



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman



Thomas J. Stosur
Director

STAFF REPORT

May 10, 2012

REQUEST: Multiple Structures on a Single Lot/3200 North Charles Street – Johns Hopkins University - Malone Hall

RECOMMENDATION: Approval

STAFF: Anthony Cataldo

PETITIONER: The Johns Hopkins University (JHU)

OWNER: Same

SITE/GENERAL AREA

Site Conditions: This .96 acre site is part of the 106 acre Homewood campus of the Johns Hopkins University. It is located on Decker Quad which is on the southern portion of the campus, off Wyman Park Drive. It will complete the south east portion of the quad between Mason Hall and Hackerman Hall. There is currently a grass lawn area located at this site.

General Area: This is within the southern portion of the Hopkins Homewood campus. The campus is generally located along the western side of North Charles Street between Art Museum Drive and West University Parkway. To the north, across West University Parkway are mid and high rise housing and hotel uses and the Tuscan-Canterbury residential community. To the east is the Charles Village community.

HISTORY

- On January 20, 2000, the Planning Commission approved the construction of Clark Hall.
- On March 15, 2001, the Planning Commission approved the construction of Hodson Hall.
- On March 7, 2002, the Planning Commission approved the construction of a Chemistry building and an adjacent parking deck.
- On November 7, 2002, the Planning Commission approved the construction of the Carnegie Building and Garage on San Martin Drive.
- On June 2, 2005, the Planning Commission approved the South Quadrangle Phase I Development for a Visitor and Admissions Center, Computational Sciences Building and Underground Garage.

- On January 13, 2011, the Planning Commission approved the University Lacrosse building.

CONFORMITY TO PLANS:

There are no formally adopted urban renewal or other plans for this area. The University does have a Campus Master Plan and this project conforms to the general goals of that plan. This proposal also addresses Baltimore City's Comprehensive Master Plan's Learn Section, Goal 2: Capitalize on Untapped Potential of Higher Education Institutions, Objective 1: Attract and Retain College Students and Recent Graduates.

ANALYSIS

Under Title 3, Subtitle 3, of the Zoning Code of Baltimore City, the Planning Commission must approve the construction of more than one principal detached structure on a residential lot. The Johns Hopkins University Homewood Campus is generally one lot located off North Charles Street that is zoned R-9. Therefore any additional structures require this approval.

The placement of Malone Hall is a significant opportunity to further complete the framework of buildings on Decker Quad, enhance the entry sequence from the south campus vehicular entrance, and create opportunities for greater connectivity to the adjacent Baltimore Museum of Art (BMA) and the surrounding community. Malone Hall will contain 39,000 net square feet and will be visible from the south vehicular entrance and is designed to complement Mason Hall which is the centerpiece of that arrival sequence.

The two primary access points to the building are from the covered pedestrian colonnade on the east side of Mason Hall and from the colonnade on the southern face of Hackerman Hall. Both entrances are handicapped accessible and are serviced by accessible routes to handicapped parking in the underground Decker Garage adjacent to

the site. Chilled water, high-pressure steam, and pumped condensate for Malone Hall will

extend from the campus utility piping infrastructure installed as part of the original Decker Quad project and electrical service is provided by the existing ductbank which runs along the eastern side of the building.

The applicant has submitted for consideration by the Planning Commission the following: site plan including landscaping and building elevations. These drawings constitute the formal submission. During the review of this project the following issues were addressed:

- Site Plan: The site plan for this academic and research building involves minor vehicular circulation adjustments and as such was approved by the Site Plan Review Committee.

- Design: Malone Hall was designed to minimize the amount of constructed walls to promote transparency and flexibility to allow space to be assigned by need as needs change over time. The building will have punched windows to the north, south, and west of the main masonry brick with a curtain wall on the eastern block. The masonry to the west relates directly to the formality of Decker Quad while the glass curtain wall relates to the informal garden exposure on the east side of the site provided by the microbioretention. The building will be designed and built targeting LEED Silver Certification. Sustainable features microbioretention, natural ventilation, a green roof and energy efficient lighting as well as other items. Staff architects have reviewed this proposal and recommend approval.
- Forest Conservation: Johns Hopkins University has an approved Forest Conservation Master Plan that provides sufficient easements to sustain its development master plan. For this specific site, 3 existing trees will be removed and replaced with 11 new trees and a variety of shrubs and plants around the building and within the microbioretention facility.

Greater Homewood Community Corporation, Tuscany Canterbury Neighborhood Association, Remington Neighborhood Alliance, Charles Village Civic Association, Charles Village Community Benefits District, Charles Village PUD, Charles Village Business Association, Guilford Association, Friends of Wyman Park Dell, Wyman Park Community Association, and Greater Remington Improvement Association have been notified of this meeting.

**Thomas J. Stosur,
Director**