GSSC Advisory Committee

Johns Hopkins University
Belward Research Campus
Concept Plan and Preliminary Plan Presentation

March 15, 2011
LSC Context: Johns Hopkins Montgomery County and Belward Campuses
Montgomery County Entitlement Process: 3 Stages

- Stage 1: Master Plan
- Stage 2: Concept Plan & Preliminary Plan
- Stage 3: Site Plan
JOHNS HOPKINS UNIVERSITY BELWARD CAMPUS
PLAN PROCESS AND COMMUNITY PARTICIPATION
JANUARY 11, 2011

EXISTING APPROVED PRELIMINARY PLAN (PLAN # 119961100). ORIGINALLY APPROVED IN 1997.
EXTENSION OF THE VALIDITY PERIOD FOR THE ADEQUATE PUBLIC FACILITIES APPROVED IN SEPTEMBER, 2018.

GSSC (GREAT SENECA SCIENCE CORRIDOR) MASTER PLAN.
APPROVED ON: 06/04/2010

CONCEPT PLAN AND PRELIMINARY PLAN AMENDMENT TO IMPLEMENT GSSC MASTER PLAN

CONCEPT PLAN:
PLAN THAT SHOWS HOW TO ACHIEVE THE LONG TERM VISION OF THE MASTER PLAN.

PRELIMINARY PLAN AMENDMENT:
PLAN THAT SHOWS STREETS, STORM WATER MANAGEMENT, BUILDING PLACEMENT, AND ROAD NETWORK.

SITE PLAN:
PLAN THAT SHOWS DETAILS FOR INDIVIDUAL BUILDINGS.

PUBLIC MAILING AND POSTING
PRE-SUBMISSION PUBLIC MEETING
01/11/2011
PUBLIC MAILING AND POSTING
ANTICIPATED SUBMITTAL DATE: END OF JANUARY
PLANNING BOARD HEARING
SITE PLAN
PUBLIC MAILING AND POSTING
PRE-SUBMISSION PUBLIC MEETING
PUBLIC MAILING AND POSTING
PLANNING BOARD HEARING
SITE LAYOUT AND BUILDING HEIGHTS FROM MASTER PLAN

“Heights should transition from the highest (150 feet maximum) in the blocks immediately surrounding the CCT station to lowest at the edges of the property (50 feet maximum) and immediately adjacent to the historic area (60 feet maximum).”

–Page 15, Montgomery County Resolution Number 16-1325
EXISTING SITE CONDITIONS

Existing Zoning: LSC (Life Sciences Center)
Site Acreage: 108.76 Acres
4,737,777 sf
Tax Map Designation: Map No. F531, Parcel P500

PROPOSED SITE DEVELOPMENT

Zoning: LSC (Life Sciences Center)
Site Acreage: 108.76 Acres
4,737,777 sf
Proposed F.A.R.: 1.0
Proposed Building Height: 50' - 150'
Proposed Building Area: 4,737,777 sf

CURRENT PRELIMINARY PLAN APPROVAL

Permitted F.A.R.: 0.3
Approved Building Area: 1,410,000 sf
Maximum Building Height: 4 Stories
EXISTING APPROVED 1997 PRELIMINARY PLAN

TOTAL SITE AREA: 108.76 ACRES

TOTAL PARKING & ROAD AREA: 1,718,000± S.F.

TOTAL BUILDING FOOTPRINT AREA: 514,884± S.F.

TOTAL IMPERVIOUS AREA: 2,232,884± S.F. 47.13% OF TOTAL AREA
* Massing diagram illustrates potential building configuration for full build condition (1.0 FAR, 4.7 MSF)
** This diagram is for illustrative purposes only. Actual parcel and building configurations, locations, sizes, heights, parking and roads will be determined at site plan for each phase covered by that site plan.
***Final building placement and configuration will comply with building setback requirements in the Great Seneca Science Corridor Master Plan.
This diagram is for illustrative purposes only. Actual parcel and building configurations, locations, sizes, heights, parking and roads will be determined at site plan for each phase covered by that site plan.

**Views of the farm buildings from Darnestown Road and residential neighborhoods to the south and west, as well as other vantage points within the site, should be preserved to the extent practicable, consistent with other Master Plan objectives.** (P 16, Montgomery County Council Resolution #16-1320)
TOTAL SITE AREA: 108.76 ACRES

TOTAL PARKING & ROAD AREA: 615,000± S.F.

TOTAL BUILDING FOOTPRINT AREA: 1,180,000± S.F.

TOTAL IMPERVIOUS AREA: 1,795,000± S.F.
37.89% OF TOTAL AREA
Summary

• **Master Plan:** Provides Framework for Roads and Infrastructure, Mass Transit, Mixed Uses, and Building Heights

• **Concept Plan:** The Belward Concept Plan provides further details, at the conceptual design level, on roads, building heights, building massing, and urban design places on the Campus

• **Preliminary Plan:** The Belward Preliminary Plan provides even more detail, at the civil engineering level on roads and SWM plans for the Hopkins Belward Campus.