



# Greater Remington Investment Association Campus Master Plan – Wyman Park Precinct

01/17/2024

## Purpose of Today's Meeting

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1. Introduction
2. Comparison of DSTI As of Right Scheme and DSTI with Taller Buildings (November 18)
3. Initial Massing Studies to Design (November 18)
4. Massing Studies Incorporating What we Heard from WPS on November 18
5. Revised Zone for Height Relief Request
6. Sections and Street Vignettes Comparing November 18 to Today (January 9)
7. Progress on February 1 UDAAP Master Plan Presentation
8. Alternative Site Review
9. Discussion

# Comparison of DSTI As-of-Right and DSTI with Taller Buildings (November 18)

Program requirement is approximately 500,000 GSF

## DSTI Study 1 – As of Right



## DSTI Study 2 – Taller Buildings



# Comparison of DSTI As-of-Right and DSTI with Taller Buildings (November 18)

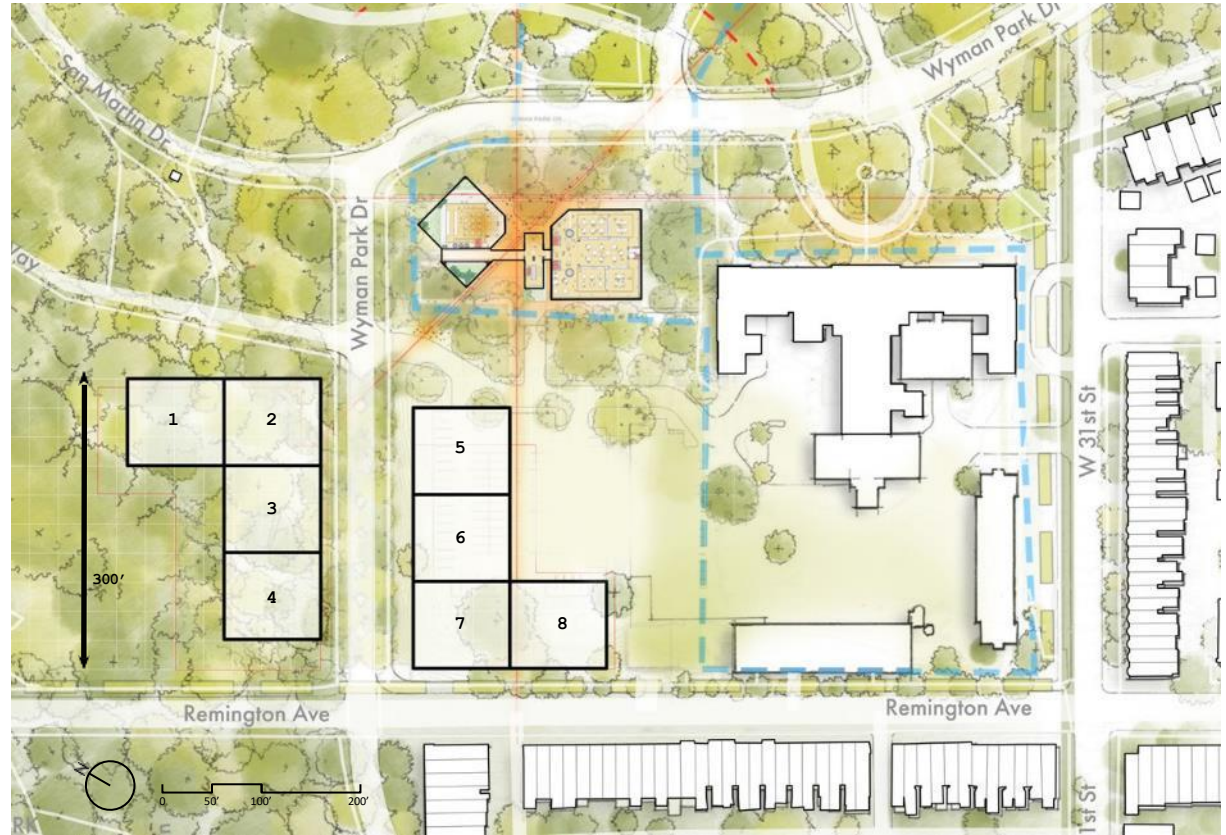
Proposed location for additional height to provide program requirements within a more compact footprint  
**AS SHOWN ON 11.18.23**



## LEGEND

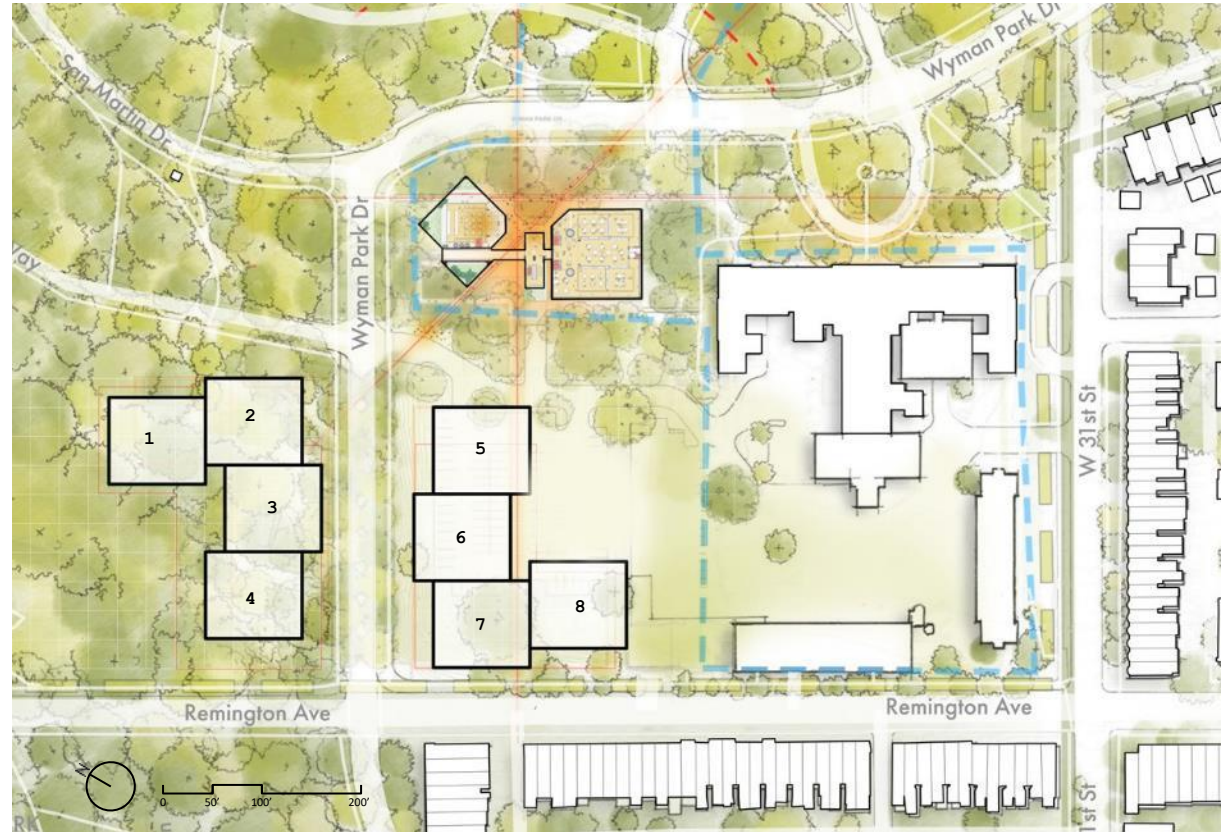
- 1 Wyman Park Building 1
- 2 Wyman Park Building 2
- 3 Wyman Park Building 3
- 4 Chiller Building
- 5 Early Learning Center
- 6 SNF Agora Institute
- 7 Landscaped Quadrangle & Underground Parking Structure
- A DSTI Building A
- B DSTI Building B
- Existing JHU Building
- Proposed Zoning Variance Envelope
- Dedicated Greenspace

# Initial Massing Studies to Design (November 18)



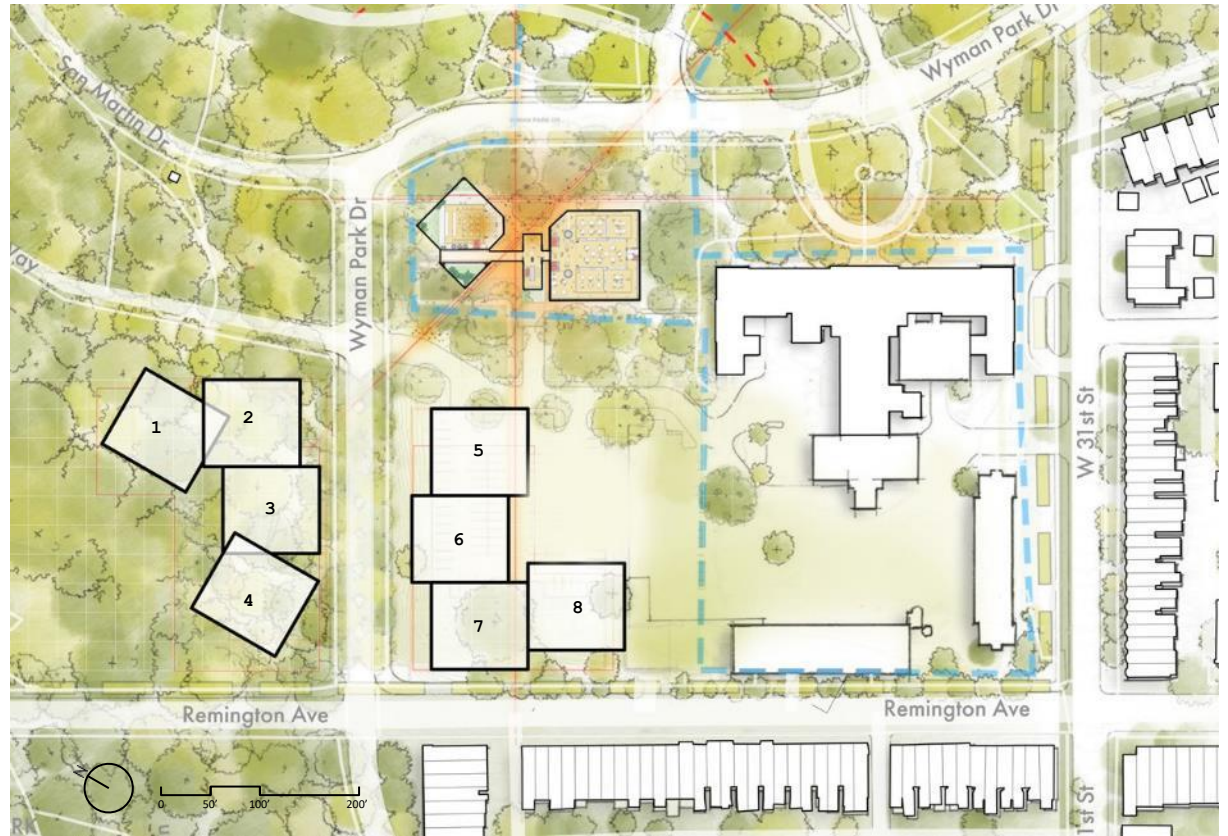
FLEXIBILITY & MODULARITY OF NEIGHBORHOOD LABS.

# Initial Massing Studies to Design (November 18)



FRAGMENTED EXPRESSING LAB. MODULES

# Initial Massing Studies to Design (November 18)



FRAGMENTED WITH VARIED GEOMETRIES

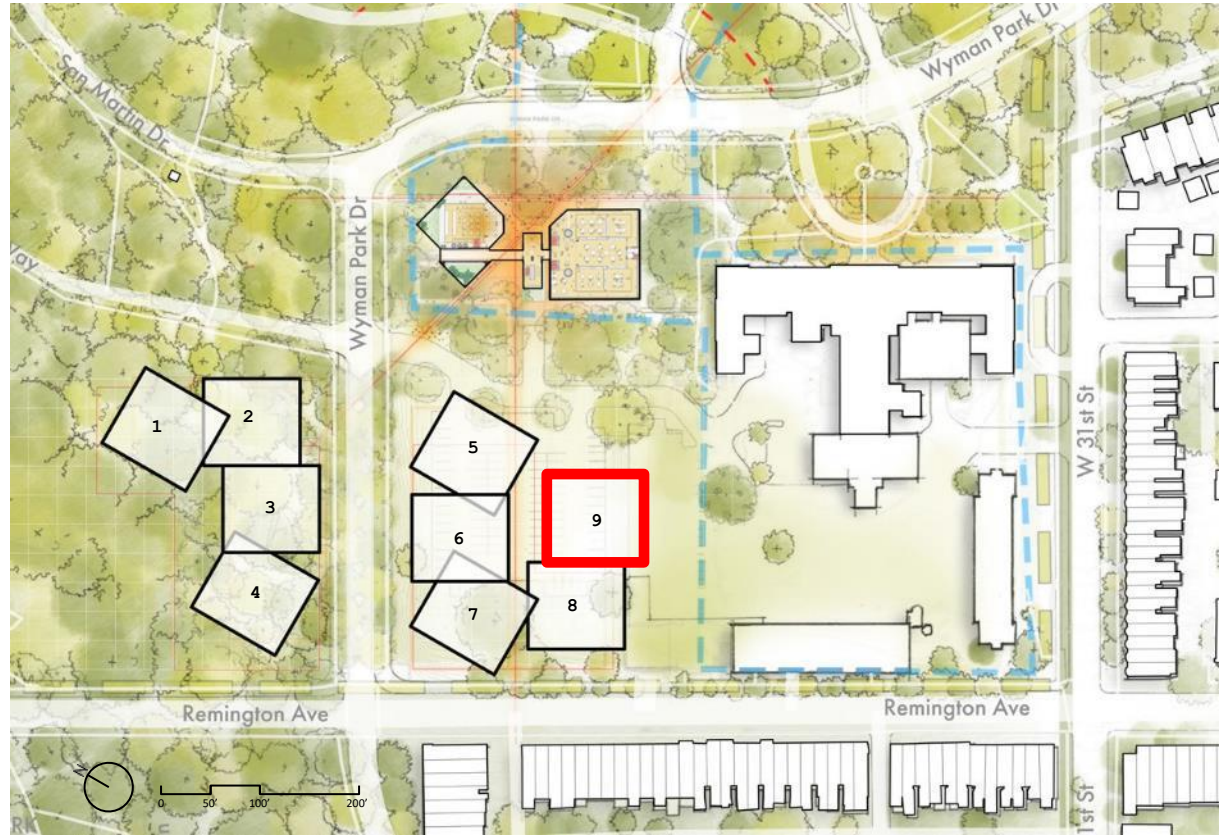
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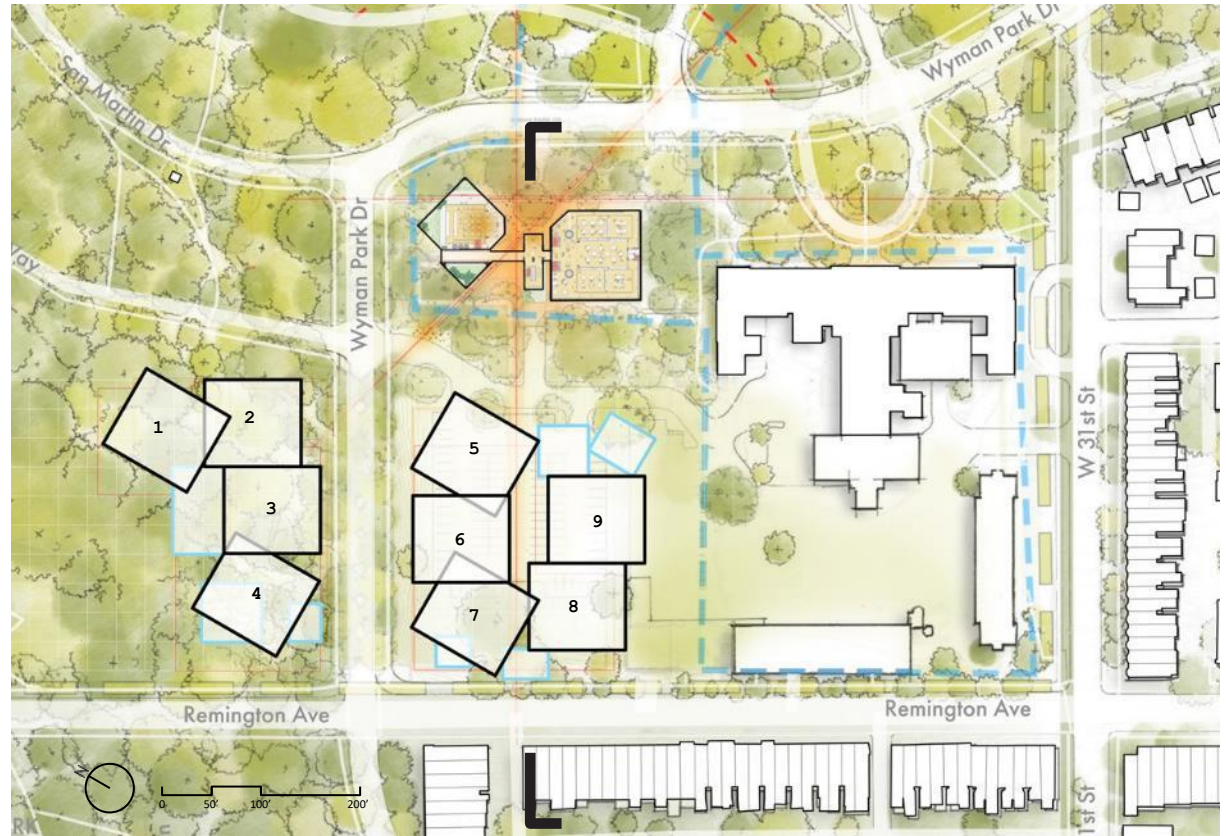


# Initial Massing Studies to Design (November 18)



ATRIUM

# Initial Massing Studies to Design (November 18)



SCALE RELATION

# Massing Studies Incorporating What we Heard from WPS on November 18

## What we Heard:

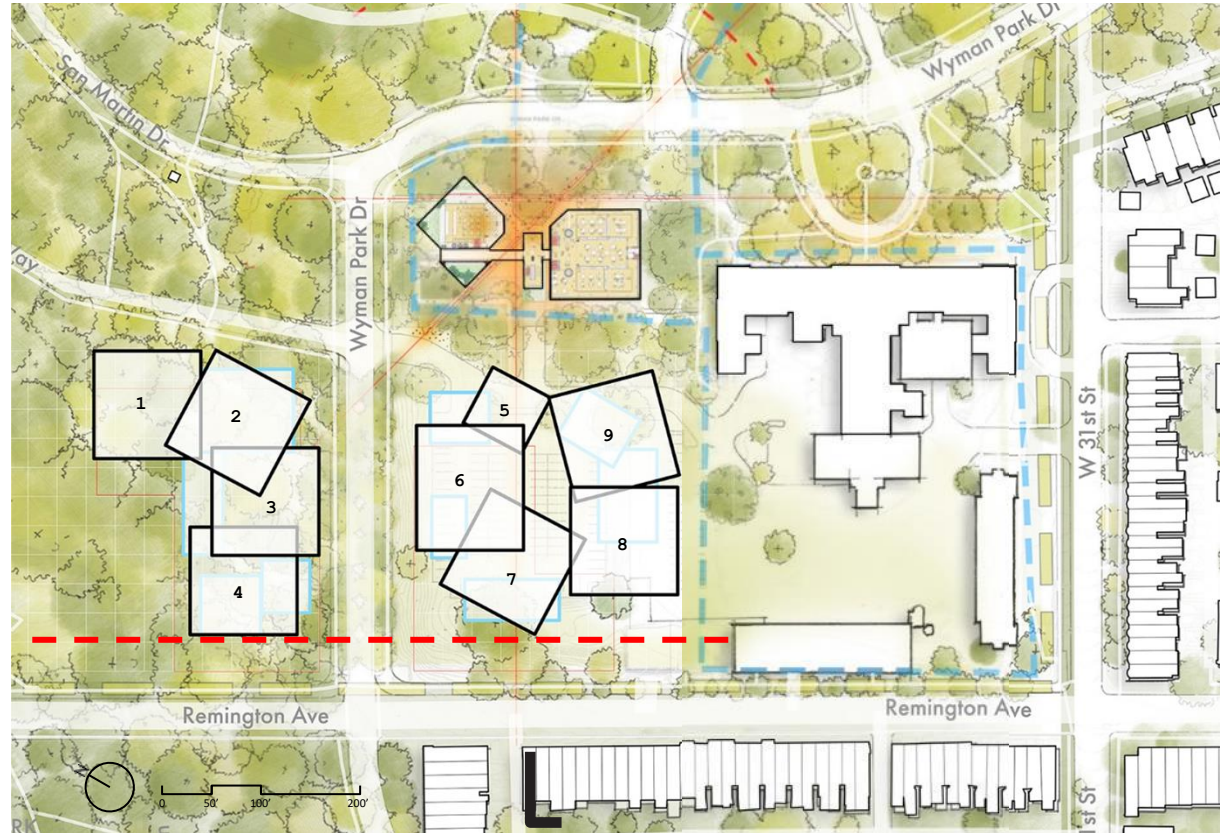
- Preference is to set face of buildings 40' from property line along Remington Ave.
- Landscape connection / access between Remington and Homewood is secondary concern
- Opportunity for street activity along Remington Ave. (coffee shop) should be explored
- Residents appreciate the sloped green hill side along Remington Ave.



# Massing Studies Incorporating What we Heard from WPS on November 18

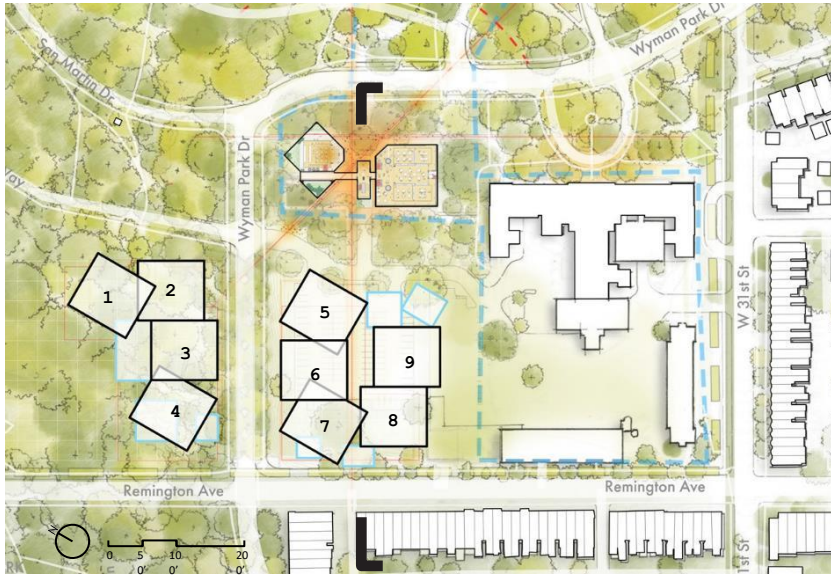
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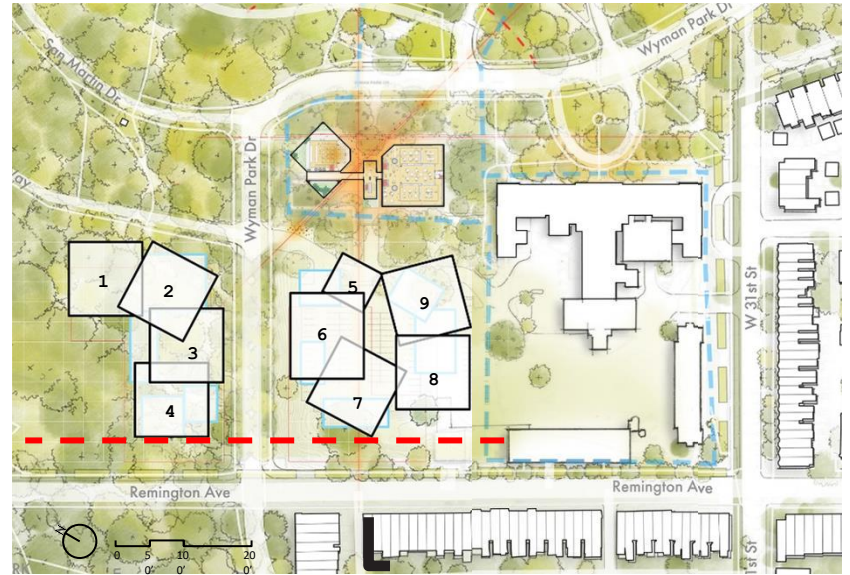


**40' SETBACK FROM PROPERTY LINE  
(~52' from curb)**

# Massing Studies Incorporating What we Heard from WPS on November 18



AS SHOWN 11.18.2023



40' SETBACK FROM PROPERTY LINE  
(~52' from curb)

# Revised Zone for Height Relief Request

Proposed location for additional height to provide program requirements within a more compact footprint  
**AS SHOWN ON 11.18.23**



## LEGEND

- 1 Wyman Park Building 1
- 2 Wyman Park Building 2
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**UPDATED**



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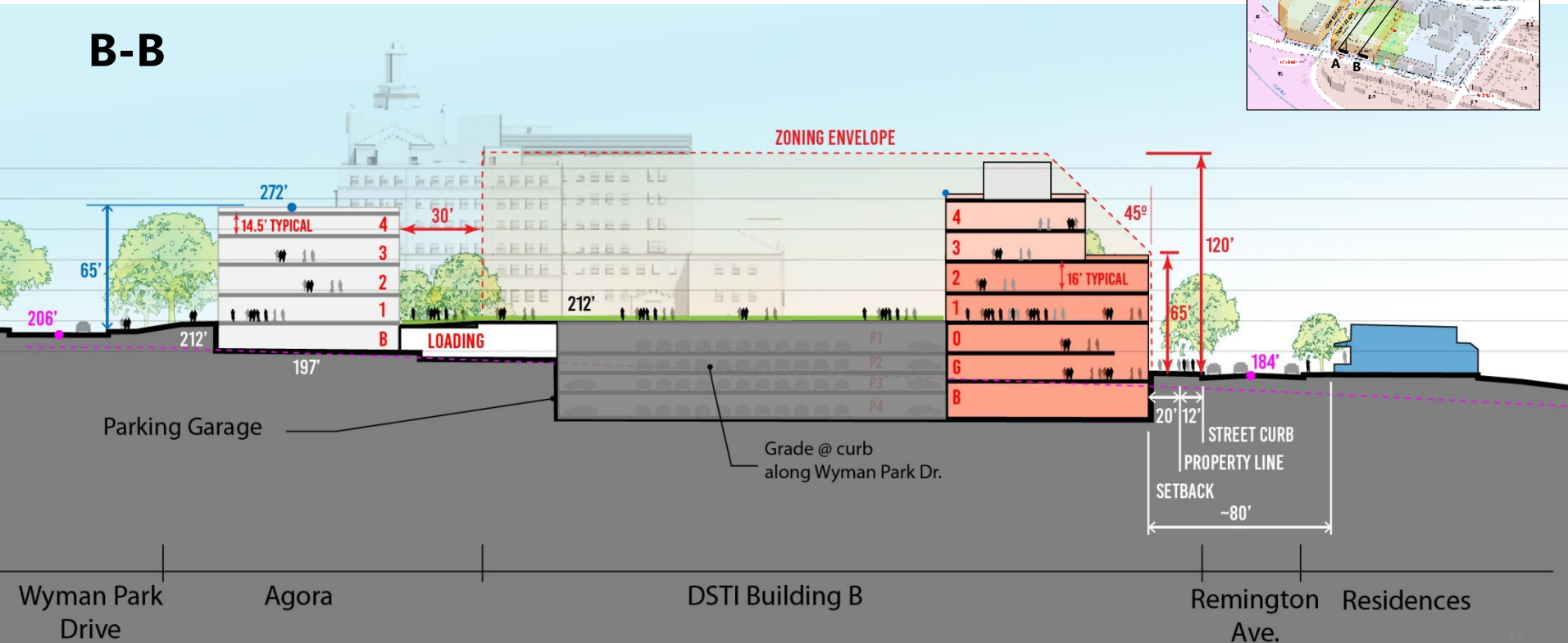
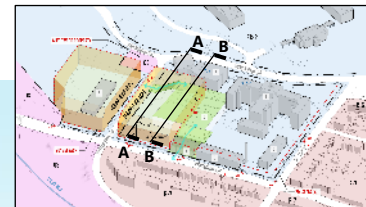
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# Sections and Street Vignettes comparing November 18 to Today (January 9)

Proposed location for additional height to provide program requirements within a more compact footprint  
**AS SHOWN ON 11.18.23**

## B-B

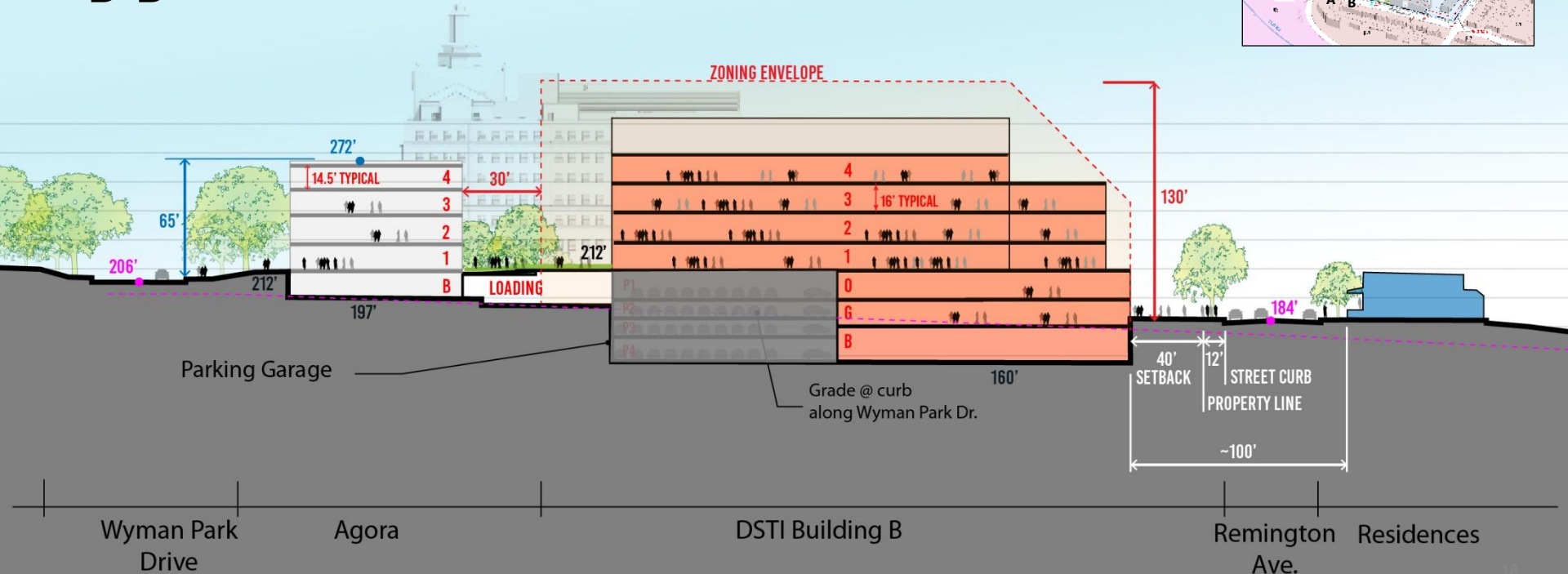
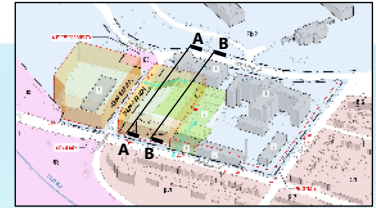


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**B-B**

Wyman Park Bldg



Wyman Park Drive

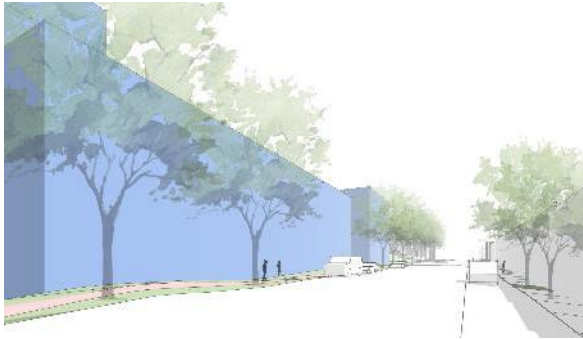
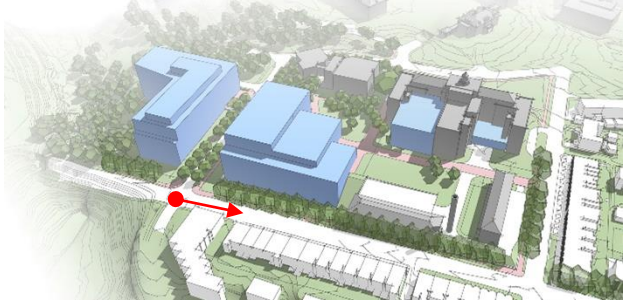
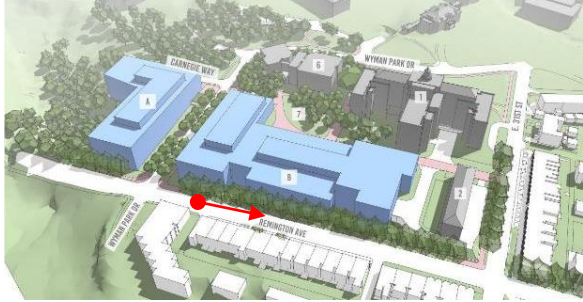
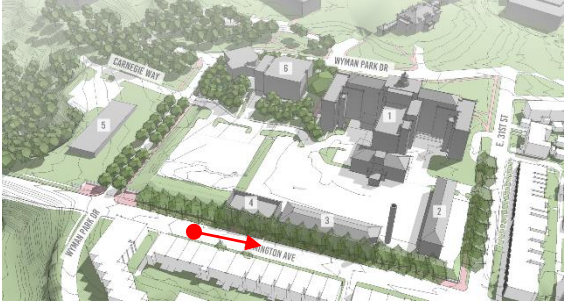
Agora

DSTI Building B

Remington Ave.

Residences

# Comparison of DSTI As-of-Right and DSTI with Taller Buildings

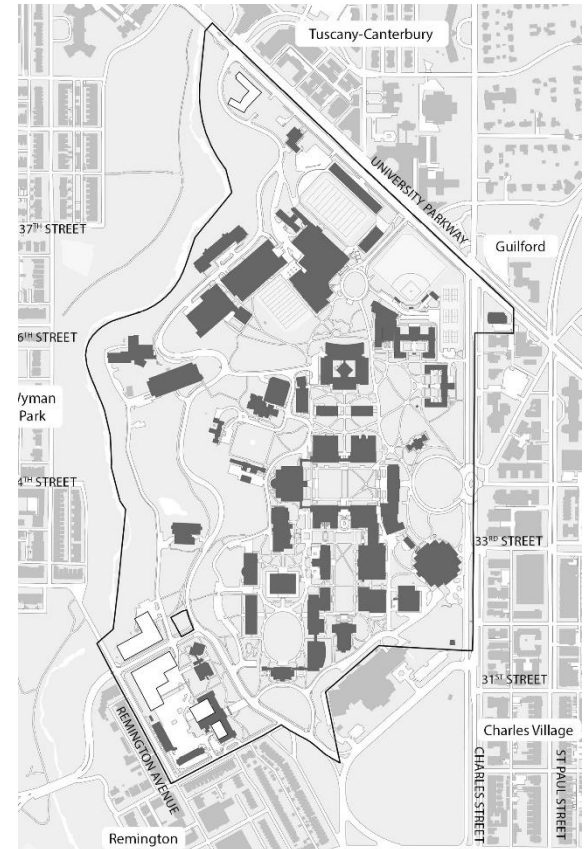


# Progress on February 1 UDAAP Master Plan Presentation

## (d) Submittal requirements.

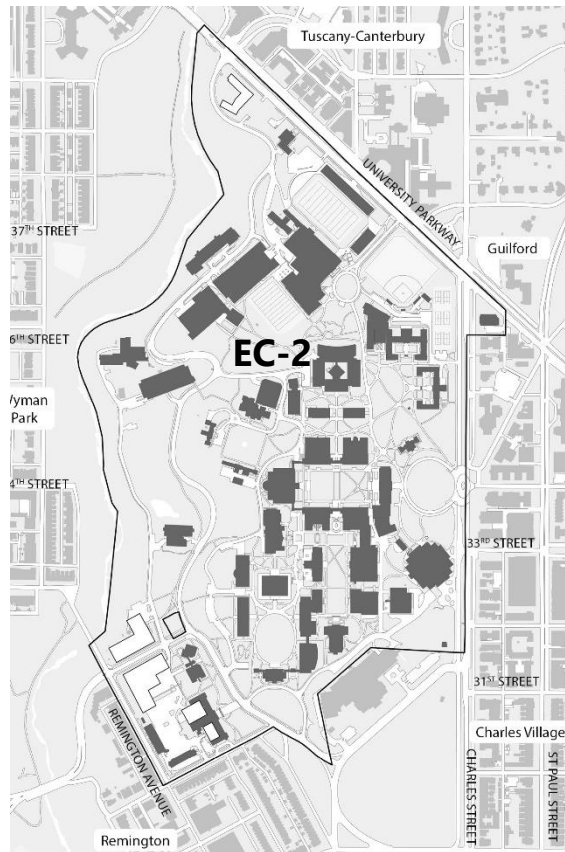
The Campus Master Plan must:

- (1) address the general site layout of the entire district; and
- (2) include the following:
  - (i) a site plan for development of the entire district, including the proposed boundaries of the District;
  - (ii) the location, square footage, and building heights of all existing structures and uses;
  - (iii) the location, approximate square footage, and approximate building heights, within a reasonable range, of all proposed structures and uses;
  - (iv) a landscape plan that shows the location of all open space and of any buffering or screening along the perimeter of the district;
  - (v) a sign plan that shows the location of all proposed signs;
  - (vi) internal traffic circulation plans, including traffic ingress and egress locations, pedestrian circulation, bicycling circulation, and public transit access; and
  - (vii) the location and capacity of all off-street parking and loading spaces.



## (i) A Site Plan for Development of the Entire District, Including the Proposed Boundaries of the District;

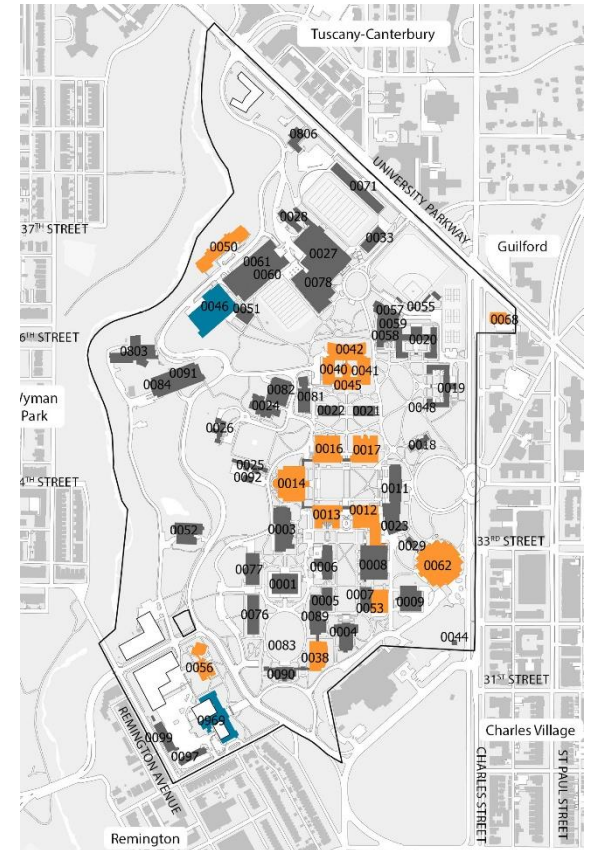
The district boundaries do not change



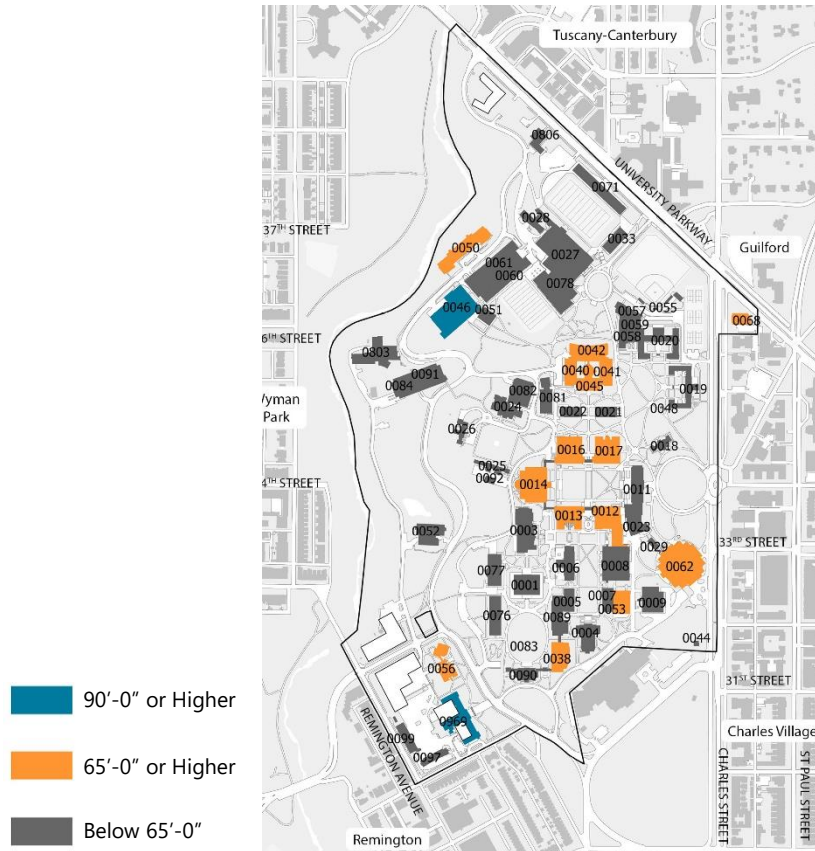
## (ii) The location, Square Foot and Building Heights of all Existing Structures and Uses

Archibus ID	Building	Building Use	Building Height	GSF
0001	Garland Hall	Office / Administrative	55	98,027
0003	Levering Hall / Glass Pavilion	Student Union	38	58,653
0004	Shriver Hall	Theater / Auditorium	58	46,693
0005	Barton Hall	Laboratory	56	40,019
0006	Latrobe Hall	Laboratory	53	61,484
0007	Shaffer Hall	Classroom / Academic	60	38,703
0008	Maryland Hall	Laboratory	57	96,490
0009	Power Plant	Physical Plant / Utility	57	36,360
0011	MSEL	Library	33	181,835
0012	Krieger Hall	Laboratory	66	136,608
0013	Ames Hall	Laboratory	66	82,593
0014	Gilman Hall	Classroom / Academic	71	174,832
0016	Jenkins-Mergenthaler Hall	Laboratory	66	116,664
0017	Remsen Hall	Laboratory	66	105,746
0018	Homewood House	Museum	29	12,811
0019	AMR 1	Dormitory / Apartments	49	64,703
0020	AMR 2	Dormitory / Apartments	41	91,081
0021	Dunning Hall	Laboratory	61	42,597
0022	Macaulay Hall	Laboratory	63	39,648
0023	Brody Learning Commons	Library	57	49,246
0024	Johns Hopkins Club	Club	32	34,917
0025	Greenhouse	Greenhouse	28	11,128
0026	Nichols House	Office / Administrative	35	10,236
0027	Newton H White Jr Athl Center	Gymnasium / Athletics	38	146,830
0028	ROTC Building	Classroom / Academic	32	17,981
0029	Merrick Barn Theatre	Theater / Auditorium	48	6,275
0033	Cordish Lacrosse Center	Gymnasium / Athletics	31	17,837
0038	Malone Hall	Laboratory	67	77,760
0040	Levi Hall	Laboratory	68	60,921
0041	Biology III	Laboratory	60	49,680
0042	Undergraduate Teaching Labs	Laboratory	76	112,330
0045	Mudd Hall	Laboratory	63	48,077
0046	Bloomberg Research Center	Laboratory	90	212,146
0050	Muller Building	Office / Administrative	74	159,137
0051	Bloomberg Instruction Center	Classroom / Academic	60	43,332

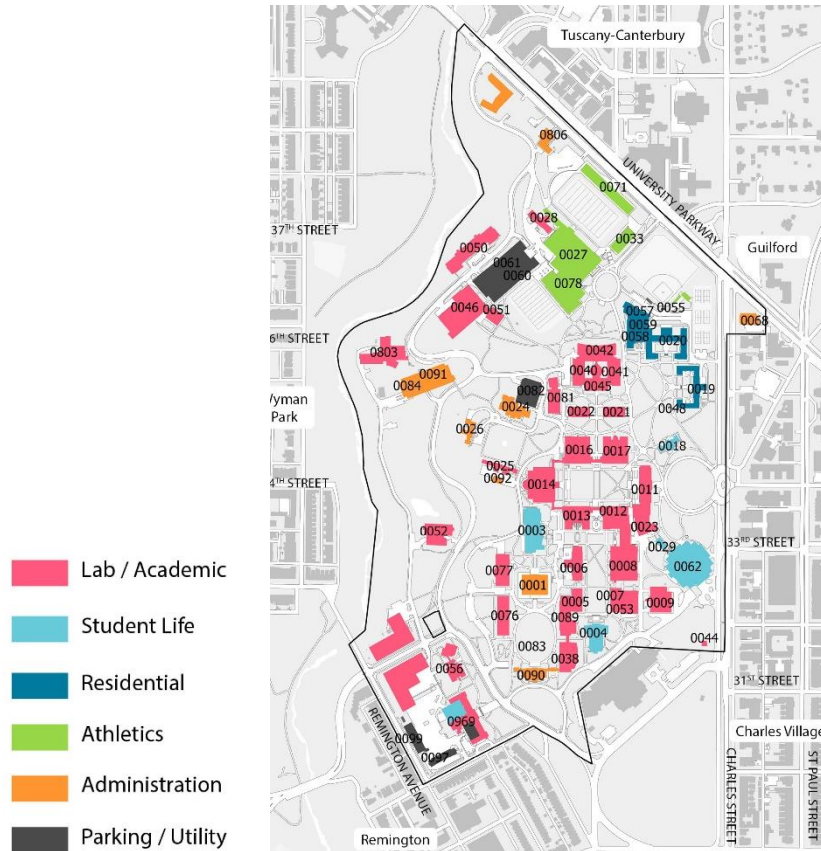
Archibus ID	Building	Building Use	Building Height	GSF
0052	Olin Hall	Laboratory	39	49,954
0053	Croft Hall	Laboratory	68	61,511
0056	SNF Agora	Classroom / Academic	61	66,750
0057	AMR 3-B	Dormitory / Apartments	40	22,896
0058	AMR 3-A	Dormitory / Apartments	49	25,293
0059	Hopkins Café	Food Service / Dining	14	18,851
0060	North Chiller Plant	Physical Plant / Utility	28	21,540
0061	STSCI Parking Garage	Parking	20	147,204
0062	Hopkins Student Center	Student Union	65	146,347
0063	Homewood ELC	Early Childhood	15	11,350
0068	Interfaith Community Center	Office / Administrative	48	13,733
0071	Schelle Pavilion	Gymnasium / Athletics	29	15,963
0076	Clark Hall	Laboratory	57	66,598
0077	Hodson Hall	Classroom / Academic	51	47,963
0078	Ralph S O'Conner Rec Center	Gymnasium / Athletics	41	80,374
0081	Chemistry Building	Laboratory	62	60,657
0082	West Gate Garage	Parking	12	38,368
0083	South Garage	Parking	0	221,181
0084	San Martin Center	Office / Administrative	56	48,946
0085	JHU Education Building	Classroom / Academic	75	78,062
0089	Hackerman Hall	Classroom / Academic	61	79,425
0090	Mason Hall	Office / Administrative	48	29,340
0091	Garage @ San Martin Center	Parking	53	190,151
0092	Greenhouse South	Office / Administrative	14	2,120
0097	Wyman Building 2	Office / Administrative	44	8,226
0099	Wyman Building 3	Shops / Trade	33	32,211
0803	Carnegie Institute	Laboratory	67	100,214
0806	Imagine Center	Office / Administrative	22	11,974
0969	Wyman Building 1	Office / Administrative	96	228,030



## (ii) The location, Square Foot and Building Heights of all Existing Structures and Uses



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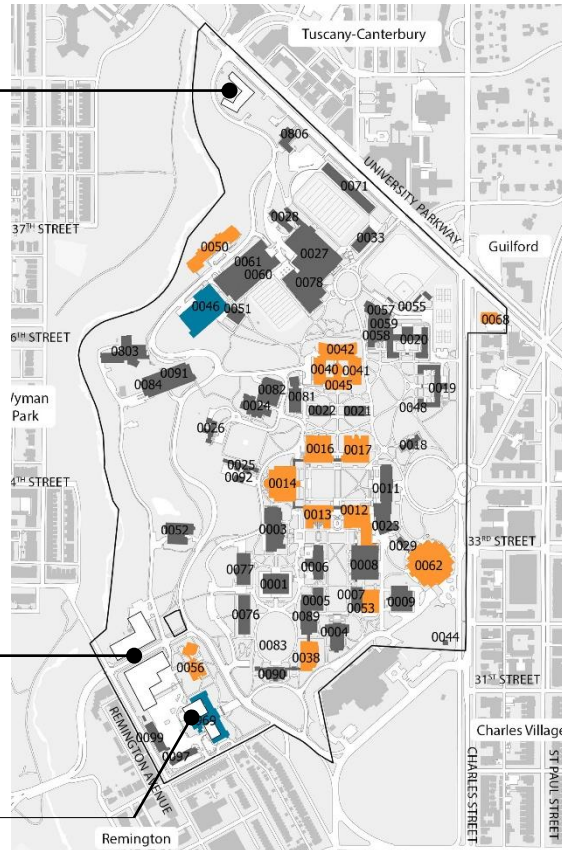


### (iii) The location, Approximate Square Footage, and Approximate Building Heights, within a Reasonable Range, of All Proposed Structures and Uses;

**Early Learning Center**  
GSF: approximately 24,700  
Height: Complies with EC2

**DSTI**  
GSF: approximately 500,000  
Height: Not to exceed 130’.

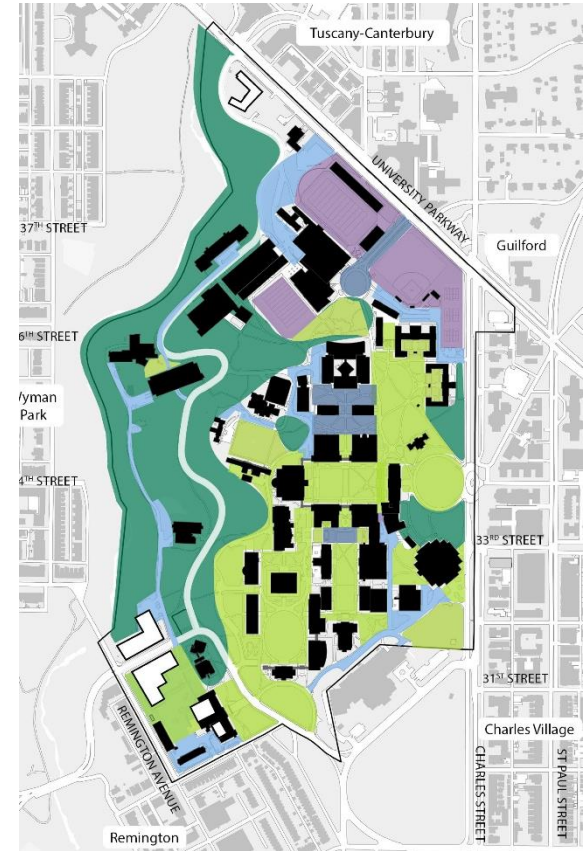
**Wyman Park Building 1 Infill**  
Footprint: approximately 20,000  
Height: Complies with EC2



## (iv) A landscape Plan Showing Location of All Open Space and of Buffering or Screening Along the Perimeter of the District



-  1 Open Space
-  2 Naturally Formed Areas
-  3 Athletics
-  4 Service/Parking



## (v) A Sign Plan that Shows the Location of All Proposed Signs;

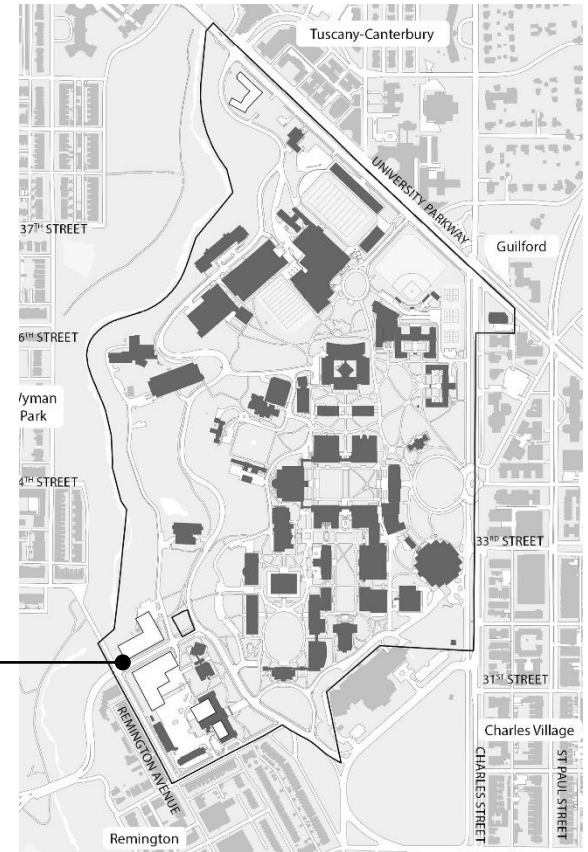
Existing signs JHU garden wall signage to be removed; new signage may be incorporated into design of new building.

Existing university signage at the Beach (N Charles St), and intersection of San Martin Drive and University Parkway to remain; no additional university signage is being contemplated.

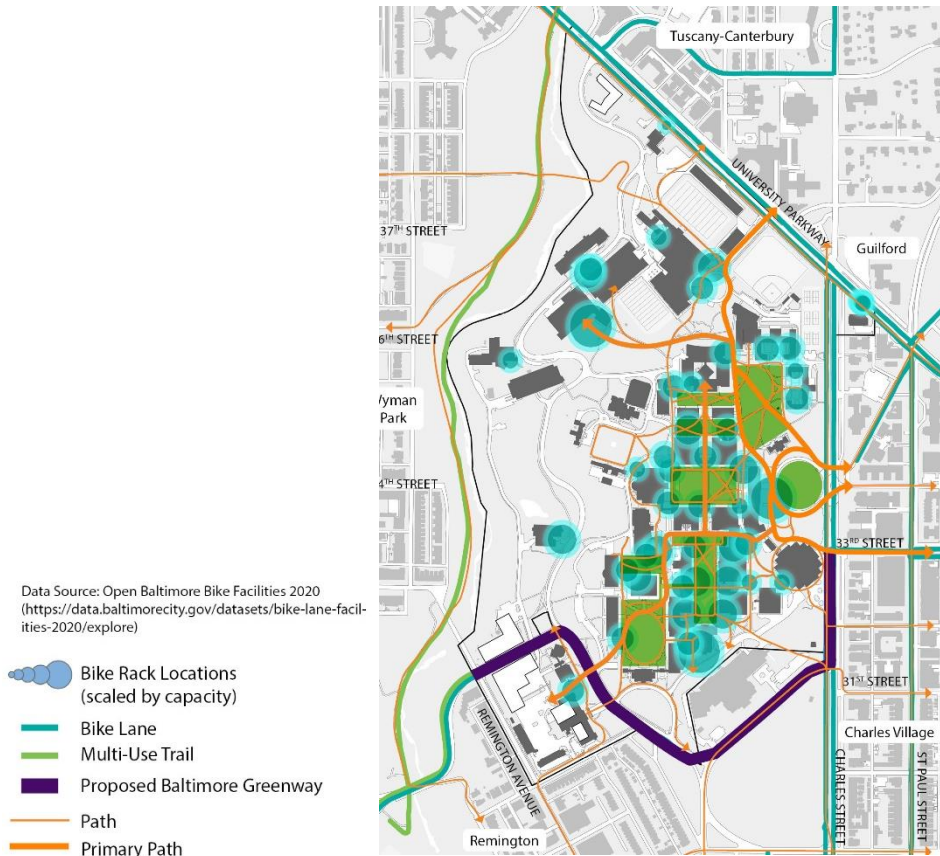


Garden Wall Signage

Garden Wall Signage

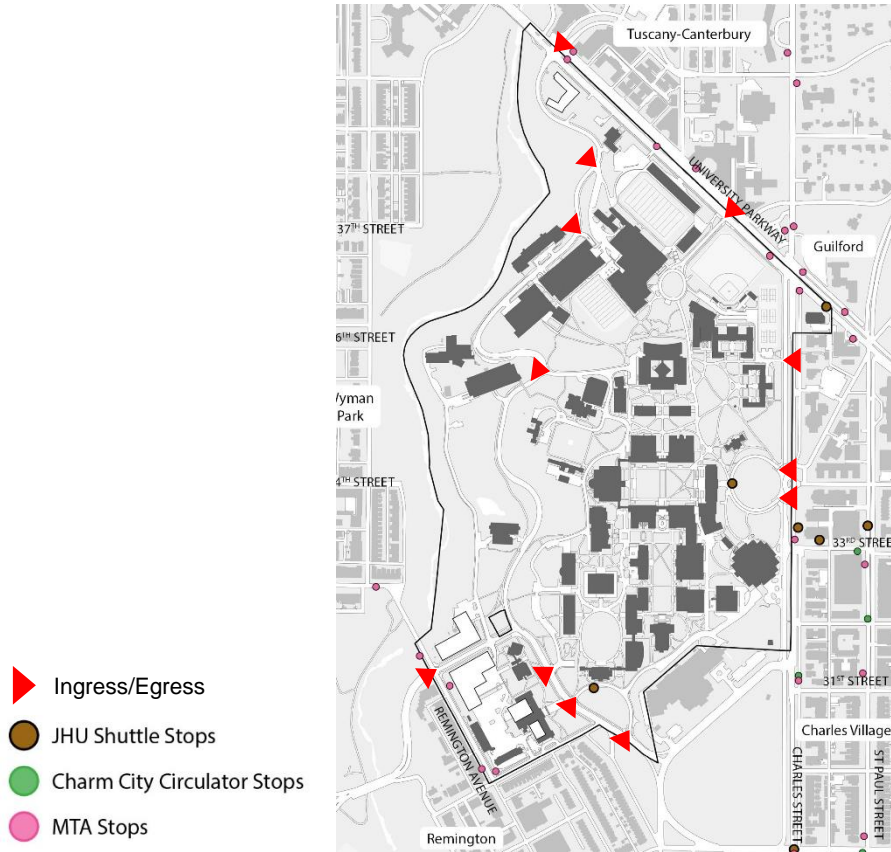


## (vi) Internal Traffic Circulation Plans Including Traffic Ingress and Egress Locations, Pedestrian Circulation, Bicycle Circulation, and Public Transit Access



Pedestrian & Bicycle Circulation

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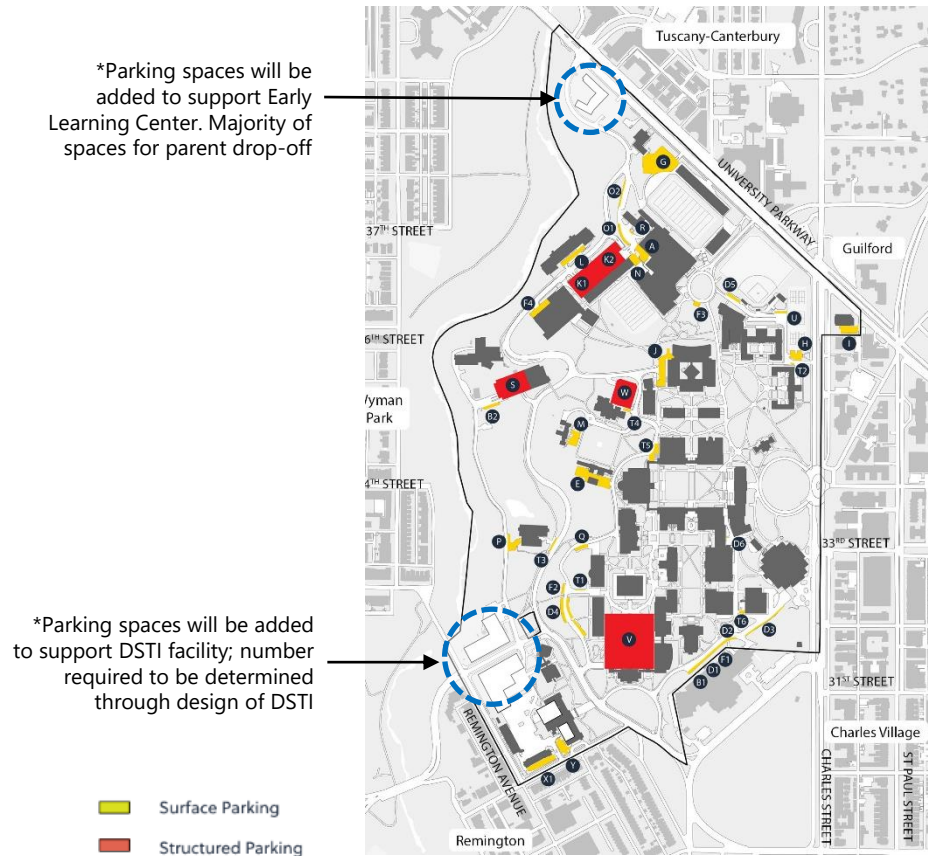
Traffic Ingress and Egress, Public Transit Access, and JHU Shuttle Access

## (vii) The Location and Capacity of all Off-Street Parking and Loading Spaces

ID	Lot	Spaces
A	AC Reserve	17
B	Bluejay Shuttle Reserve	19
C	Early Learning Center <span style="color: green;">■</span>	42
D	Faculty Areas	95
E	Greenhouse Lot	24
F	HC Only Areas	14
G	Homewood Field	47
H	HW Museum Lot	12
I	Interfaith Center	11
J	Levi / Mudd Lot	11
K1	Muller Deck	152
K2	STSci Garage <span style="color: green;">■</span>	296
L	Muller Lot <span style="color: green;">■</span>	5
M	**Nichols House / Garage	12
N	North Chiller Plant Lot	7
O	North Visitor	32
P	Olin Lot	13
Q	President / Trustee Lot	7
R	ROTC Reserve	6
S	San Martin Garage	510
T	Service Only Area	15
U	Housing and Residential Life Reserve Lot	8
V	South Garage	604
W	West Gate Garage	97
X	Wyman General	259
Y	Wyman Reserved	12

\*\*Not included in total parking inventory

**Total: 1972 Spaces** (Excludes Separate Entities ■)



\*Based on Baltimore City parking calculation of 1 per 4 employees and 1 per 25 students

# Alternative Site Review

## A – University Parkway

- The site is not adequate to support the DSTI program and associated servicing logistics
- Would require relocation of San Martin Drive and significant impact to the Forest Conservation Easement

## B - Dell House/29 Street site

- The site is not adequate to support the DSTI program and associated servicing logistics
- This site is governed by a Planned Unit Development that must be repealed (City Council action required)
- Once the PUD is repealed, the site will revert to underlying zoning that does not allow post secondary education use; rezoning would be required

## C - Muller Garage/ROTC Building

- Muller Garage is not capable of supporting an additional structure above; demolition of the existing facility will be required to add DSTI facilities to this site
- Muller Garage currently houses 448 parking spaces. These would have to be replaced along with the new parking spaces (TBD) for DSTI users
- The North Central Plant abutting Muller Garage would be an incompatible use along side DSTI
- The ROTC Building is currently utilized for programs that would require a new home if it were replaced
- A contiguous structure between the existing Muller Garage and ROTC Buildings would compromise servicing and fire truck access to athletic and recreation facilities
- DSTI at the Muller Garage and ROTC Buildings would also require a variance for height relief

