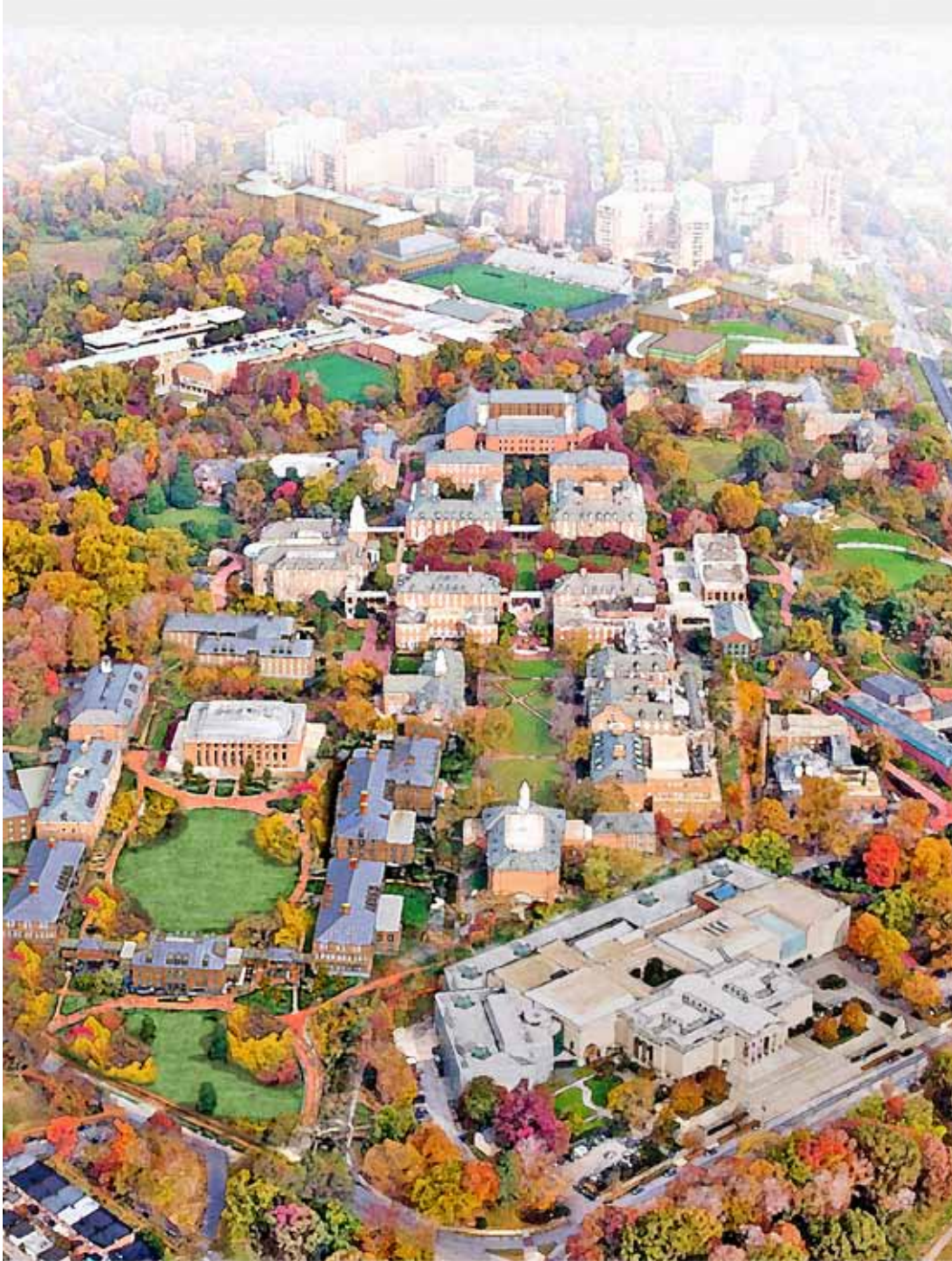


JOHNS HOPKINS

U N I V E R S I T Y

2008 Homewood Campus Plan Update



February 2009

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Executive Summary

Since adoption of the 2001 Homewood Campus Plan, many elements have been implemented including renewal of the landscape of most major open spaces on campus and over one million gross square feet in building and renovation projects. Additionally, the university has acquired a number of neighboring properties, the Charles and the Blackstone Apartments, the Education Building (formerly Seton Hall) and surrounding properties in the 2800 block of North Charles Street, and several properties in the 2700 block of North Charles Street.

In light of such remarkable implementation progress, the university recognized the need to update the 2001 Homewood Campus Plan. The 2008 Homewood Campus Plan Update incorporates the principles of the 2001 Homewood Campus Plan, as well as today's existing conditions and current knowledge about the planned development of the campus.

The Stoney Run valley has the potential to be an even greater natural amenity to the campus. Developing a comprehensive forest conservation and improvement plan and improving access to the valley are important first steps in realizing this goal.

Great progress has been made in creating a campus character consistent with the stature of the university. These efforts have established high quality campus standards that will be applied to areas of the campus that have not yet been upgraded.

Vehicular and service traffic patterns in the campus core have changed noticeably since 2001. Almost all vehicular traffic is now prohibited in the campus core and service traffic has been significantly reduced. Further limits to vehicular and service traffic on campus will give priority to pedestrians on campus.

The university has an established relationship with the Charles Village neighborhood and will continue to nurture relationships with the neighborhoods of Greater Homewood and the City of Baltimore.

The 2008 Homewood Campus Plan Update continues the university's long-standing tradition of employing a comprehensive plan to guide development of the campus. It provides for the potential addition of approximately two million gross square feet of new space in a manner that is consistent with the scale and quality of the existing campus environment. As such, the university is well-positioned to accommodate program needs during its next phase of development.



2008 Homewood Campus Master Plan Update



0 200 400 600
FEET

- proposed building*
- proposed structured parking*
- university building*
- other building*

The 2008 Campus Master Plan Update provides for:

- Adding up to two million gross square feet of new space
- Maintaining the investment in the aesthetic character of campus
- Revitalizing the Stoney Run valley
- Further limiting vehicular and service traffic in the campus core
- Further strengthening connections with Charles Village and other nearby neighborhoods

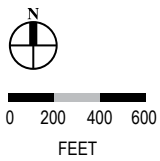
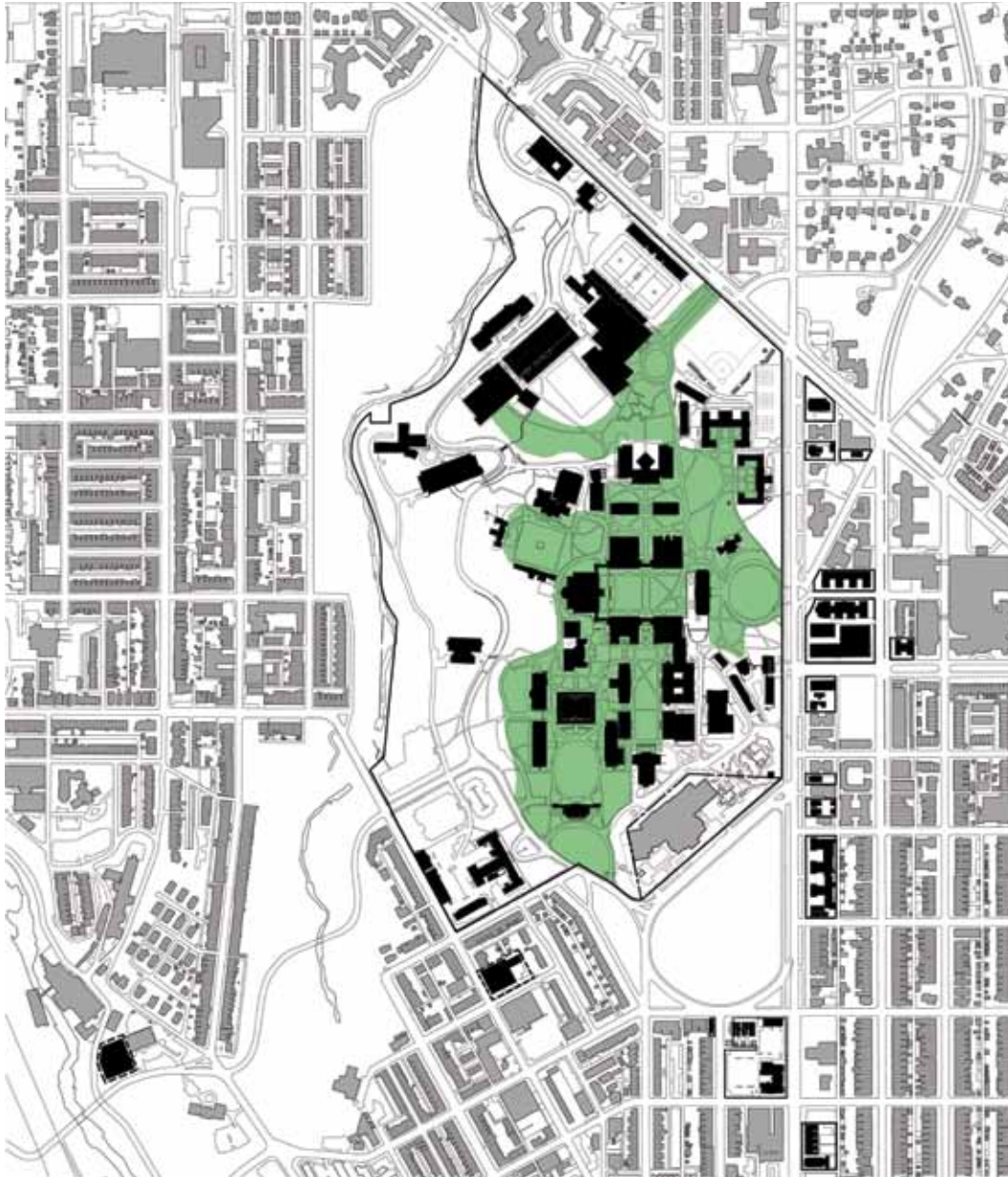


Introduction

The development of the Johns Hopkins University's Homewood campus has been guided by a series of campus master plans that date back to 1904. Those plans have been rigorously followed over the last 100 years, resulting in a campus that is, by any standard, a jewel.

In 1999, the university began preparing a new plan for the Homewood campus. The resulting 2001 Homewood Campus Plan described a campus of physical quality consistent with the academic excellence that defines the Johns Hopkins University.

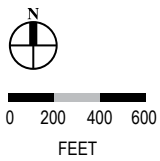
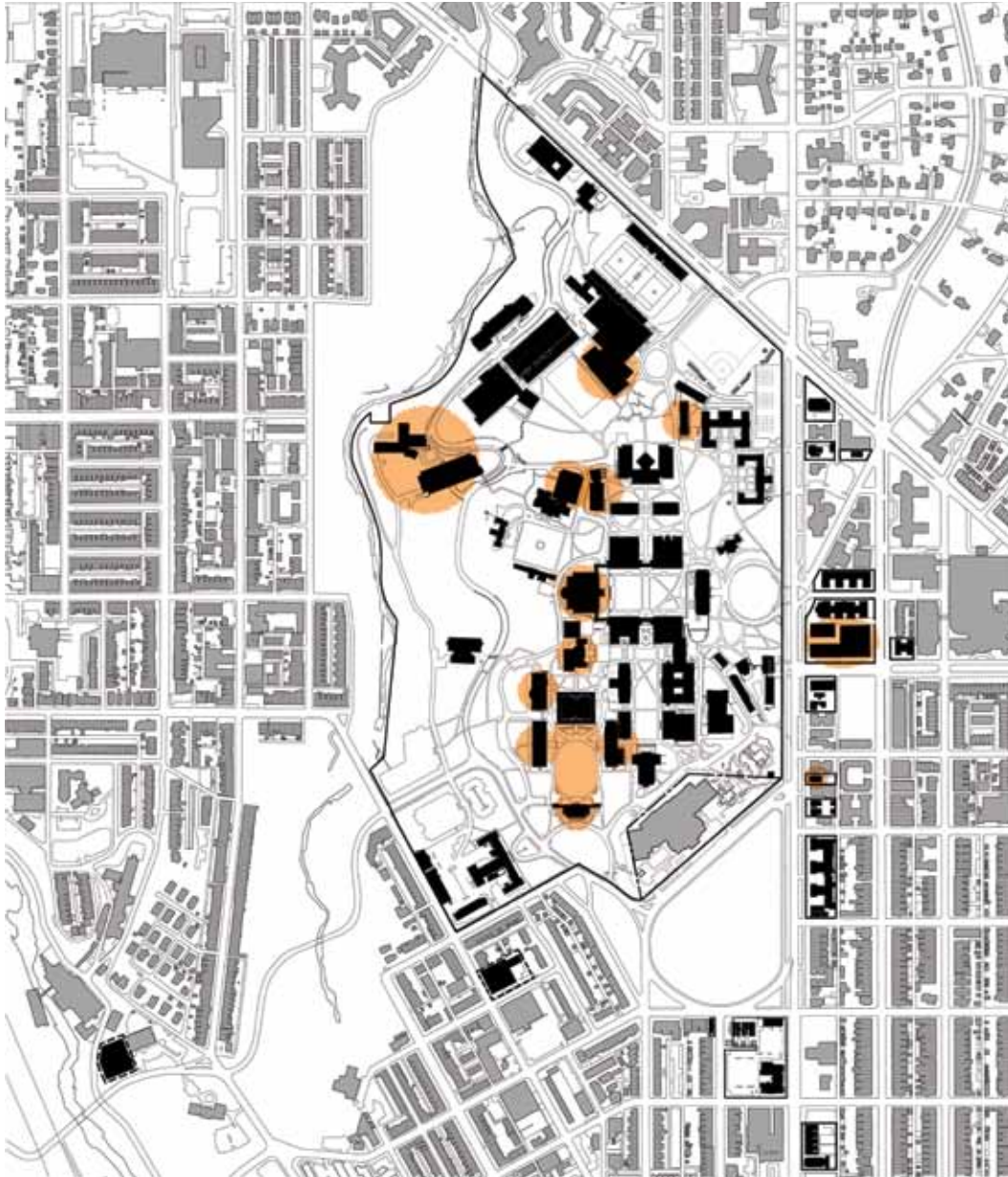
Since adoption of the 2001 Homewood Campus Plan many elements have been implemented including renewal of the landscape of most major open spaces on campus and over one million gross square feet in building and renovation projects.



- campus landscape improvements
- university owned property
- university leased property

Renewal and improvement of the campus landscape includes:

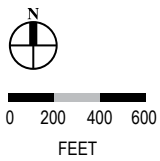
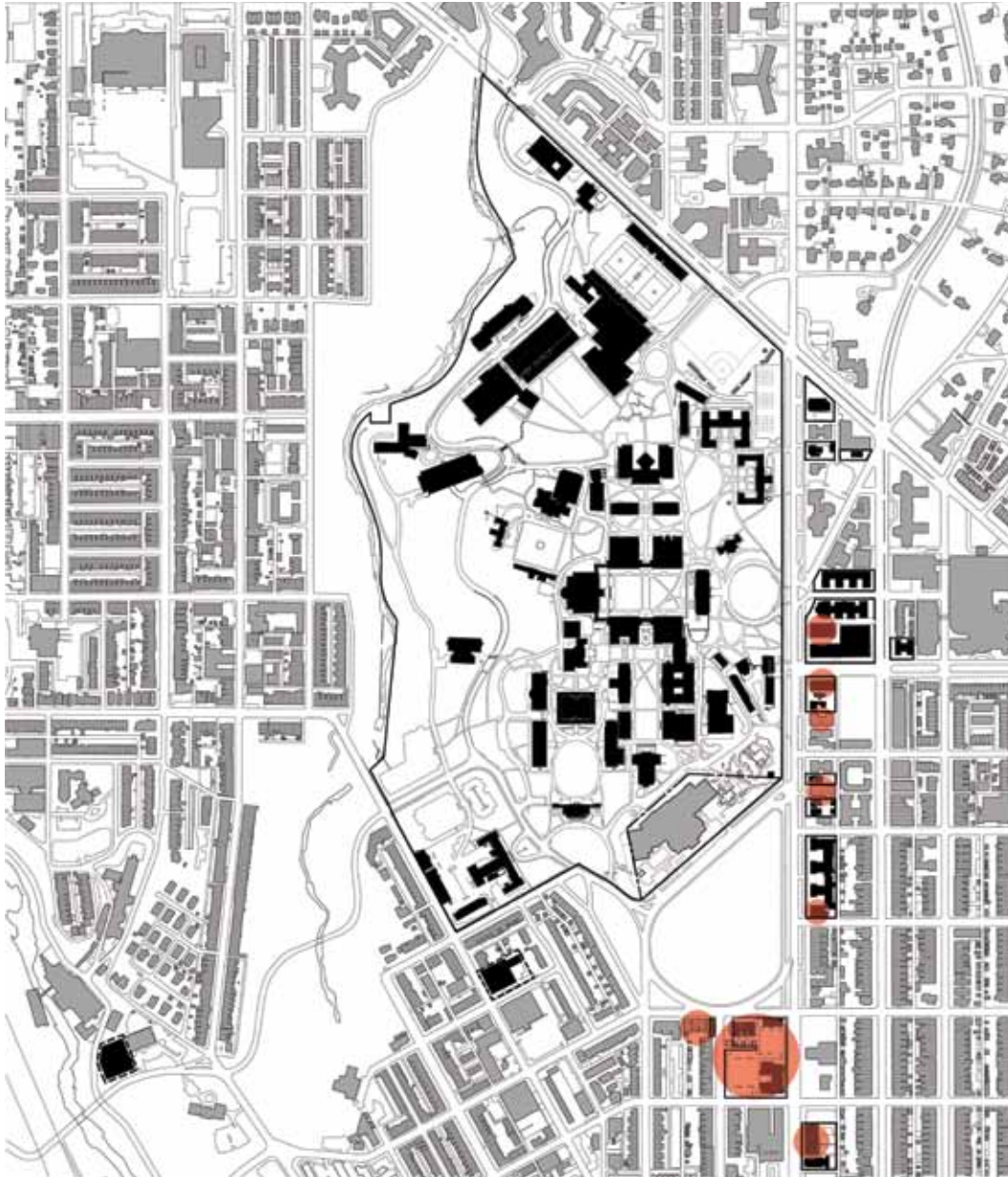
- Keyser Quadrangle
- Wyman Quadrangle
- Levering Hall Plaza
- Garland Hall Plaza
- Decker Quadrangle
- Freshman Quadrangle
- The Beach
- Bufano Garden
- Decker Garden



- building and renovation projects*
- university owned property*
- university leased property*

Building and renovation projects include:

- O'Connor Recreation Center
- Clark Hall
- Hodson Hall
- Chemistry Building
- West Gate Garage
- Levering Hall
- Smokler Center
- Singer Building/San Martin Center/Garage
- Charles Commons
- Fresh Food Café
- Computational Science and Engineering Building
- South Garage
- Mason Hall
- Gilman Hall



- *acquired properties*
- university owned property*
- university leased property*

Simultaneously, the university has acquired a number of neighboring properties, including:

- Johns Hopkins Education Building (formerly Seton Hall)
- The Dell House
- The Charles Apartments
- The Blackstone Apartments
- 2719 – 29, 2731, and 2733 North Charles Street
- 3001 North Charles Street
- 5, 7, 11, 15, 17, and 101 West 29th Street



2008 Homewood Campus Existing Conditions



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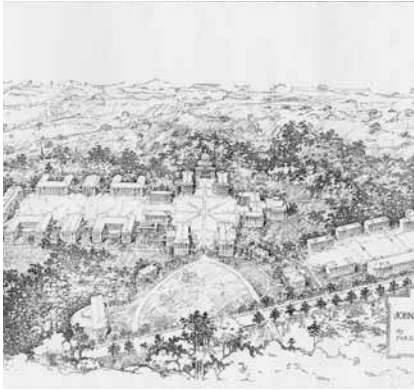
■ university building
■ surrounding buildings

In light of such remarkable implementation progress, the university recognized the need to update the 2001 Homewood Campus Plan. The 2008 Homewood Campus Plan Update incorporates the principles of the 2001 Homewood Campus Plan, as well as today's existing conditions and current knowledge about the planned development of the campus.

Like the 2001 Homewood Campus Plan, the work of creating the 2008 Homewood Campus Plan Update was structured into a multi-phase process: Observations, Concept Development, Small Area Studies, and Final Plan. This report is a summary of that process.

Observations

History of the Homewood Campus



- 1873** Johns Hopkins bequeaths \$7 million to found a university and hospital
- 1876** Formal instruction begins at the university's first campus located in the Mount Vernon area of downtown Baltimore
- 1902** William Keyser, William Wyman, and others secure 179 acres north of the city for the university's new Homewood campus
- 1904** Architecture firm Parker and Thomas is selected to design a campus plan for Homewood
- 1914** Parker Thomas and Rice revise campus plan to be parallel to increasingly affluent North Charles Street
- 1914 – 1980** The development of new buildings and grounds rigorously follows the original Parker and Thomas campus plan
- 1980 – 1999** Vehicular traffic becomes increasingly invasive in the campus core; disordered service areas develop; open spaces become disconnected; tradition of space-making through building placement is diminished
- 1999** Year-long planning process begins that will yield 2001 Homewood Campus Plan
- 2001** Landscape of most major open spaces is revitalized; vehicular traffic is prohibited in the campus core
- 2001 – 2008** New buildings on Decker Quadrangle and elsewhere on campus re-establish the practice of space-making through building placement



1904-1920



1960-1980



1920-1940



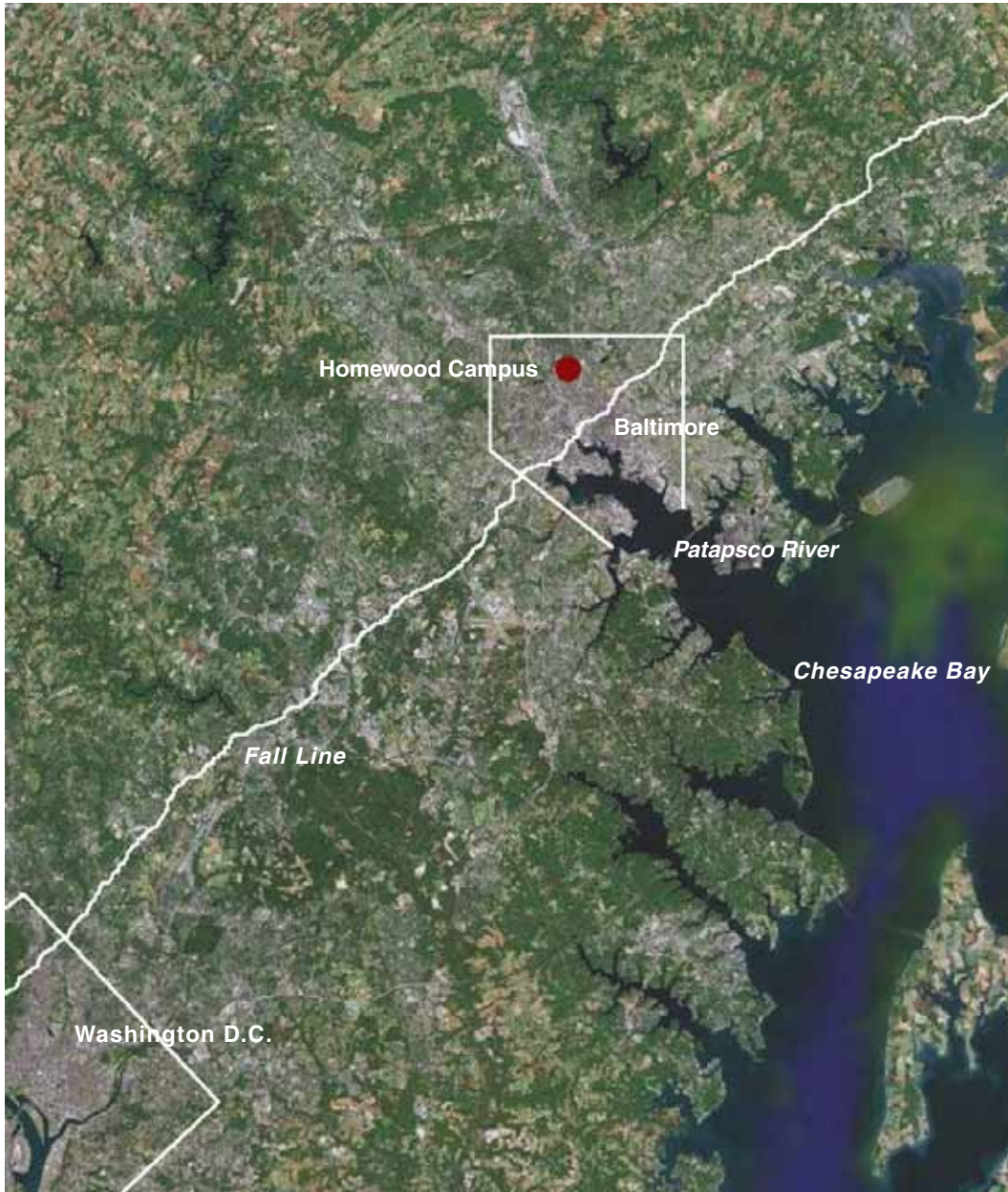
1980-2000



1940-1960



2000-2008

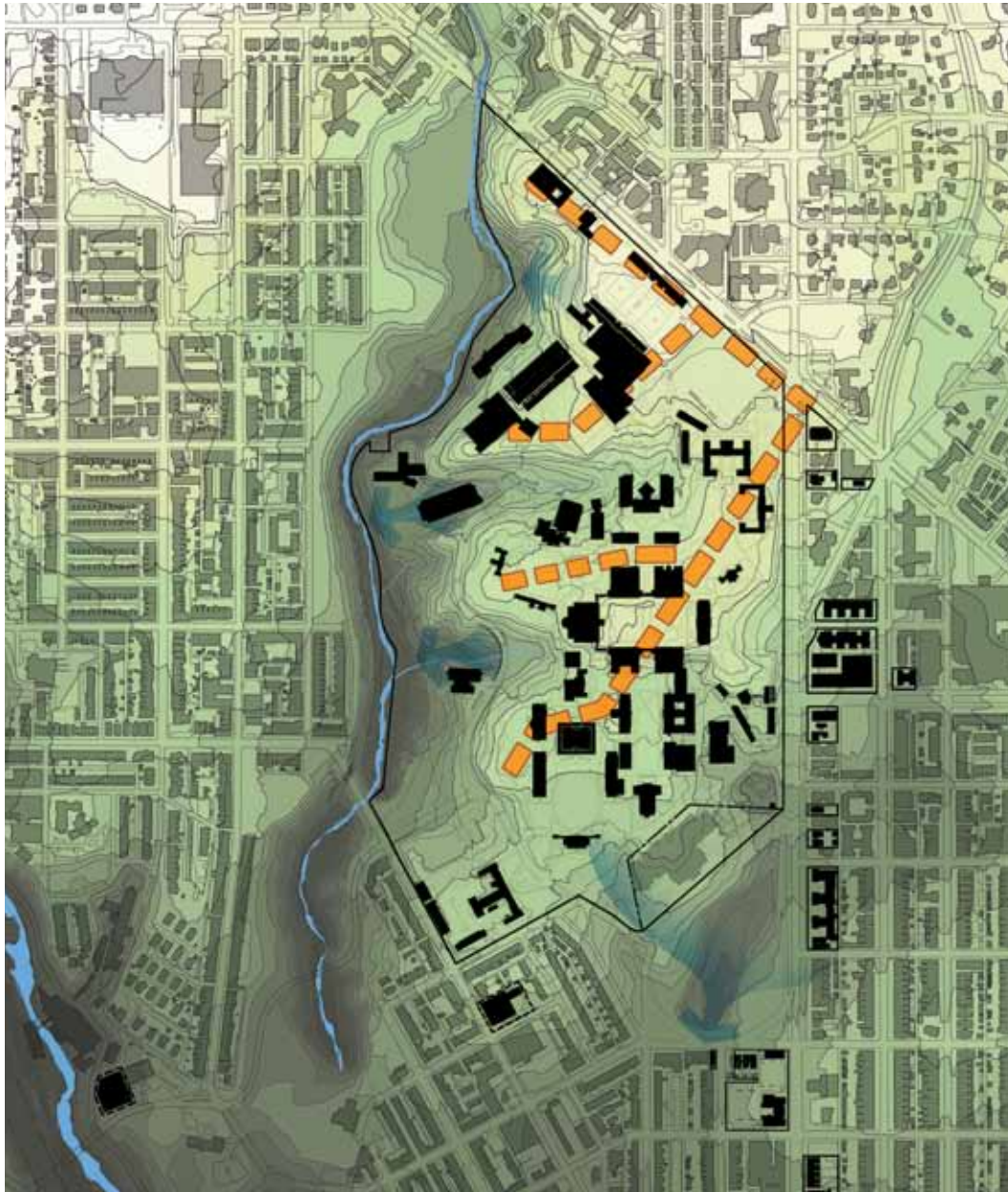


Natural Systems

Northeast Piedmont Region

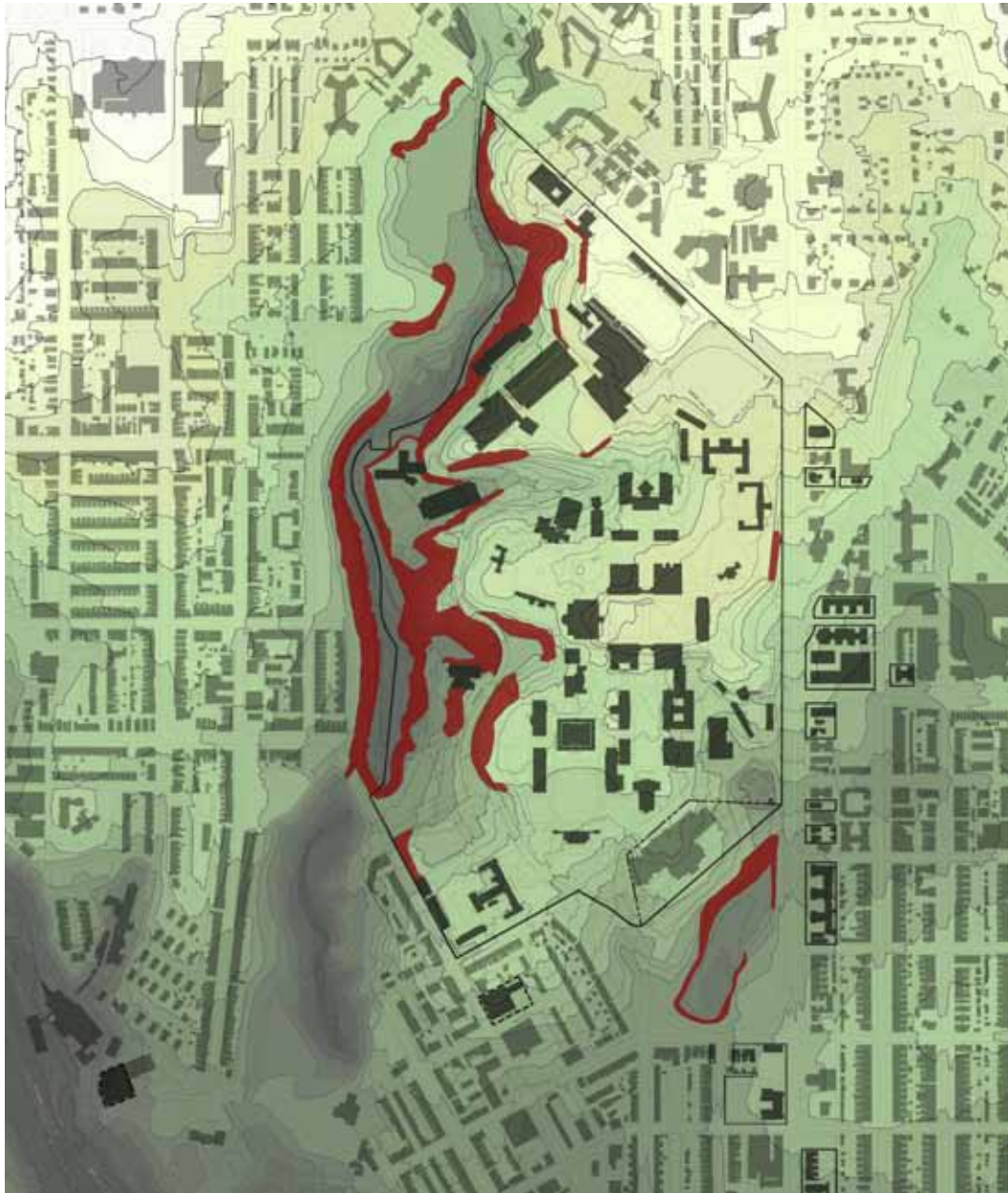
Baltimore is located in an area where the geological character of the east coast changes from a level coastal plain to a hilly, rocky piedmont. This area of transition is known as the Fall Line and is often characterized by streams with waterfalls and rapids. While waterfalls make the rivers unsuitable for large boats, they create ideal sites for water-powered mills. Baltimore is uniquely positioned with access to a deep-water port and proximity to rivers with rapids to power the water wheels of mills. This location was a great advantage to the City in its historical development. The natural features typifying this landscape and the Homewood campus:

- gently rolling topography
- clear water creeks and streams
- a diverse deciduous tree canopy



Campus Topography and Water

The Homewood campus occupies a piedmont plateau overlooking a stream valley descending into downtown Baltimore. The developed portion of the campus sits astride a south sloping ridgeline. The western edge of the campus is bordered by the sharply defined Stoney Run valley. Secondary ravines reach into the campus core. The quality of water flowing into this stream serves as a barometer for the health of the campus’ natural systems. Other water features include ornamental pools, springs, and fountains; the presence of water provides a rich amenity for the Homewood campus.



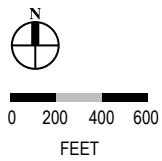
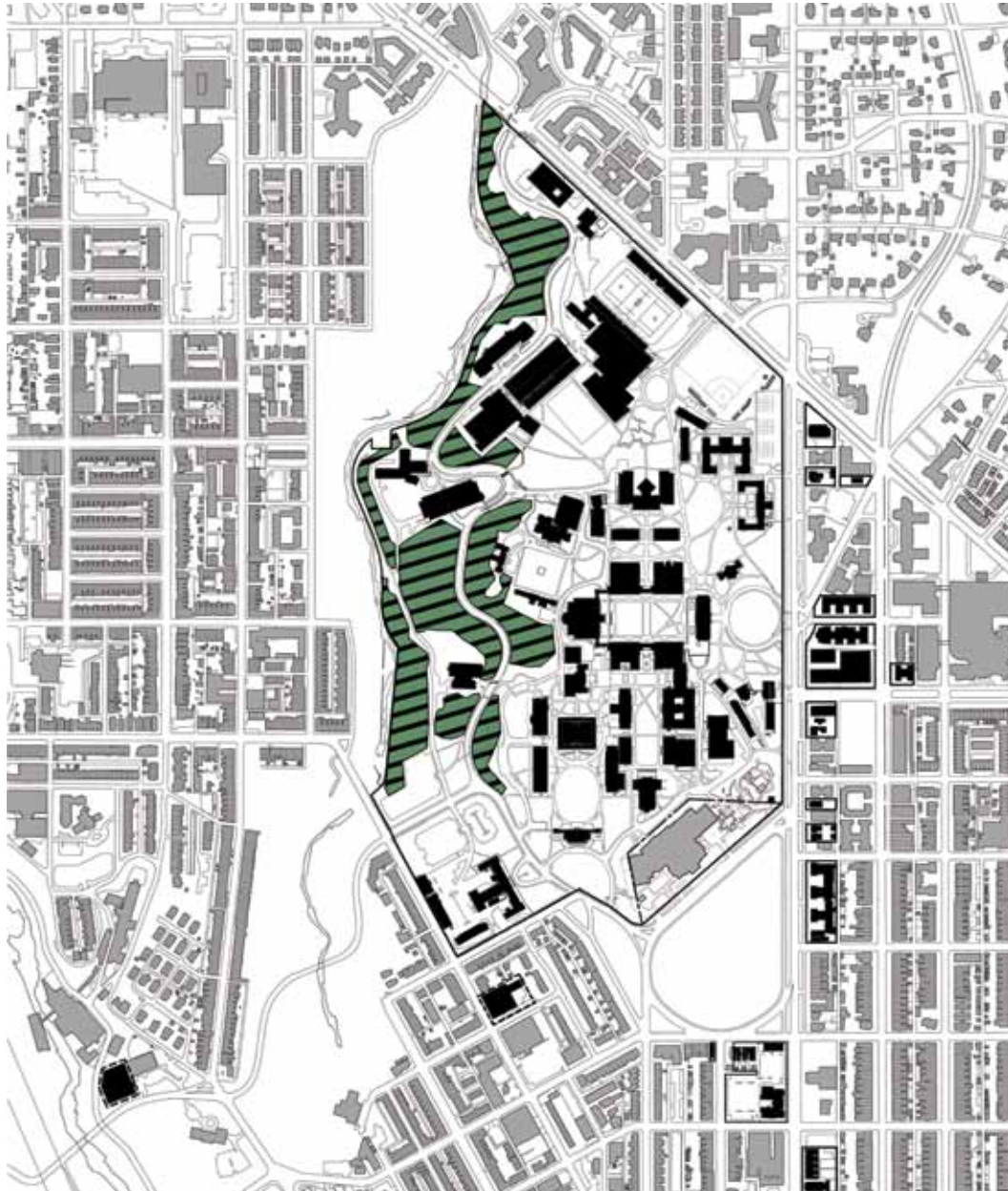
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slopes of 20% or greater
(change of 10 feet or more in elevation
over a distance of 50 feet)

 higher ground lower ground

Steep Slopes

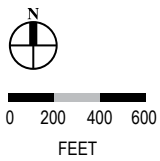
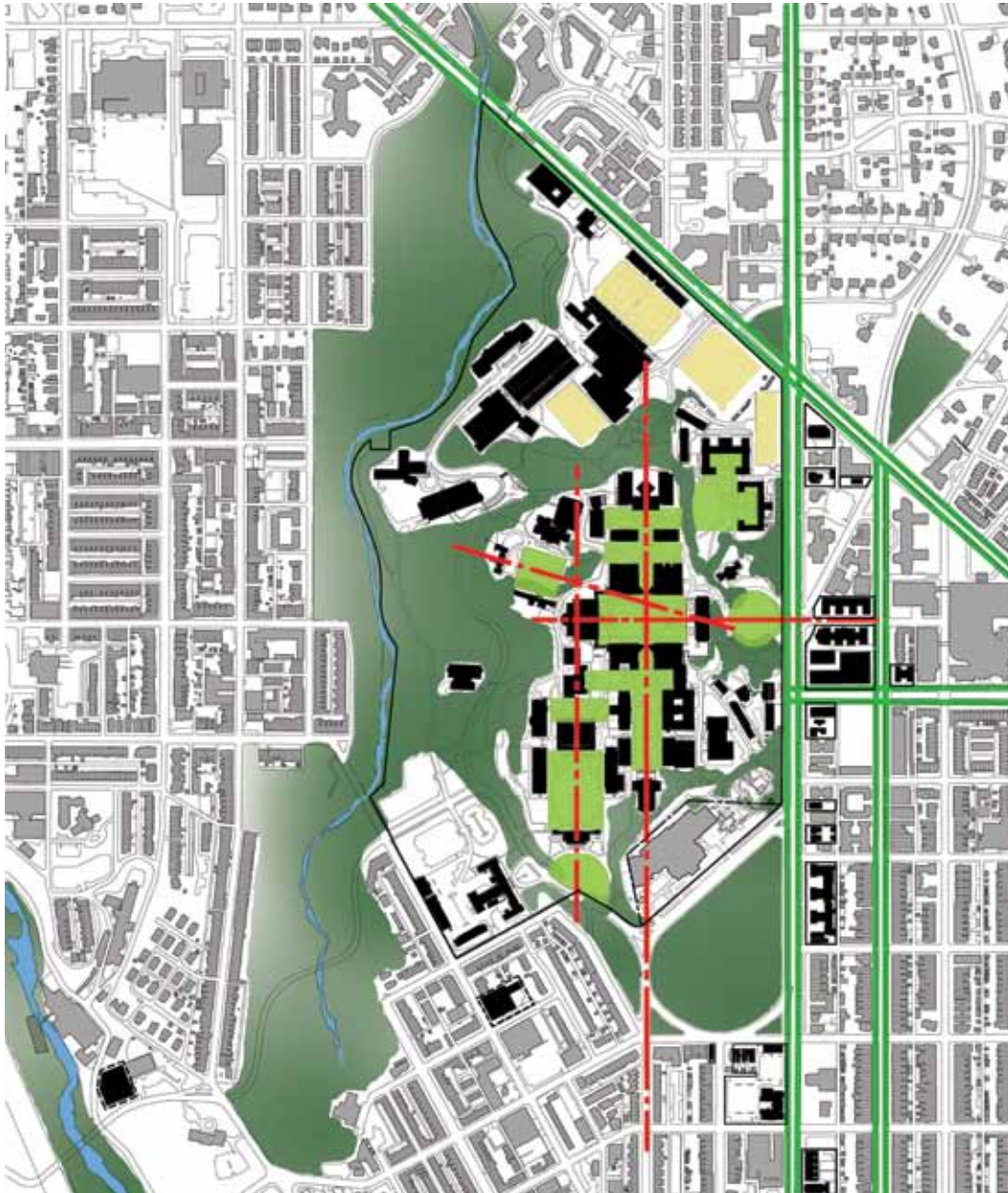
There is a dramatic change of over 100 feet between the highest point on campus, Homewood Field, and the lowest point on campus, behind Olin Hall. The steepest slopes are concentrated along the western edge of campus; there are smaller clusterings of steep slopes in the east and south along North Charles Street.



-  forest conservation zone
-  university building
-  other building

Forest Conservation

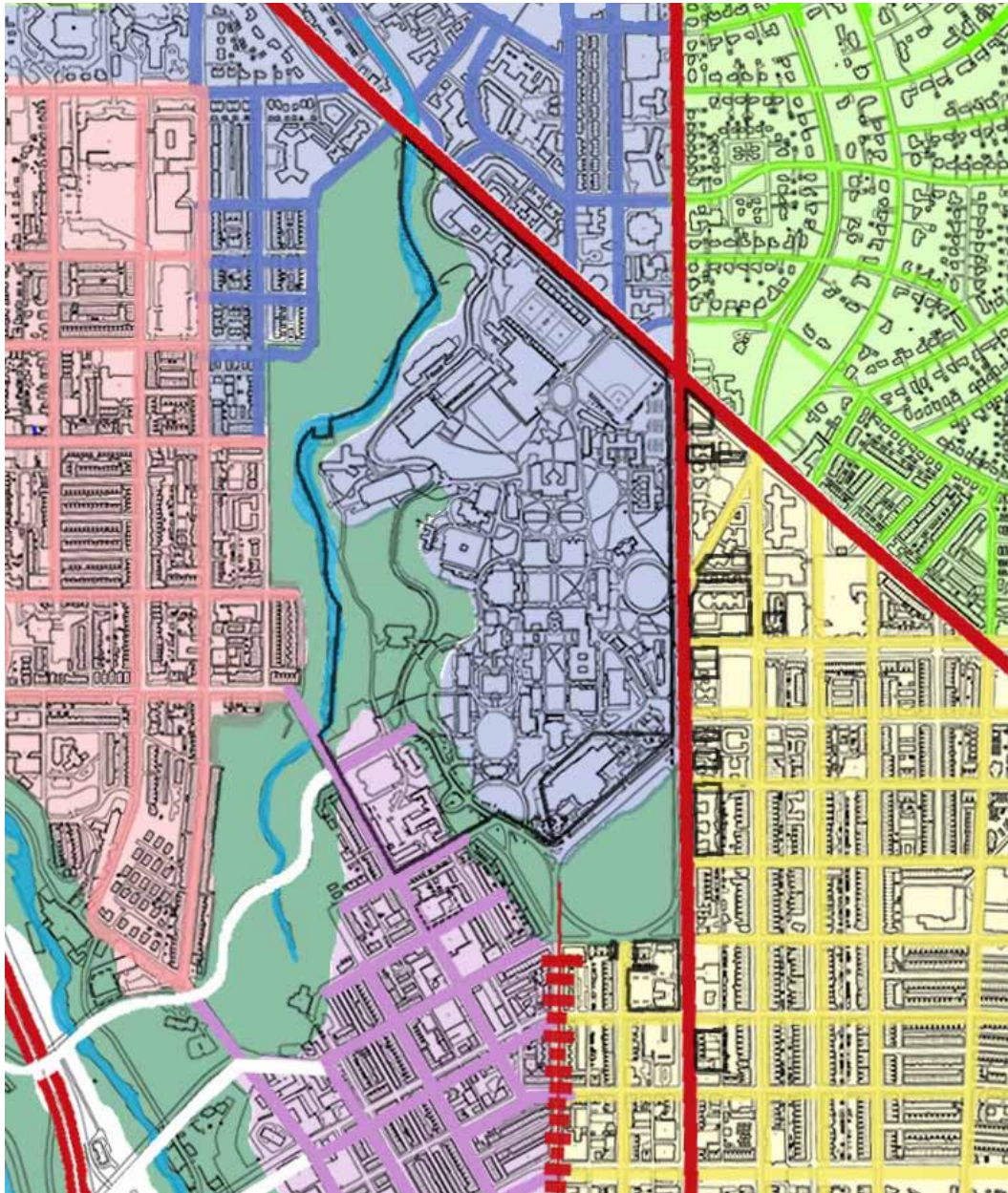
The campus is rich with mature vegetation in gardens, lawns, and woodlands. The woodlands are at a critical age (about 100 years) and require active stewardship to maintain health. The university and the City of Baltimore have negotiated a Forest Conservation Zone that protects twenty acres of woodland in perpetuity.



Open Space

Formal, axially connected quadrangles, courts, and gardens are arranged within a soft, woodland setting.

- structured open space
- natural area
- recreation field
- organizing axis



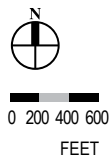
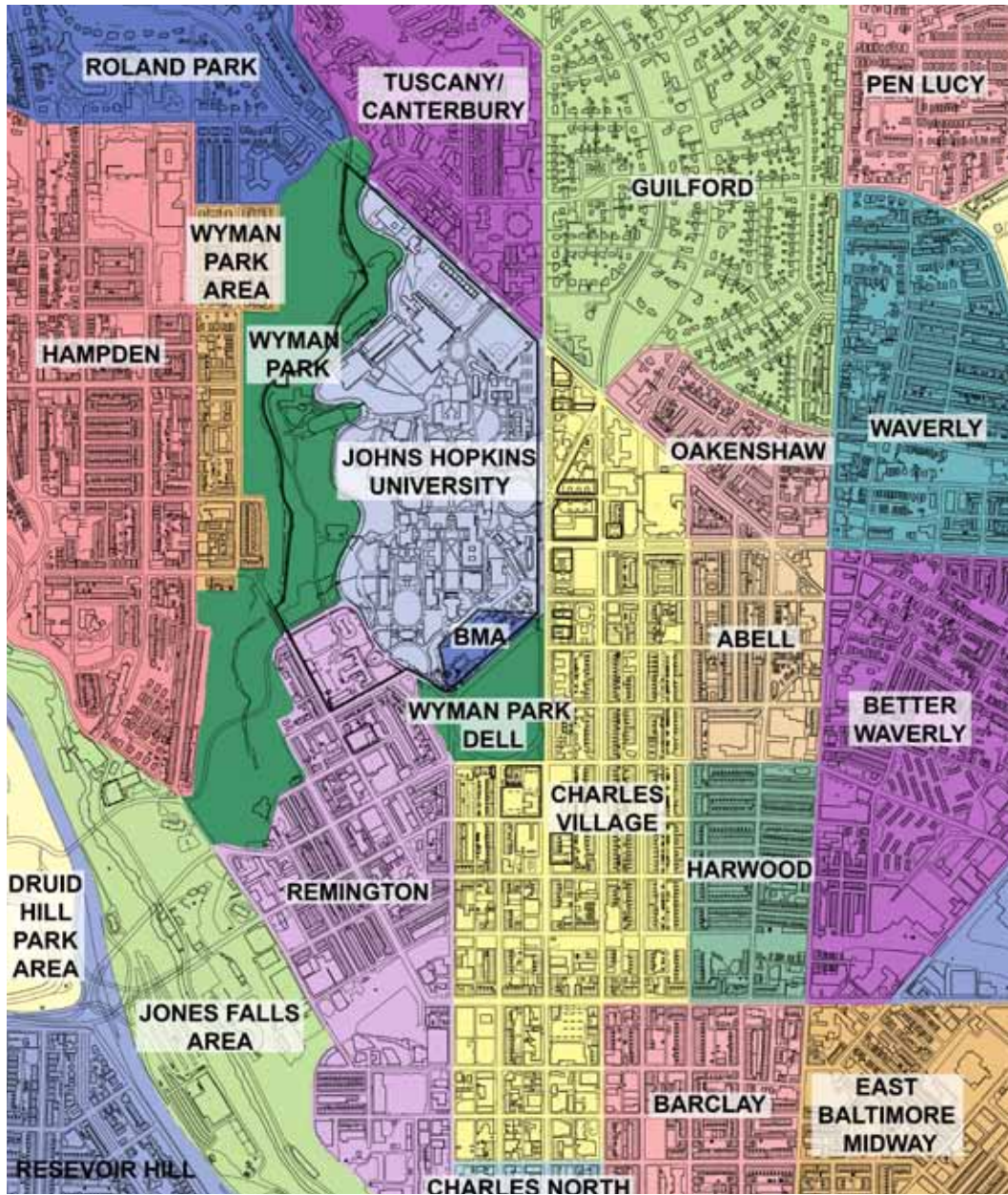
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-  major road and edge of dominant city grid
-  major roads
-  cross town connector roads
-  dominant city pattern (Charles Village)
-  Hampden pattern
-  Remington pattern
-  pastoral street arrangement (Guilford)
-  pastoral street arrangement (Roland Park)
-  woodland
-  water

Built Systems

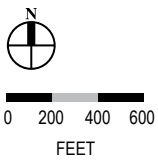
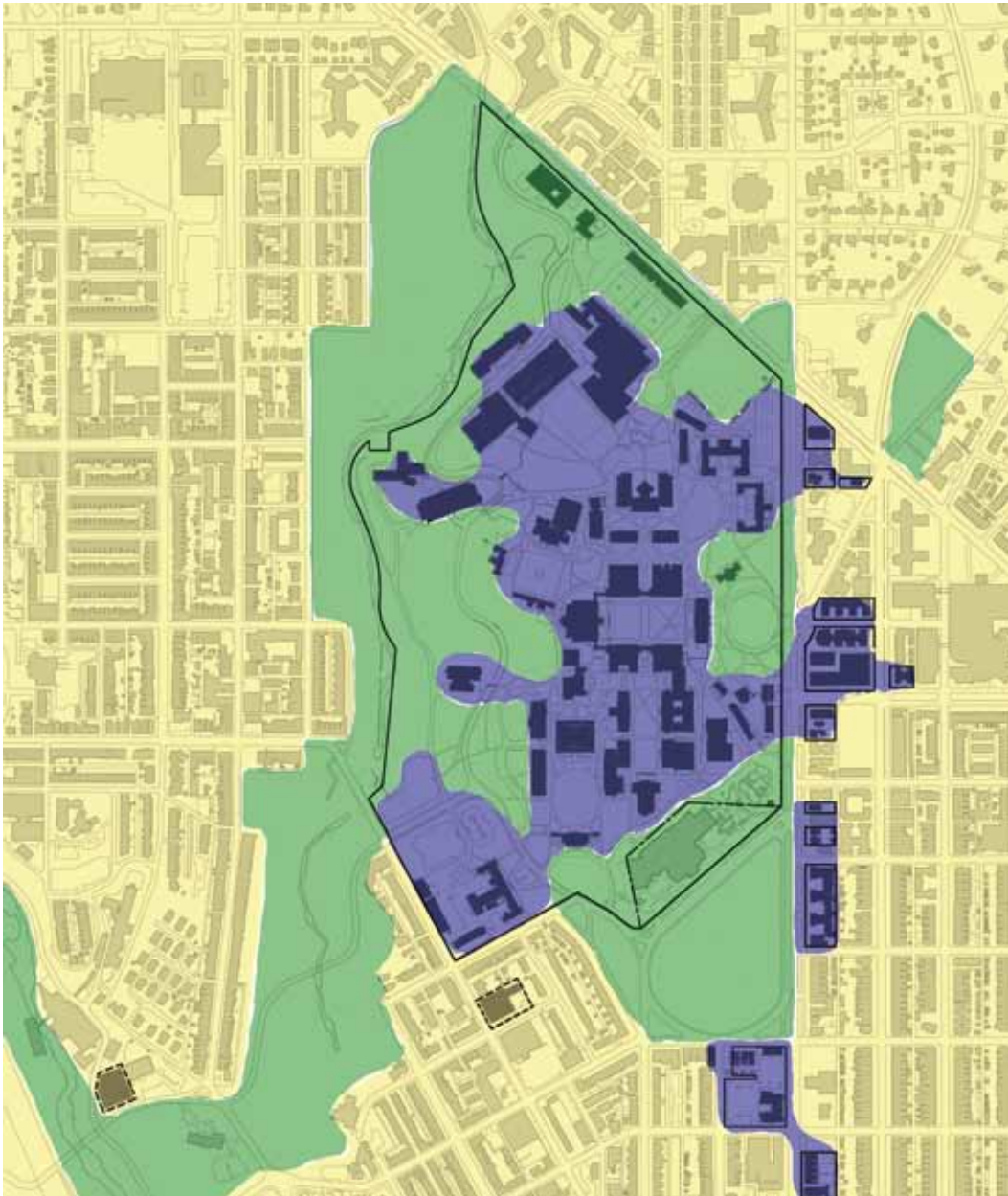
Neighborhood Patterns

The Stoney Run valley interrupts the regular grid pattern of the city limiting Hampden's connectivity with Remington and the rest of the city.



Neighborhoods

The Homewood campus is proximate to more than a dozen neighborhoods; each has a distinct character and interests.

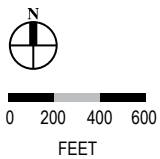
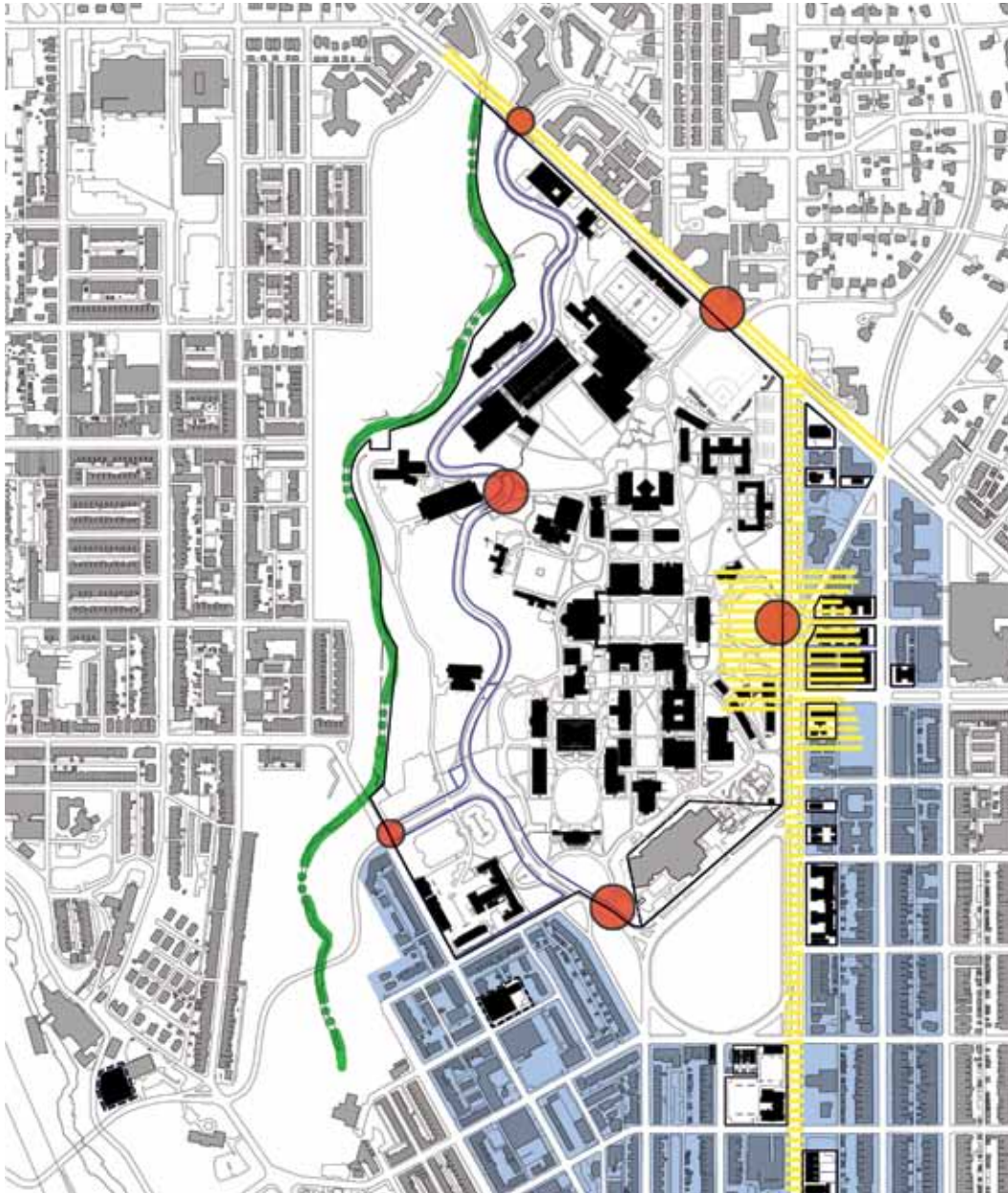


- urban surroundings*
- natural landscape*
- active campus area*

Campus Landscape

The Homewood campus is unique because of the close proximity of three distinct landscapes located within a ten-minute walk of each other:

- The west side of the campus is defined by the woodland setting of Stoney Run valley.
- The heart of the campus is defined by the historic and academic core.
- The east edge of the campus is dominated by the business district of Charles Village.

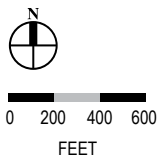
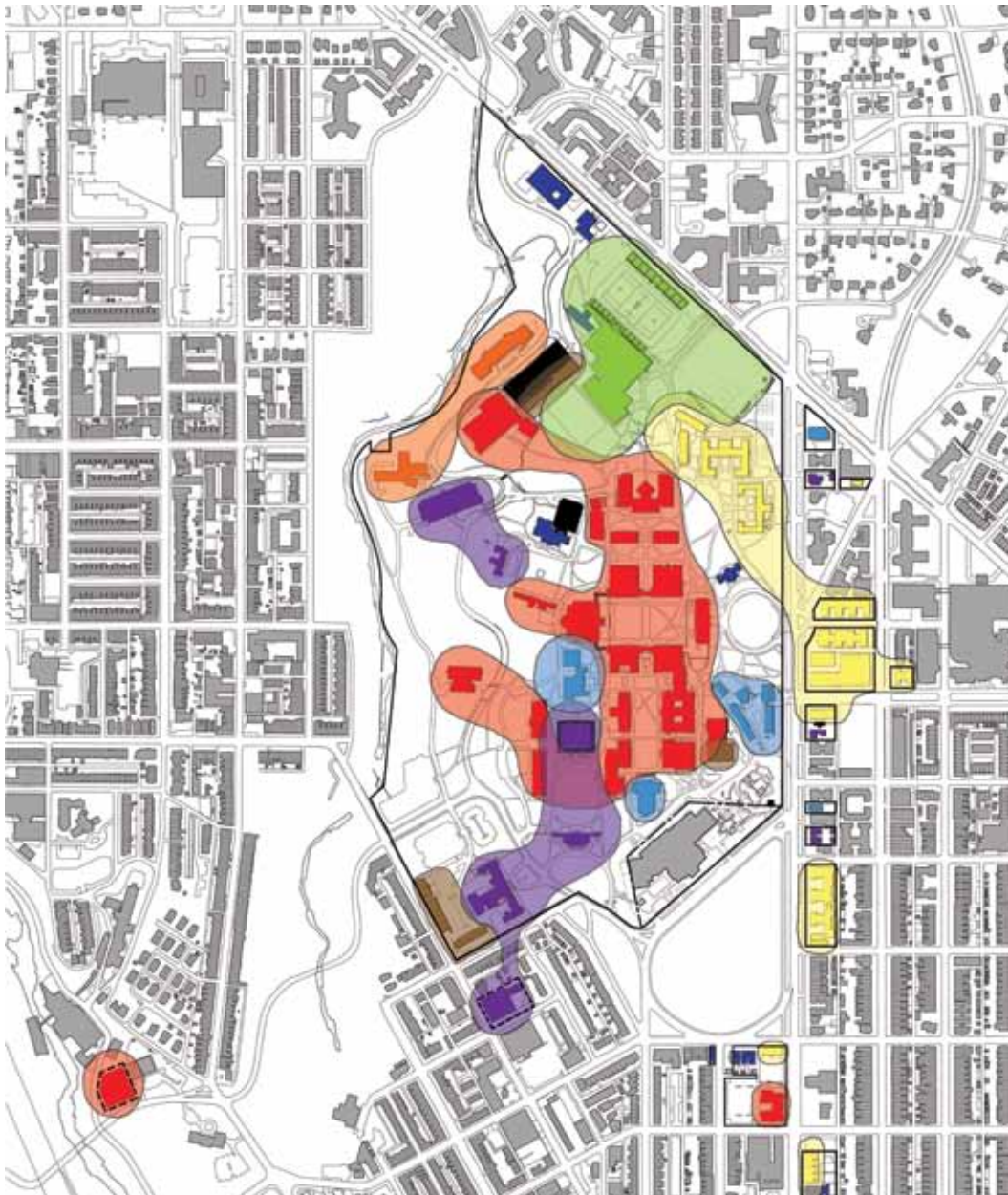


- gateway
- threshold
- urban campus edge
- natural campus edge
- western vehicular boundary
- adjacent urban fabric

Campus Edges and Gateways

The eastern and northern edges of campus are clearly defined by busy, urban streetscapes making these areas difficult for pedestrians to traverse. The western edge of the campus is marked by the mature woodlands of the Stoney Run valley. The southern edge of campus has historically lacked clear definition. More recently the construction of Mason Hall, the southern terminus of Decker Quadrangle, has strengthened the visibility of this edge of campus.

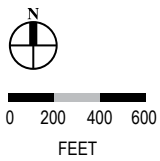
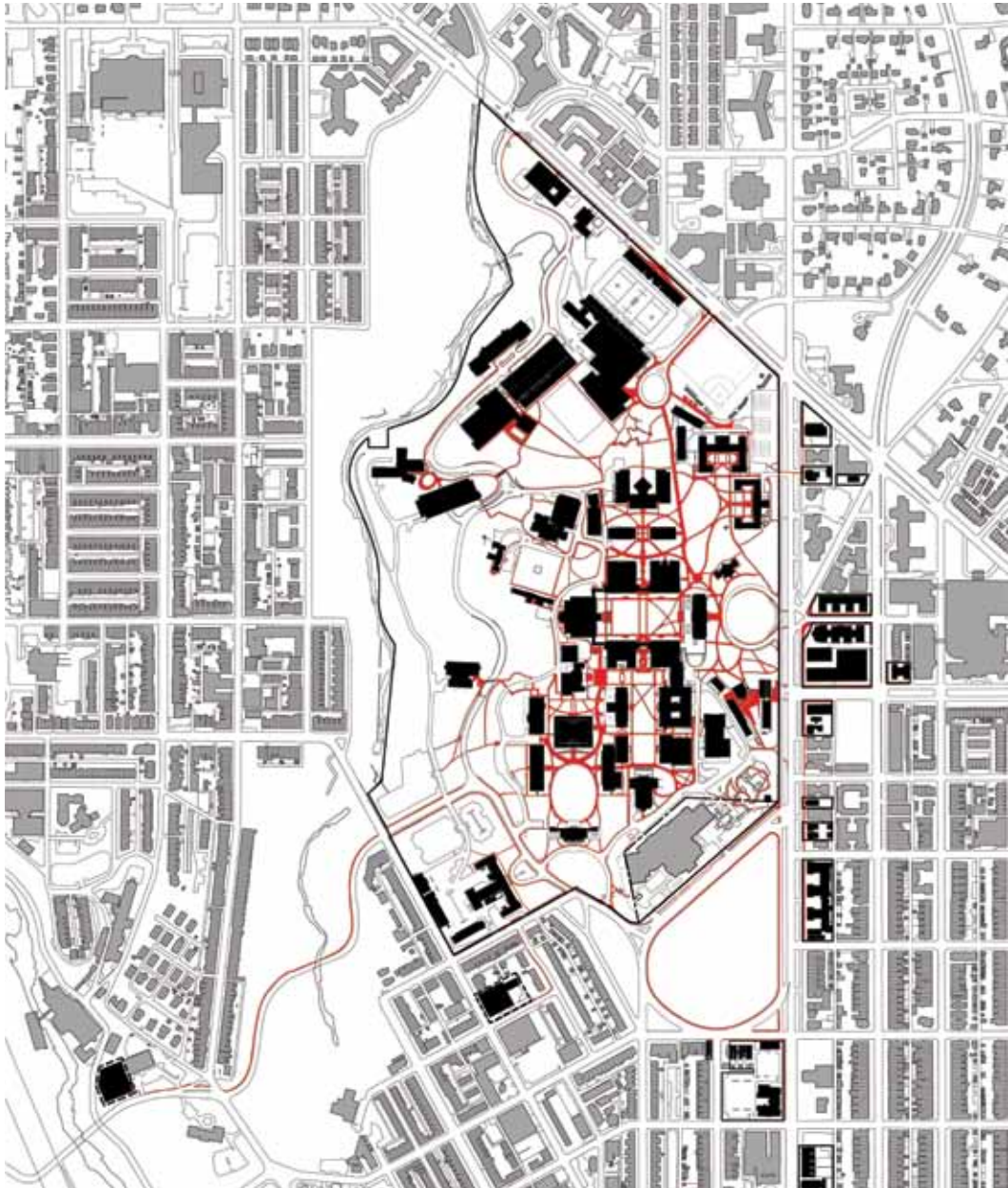
The campus has four formal gates, one at each cardinal compass point. The intersection of San Martin Drive and University Parkway is a threshold to the campus, as is the intersection of Remington Avenue and Wyman Park Drive.



- academic*
- research/centers/academic*
- student housing*
- athletics and recreation*
- student life*
- administrative*
- utilities*
- other*
- structured parking*




Building and Land Use

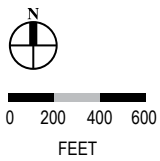
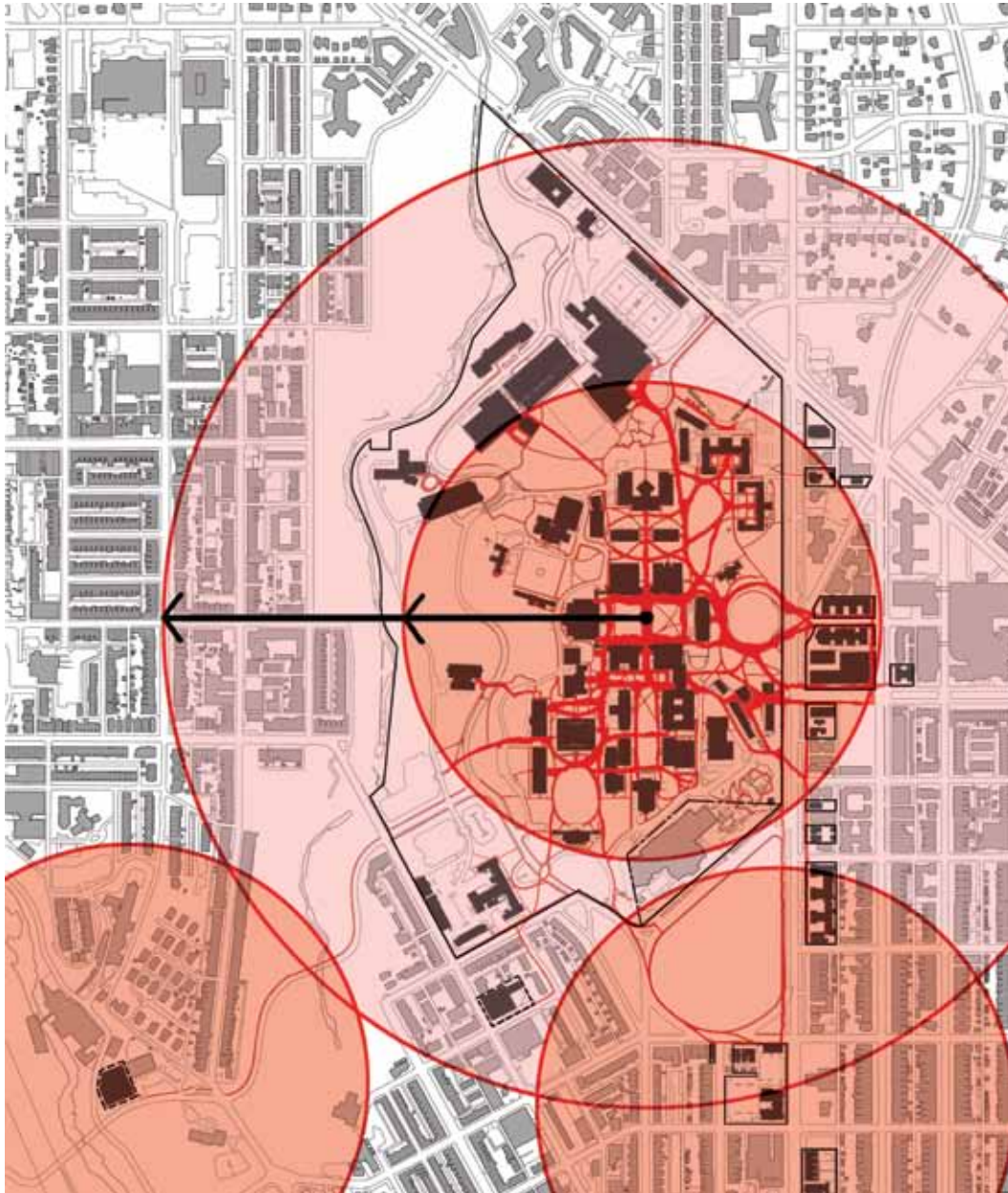
The Homewood campus core is dominated by academic uses. Housing is located predominantly on the east side of the campus, while centers and institutes and athletics and recreation dominate the north end of the campus.






Pedestrian Circulation

The majority of campus is characterized by a richly textured network of paths.

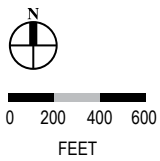
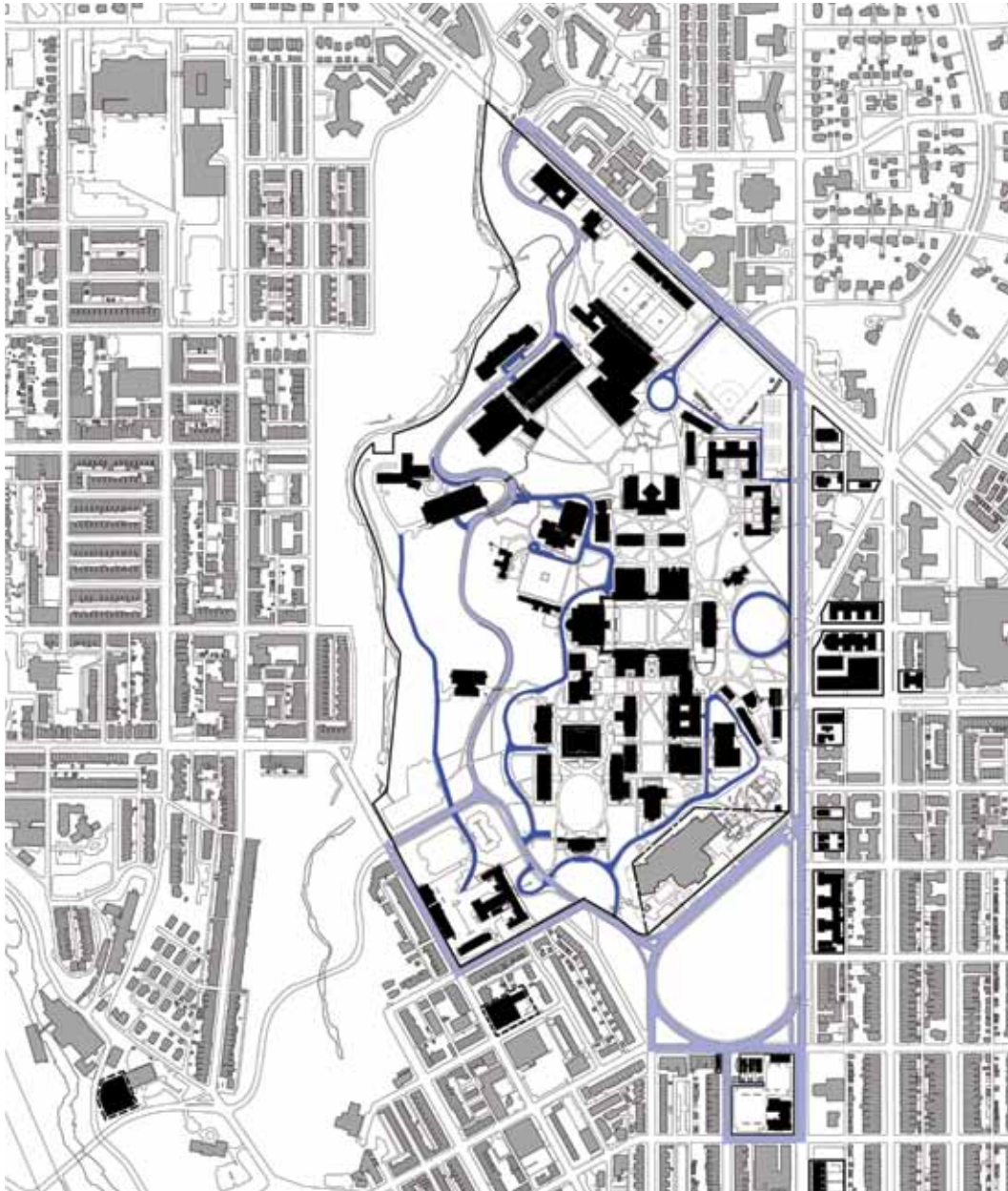
-  pedestrian path
-  university building
-  other building





-  pedestrian volume
-  5 minute walking radius of one-quarter mile
-  10 minute walking radius of one-half mile

Pedestrian Volume and Walking Distance

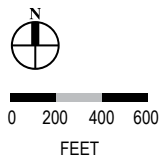
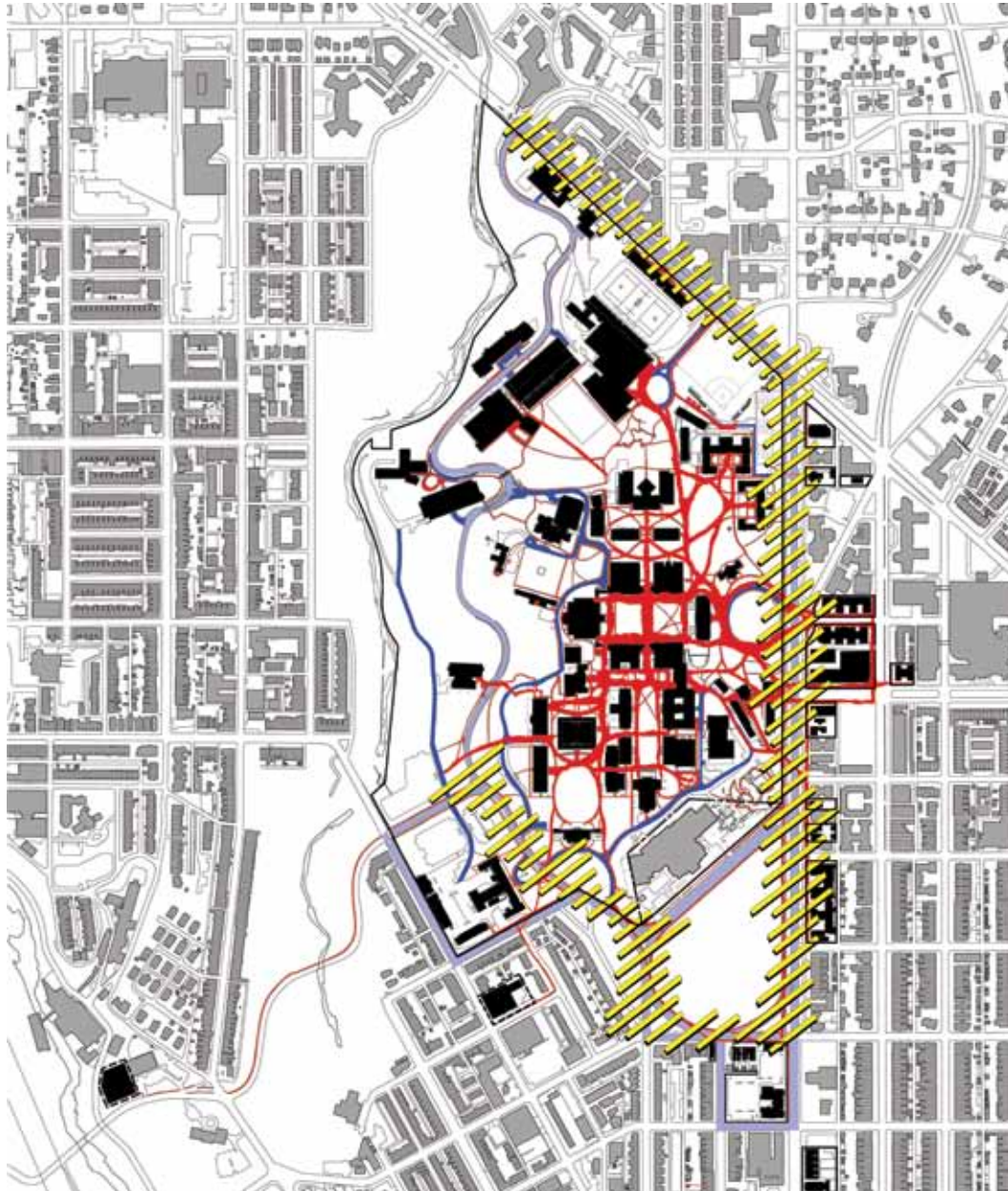
The intimate scale of the Homewood campus, the housing of the majority of students in close proximity, and the nearby shops and services of Charles Village promote pedestrian activity.



-  *campus streets*
-  *city streets*

Vehicular Circulation

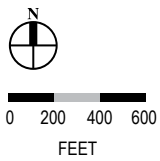
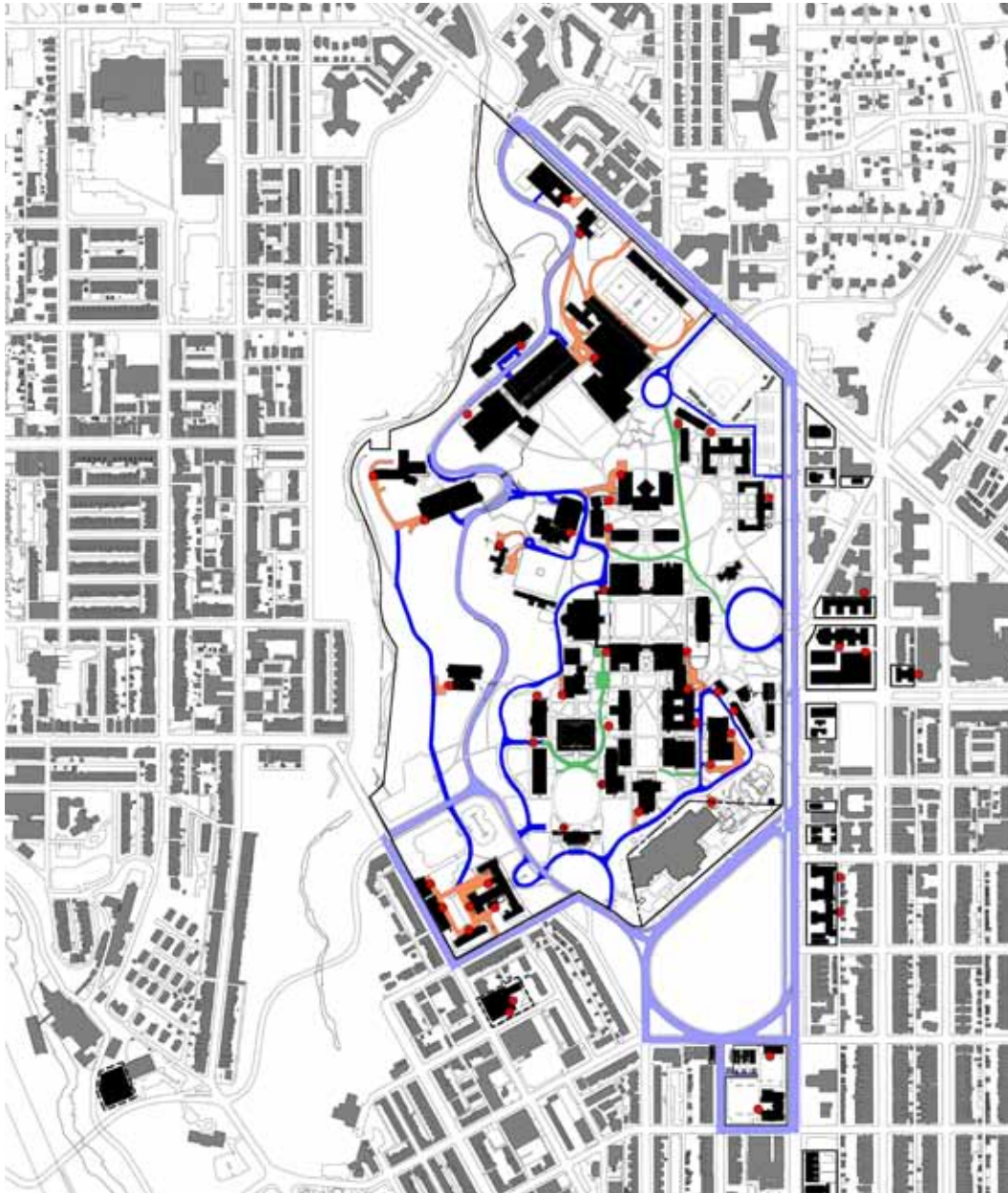
Vehicular circulation is generally limited to the perimeter of campus and supplemented with a series of planned drop off areas at major access points to limit conflict with local traffic.



Pedestrian and Vehicular Conflicts

There are noticeable vehicular conflicts at perimeter streets of the campus and significant areas of limited accessibility.

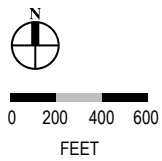
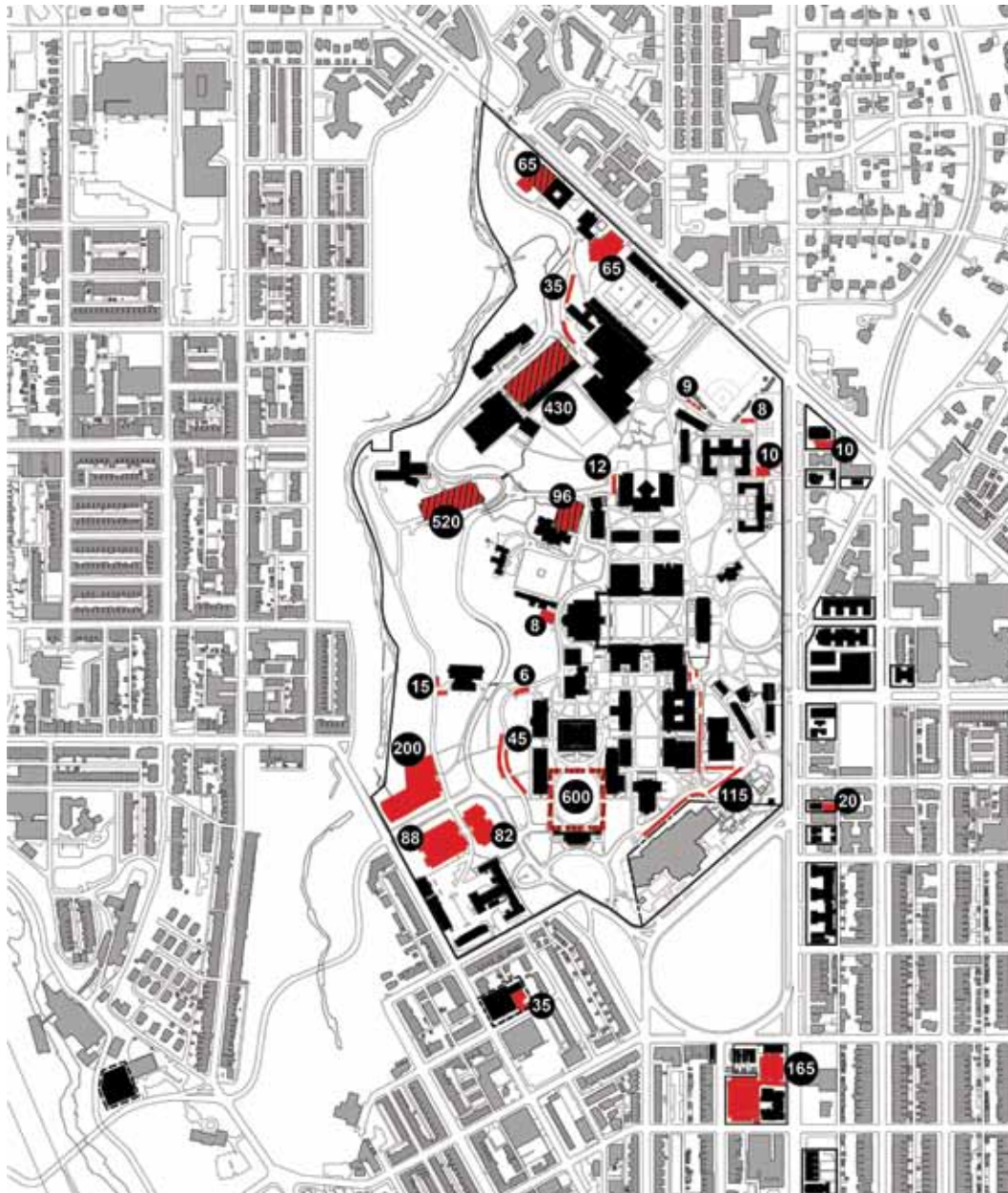
- pedestrian volume
- campus streets
- city streets
- ▨ conflict areas



Service and Loading

Service and loading are accomplished through a strategic set of access points that meet program needs while limiting traffic in the campus core.

- campus streets
- drivable walkway for service
- service access only
- service point
- city streets



- surface parking
- structured parking
- below grade structure

Parking

Parking is generally well sited around the perimeter of campus; dedicated visitor parking is clustered to the southwest and provides easy access to common visitor destinations.

Summary

Natural Systems

Natural systems require stewardship:

- Woodlands are deteriorating because of homogeneity of tree age and the presence of invasive species
- Campus-wide interest in sustainability
- Natural areas should serve ecological purpose and be campus amenities

Built Systems

Implementation of 2001 Homewood Campus Plan elements:

- Renewed landscape of most major open spaces
- Over one million gross square feet in new construction and renovated buildings

Pedestrian/Vehicular conflict:

- Majority of pedestrian/vehicular conflicts on campus have been resolved
- Remaining conflicts are focused at campus perimeter
- Housing and retail on east side of Charles Street generates large number pedestrian crossings
- Resolution requires collaboration with the City of Baltimore

Recent growth requires additional planning:

- Incorporate property acquired since 2001
- Acknowledge and preserve capacity

Relationships with adjacent neighborhoods:

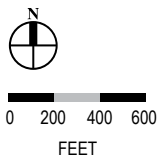
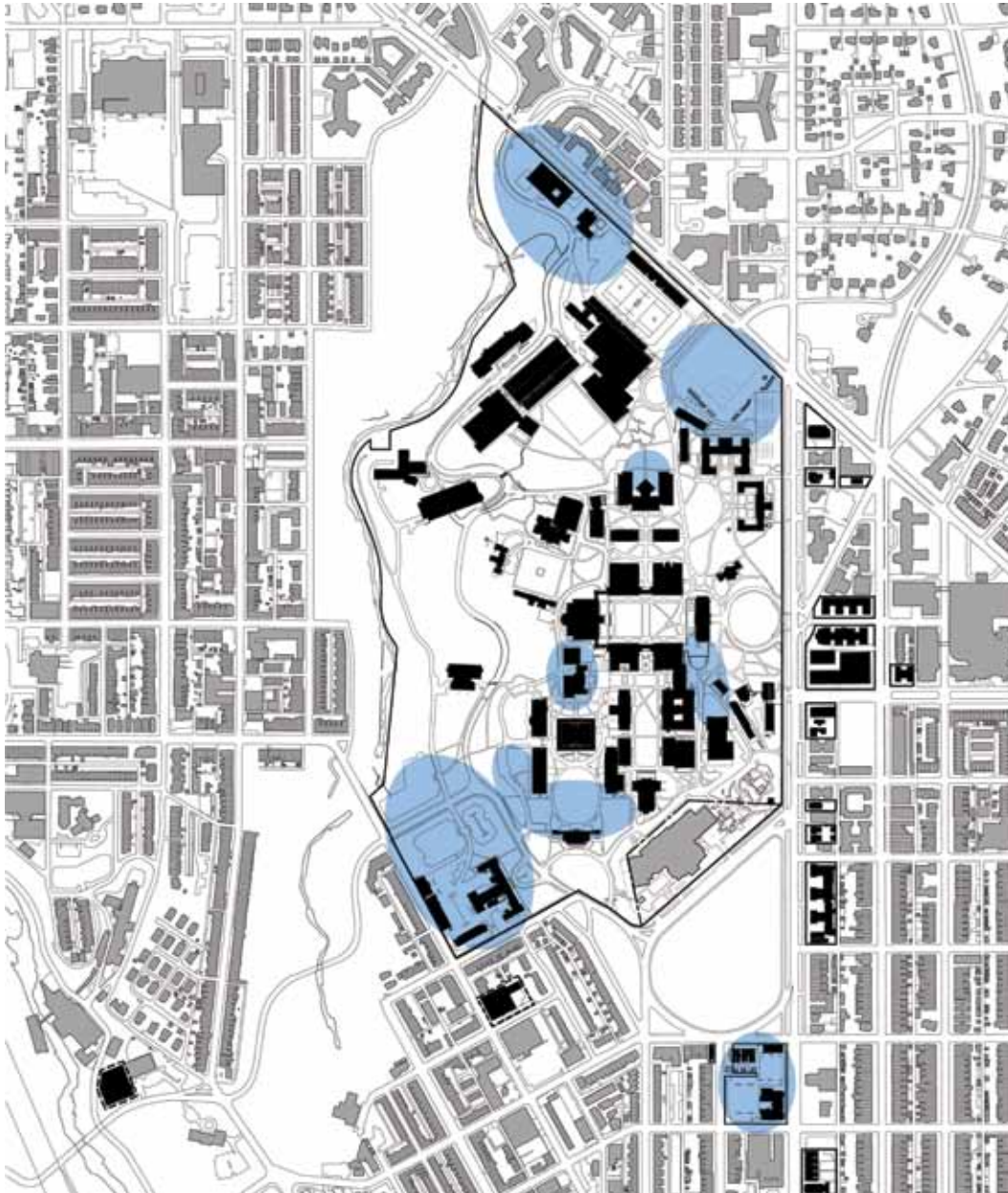
- Established strong physical relationship with Charles Village and neighborhoods to the north
- Relationships with other neighborhoods have improved and will continue to do so

Concept Development

Principles




The campus plan will direct physical growth in a way that:

- Makes sustainable and efficient use of natural and built systems
- Maintains investment in the character of the campus
- Preserves capacity through strategic use of height and density
- Strengthens relationships throughout Greater Homewood and the City



Growth Opportunities

The 2008 Homewood Campus Plan Update planning process identified areas on the campus with capacity to address future program needs.

-  *growth opportunities*
-  *university building*
-  *other building*

Comprehensive Goals

The 2008 Homewood Campus Plan Update confirms and amends the comprehensive goals from the 2001 Homewood Campus Plan as follows:

Make sustainable and efficient use of the Stoney Run valley as a visual, recreational, and educational natural resource.

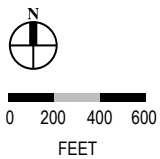
- Develop a comprehensive path network that connects the stream valley to the campus core
- Develop a comprehensive forest conservation and improvement plan and water resources plan
- Prepare an assessment of the university's impacts on the water quality of Stoney Run
- Minimize additional impervious surface areas
- Stop development encroachment into Stoney Run valley
- Initiate replacement of woodland tree canopy
- Manage invasive, exotic species of vegetation
- Extend woodland fingers in the campus core

Maintain investment in the aesthetic character of campus. Continue to:

- Respect and give priority to pedestrian traffic in the campus core
- Extend the open space structure of connected courts, quadrangles, and gardens framed by buildings
- Strengthen the architectural coherence of the campus with buildings of consistent scale and character
- Apply the campus landscape standards to areas of the campus that have not yet been upgraded
- Enrich the campus landscape with works of public art

Apply the university's energy and resources to improve the vitality and character of Charles Village as a college town within the city.

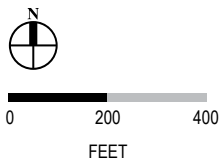
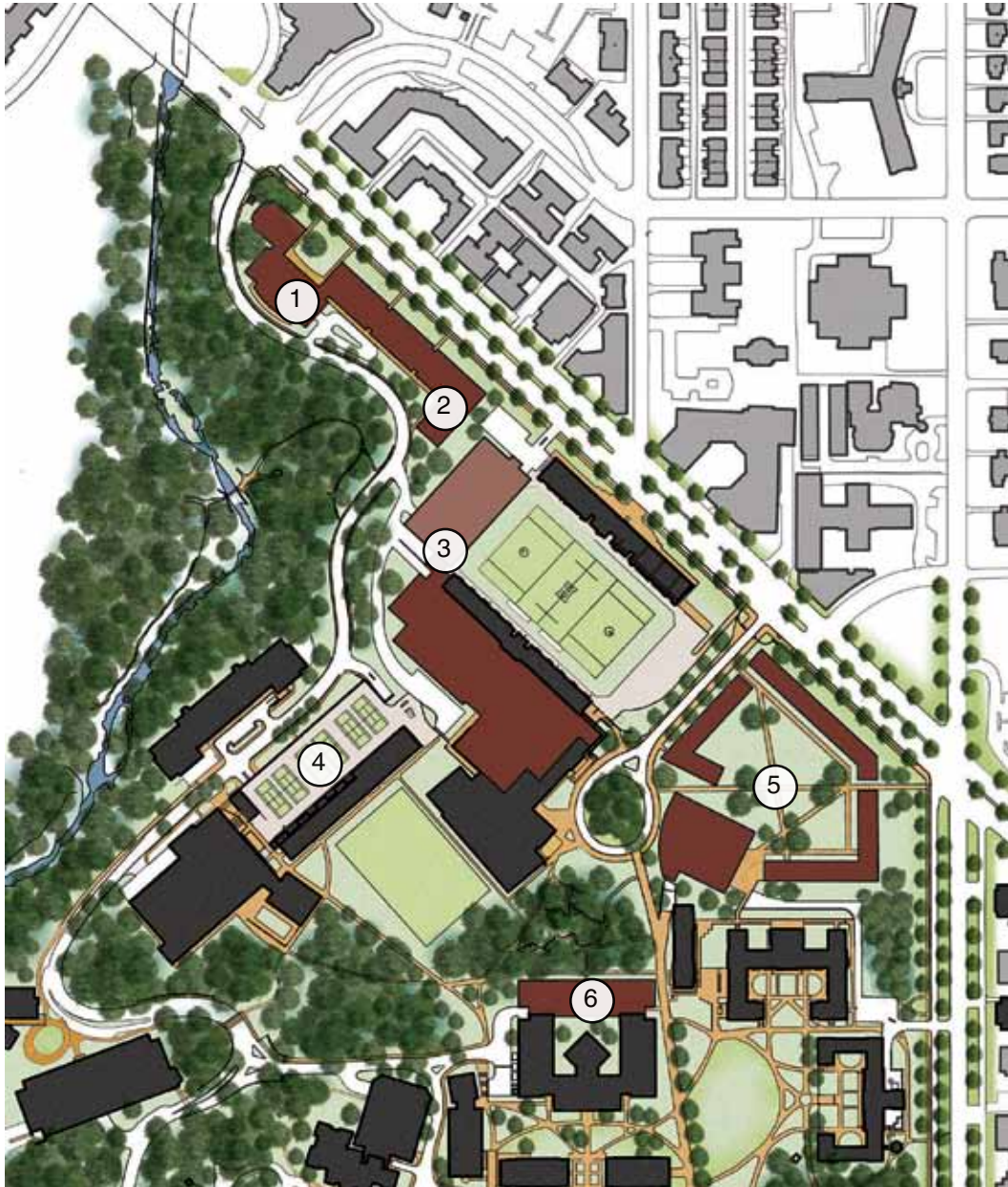
- Strengthen the campus's physical relationship with Charles Village
- Expand and diversify the programmatic use of university properties in Charles Village
- Support the retail vitality of 33rd and St. Paul Streets
- Collaborate with the City of Baltimore to improve pedestrian connections across and along Charles Street
- Engage in the Charles Street redesign effort to promote university and neighborhood concerns



Small Area Studies

The 2008 Homewood Campus Plan Update planning process included detailed studies of discrete areas of the campus. These small area studies identify site specific projects that can support the comprehensive goals:

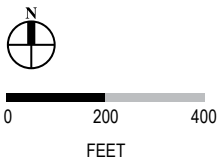
- University Parkway (1)
- Levering Plaza (2)
- Campus Arts Walk (3)
- Decker Quadrangle and Wyman Park Drive (4)
- 2800 Block North Charles Street (5)







- proposed building*
- proposed structured parking*
- university building*
- other building*

University Parkway

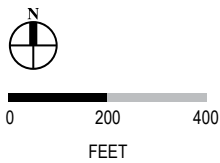
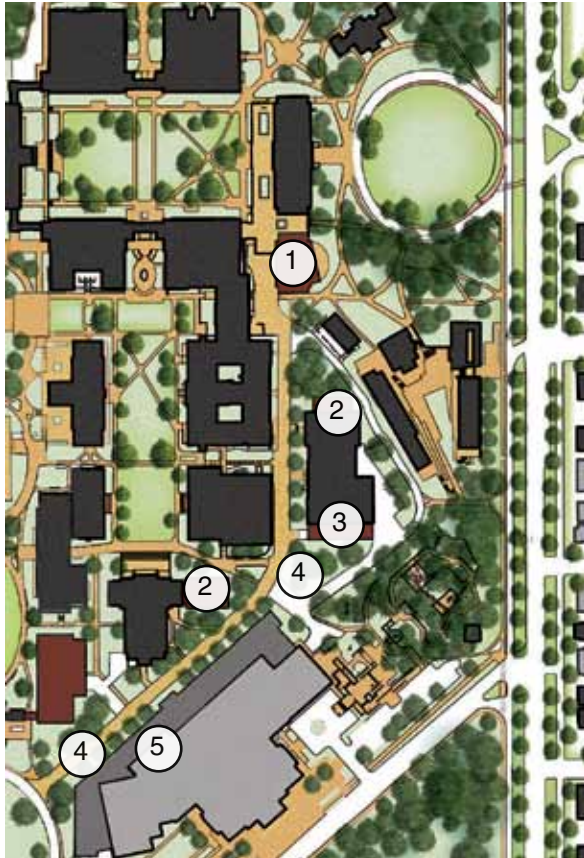
- Demolition of 115 W. University Parkway
- New building, likely for centers and institutes (1)
- Expected relocation of US Lacrosse facilities allows redevelopment of 113 W. University Parkway (2)
- Expansion of Athletics and Recreation Facilities (3)
- New tennis courts on top level of Muller Deck (4)
- Freshman residential quadrangle (5)
- Addition to Mudd Hall (6)



-  *proposed building*
-  *proposed structured parking*
-  *university building*
-  *other building*

Levering Plaza

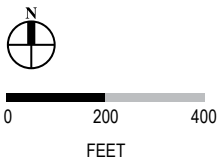
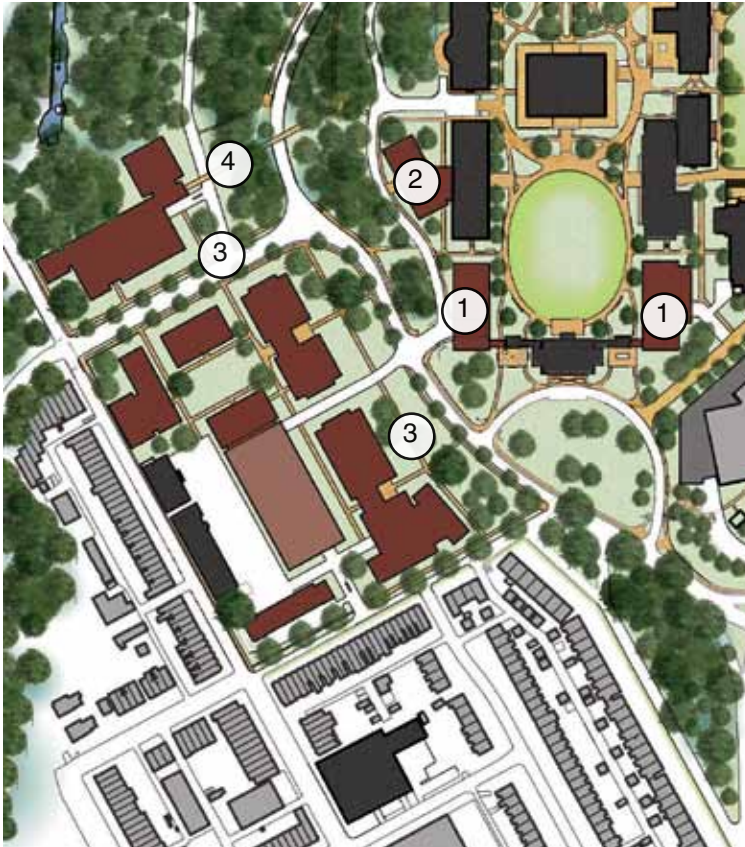
- Demolition of Glass Pavilion and Levering Hall
- New buildings provide larger and more efficient space for events and food service (1)
- More gracious setting for Gilman Hall: woodland finger reaches for campus core between new building and Gilman Hall and further limits vehicular traffic (2)



- proposed building*
- proposed structured parking*
- university building*
- other building*

Campus Arts Walk

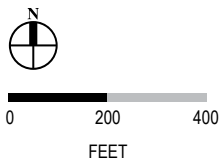
- Addition to Milton S. Eisenhower Library (1)
- Additions to Whitehead and Shriver Halls contingent upon renovation of the existing buildings (2)
- Southern addition to Power Plant accommodates combined heat and power plant expansion (3)
- Landscape renovations create physical quality consistent with campus standards and match academic stature of the university (4)
- Addition planned by Baltimore Museum of Art; new north entry connects to Campus Arts Walk (5)



- proposed building*
- proposed structured parking*
- university building*
- other building*

Decker Quadrangle and Wyman Park Drive

- Two building sites available for program expansion on Decker Quadrangle (1)
- Addition to southwest side of Clark Hall for program expansion displaces a limited number of surface parking spaces (2)
- Additional capacity available on Wyman Park Drive
 - New buildings for additional programs and growth (3)
 - Potential pedestrian bridge connects Decker Quadrangle to new building on north side of Wyman Park Drive (4)
- Long-term redevelopment hinges on demolition of Wyman Park Building



- proposed building*
- proposed structured parking*
- university building*
- other building*

2800 Block North Charles Street

- Improve streetscape and pedestrian connections to better integrate the Education Building into the campus (1)
- Redevelopment of the block to better accommodate program needs (2)





Final Plan

Introduction

The 2008 Homewood Campus Plan Update provides for:



- The potential for adding two million gross square feet of new space
- Revitalizing Stoney Run valley
- Maintaining the investment in the aesthetic character of campus
- Further limiting vehicular and service traffic in the campus core
- Further strengthening connections with Charles Village and other nearby neighborhoods



2000 Homewood Campus Existing Conditions



0 200 400 600
FEET





-  university building
-  other building



2001 Homewood Campus Master Plan



0 200 400 600
FEET



-  proposed building
-  proposed structured parking
-  university building
-  other building



2008 Homewood Campus Existing Conditions



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FEET





-  university building
-  other building

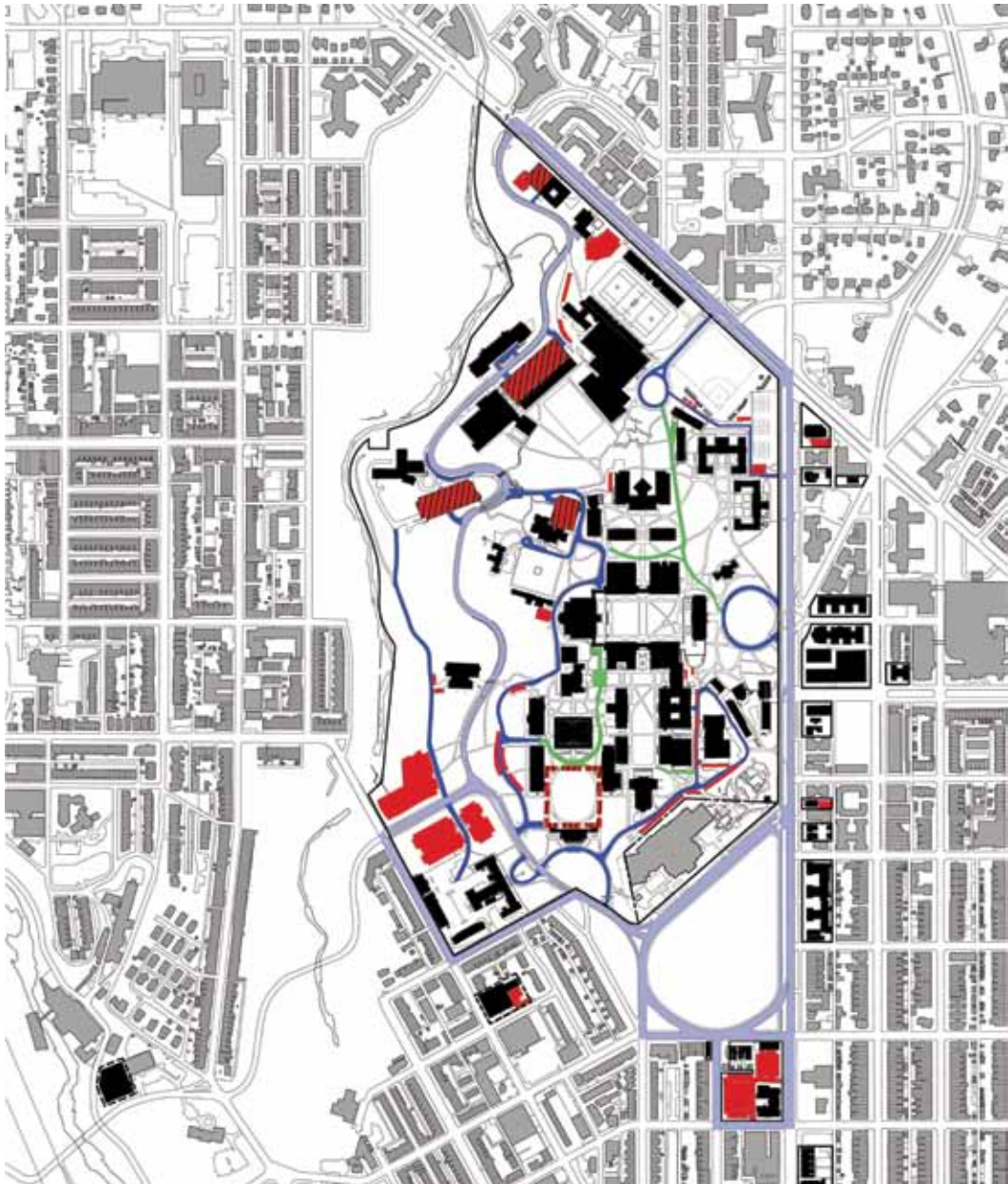


2008 Homewood Campus Plan Update



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-  proposed building
-  proposed structured parking
-  university building
-  other building

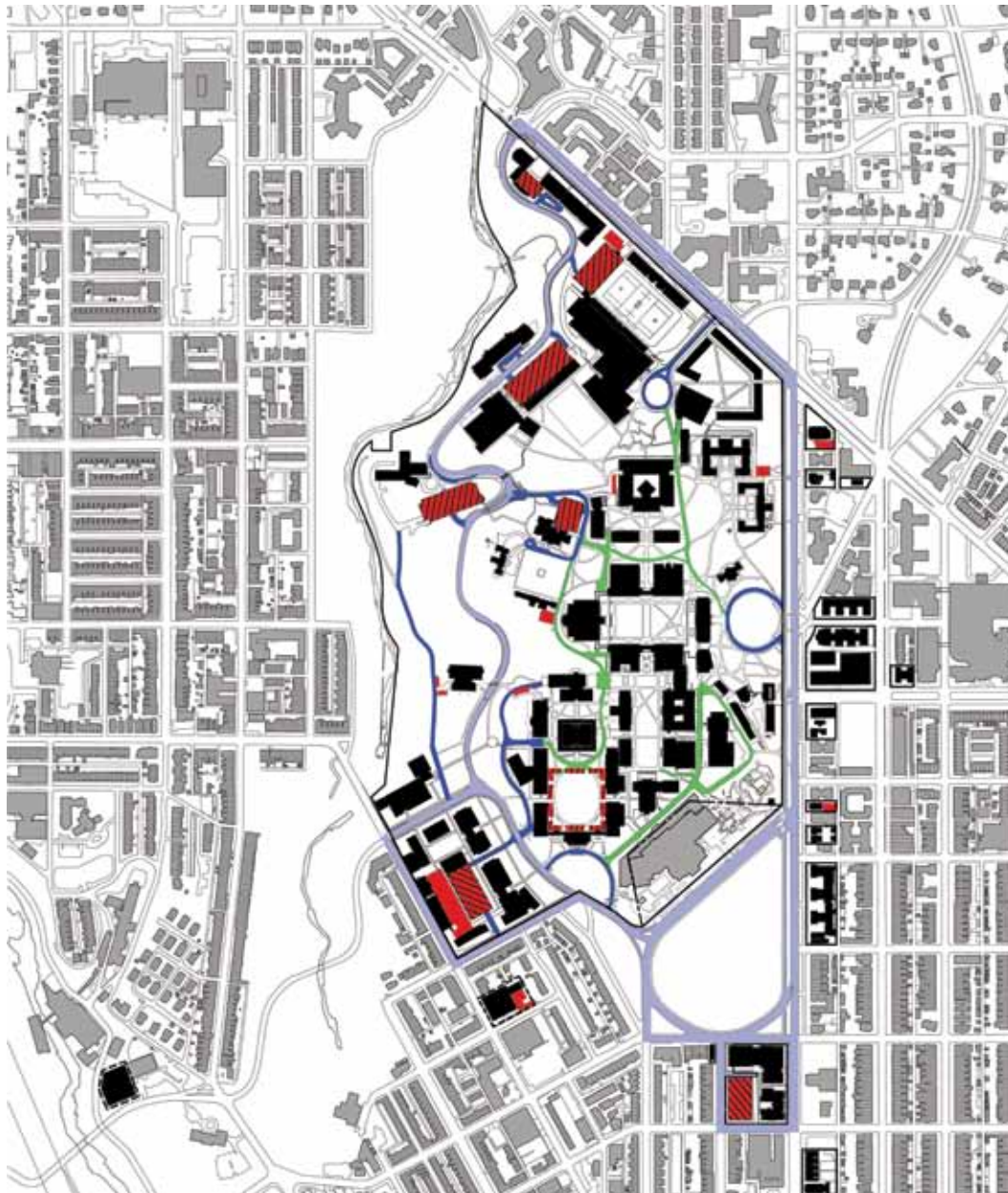


Existing Circulation and Parking



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- campus street
- service access only
- city street
- surface parking
- ▨ structured parking
- - - below grade structure



Proposed Circulation and Parking



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FEET

- campus street
- service access only
- city street
- surface parking
- ▨ structured parking
- - - below grade structure

Master Plan Analysis Diagrams

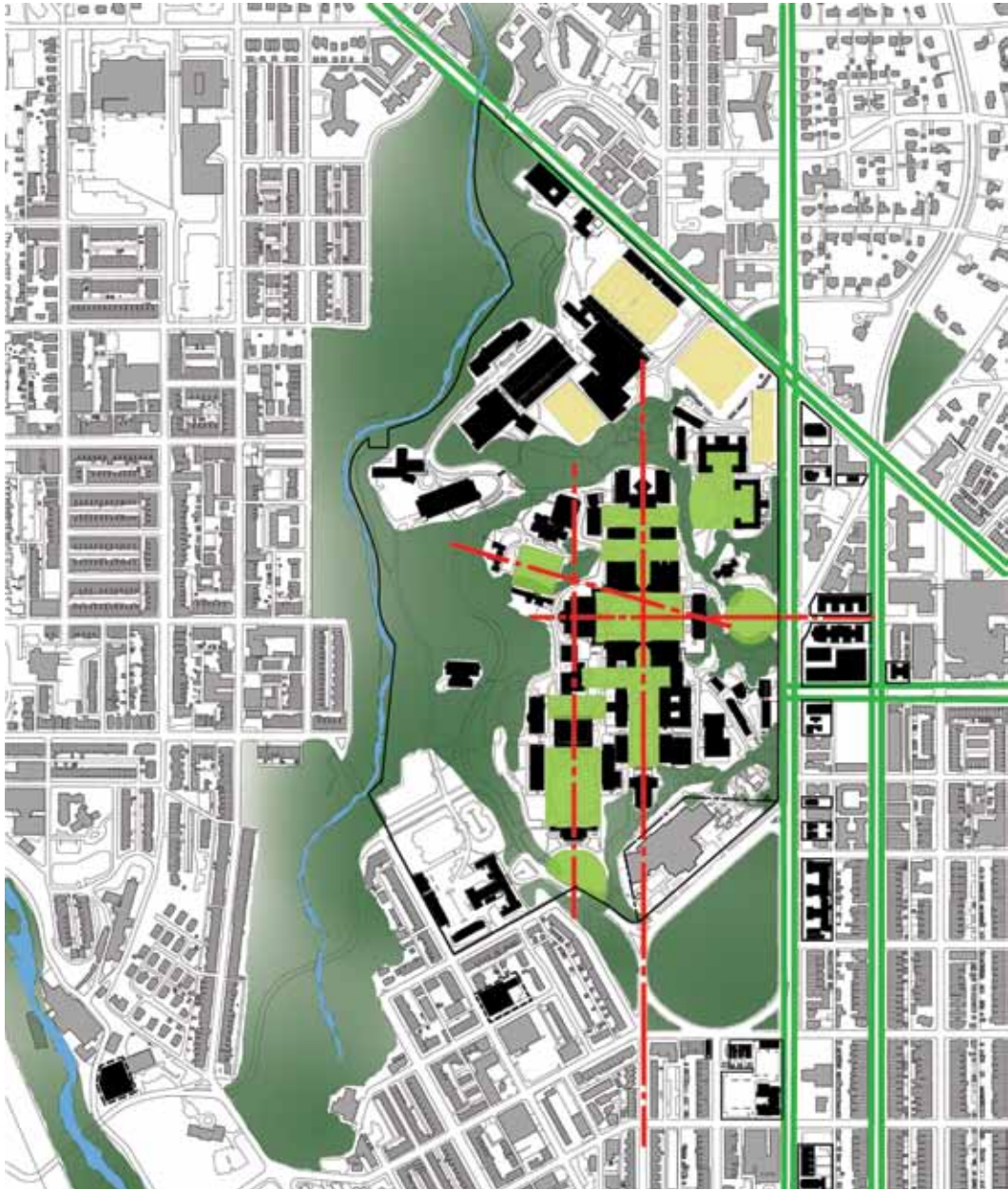
Vehicular Circulation

Circulation Goals

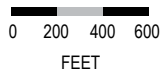
- Emphasize a walking campus
- Further reduce unnecessary core campus traffic

Adjustment to existing circulation further limits vehicular traffic in the campus core:

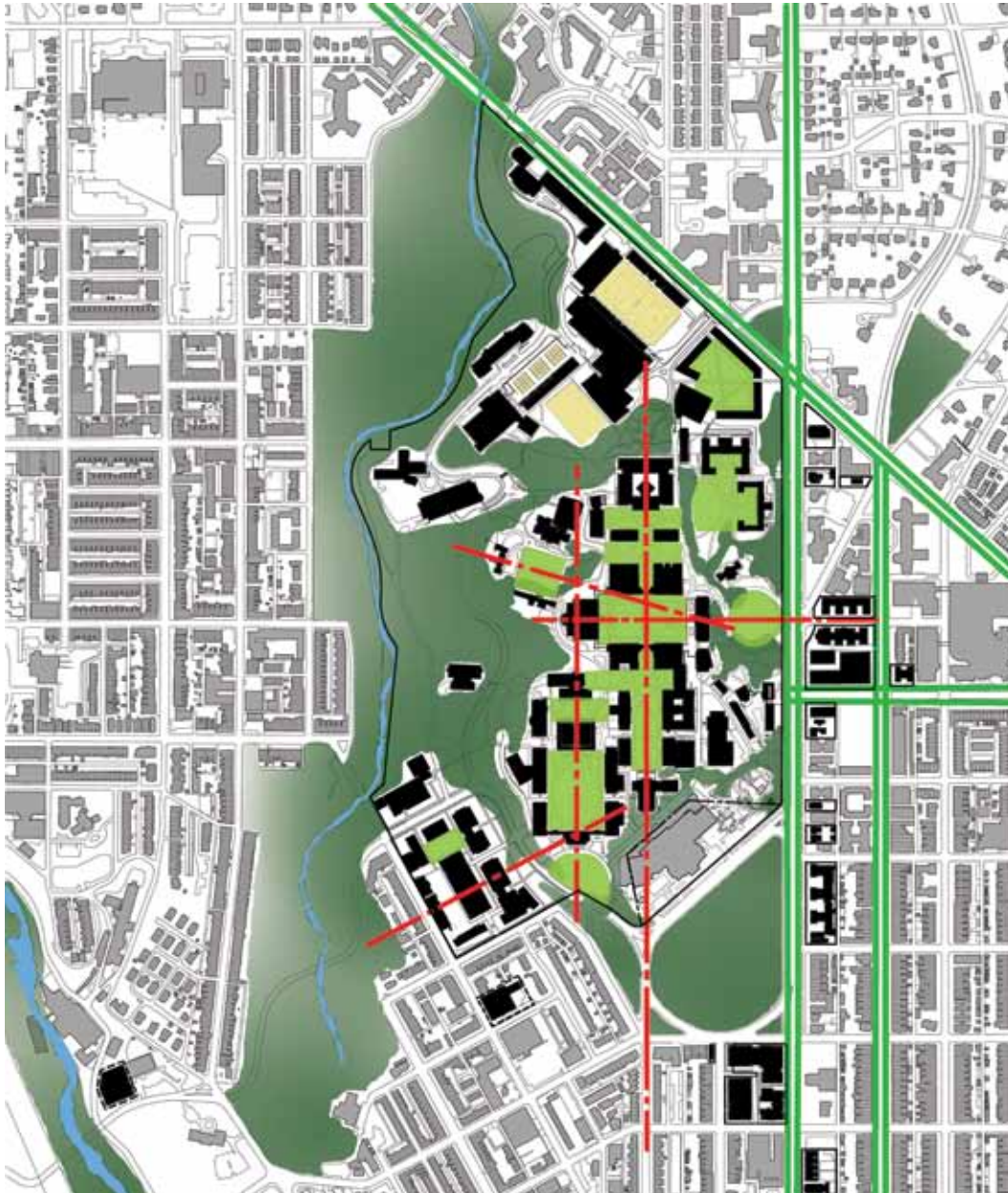
- Close Bowman Drive between Gilman Hall and Mergenthaler and Jenkins Halls
- Discontinue all vehicular traffic, including service vehicles, through Gilman Hall Tunnel



Existing Open Space



- structured open space
- natural area
- recreation field
- organizing axis



Proposed Open Space

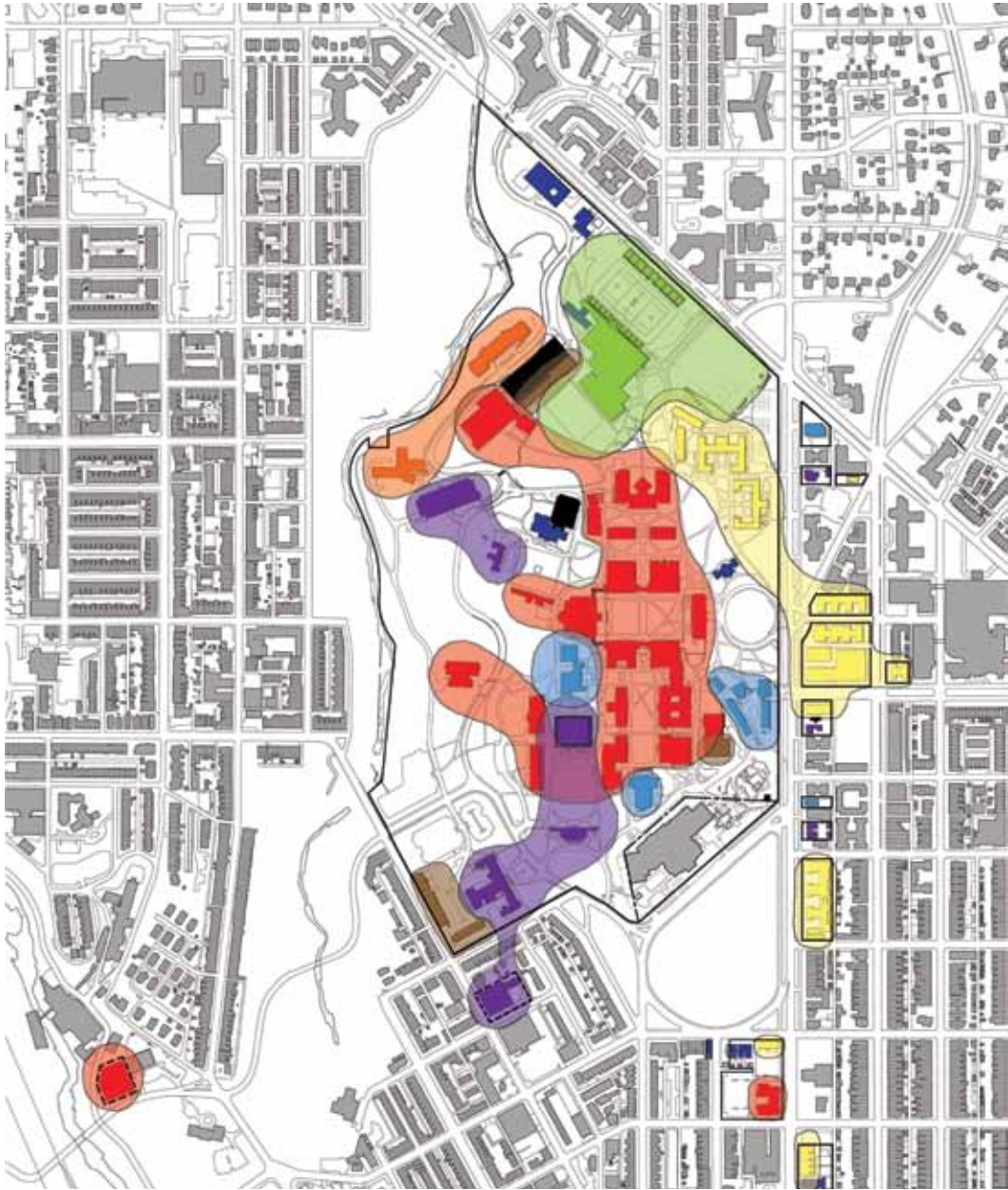


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- structured open space*
- natural area*
- recreation field*
- organizing axis*

Open Space Goals

- Creates new residential quadrangle in the northeast quadrant of the campus
- Establishes strong connection between Mason Hall and site of Wyman Park Building
- Strengthens the connection between the Education Building in the 2800 block of Charles Street with the rest of the campus with streetscape improvements
- Strengthens the connection between university activity on the east side of Charles Street with the rest of the campus with streetscape improvements

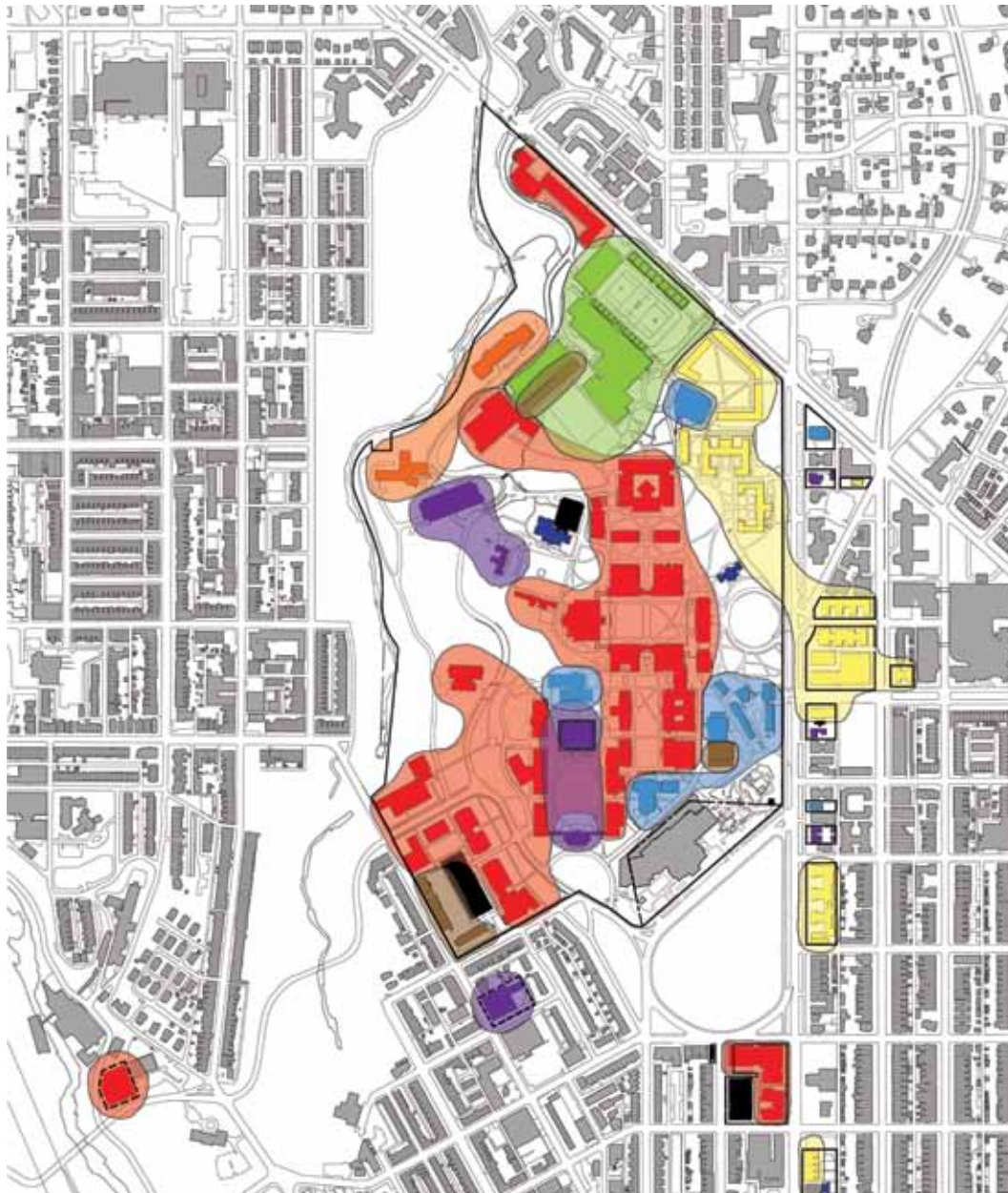


Existing Building and Land Use

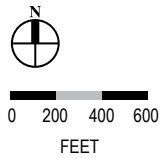


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FEET

- academic
- research/centers/academic
- student housing
- athletics and recreation
- student life
- administrative
- utilities
- other
- structured parking



Proposed Building and Land Use



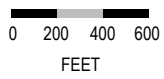
Building and Land Use

Implementation of the master plan will significantly increase the academic area and the number of students housed on campus.

- academic
- research/centers/academic
- student housing
- athletics and recreation
- student life
- administrative
- utilities
- other
- structured parking



2008 Homewood Campus Plan Update



- proposed building
- proposed structured parking
- university building
- other building

Implementation

Proposed Buildings					
	Project	GSF/Floor	Floors	Total GSF	Total Cars
1	University Parkway Building A	38,000	6	228,000	50
2	University Parkway Building B	14,500	6	87,000	
3	Tennis Court Construction	-	-	-	(160)
4	Athletic & Recreation Plan	-	-	232,480	180
5	Freshman Housing Plan	-	-	251,260	(17)
6	Mudd Hall Addition	20,000	4	80,000	
7	New Levering Hall	23,000	4	92,000	
8	Realigned Decker Service Drive				(45)
9	Decker Building A	11,500	4	46,000	
10	Decker Building B	12,000	3	36,000	
11	Decker Building C	15,000	4	60,000	
12	Wyman Park Building A	38,000	6	228,000	
13	Wyman Park Building B	14,000	4	56,000	
14	Wyman Park Building C	9,000	6	54,000	
15	Wyman Park Building D	22,500	6	135,000	100
16	Wyman Park Building E	9,000	6	54,000	
17	Wyman Park Building F	38,000	8	304,000	
18	Wyman Park Building G	9,000	6	54,000	
19	Wyman Parking Garage	33,000	8	-	800
20	Shriver Addition	6,000	2	12,000	
21	Arts Walk Construction				(115)
22	Milton S. Eisenhower Library Addition	9,600	6	57,600	
23	Whitehead Hall Addition	6,000	1	6,000	
24	2800 block of N. Charles Street	37,000	8	296,000	
25	Parking Garage (2800 block of N. Charles Street)	26,000	4	-	300
			Total:	2,369,340	1,093



2008 Homewood Campus Plan Update



0 200 400 600
FEET

- proposed building
- proposed structured parking
- university building
- other building

Demolition Plan			
	Project	Total GSF	Total Cars
1	115 W. University Parkway Demolition	(48,000)	(140)
2	Lacrosse Hall of Fame Demolition	(17,600)	
3	ROTC Demolition	(14,300)	
4	Rear of White Athletic Center Demolition	(45,700)	
5	Glass Pavillion Demolition	(13,400)	
6	Levering Hall Demolition	(25,400)	
7	Grounds Building Demolition	(22,500)	
8	Wyman Park Building Demolition	(203,000)	(370)
9	Dell House Demolition	(69,700)	(165)
10	5-15 W. 29th Street Demolition	(23,500)	
	Total:	(483,100)	(675)
	Net Gain:	1,886,240	418



Acknowledgments

Ayers Saint Gross, Architects + Planners

Johns Hopkins University Deans and Senior Administration

Johns Hopkins University Trustees Committee on Buildings and Grounds

Johns Hopkins University Faculty and Staff

Neighbors

Office of Facilities Management

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