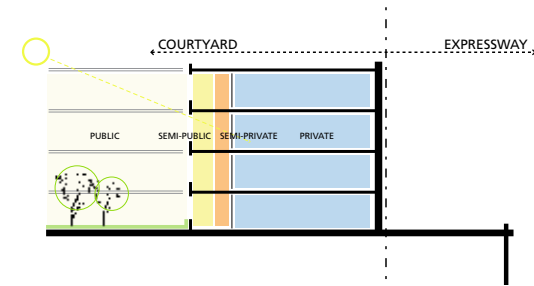
Residential Gallery



Residential Courtyard Floor Plan



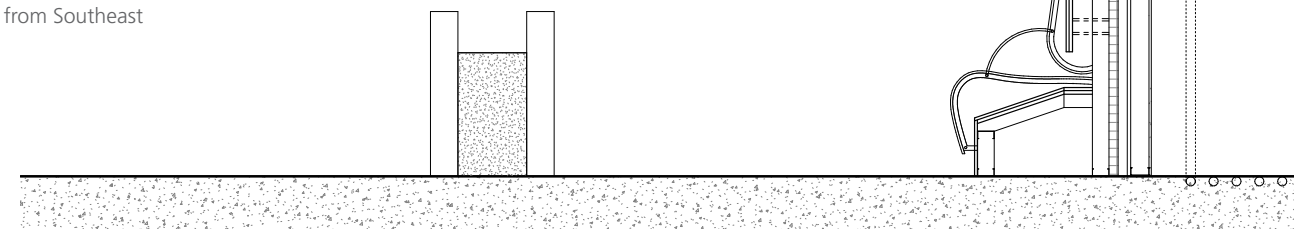
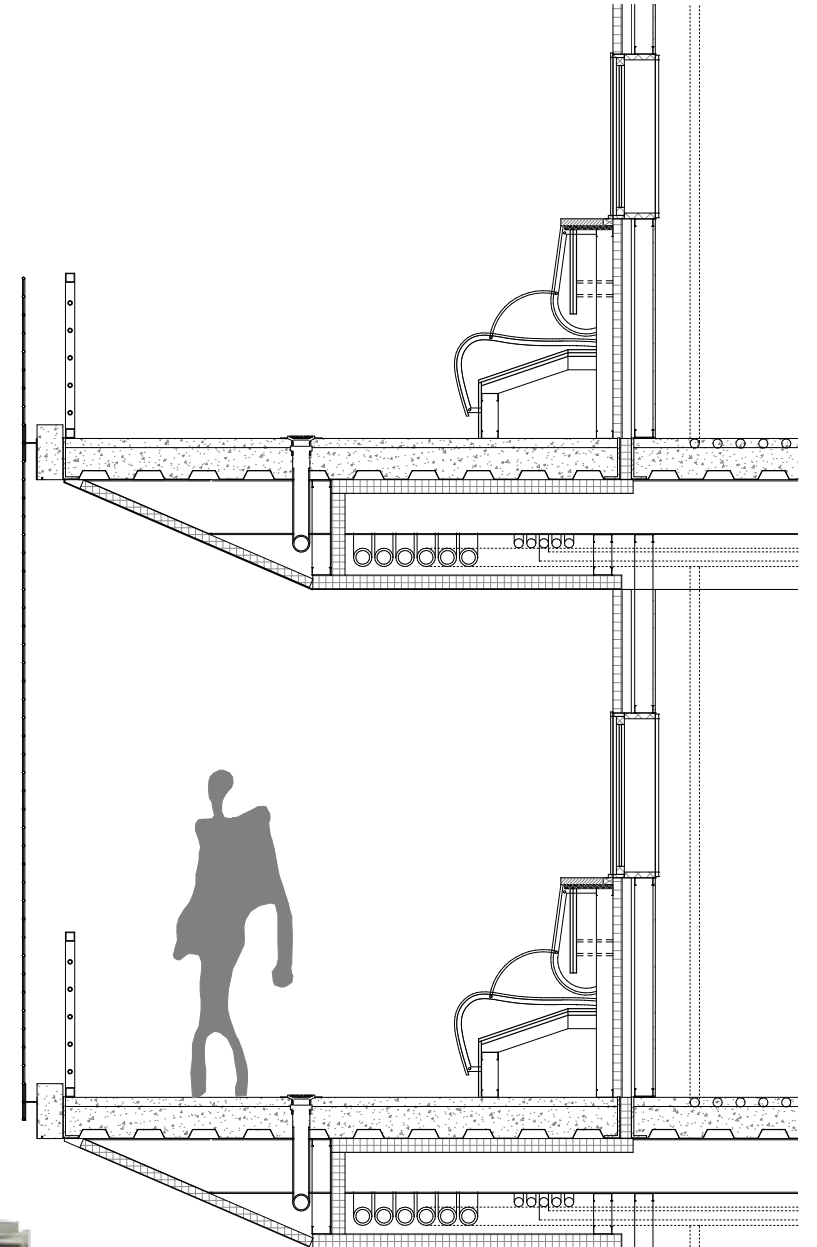
Structural & Mechanical Diagram



Residential Gallery Concept



Building Section from Southeast



Residential Gallery Section

# STATION NORTH BRANCH LIBRARY | FALL 2009

The building form of the library is generated primarily by connecting Morton Street through the site to North Avenue. The use of an off-axis monumental staircase establishes a public gathering space and pedestrian "funnel", which creates a smooth transition from a more open and busier North Avenue to the quieter Morton Street. Unifying the concept of the whole library as a community center that "plugs into" the stacks is accomplished through the "carved" nature of the Morton Street façades and the bridges that connect the two building masses.



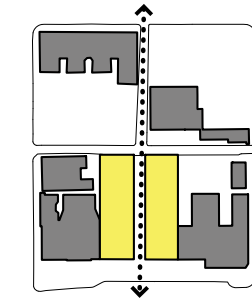
Aerial from North



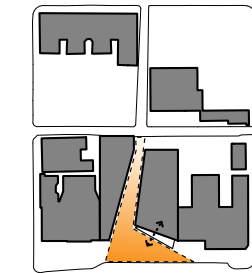
Entry / Atrium



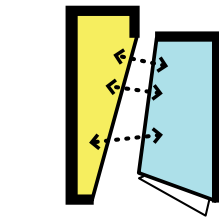
Public Entry & Morton Street



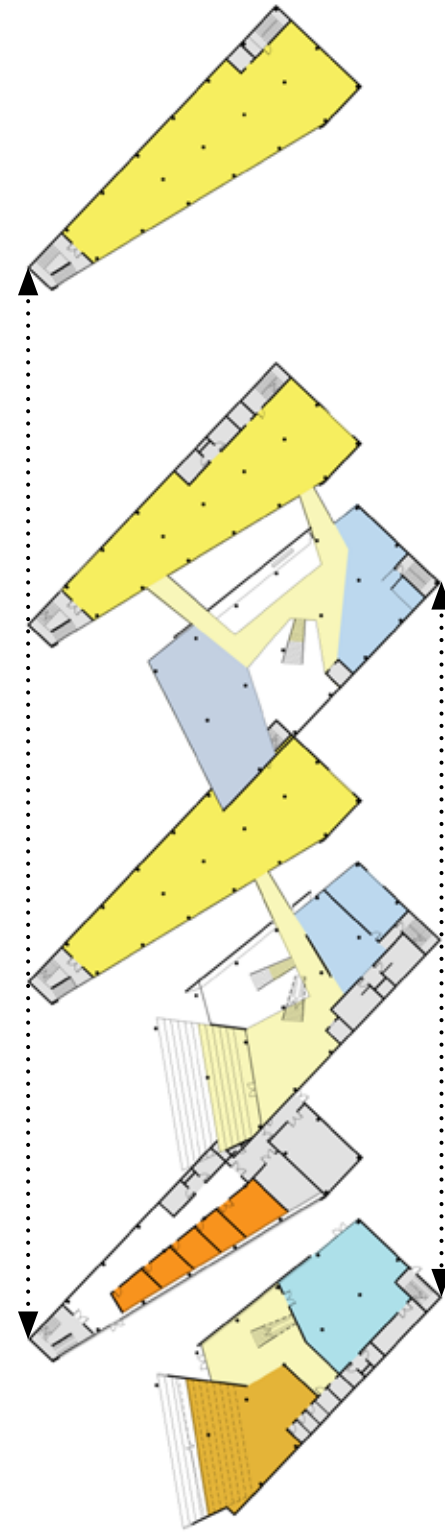
01. Connect



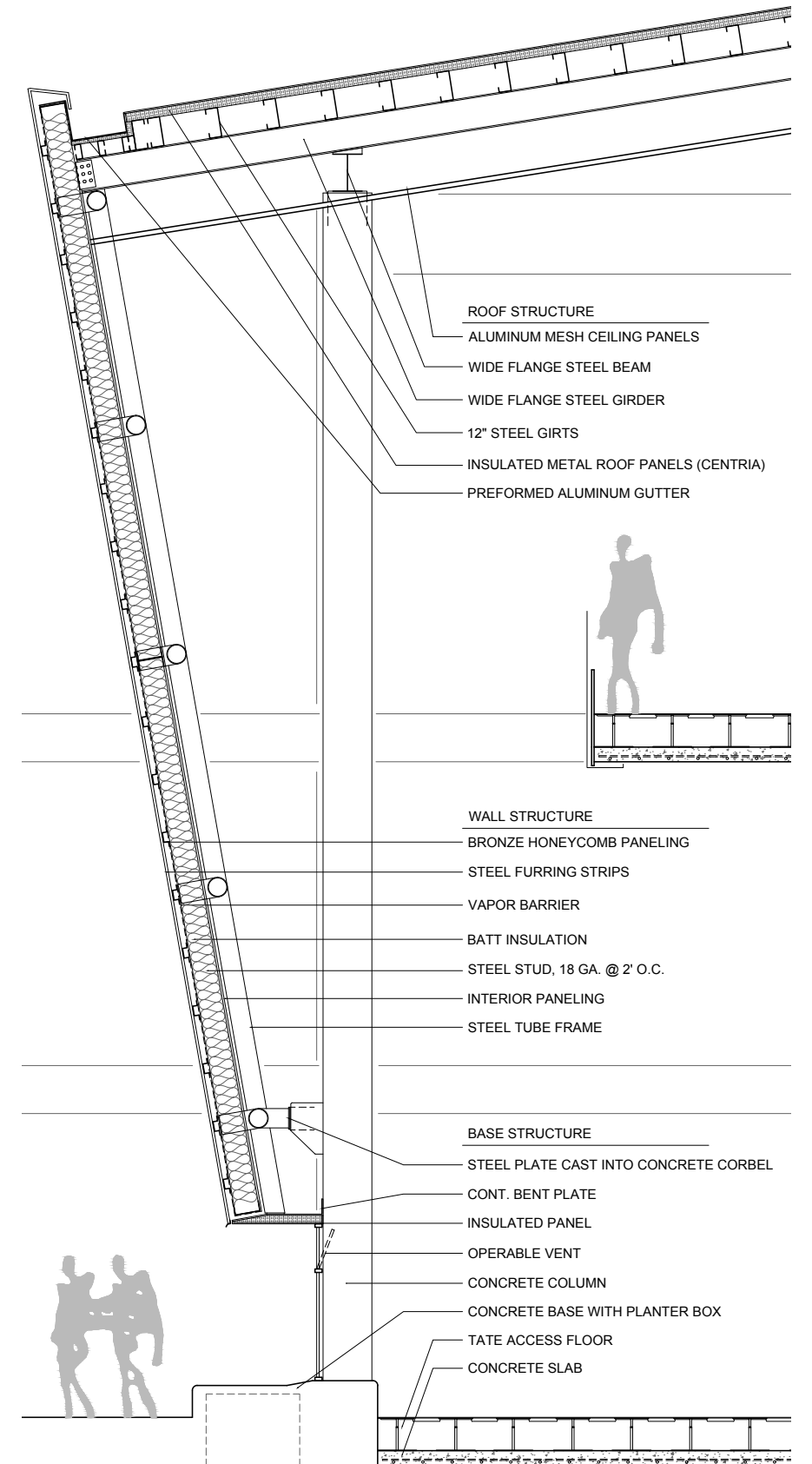
02. Funnel



03. Unify



Floor Plans



Atrium Wall Section

- ROOF STRUCTURE
- ALUMINUM MESH CEILING PANELS
- WIDE FLANGE STEEL BEAM
- WIDE FLANGE STEEL GIRDER
- 12" STEEL GIRTS
- INSULATED METAL ROOF PANELS (CENTRIA)
- PREFORMED ALUMINUM GUTTER

- WALL STRUCTURE
- BRONZE HONEYCOMB PANELING
- STEEL FURRING STRIPS
- VAPOR BARRIER
- BATT INSULATION
- STEEL STUD, 18 GA. @ 2' O.C.
- INTERIOR PANELING
- STEEL TUBE FRAME

- BASE STRUCTURE
- STEEL PLATE CAST INTO CONCRETE CORBEL
- CONT. BENT PLATE
- INSULATED PANEL
- OPERABLE VENT
- CONCRETE COLUMN
- CONCRETE BASE WITH PLANTER BOX
- TATE ACCESS FLOOR
- CONCRETE SLAB

**LEONBERG TOWN CENTER**

I spent the first four weeks at Behnisch Architekten working on a competition for the design of a new town plan for Leonberg, Germany. Fulfilling the requirements of the developer who owns the land, as well as the city's long-term plans in only four weeks was very challenging and required contributions from all eight members of the team. For me, this meant a lot of preliminary work, such as preparing the physical site model, constructing a 3D digital site model, and drafting existing site sections. I also was involved with organizing and drafting floor plans for a supermarket and office space, as well as producing some of the diagrams for the final presentation.

**VILLA BERG PARK RESIDENCES**

The remainder of my time at the firm was spent working on a four-member team for a luxury condominium competition. The site was located within a historic park in Stuttgart, Germany. Subsequently, an extra emphasis was placed on creating exterior spaces that fit within the context of a park, as well as interior spaces that maximized views of it. The first few weeks consisted primarily of modeling different concepts that fulfilled the developer's unit requirements. Once we developed a building form and site plan, I was involved in making the various floor plans work and the production of the final plans and diagrams.

**FRAMES OF REFERENCE PRESENTATION**

Frames of Reference is a presentation I gave for AIA Architecture Week in Baltimore. The presentation covered recent trends in European urbanism I observed while working in Germany, mainly covering housing in Amsterdam, transit in Strasbourg, biking in Freiberg, and pedestrian spaces in Stuttgart.



Leonberg Urban Plan  
Assisted Team & Developed Graphics in Illustrator



Park Residences Concept Model  
Designed, Assembled & Proposed to Team



Park Residence Ground Floor Plan  
Assisted in Design Concepts, Drafted in CAD & Graphics in Photoshop



Poster by Jeremy Kargon

**CONCEPT**

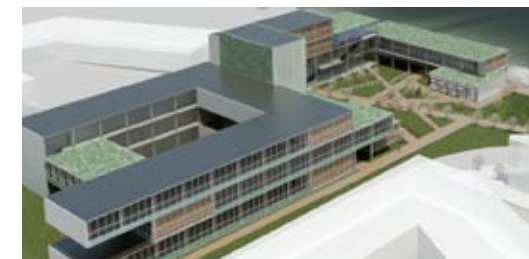
The Westport Research Lab is part of a redevelopment plan for an industrial brownfield site in the Westport neighborhood of Baltimore. As an energy and resource management research facility, the building is designed to embody characteristics that promote self-sufficiency to the social and economic well-being of the users and surrounding neighborhood, as well as sustain the existing biological ecosystems. This is accomplished primarily through a building form that maximizes natural light and air, while forming paths and spaces within the community.

**LIGHT AIR SPACE**

The building is composed of 44' deep modules at various lengths. The shallow dimensions, combined with the staggered stacking of the modules allows natural light and air to reach every space in the building. The arrangement of these modules also forms two courtyards – a private one for the labs and a public one for the community. A bike trail through the neighborhood is also re-directed along the waterfront and through the public courtyard.



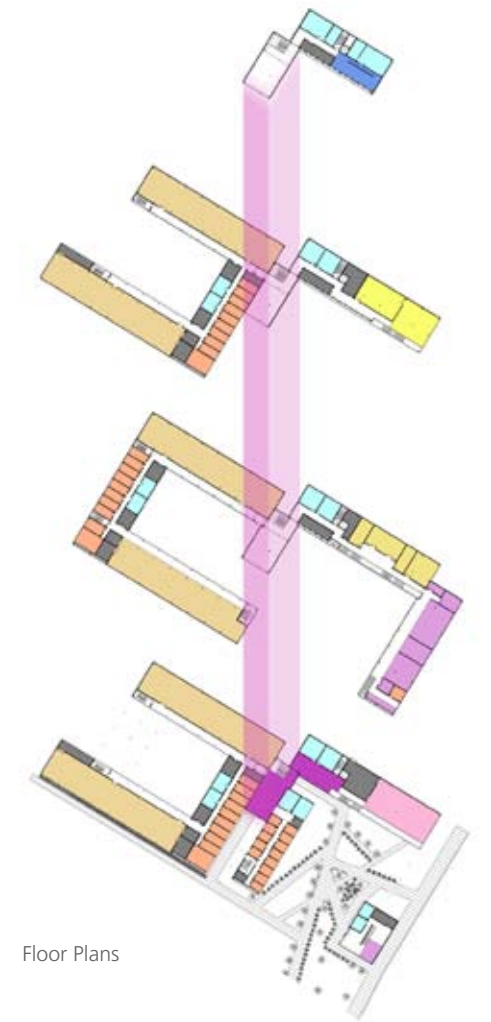
South Elevation through Courtyards



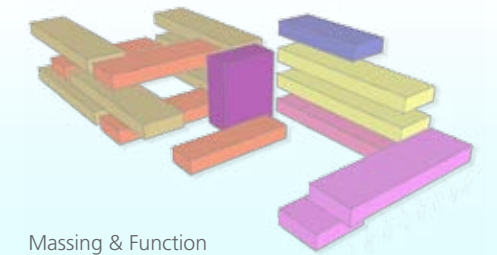
Aerial from Southwest



Public Courtyard from Southeast



Floor Plans



Massing & Function

## BALTIMORE DESIGN CENTER | FALL 2008

### DESIGN CENTER PROGRAM

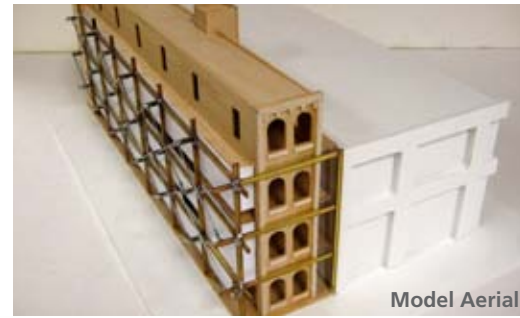
The Baltimore Design Center is intended to bring the design community and public together through exhibitions, special events, and educational activities. These functions are spread over four floors, totaling 7,000 sq. ft. The ground floor provides a gallery space to showcase the work of local designers. The second floor is primarily a multi-purpose room that can be used as an auditorium, a banquet hall, or a theater. A third-floor mezzanine provides a space for classes and workshops, while the fourth floor is reserved for design professionals to lease as office space.

### CONTEXT & FORM

A Design Center should embrace the local tradition of the design community while restructuring and injecting new life into it. The physical form of the building conveys that idea by placing a vernacular Baltimore building at the core and allowing the structure to break free and become the framework for a more modern facade. The extruded steel along the north facade is cross-braced to resemble scaffolding, creating a sense of incompleteness that reiterates the concept of the design community's restructuring.



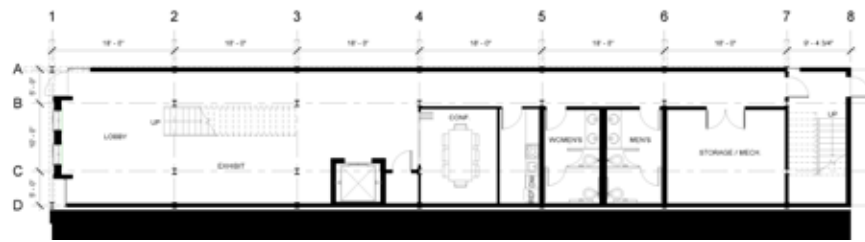
Model Section



Model Aerial



Existing Site



First Floor Plan



Design Center from Northwest

## STATION NORTH FORUM | FALL 2008

The Station North Forum is located on the corner of North Avenue and North Charles Street. Parking is located in the basement, while the ground floor consists primarily of retail space and a restaurant. The second and third floors are used for civic facilities, followed by four levels of residential apartments. The design of this building reflects its multiple functions by creating contrasting scales between the public and private portions of the building. Extra consideration was also given to the prominent corner – an outdoor public space is created by pulling the restaurant entrance back, while leaving the retail at the same scale as the existing buildings along North Avenue. The residential floor plan is designed to maximize natural light and ventilation to every unit, including the glass stair tower that allows light through onto the western terrace.



Existing Site



Site Model



South Elevation

02\_CIVIC

03\_RESIDENTIAL



01\_RETAIL