



# DSTI Community Meeting

02/13/2024

## Purpose of Today's Meeting

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1. Introduction
2. Side by Side Comparison of DSTI "Taller Building" and "As of Right" Options
3. Views Requested (from Porches) and Views Up and Down Remington Ave of Both Schemes
4. Shadow Studies for Both Schemes
5. Solution for WPB2 Lighting

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

Program requirement is approximately 500,000 GSF

## DSTI Study 1 – As of Right



## DSTI Study 2 – Taller Buildings



# Wyman Park Precinct of the Homewood Campus

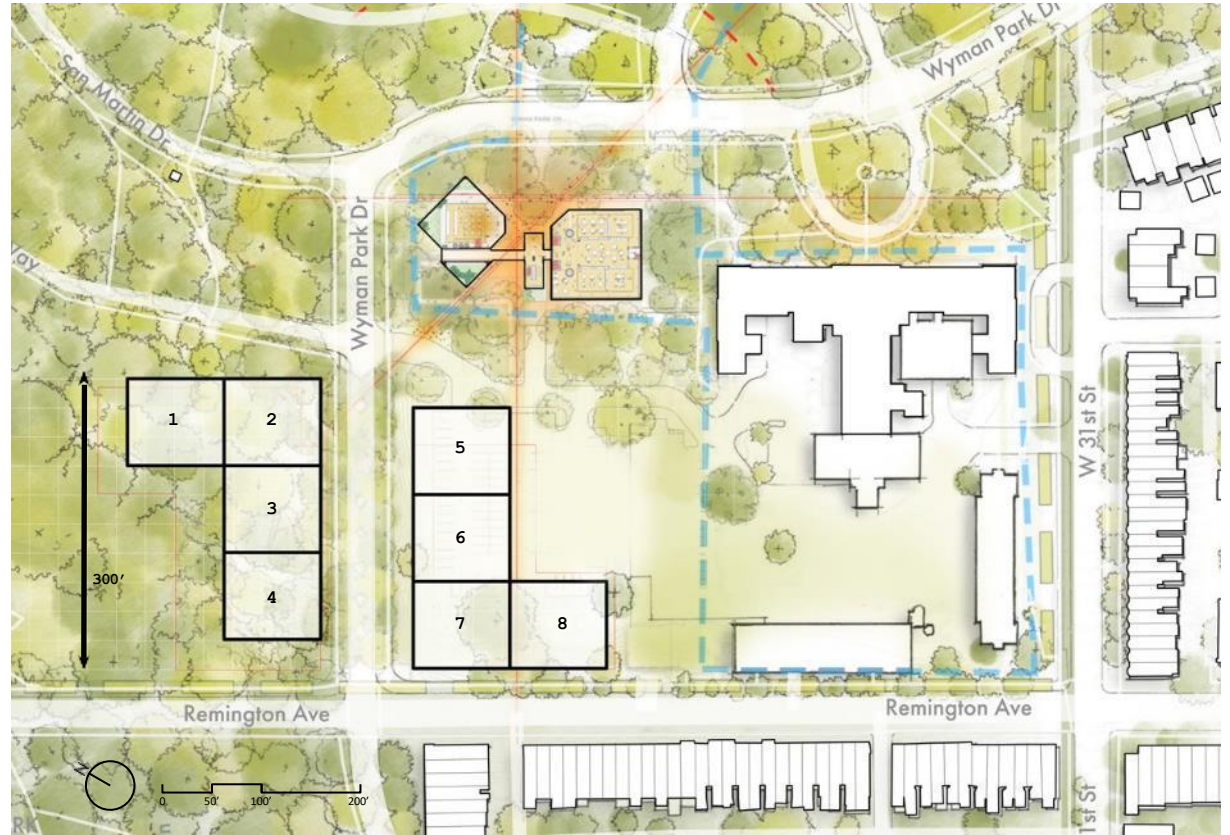
Proposed location for additional height to provide program requirements within a more compact footprint  
**AS SHOWN ON 11.18.23**



## 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

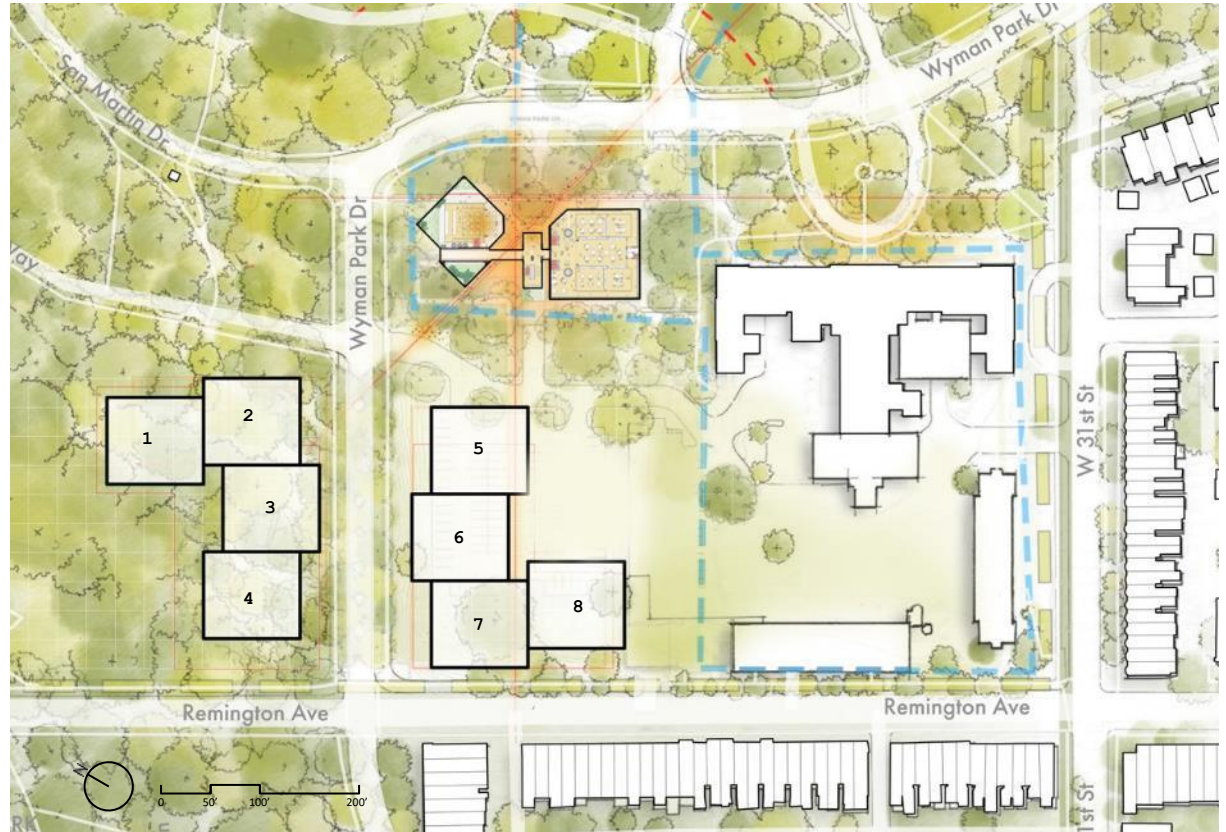
# From Initial Massing Studies to Design



FLEXIBILITY & MODULARITY OF NEIGHBORHOOD LABS.

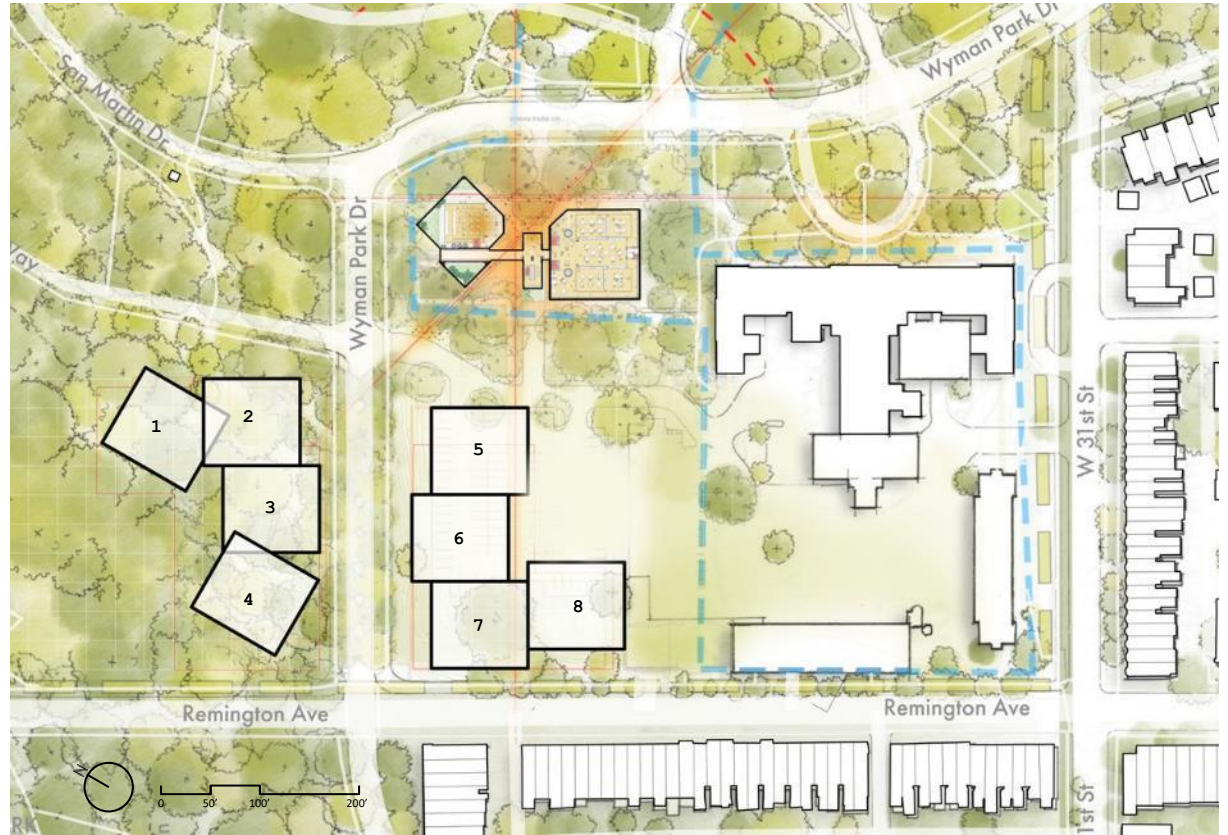


# From Initial Massing Studies to Design



FRAGMENTED EXPRESSING LAB. MODULES

# From Initial Massing Studies to Design



FRAGMENTED WITH VARIED GEOMETRIES



# From Initial Massing Studies to Design



SCALE RELATION



# From Initial Massing Studies to Design

## WHAT WE HEARD:

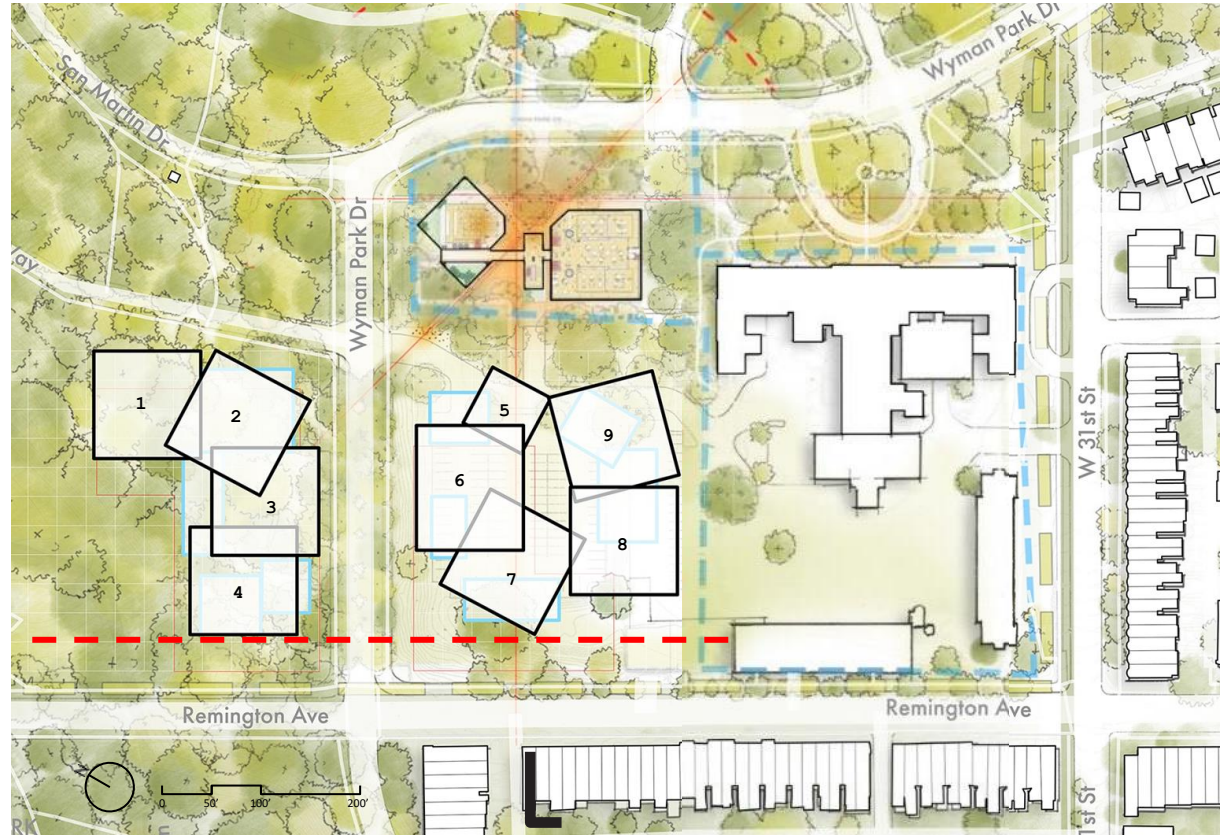
- Preference is to set face of buildings 40' from property line along Remington Ave.
- Landscape connection / access between Remington and Homewood is secondary concern
- Opportunity for street activity along Remington Ave. (coffee shop) should be explored
- Residents appreciate the sloped green hillside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



# From Initial Massing Studies to Design

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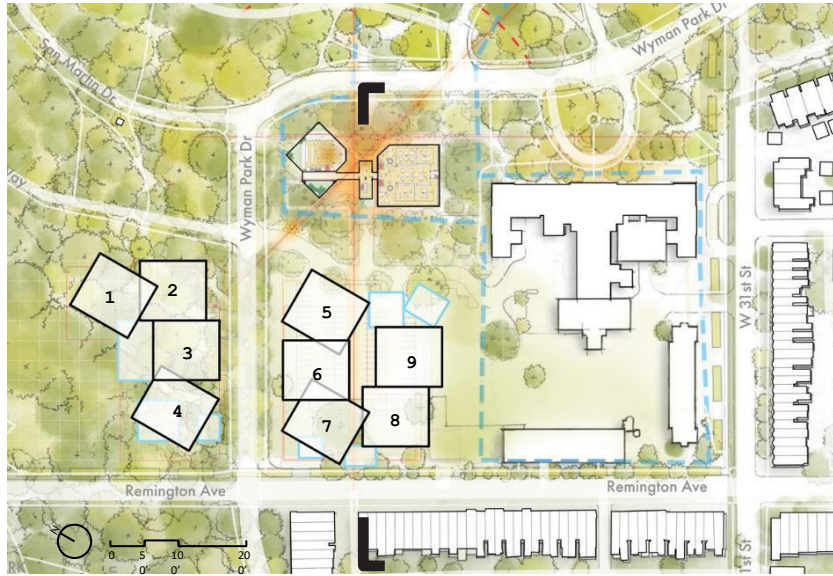
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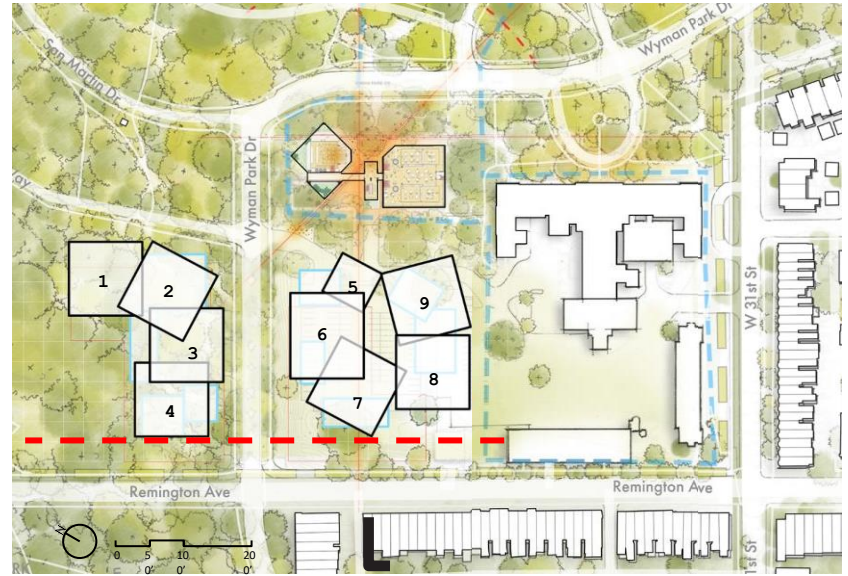
**40' SETBACK FROM PROPERTY LINE  
(~52' from curb)**



# From Initial Massing Studies to Design



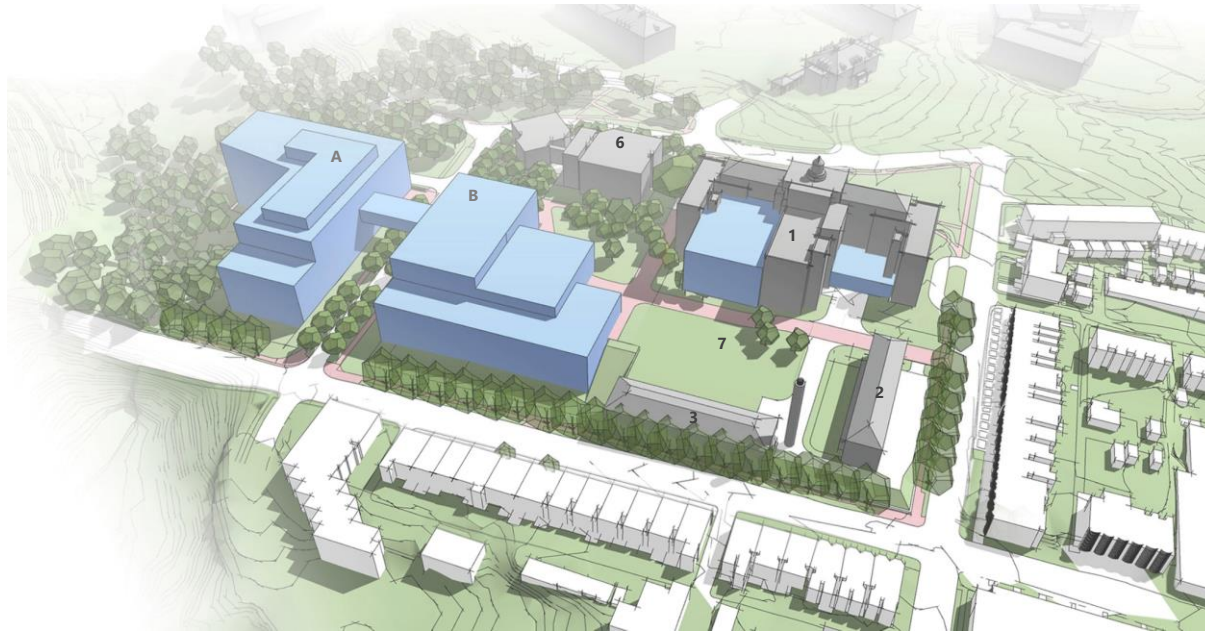
AS SHOWN 11.18.2023



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

# Wyman Park Precinct of the Homewood Campus

Proposed location for additional height to provide program requirements within a more compact footprint  
**UPDATED**



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# Revised Zone for Height Relief Request

Proposed location for additional height to provide program requirements within a more compact footprint  
**AS SHOWN ON 01.09.24**

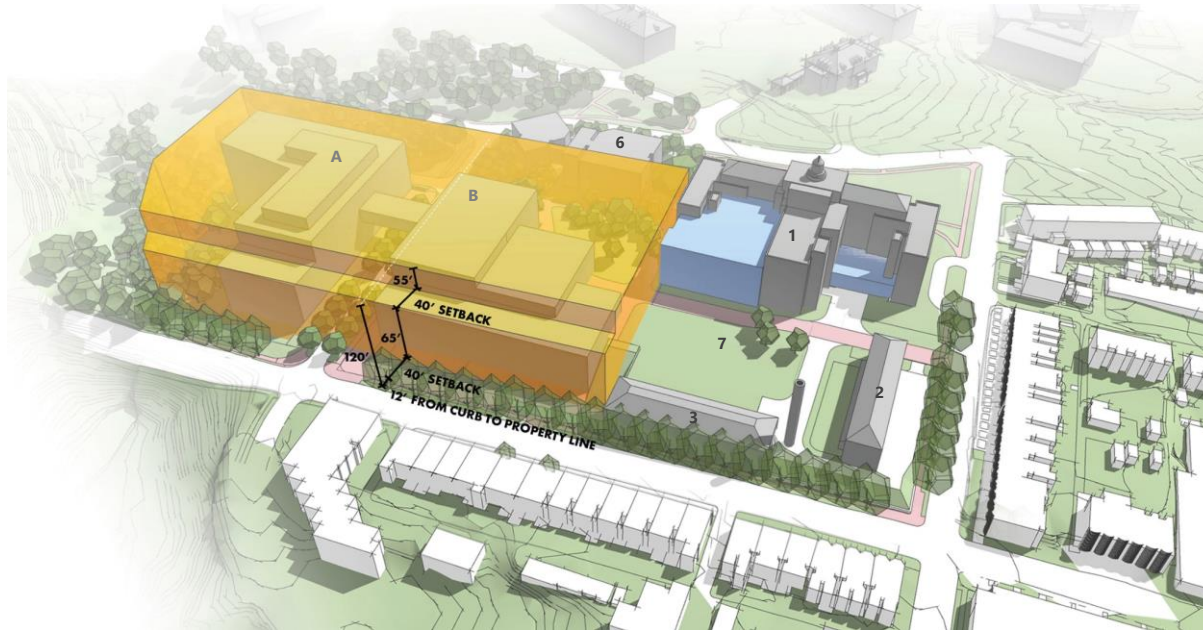


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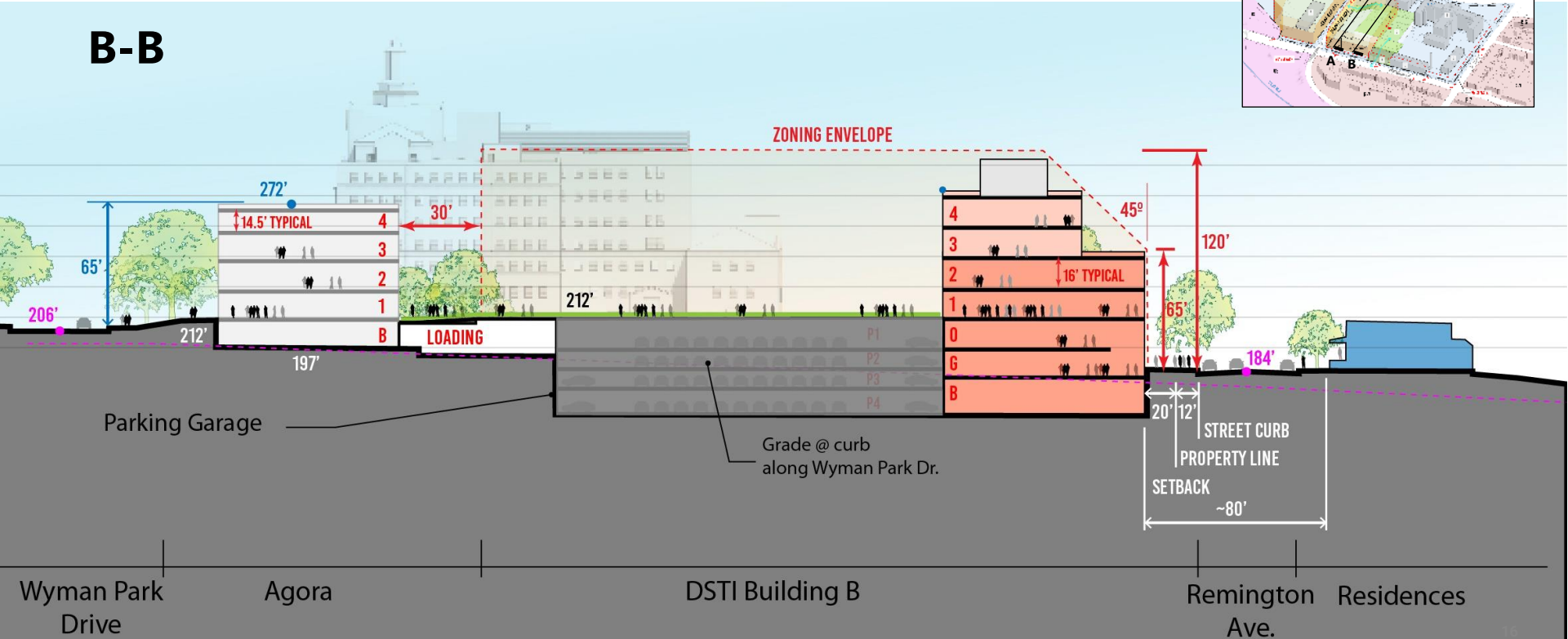
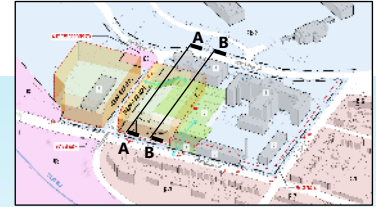
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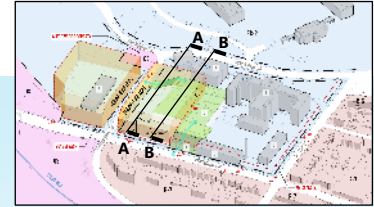
## B-B



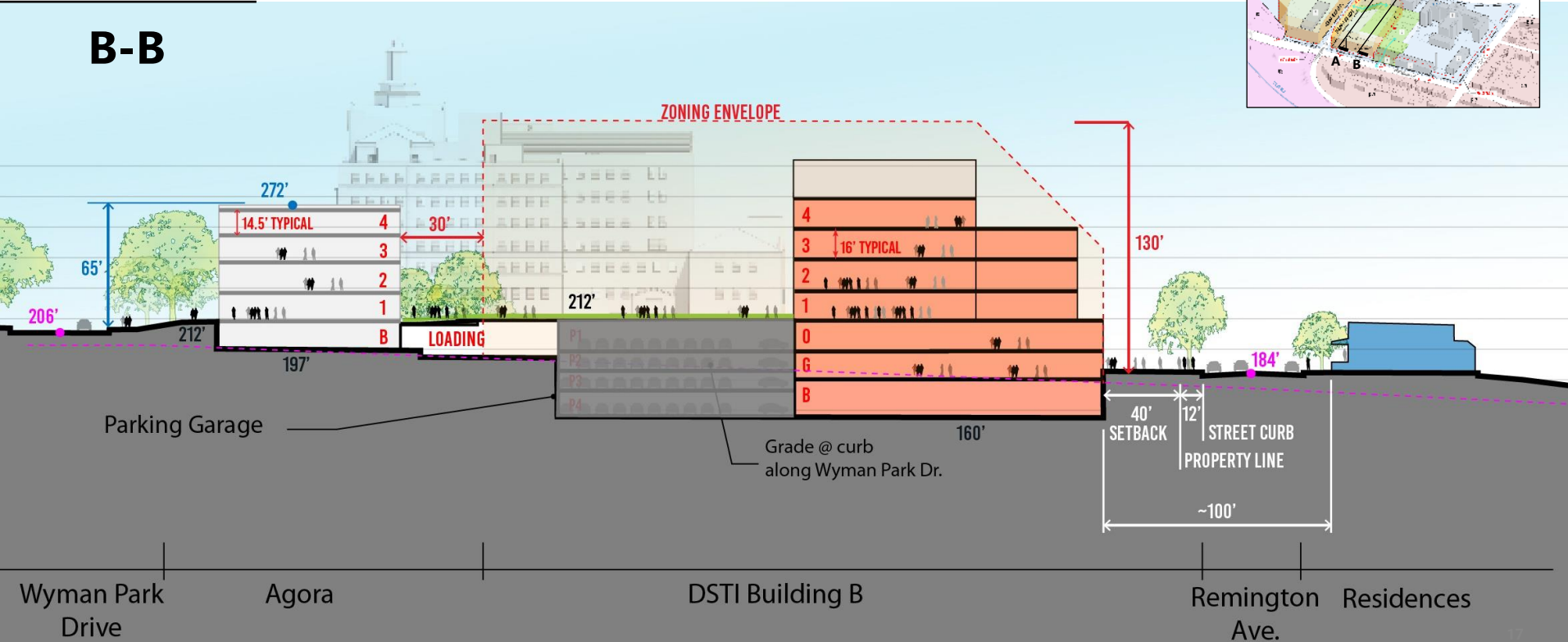


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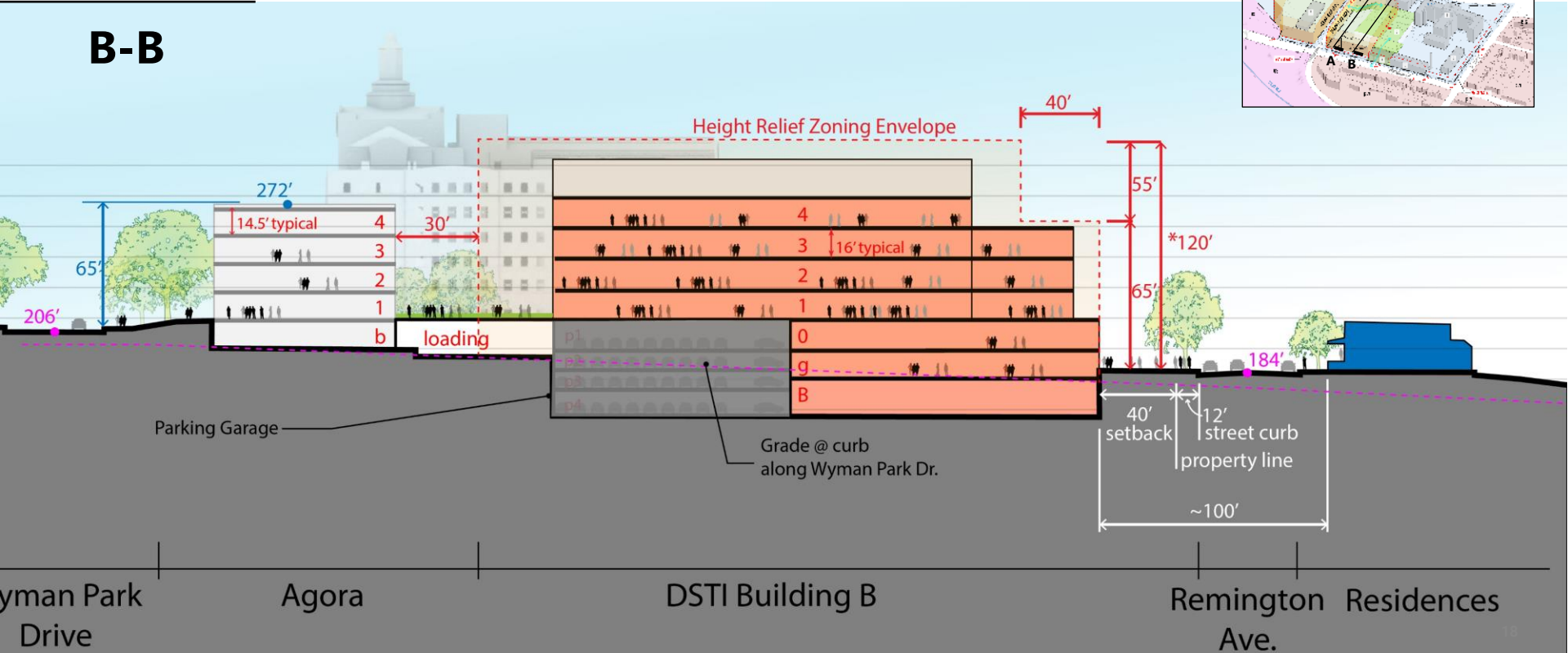
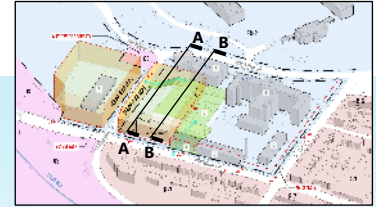
## B-B



# Wyman Park Precinct of the Homewood Campus

Proposed location for additional height to provide program requirements within a more compact footprint  
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**B-B**



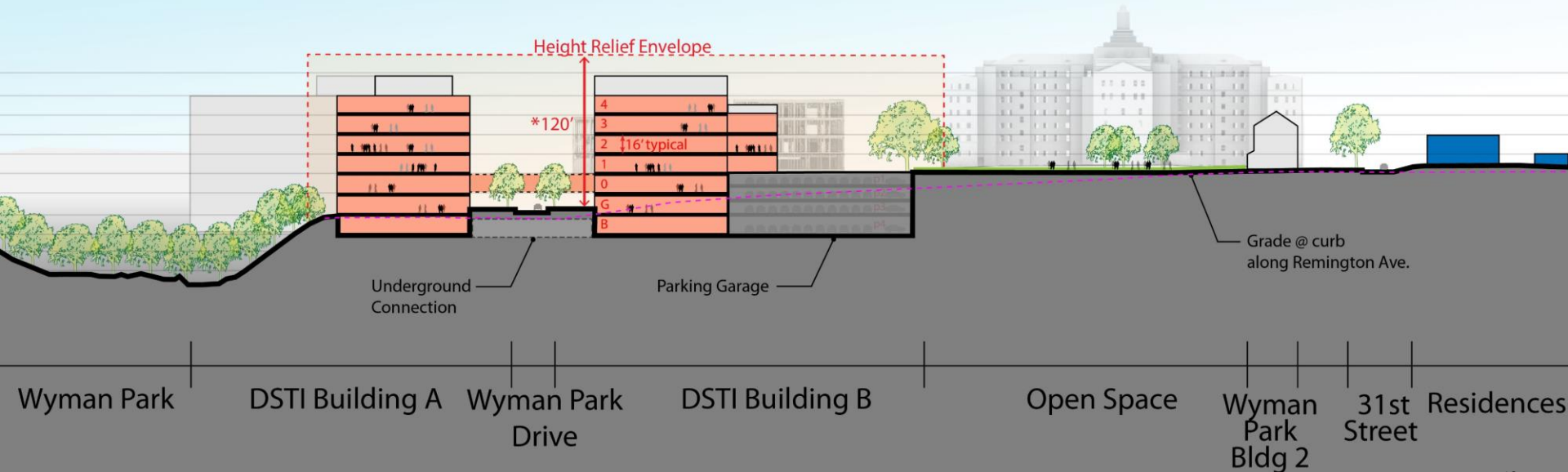
# Master Plan Presentation to UDAAP

Indication of topography on sites where grades are an issue

DSTI as Taller Buildings (new scheme with 40 ft setback)



Wyman Park Bldg 1



\*All height dimensions are calculated from average base elevation

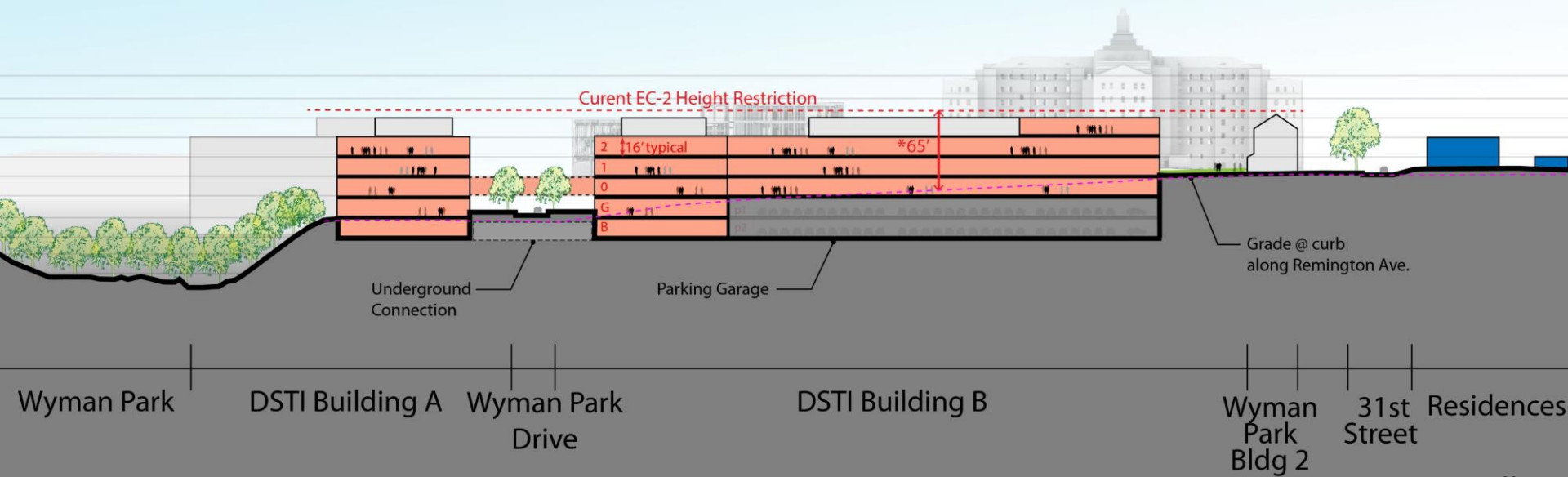
# Master Plan Presentation to UDAAP

Indication of topography on sites where grades are an issue

DSTI As of Right\*



Wyman Park Bldg 1



\*All height dimensions are calculated from average base elevation



# Scheme Comparison

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**As-of-Right Scheme**



**Tall Buildings Scheme**



# Scheme Comparison

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**As-of-Right Scheme**



**Tall Buildings Scheme**



# Scheme Comparison

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**As-of-Right Scheme**

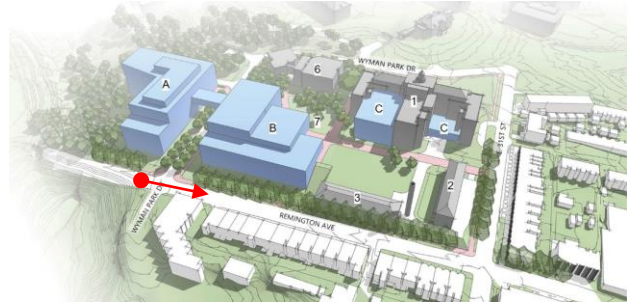
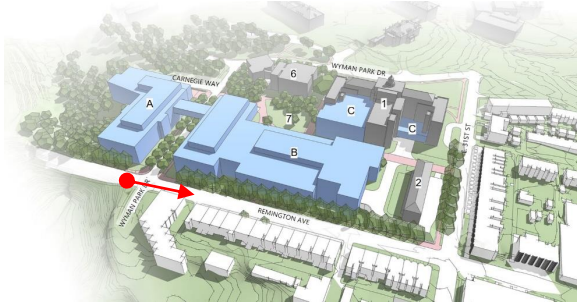


**Tall Buildings Scheme**



# Views requested

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



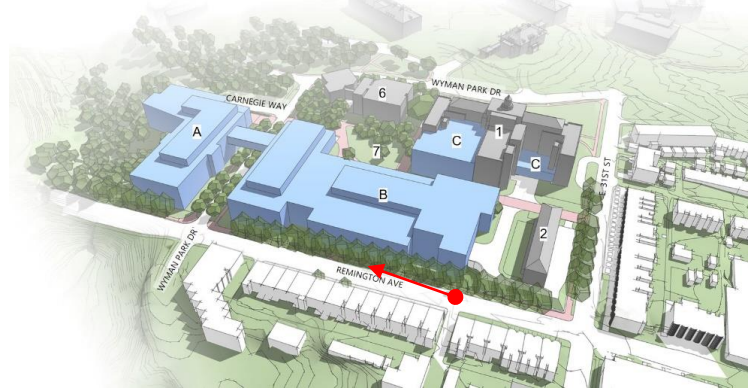


# Views Requested

Existing Condition

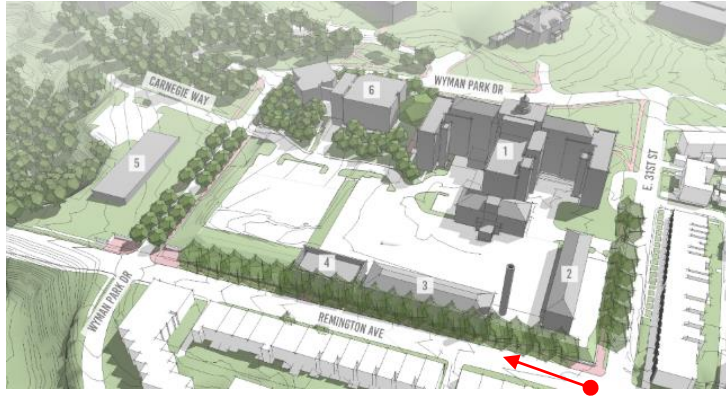


DSTI As-of-Right

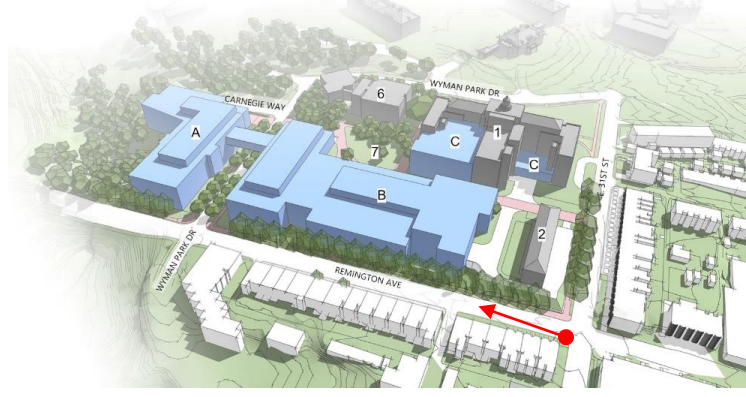


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Existing Condition



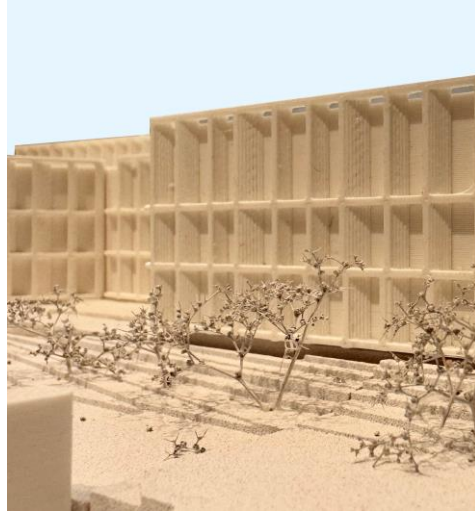
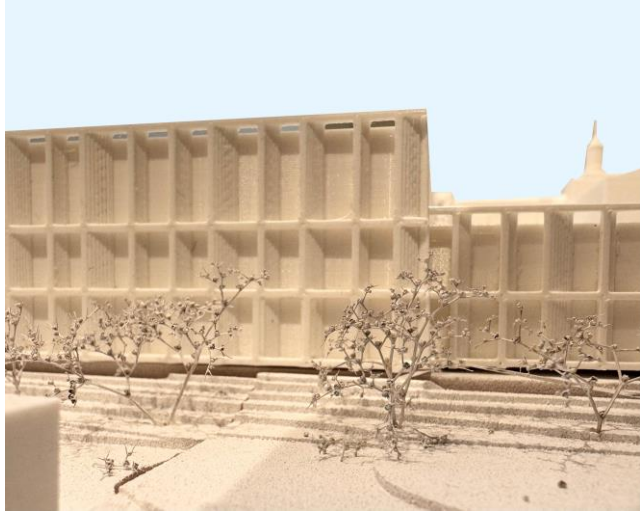
DSTI As-of-Right





# Views Requested

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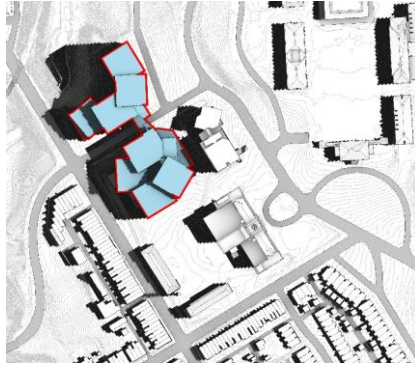


# Wyman Park Precinct of the Homewood Campus

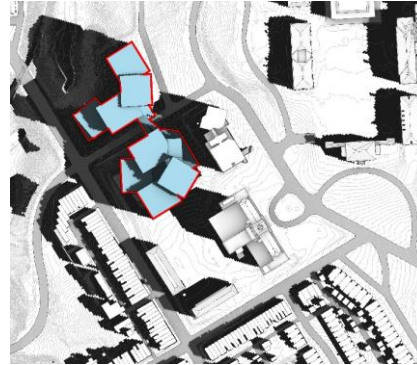
Note: Daylight Saving Time is Considered.

Taller Buildings  
Scheme

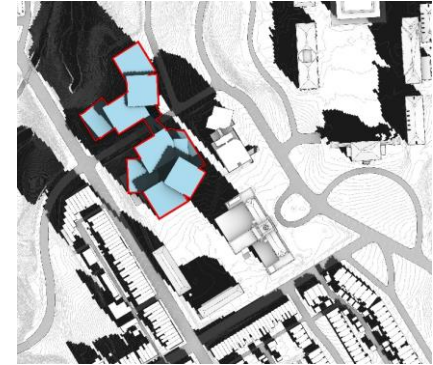
*Summer Solstice – 9am*



*Spring/Autumn Equinox – 9am*



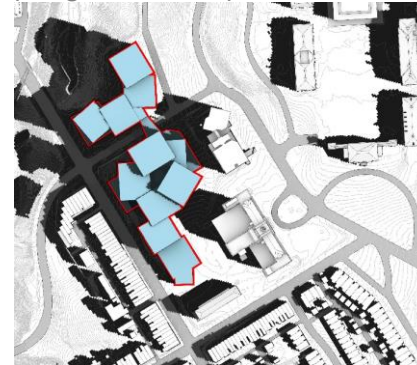
*Winter Solstice – 9am*



*Summer Solstice – 9am*



*Spring/Autumn Equinox – 9am*



*Winter Solstice – 9am*



As of Right  
Scheme





# Wyman Park Precinct of the Homewood Campus

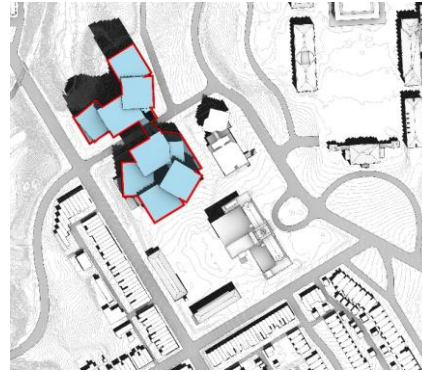
Note: Daylight Saving Time is Considered.

Taller Buildings  
Scheme

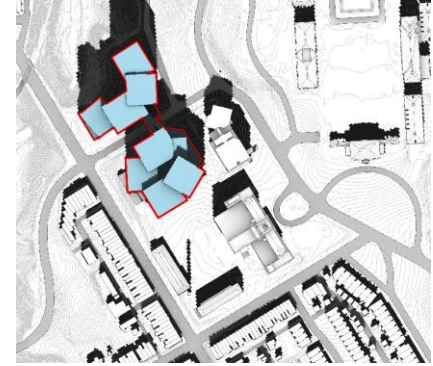
*Summer Solstice – Noon*



*Spring/Autumn Equinox – Noon*



*Winter Solstice – Noon*



As of Right  
Scheme

*Summer Solstice – Noon*



*Spring/Autumn Equinox – Noon*



*Winter Solstice – Noon*



# Wyman Park Precinct of the Homewood Campus

Note: Daylight Saving Time is Considered.

Taller Buildings  
Scheme

*Summer Solstice – 3pm*



*Spring/Autumn Equinox – 3pm*



*Winter Solstice – 3pm*



As of Right  
Scheme

*Summer Solstice – 3pm*



*Spring/Autumn Equinox – 3pm*



*Winter Solstice – 3pm*

















# Solution for WPB2 Lighting

## CURRENT INSTALLATION



Plan, 31st Street, between Remington & Wyman Park Drive, NTS

(8) HID wall packs on 4 sides of building

(2) HID flood lights over garages at rear

(1) HID wall pack

(3) HID wall packs

(1) HID Wall-pack inside vestibule



South elevation, Wyman Park Building 2, NTS

South elevation, Wyman Park Building 1, NTS

- The light output is acceptable for IES RP-8-00/05 guidance when installed (est. 2005-2010).

- Street lights on 31st St changed to LED 2016-2019. City of Baltimore LED Street Lighting initiative relied upon IES RP-8-2014 (lower target light levels than 2005).

- Current guidance based on RP-8-22 is even lower. These layers are out of balance, and glare is the result.

# Solution for WPB2 Lighting

## DESIGN OBJECTIVES

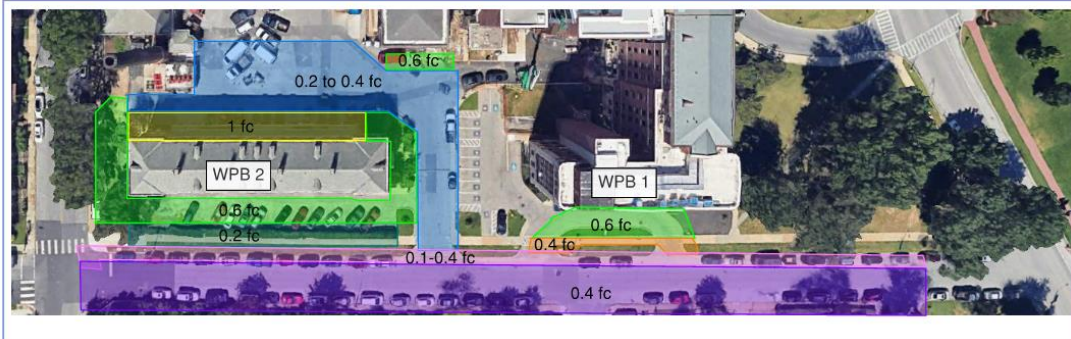
TARGET LIGHT LEVELS		
PARKING		0.2 fc
DRIVING AREA		0.2 to 0.4 fc
WALKING AREA NEAR SIDEWALK		0.4 fc
WALKING AREA NEAR BUILDING		0.6 fc
GARAGE THRESHOLDS		1 fc
SIDEWALK, LTG BY CITY		0.1-0.4 fc
STREET, LTG BY CITY		0.4 fc**

\* SOURCE: IES RP8-22; ALL AREAS TO HAVE 6:1 TARGET UNIFORMITY AVE:MIN  
 \*\* ESTIMATED BASED ON LOCATIONS, SEVERAL FIELD MEASUREMENTS, AND WHAT WE KNOW ABOUT THE FIXTURE

### EQUIPMENT RECOMMENDATION:

- Specify LED wall-mounted fixture to replace existing HID in same quantities and locations.
- Require full-cutoff fixture for significantly reduced glare.
- Require forward throw reflector.
- Require color temperature better suited to adjacent residential neighborhood (3000K).
- Require lumen output to meet light level targets (lower than currently).

NOTE: The IES has reduced recommended light levels in RP-8-22 for roadway, parking, pedestrian walkways.



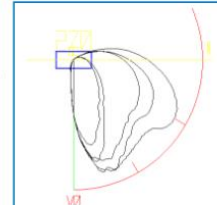
RP-8-14 Superseded by ANSI/IES RP-8-22 PART 2: Roadway and Parking

## TECH TALK: WHAT IS A FULL CUTOFF FIXTURE?



ONE THAT EMITS ZERO LUMENS ABOVE 90 DEGREES FROM STRAIGHT DOWN.

WALL PACK SIMILAR TO INSTALLED

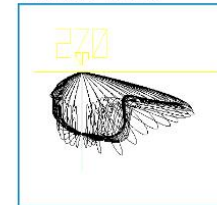


PHOTOMETRIC CURVE, SECTION INSTALLED WALL PACK

THE RESULT?  
LOW GLARE FOR SURROUNDING PEOPLE.



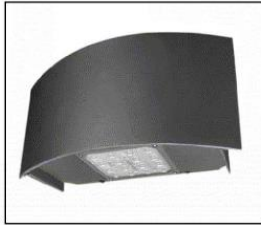
PROPOSED FIXTURE



PHOTOMETRIC CURVE, SECTION PROPOSED FIXTURE

# Solution for WPB2 Lighting

TYPE XW1:  
RECOMMENDED WALKWAY LIGHTING FIXTURE:  
WPB1 & 2



NOT TO SCALE



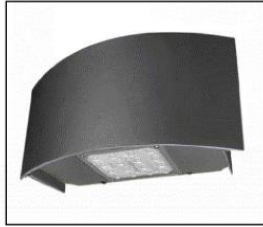
- LED WALL PACK, QTY 12
- FULL CUTOFF HOUSING
- POWDERCOAT PER JHFRE
- 3000K TO MATCH RESIDENTIAL ZONE COLOR TEMPERATURE
- 2000 LUMENS
- 20.1 WATTS
- INTEGRAL DRIVER
- REPLACE 1:1 FOR EXISTING WALL PACKS
- CONNECT TO EXISTING POWER/CIRCUITING/CONTROLS
- MFR INCLUDE: COOPER INVUE, LIGMAN, LITHONIA, STANDARD PRODUCT

RECOMMENDATION: PURCHASE AND REPLACE 1 AS  
MOCKUP FOR REVIEW



# Solution for WPB2 Lighting

TYPE XW3:  
RECOMMENDED VESTIBULE LIGHTING FIXTURE:  
WPB1



NOT TO SCALE

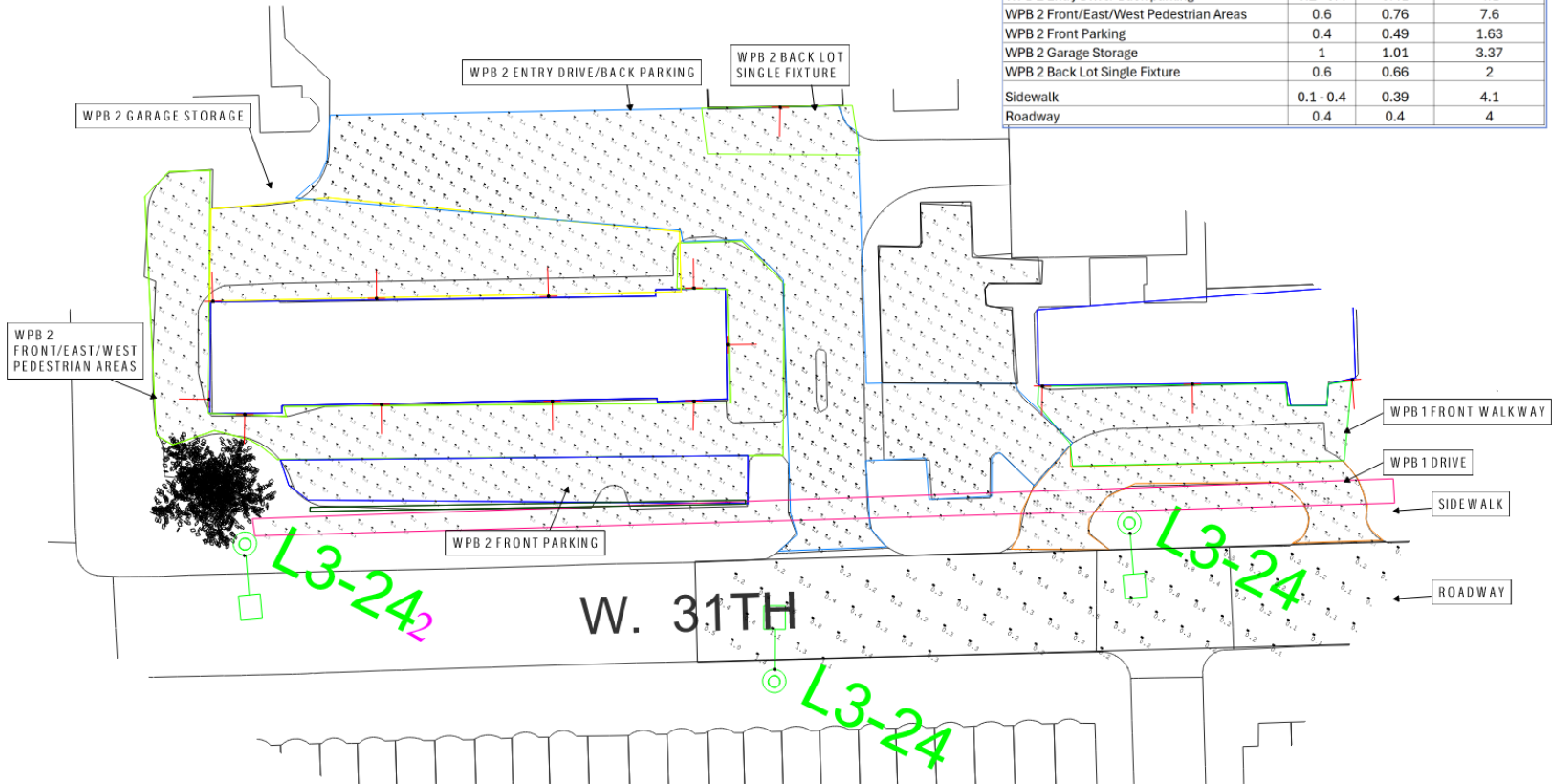


- LED WALL PACK, QTY 1
- FULL CUTOFF HOUSING
- POWDERCOAT PER JHFRE
- 3000K TO MATCH RESIDENTIAL ZONE COLOR TEMPERATURE
- 1000 LUMENS (SAME AS XW1, ONLY LOWER OUTPUT)
- 10 WATTS
- INTEGRAL DRIVER
- REPLACE 1:1 FOR EXISTING WALL PACK
- CONNECT TO EXISTING POWER/CIRCUITING/CONTROLS
- MFR INCLUDE: COOPER INVUE, LIGMAN, LITHONIA, STANDARD PRODUCT
- FUNCTION: EGRESS LIGHTING FROM SOUTH ENTRY OF WPB1

# Solution for WPB2 Lighting

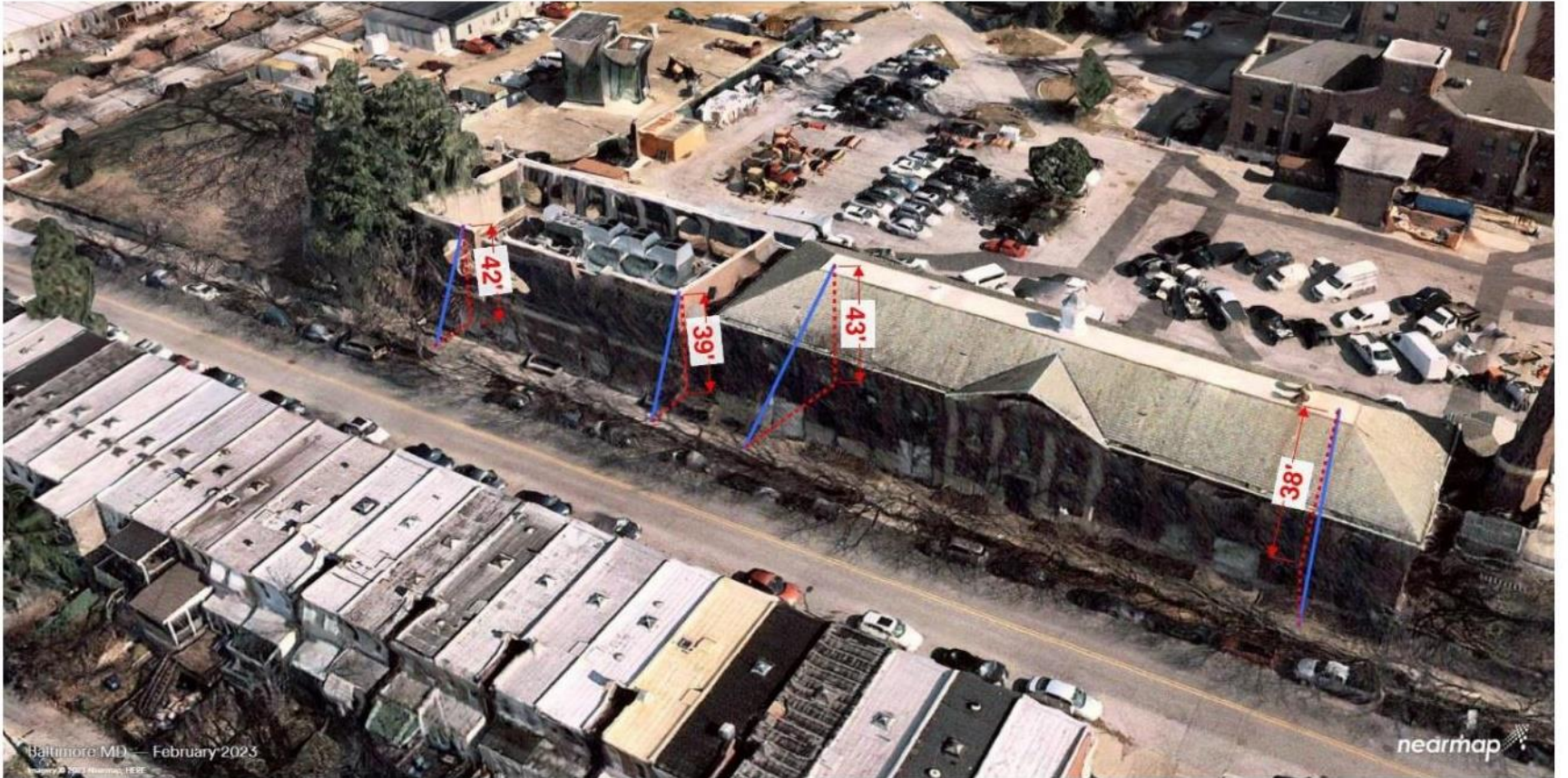
## RECOMMENDATION: CALCULATION RESULTS

Location	target	calced avg	calced avg:min
WPB 1 Front Walkway	0.6	0.71	3.55
WPB 1 Drive	0.4	0.55	5.5
WPB 2 Entry Drive/ Back parking	0.2 - 0.4	0.41	4.1
WPB 2 Front/East/West Pedestrian Areas	0.6	0.76	7.6
WPB 2 Front Parking	0.4	0.49	1.63
WPB 2 Garage Storage	1	1.01	3.37
WPB 2 Back Lot Single Fixture	0.6	0.66	2
Sidewalk	0.1 - 0.4	0.39	4.1
Roadway	0.4	0.4	4



# Appendix

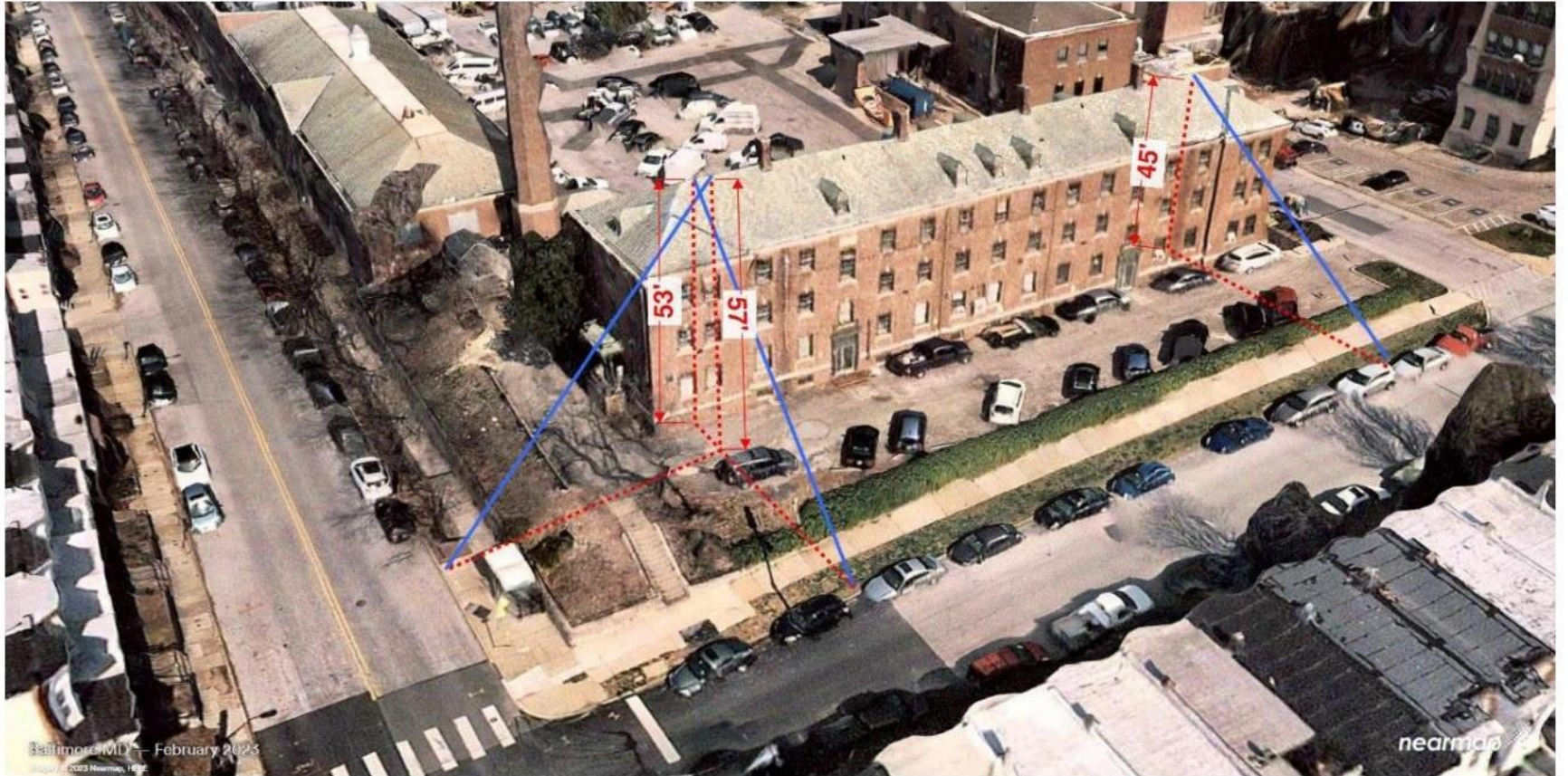




Baltimore MD — February 2023

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