



Wyman Park South Community Association Meeting Campus Master Plan – Wyman Park Precinct

11/18/2023

Purpose of Today's Meeting

1. Ten for One and the Data Sciences Translational Institute (DSTI) - two studies
2. Wyman Park Precinct today
3. The process by which JHU will seek relief from the 65' height restriction
4. Review of Homewood Campus Master Plan
5. Wyman Park Precinct
6. DSTI Study 1 – As of Right (Requires No Approvals)
7. Comparison of DSTI massing as-of-right and DSTI massing with taller buildings
8. From initial massing studies to design
9. Discussion and Q&A

Ten for One and the Data Sciences Translational Institute (DSTI) – Two Studies



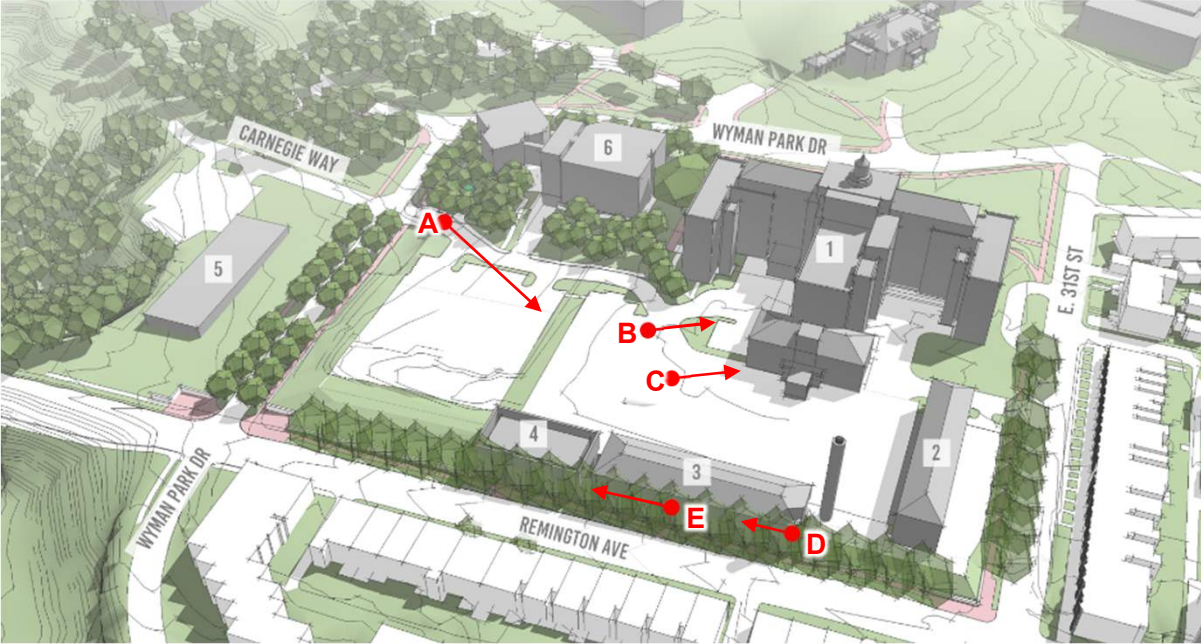
JHU recently announced a new Data Science and Translational Institute (DSTI), the cornerstone of a *Ten for One* goal – creating the leading hub for data science and artificial intelligence.

- JHU's Whiting School of Engineering has been planning a major AI research initiative for years and is now ready to move forward.
- JHU has advanced conceptual planning along the border of Remington.
- Studies have been developed for DSTI;
 - Study 1 - As of right height limitation
 - Study 2 - Above the as of right EC-2 height limitation
- Study 2 creates the opportunity to beautify Remington Ave and connects the Remington community with an inviting "green gateway" to the Homewood Campus.

The Wyman Park Precinct, which includes the Early Learning Center, is the ideal site for the new Data Science Translational Institute

- *Proximity to Whiting School of Engineering facilities*
- *One of the few remaining undeveloped sites on the Homewood Campus*
- *Adequate to handle new academic and research facilities as well as parking required for new faculty and staff*
- *Opportunity to improve JHU's connection and economic investment in the Remington neighborhood*

Wyman Park Precinct Today



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
- Existing JHU Building



A



B



C



D



E

The Process by which JHU will Seek Relief from the 65' Height Restriction

As a result of Baltimore City's new Transform Baltimore Zoning Code, the Homewood Campus is zoned Education Campus Post-Secondary (EC-2) and building height is restricted to 65 feet. Constructing academic and research facilities that meet our needs may require relief from this height limit, which is approvable by the City through the adoption of a Campus Master Plan.

Requirement for zoning relief:

- Submission of a Master Plan is required for any development that would deviate from the bulk or yard regulations of the underlying EC-2 Zoning District.
- Documentation for the Master Plan bill; which has been described as "PUD-light".

Process

- JHU has met with the Planning Department to clarify the process for securing zoning relief from the height limit of the EC-2 District.
 - Master Plan presentation to UDAAP depicting where buildings that exceed the 65 feet height limitation would be located
 - Introduction of a City Council Ordinance
- JHU is committed to a robust community engagement process beginning in September leading to a UDAAP presentation

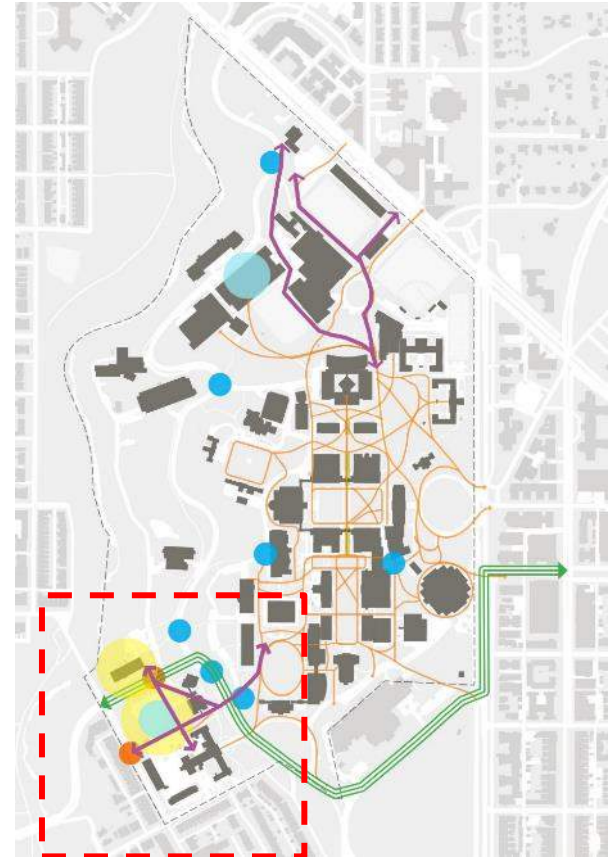
Review of Homewood Campus Master Plan

Overview

- Update 2012 Stormwater Management Plan (currently filed with Baltimore Department of Public Works)
- Provide safe, accessible, and inclusive pedestrian pathways wherever possible
- Deconflict pedestrian and vehicular circulation
- Strengthen and unify connectivity between formal “quadrangles” and the natural habitat along the western edge of campus
- Respect JHU signature legacy buildings; encourage innovation, functionality, and contemporary design along campus edges

JHU looks forward to engaging all communities that surround the Homewood Campus for input in 2024

 Wyman Park Precinct



Wyman Park Precinct

Overview

- Update 2012 Stormwater Management Plan (currently filed with Baltimore Department of Public Works); plan for year 2100 precipitation rates
- Provide safe, accessible, and inclusive pedestrian pathways wherever possible; deconflict pedestrian and vehicular circulation
- Strengthen and unify connectivity between formal “quadrangles” and the natural habitat along the western edge of campus
- Respect JHU signature legacy buildings; encourage innovation, functionality, and contemporary design along campus edges



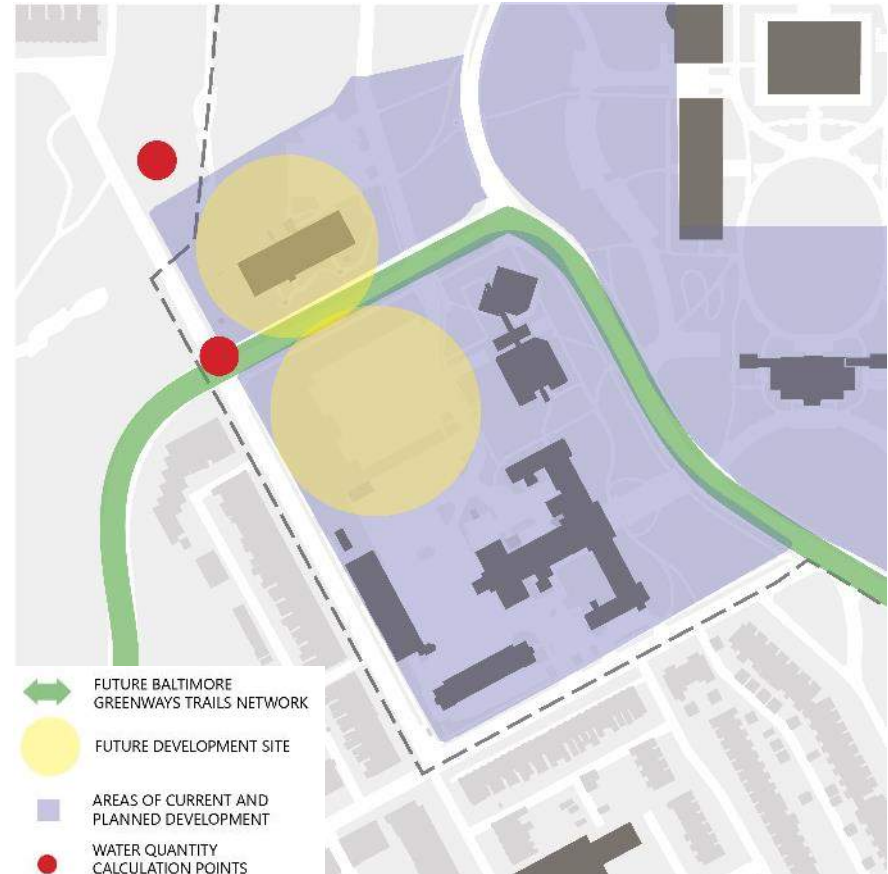
Wyman Park Precinct

Stormwater Management

- Retain catchment subdivisions determined by plan submitted in 2012
- Plan to minimize potential for overcharge of Baltimore stormwater infrastructure
- Utilize realistically maintainable solutions
- Responsive to realities of climate change; accommodates year 2100 precipitation volumes
- Plan will compensate for replacement of existing rain gardens along Wyman Park Drive to provide new City of Baltimore Greenway.
- JHU intends to voluntarily submit updated master plan to DPW



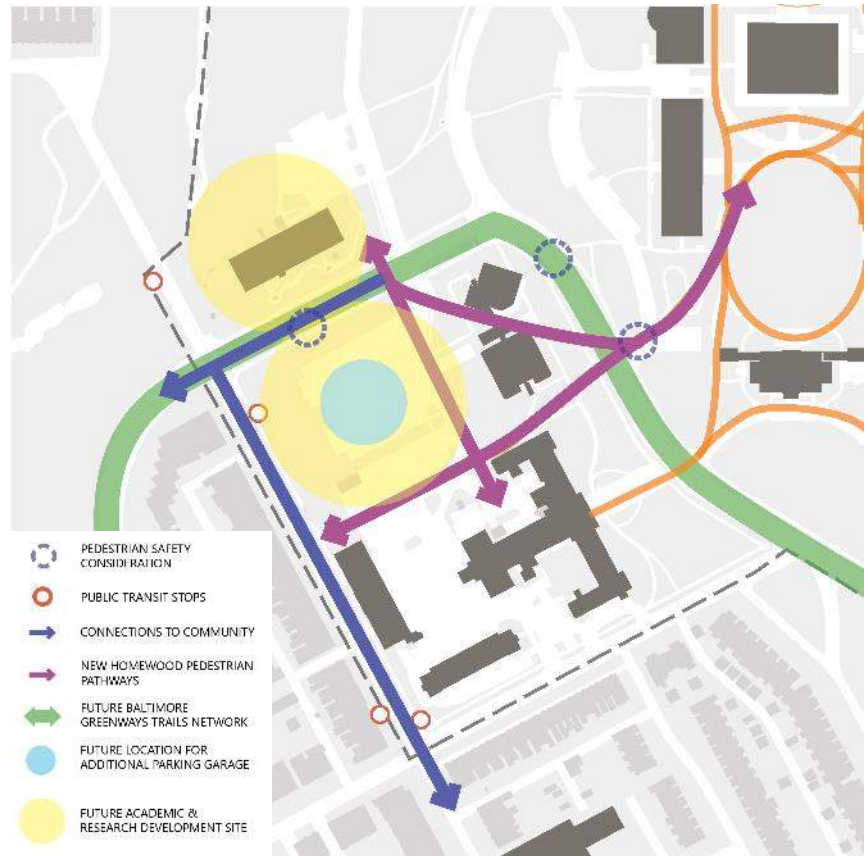
Existing rain gardens along Wyman Park Drive



Wyman Park Precinct

Connectivity

- Avoid ramps by limiting walkway slopes to less than five percent
- Provide ADA compliant main entries to all buildings
- Design with safety in mind at all instances where pedestrian circulation crosses vehicular and multimodal traffic to, from, and on the Homewood Campus
- Consolidate building servicing to reduce the number of intersections
- Consolidate parking into one new underground facility that supports new space
- Provide ADA compliant access points from city streets at appropriate locations
- Design to accommodate and adhere to Smart Streets and Baltimore Greenway Initiative



Wyman Park Precinct

Landscape

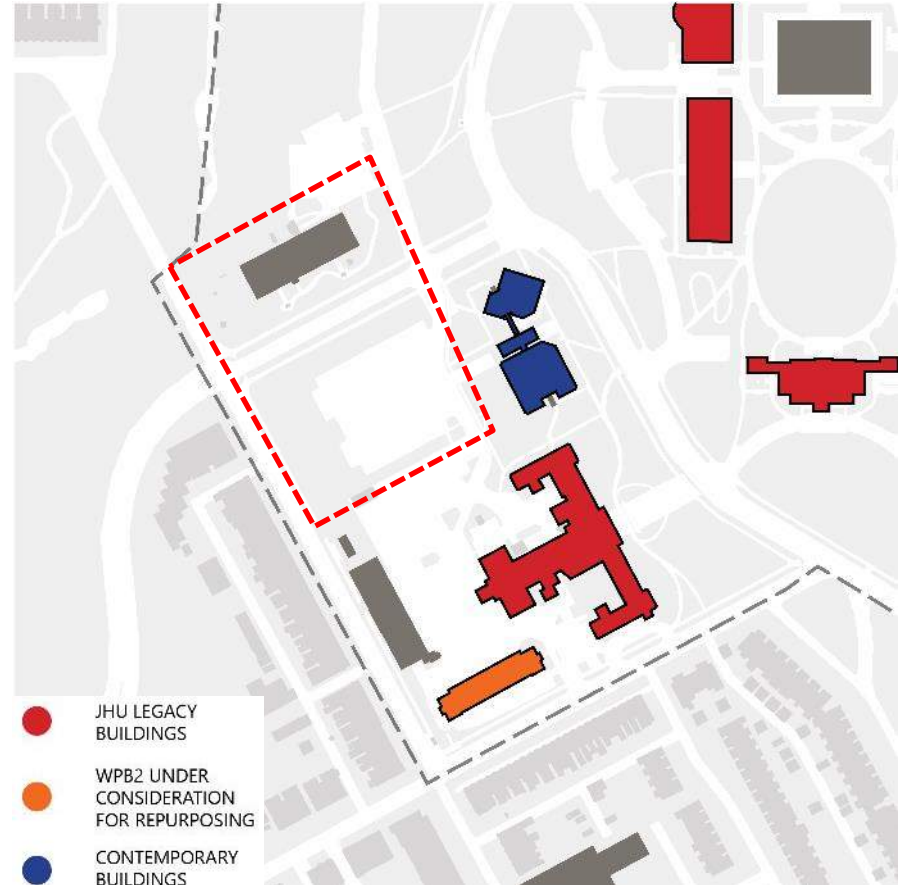
- Provide a rich landscape experience
- Strengthen connection of natural habitat from Homewood forest conservation easement to the Dell
- Extend signature Homewood greenspace placemaking to the Wyman Park Precinct
- Provide meaningful outdoor space and pedestrian circulation throughout the new development
- Create an inviting and accessible thoroughfare connecting Remington Ave to the broader Homewood Campus
- Refresh landscape and streetscape along 31st St and Remington Ave towards the center of Remington neighborhood activity



Wyman Park Precinct

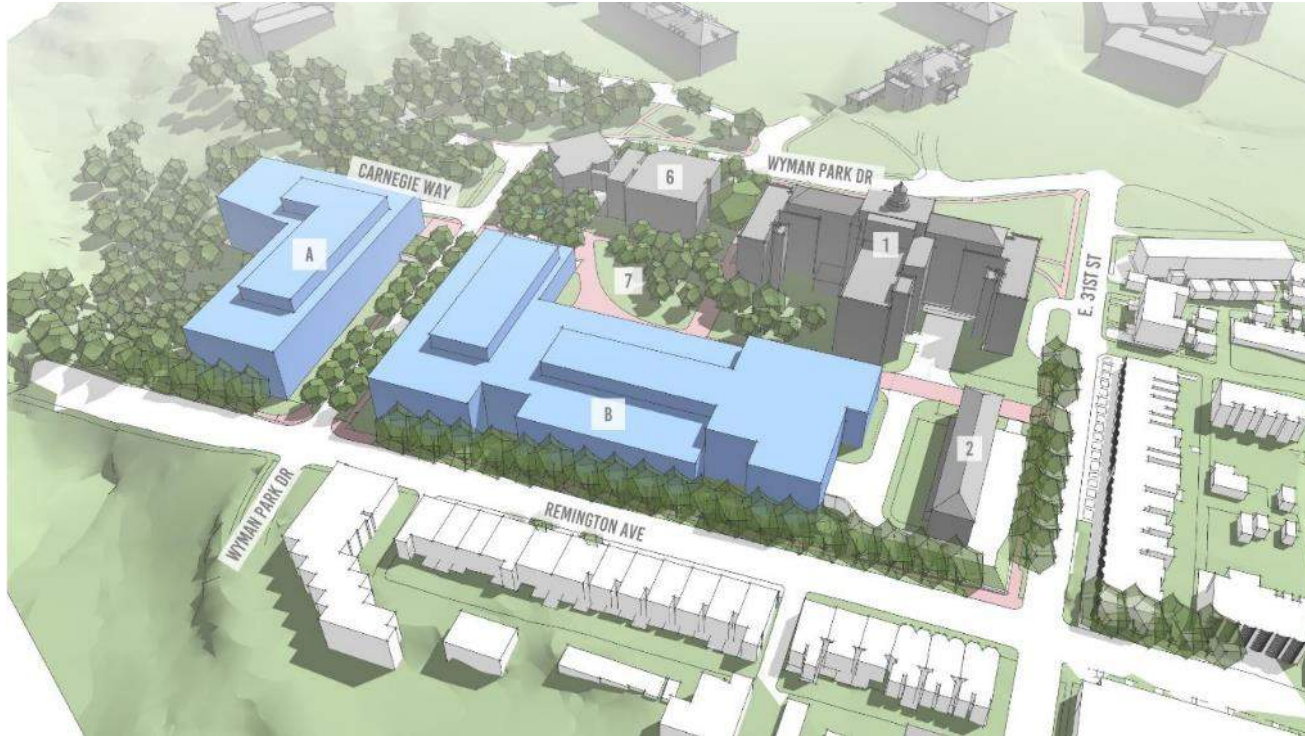
Architecture

- Respect legacy character; compliment and build upon the recent investment in Wyman Park Building One, a historically significant property well regarded by the Remington neighborhood
- Study and determine the future of the Wyman Park Building Two at the corner of Remington Avenue and 31 Street (area of site not included in DSTI development)
- Respect and celebrate the SNF Agora Institute as a prominent architectural icon
- Design new buildings for size and efficiency commensurate with JHU's peers and at the same time be respectful of Remington Ave rowhome scale



DSTI Study 1 – As of Right (Requires No Approvals)

Program requirement is approximately 500,000 GSF



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

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



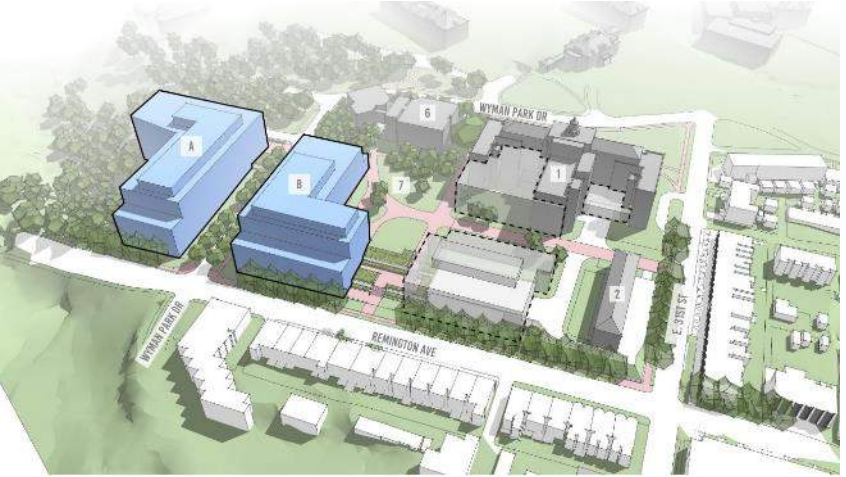
Comparison of DSTI As-of-Right and DSTI with Taller Buildings

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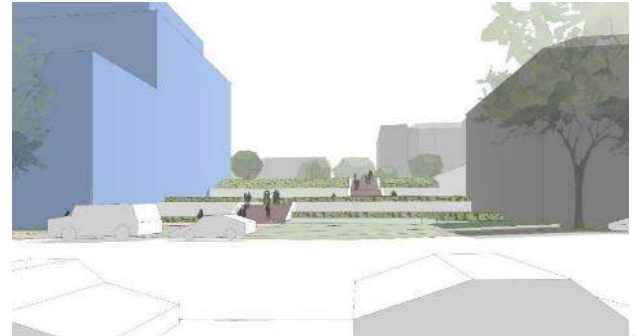
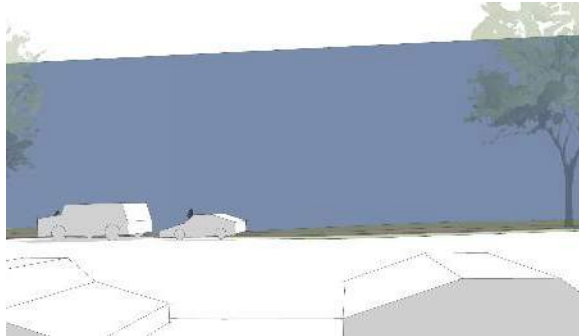
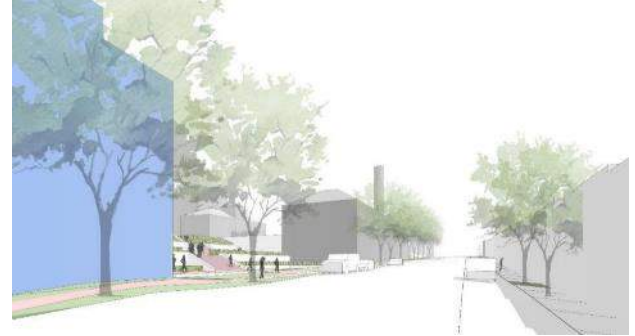
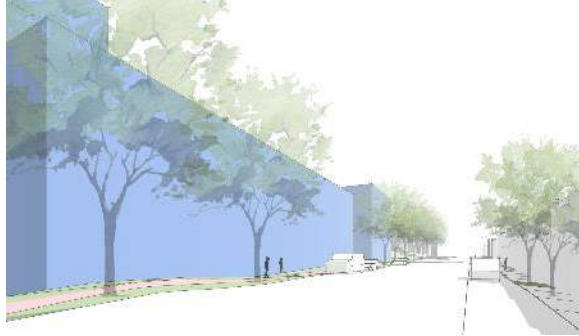
DSTI Study 2 – Taller Buildings



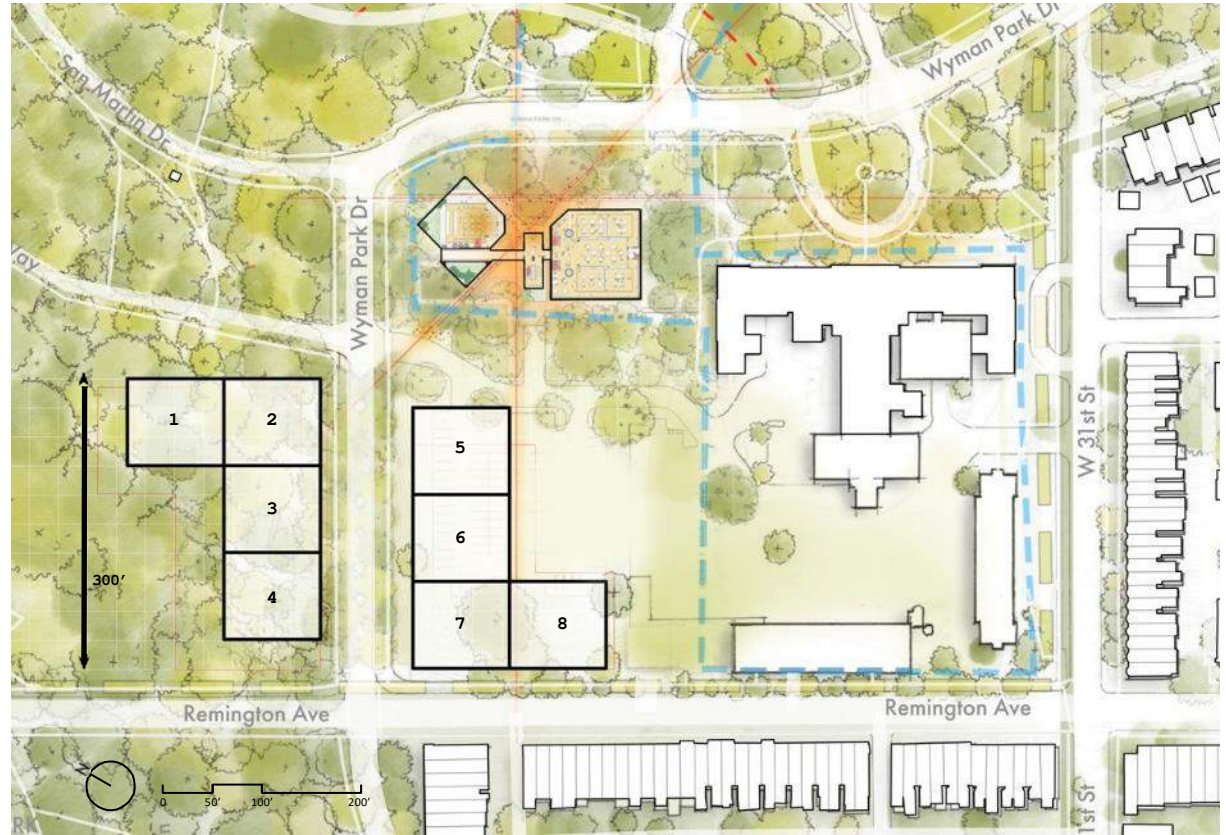
Future Wyman Park Precinct Opportunities within 65' Height Limitation



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



From Initial Massing Studies to Design



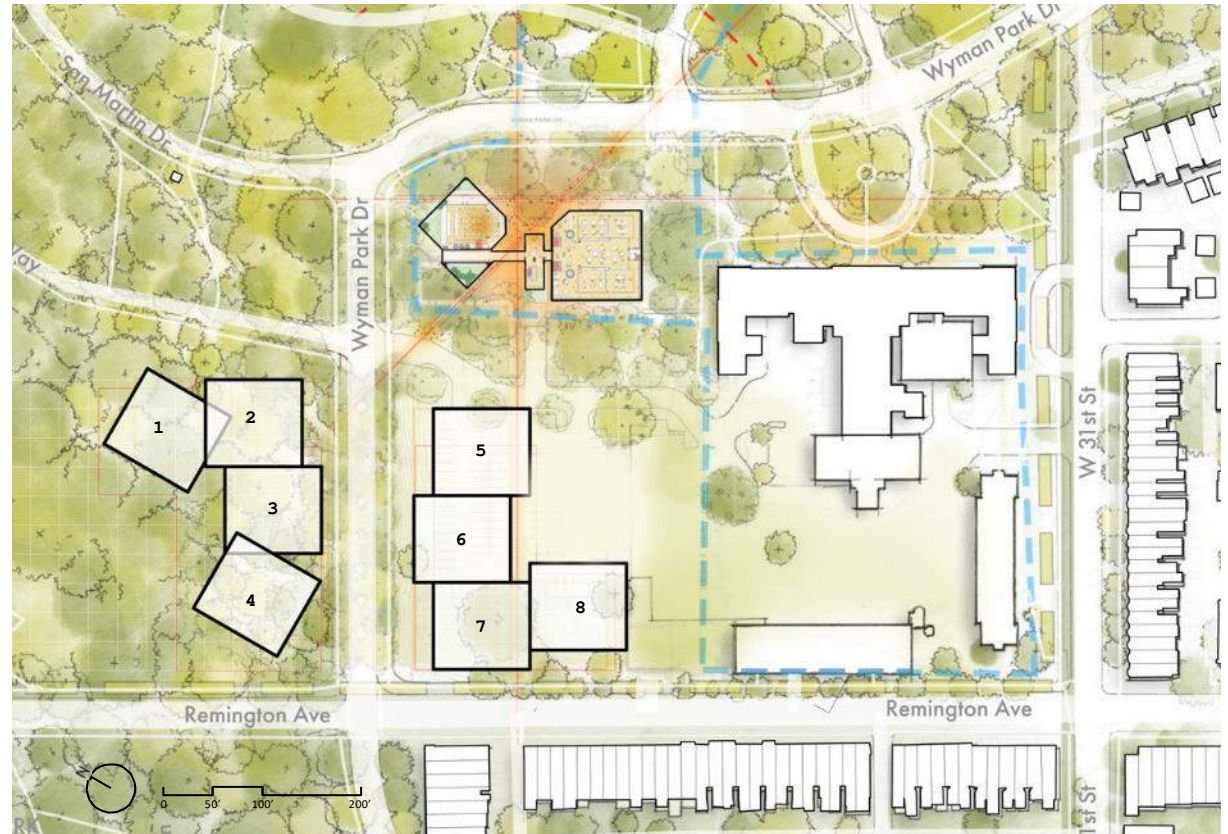
FLEXIBILITY & MODULARITY OF NEIGHBORHOOD LABS.

From Initial Massing Studies to Design



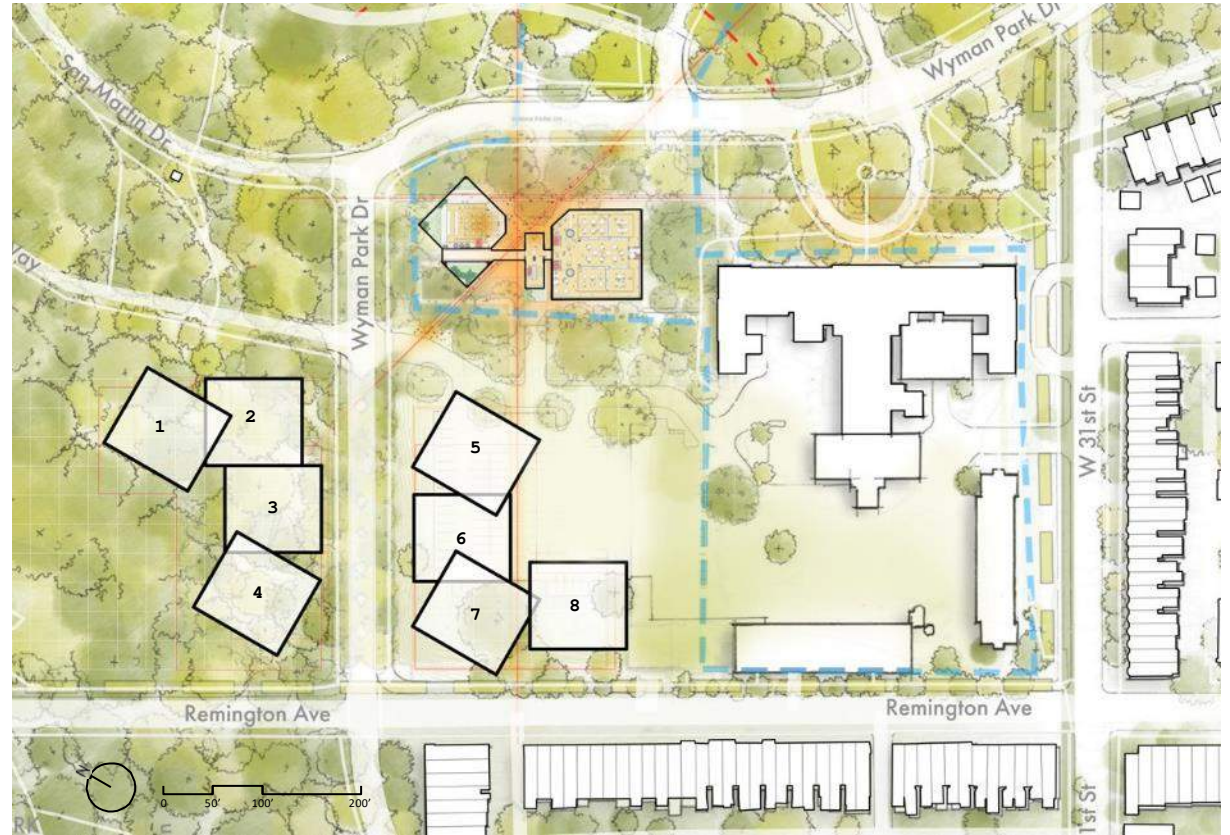
FRAGMENTED EXPRESSING LAB. MODULES

From Initial Massing Studies to Design



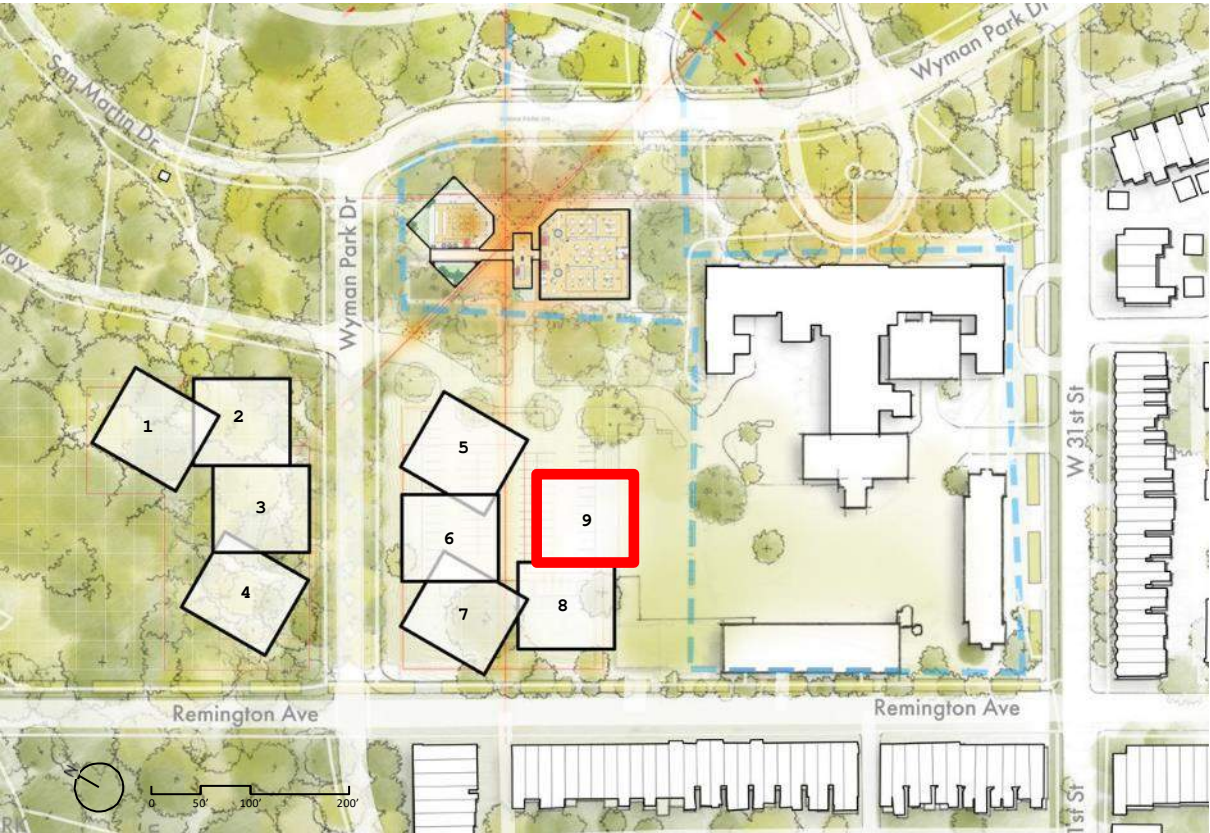
FRAGMENTED WITH VARIED GEOMETRIES

From Initial Massing Studies to Design



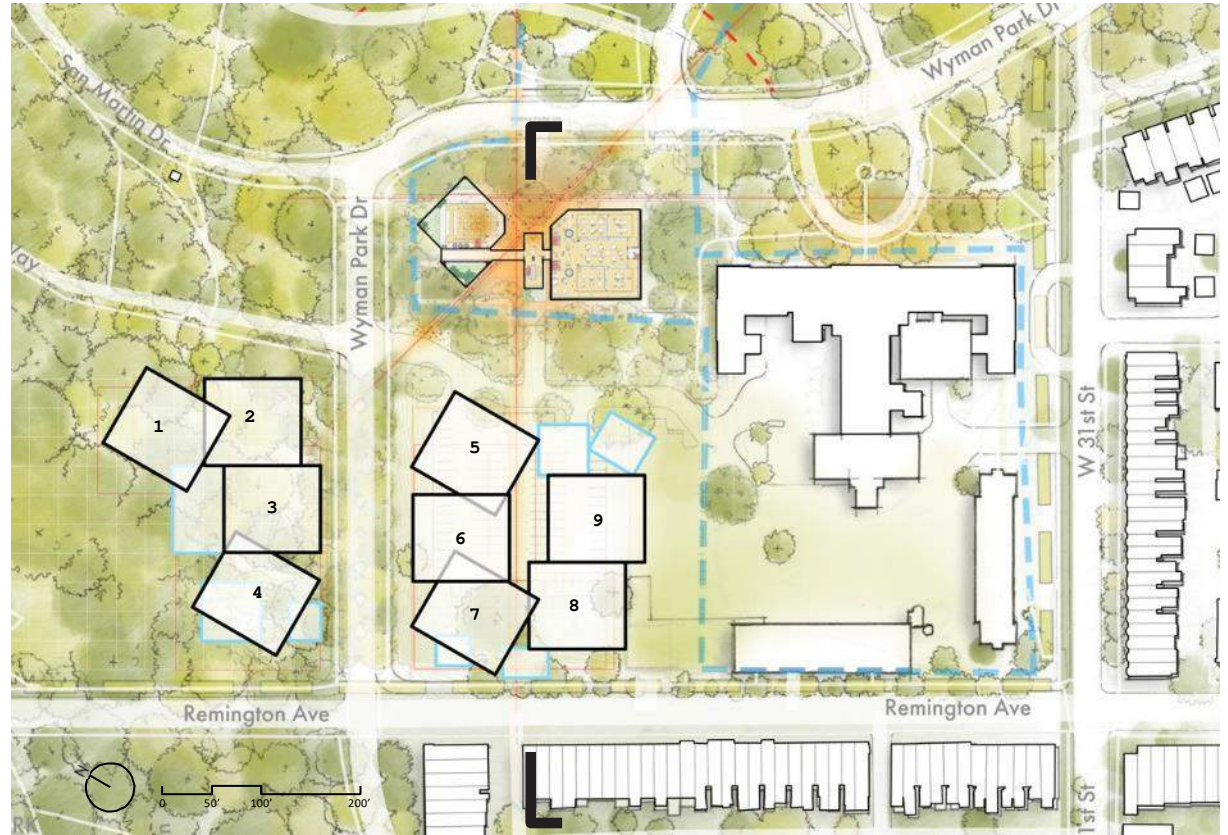
FRAGMENTED WITH VARIED GEOMETRIES

From Initial Massing Studies to Design



ATRIUM

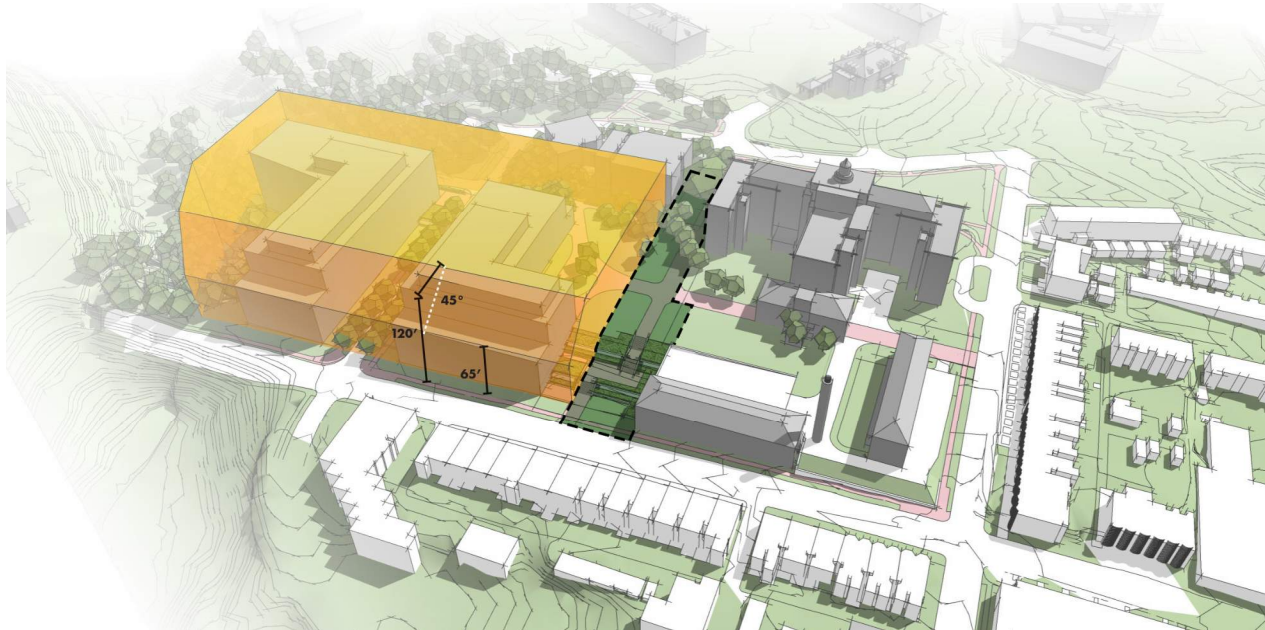
From Initial Massing Studies to Design



SCALE RELATION

Wyman Park Precinct of the Homewood Campus

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

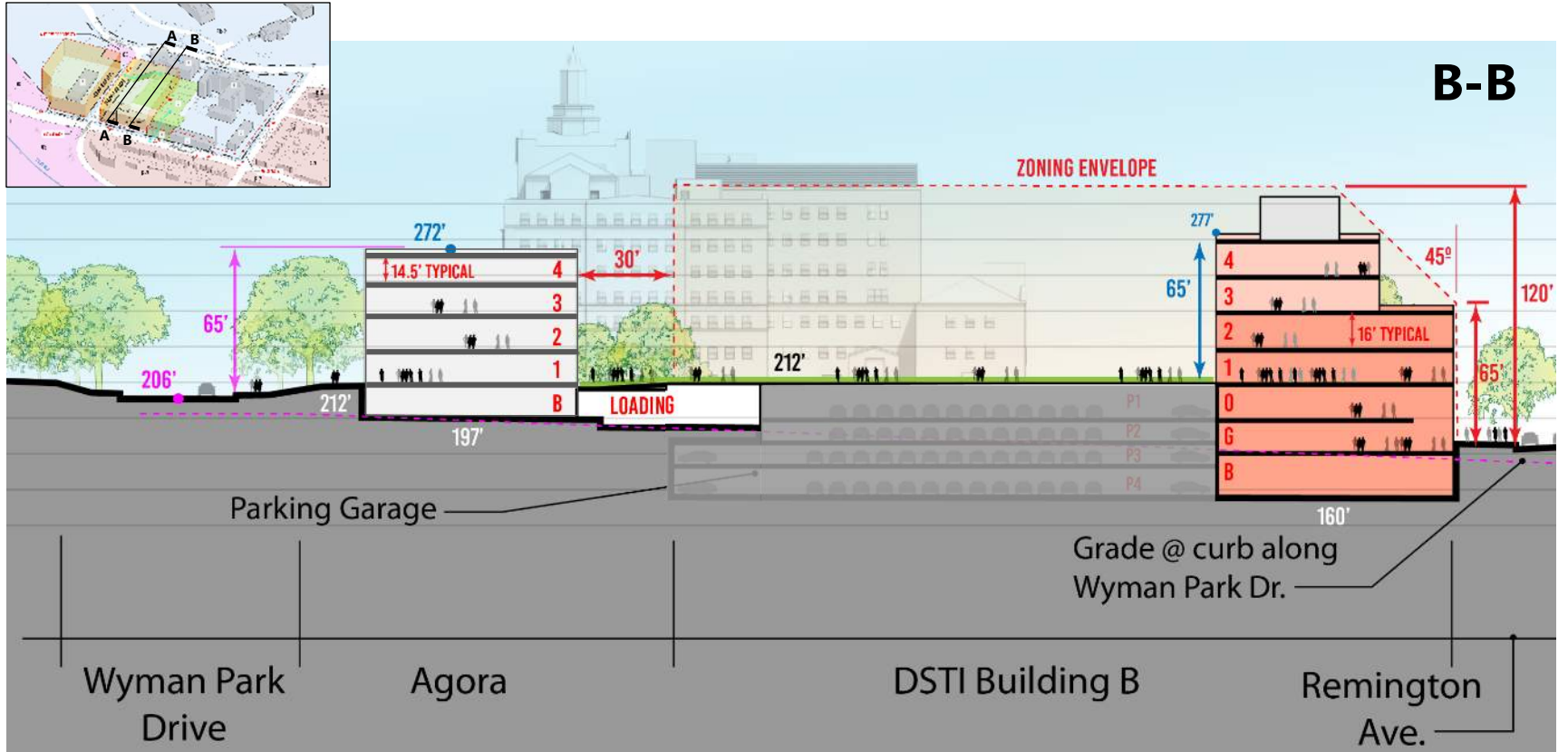


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- 7 Landscaped Quadrangle & Underground Parking Structure
- A DSTI Building A
- B DSTI Building B
- Existing JHU Building
- Proposed Zoning Variance Envelope
- Dedicated Greenspace

Wyman Park Precinct of the Homewood Campus

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



Supplemental Information

Wyman Park Precinct of the Homewood Campus

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

