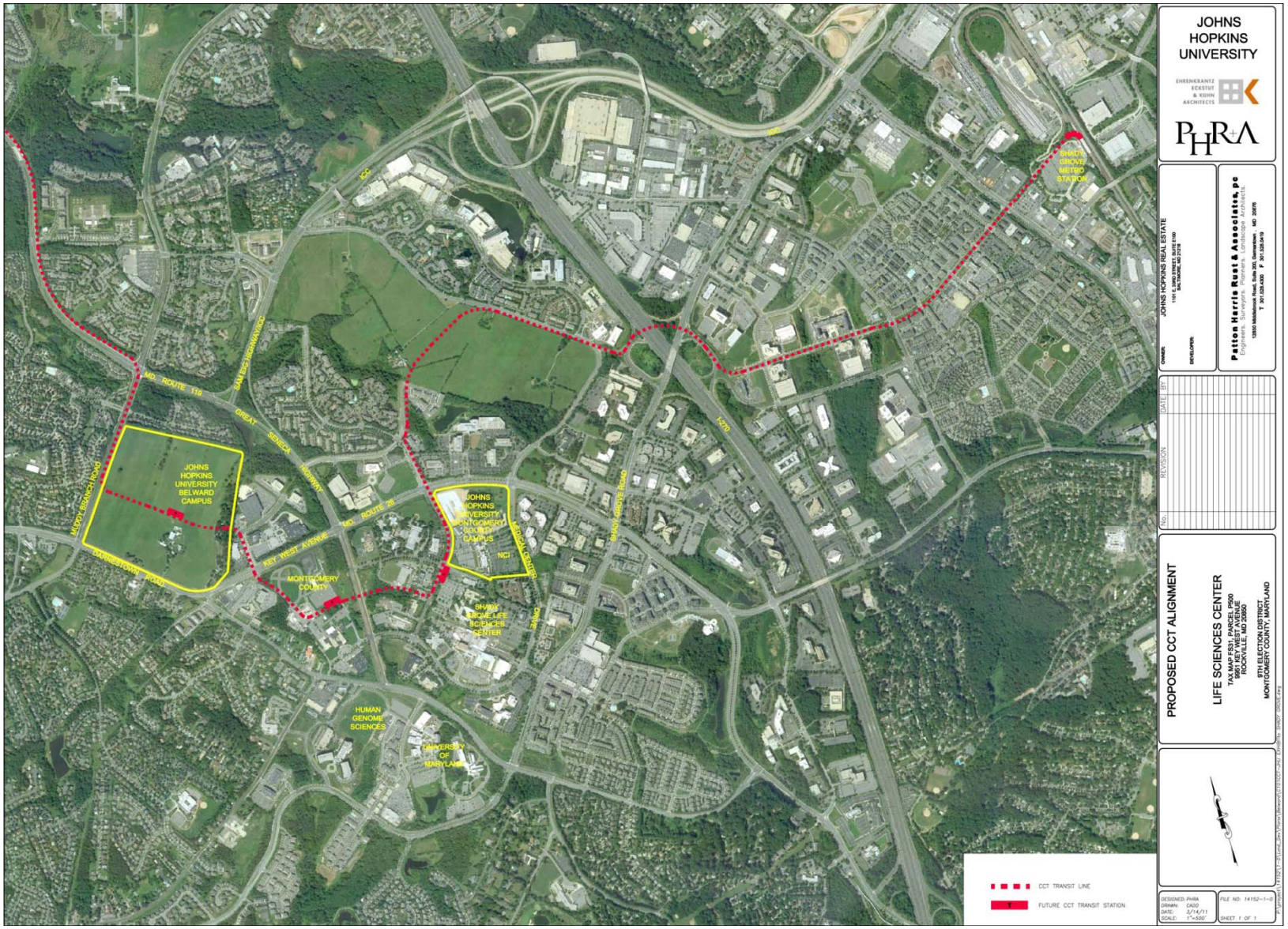
GSSC Advisory Committee

Johns Hopkins University
Montgomery County 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 MONTGOMERY COUNTY CAMPUS

PLAN PROCESS AND COMMUNITY PARTICIPATION

DECEMBER 13, 2010

EXISTING APPROVED PRELIMINARY PLAN (PLAN # 11986115A). 894,636 S.F. WAS APPROVED ON 10/18/2007

APPROVED CONSTRUCTION ON THE CAMPUS

GSSC (GREAT SENECA SCIENCE CORRIDOR) MASTER PLAN.
APPROVED ON 05/04/2010

CONCEPT PLAN AND PRELIMINARY PLAN AMENDMENT TO IMPLEMENT GSSC MASTER PLAN

- PUBLIC MAILING AND POSTING
- PRE-SUBMISSION PUBLIC MEETING 12/13/2010
- ANTICIPATED SUBMITTAL DATE: MID JANUARY
- PUBLIC MAILING AND POSTING
- PLANNING BOARD HEARING

SITE PLAN

- PUBLIC MAILING AND POSTING
- PRE-SUBMISSION PUBLIC MEETING
- PUBLIC MAILING AND POSTING
- PLANNING BOARD HEARING

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 TRAFFIC IMPACTS.

SITE PLAN:
PLAN THAT SHOWS DETAILS FOR INDIVIDUAL BUILDINGS.

PHRA Patton Harris Rust & Associates

June 2010
approved and adopted

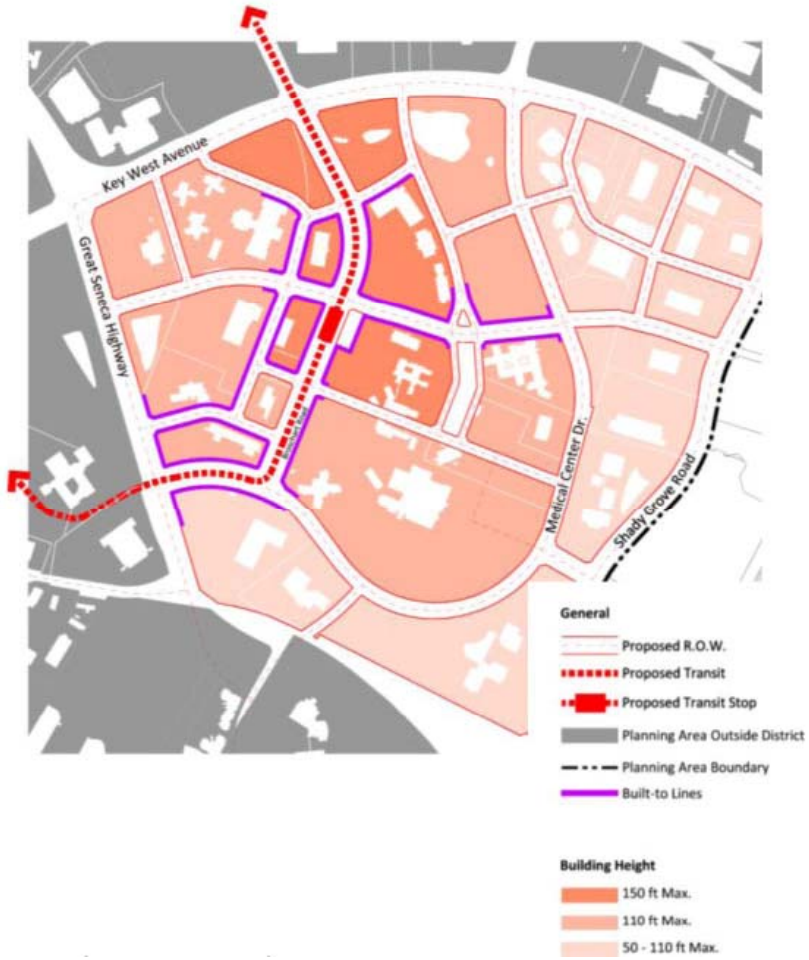
great seneca science corridor master plan

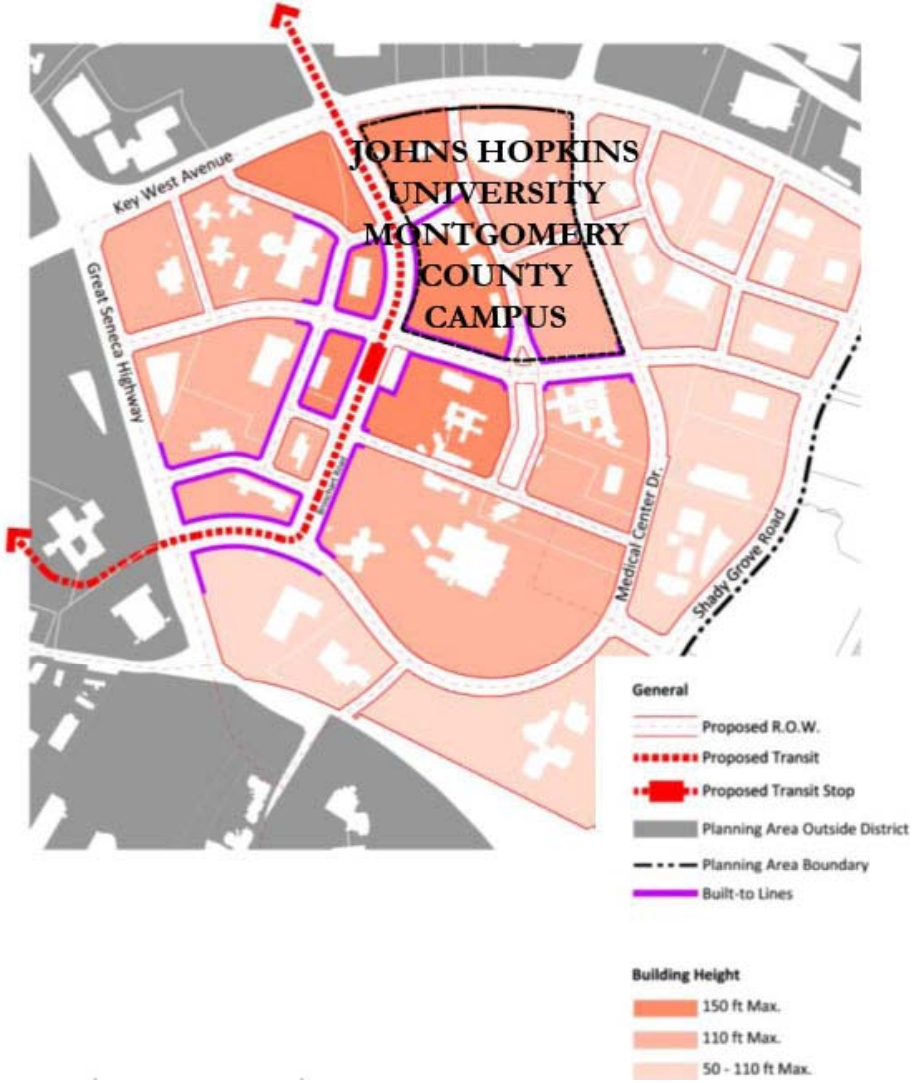
The Life Sciences Center

Montgomery County Planning Department
The Maryland-National Capital Park and Planning Commission

MontgomeryPlanning.org

SITE LAYOUT AND BUILDING HEIGHTS FROM MASTER PLAN




JOHNS HOPKINS
UNIVERSITY
MONTGOMERY
COUNTY
CAMPUS
Key West Avenue
Great Seneca Highway
Medical Center Dr.
Shady Grove Road
General
Proposed R.O.W.
Proposed Transit
Proposed Transit Stop
Planning Area Outside District
Planning Area Boundary
Built-to Lines
Building Height
150 ft Max.
110 ft Max.
50 - 110 ft Max.

Montgomery County Campus Concept Plan

Great Seneca Science Corridor

January 14, 2010

Johns Hopkins University

Ehrenkrantz Eckstut & Kuhn Architects
Patton Harris Rust & Associates

EXISTING SITE CONDITIONS

Existing Zoning	LSC (Life Sciences Center)
Site Acreage	41.08 Acres
	1,789,445 sf
Existing Building Area	742,936 sf
Tax Map Designation	Parcel M

PROPOSED SITE DEVELOPMENT

Zoning	LSC (Life Sciences Center)
Site Acreage	41.08 Acres
	1,789,445 sf
Proposed F.A.R.	1.5
Proposed Building Height	110' - 150'
Proposed Building Area	2,684,167 sf

CURRENT PRELIMINARY PLAN APPROVAL

Permitted F.A.R.	0.5
Approved Building Area	894,636 sf
Maximum Building Height:	7 Stories

Master Plan Site Data

Zone	LSC (Life Sciences Center)
Use	academic, scientific, medical, educational, or technological research & development; and general office (excluding medical office)
Site Acreage	41.08 Ac / 1,789,440 sf — Gross Site Area: 41.08 acres
Approved Building Area	884,836 sf — Less Previous Dedication: 5.51 acres
F.A.R. Allowed/Approved	0.50 — Net Site Area: 35.57 acres
Proposed Building Area	884,836 sf (based on gross site area)
F.A.R. Proposed	0.50
Building Height Permitted	100
Building Height Proposed	100
Green Area Required	25% = 387,358 sf
Green Area Proposed (minimum provid)	37% = 661,391 sf
Parking Spaces Required	3,414 spaces
Education:	1 space per student and 1 space per employee
Office:	2.5 spaces per 1000 gsf
Tenant Parking Requirement:	2500 spaces
Parking Spaces Proposed (includes Handicap and Car Pool Spaces)	3,414 spaces

Parking Program*

	# of Spaces	# of Levels
Interim Lot A	477	N/A
Lot B	268	N/A
Lot C	153	N/A
Deck C	2500	6
Street Parking	6	N/A
Total	3414	

Building Program*

	Building Height	Approximate Square Feet Per Building
I	3 Stories	50,000
II	3 Stories	44,000
III	3 Stories	133,165
IV Alternate A/B	6 Stories	134,233
V and VI	7 Stories	512,270
VII (Accessory Retail)	1 Stories	11,060
Total		884,836 gsf per plan

*Note: The distribution of square footage, parking and building/deck heights are subject to change. Height is calculated by maximum off elevation.

Notes:

1. Parking garages may be lined with retail along street frontages.
2. The planting area on the corner of Medical Center Drive and Key West Avenue is to remain open to allow views into campus.
3. Regional bike trail to be Classification 2 as it runs through the campus and then connects to the corner of Broschart Road and Key West Avenue.
4. Landscape in transcontinental gas line easement shall conform to the guidelines set forth by the transcontinental right-of-way.
5. All service areas to be screened from road with appropriate planting and landscape berms.

Legend

- CLASS 3 BIKE TRAIL: Not separate from road; no striping marked with signs
- CLASS 1 BIKE TRAIL: Separate 8' bicycle path

JOHNS HOPKINS UNIVERSITY

MONTGOMERY COUNTY CAMPUS MASTER PLAN

ROCKVILLE, MARYLAND

PHR

Hartman, Otsuka + Associates, P.C.
Canal House
3233 Grace Street, NW
Washington, DC 20007
202-339-8700
202-339-8800 fax

PHR+A Patton Harris Rust & Associates

MAY 11, 2010

* REVISIONS FOR FINAL SIGNATURE APPROVALS PER DAVID MCDOROUGH & BARBARA SEARS

No.	Description	Date
	Concept Plan Submission	02/01/2010

KEY PLAN

DRAWING TITLE

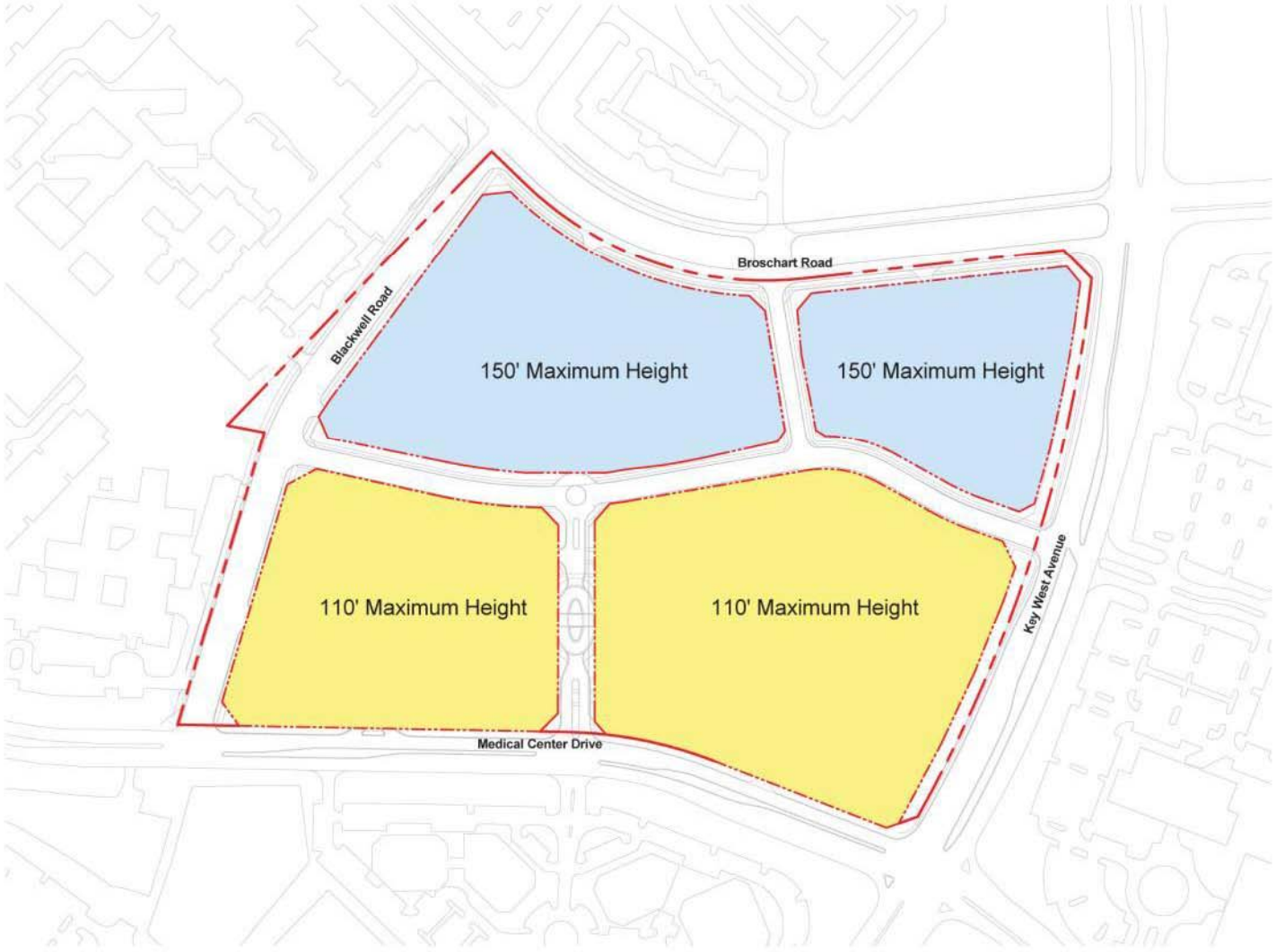
ILLUSTRATIVE SITE PLAN

(NOT FOR CONSTRUCTION)

SHEET NUMBER

MP 1.01

0 30 60 120 180 NORTH



*This diagram is for illustrative purposes only.

* MCC Building Massing illustrates potential building configuration for full build condition (1.5 FAR; 2.68 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.


Place de l'Homme de Fer, Strasbourg, France


Pentagon Row, Arlington, VA

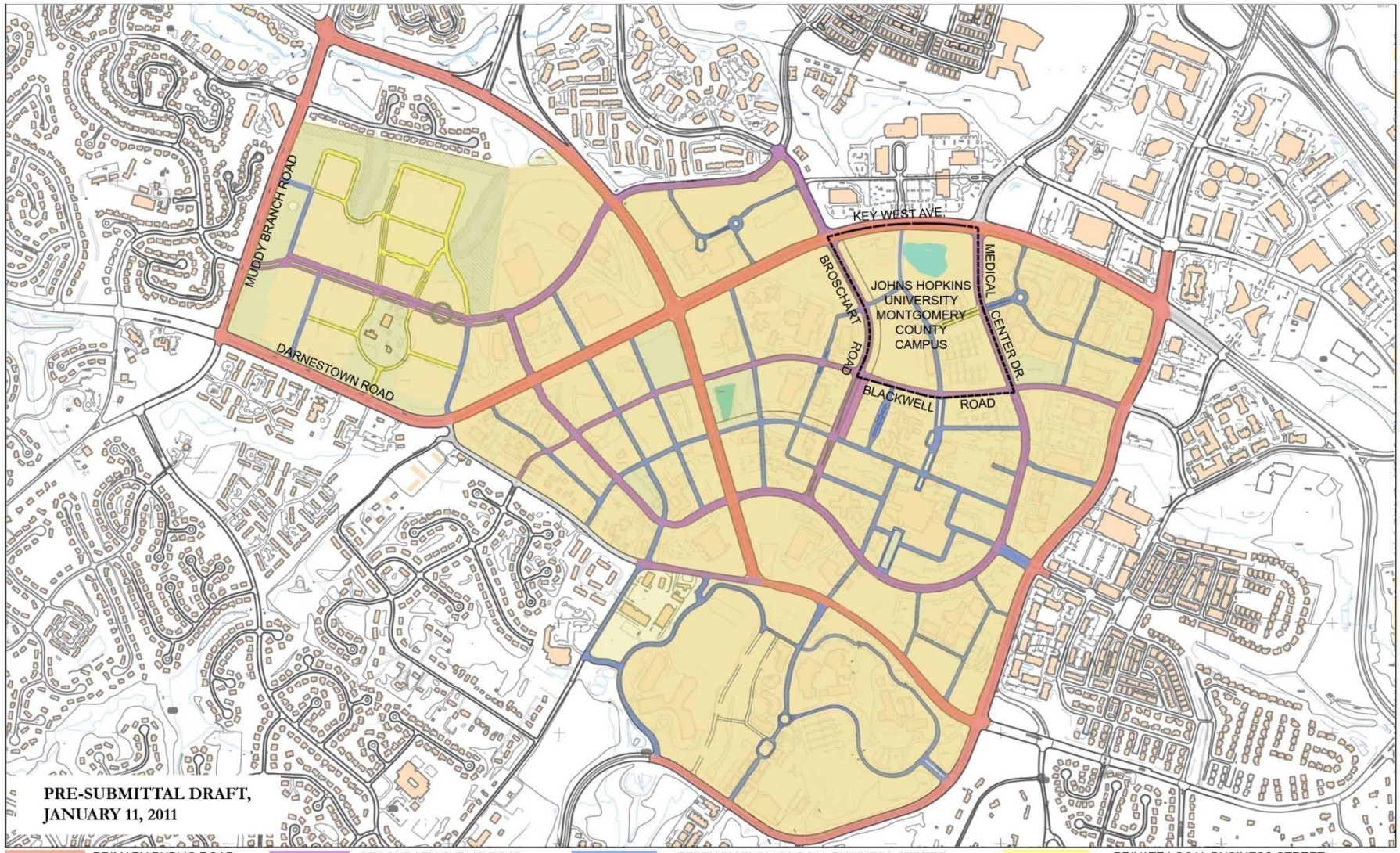

Boston Commons, Boston, Massachusetts

FutureTransit Station

CCT Transit Line

0 100 200 300 400

*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.



PRIMARY PUBLIC ROAD | SECONDARY PUBLIC ROAD | TERTIARY PUBLIC LOCAL BUSINESS STREET | PRIVATE LOCAL BUSINESS STREET

JOHNS HOPKINS UNIVERSITY | EHRENKRANTZ ECKSTUT & KUHN ARCHITECTS

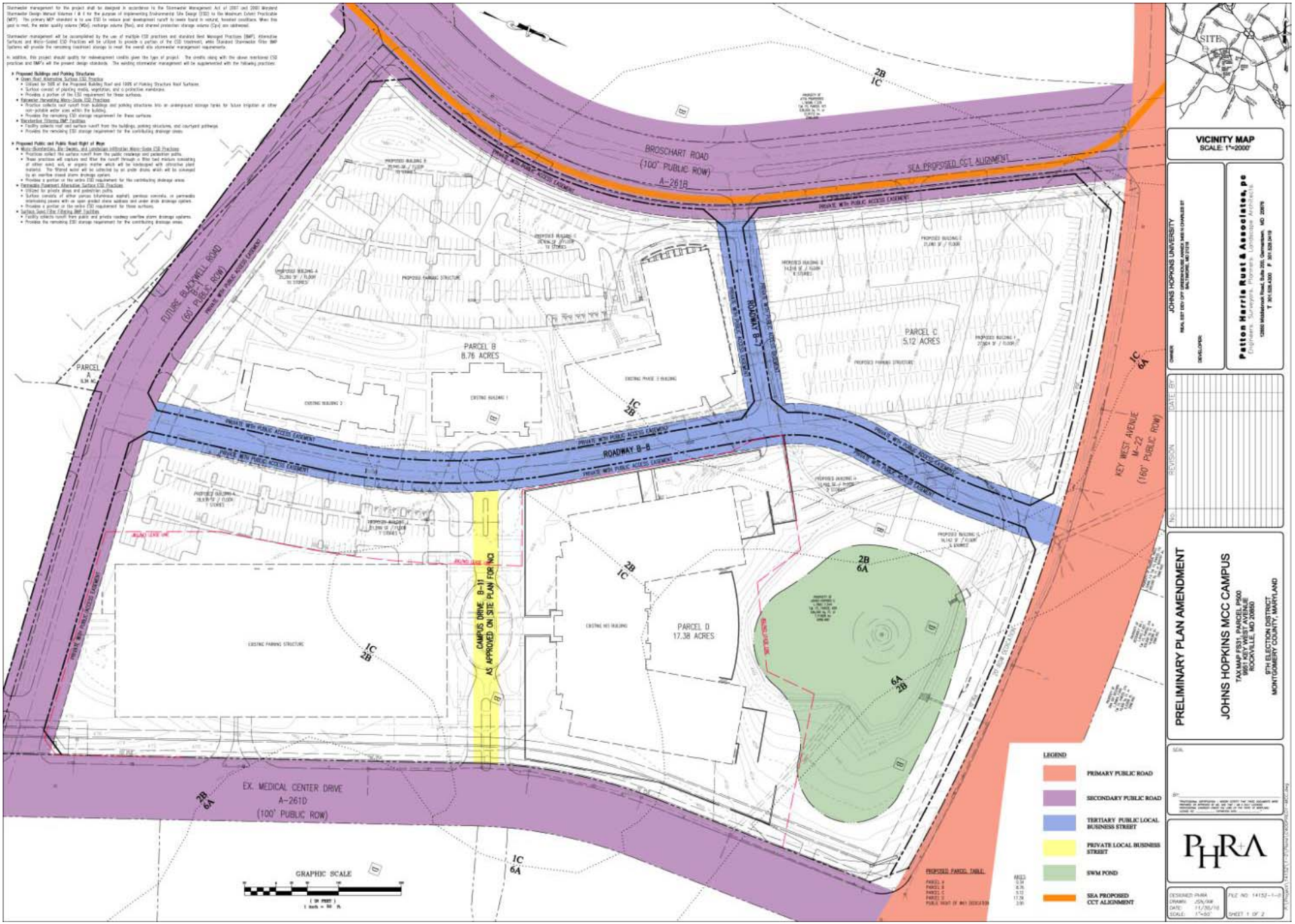
Vision 2030 for the Shady Grove Research University

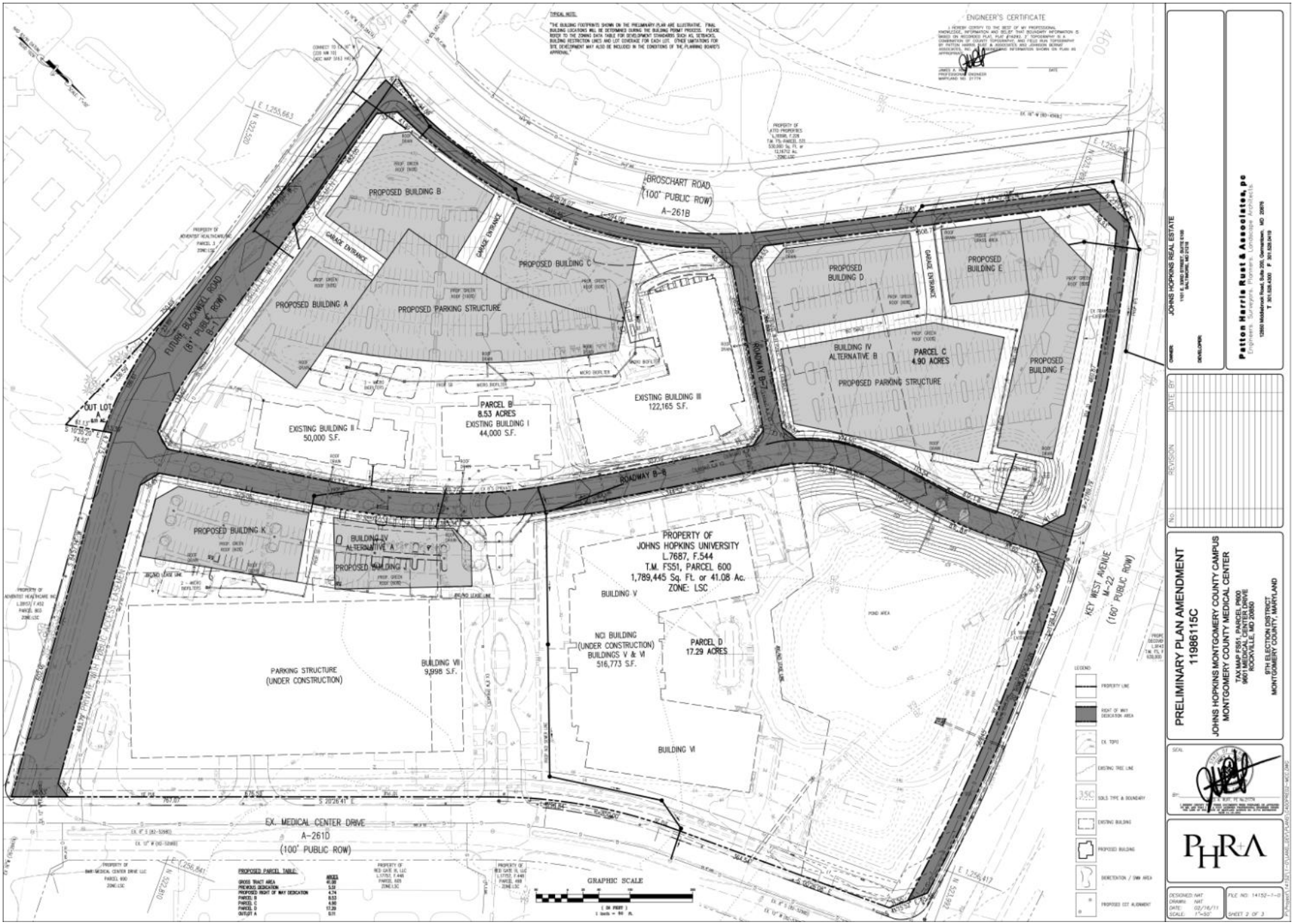
Gaithersburg / Maryland

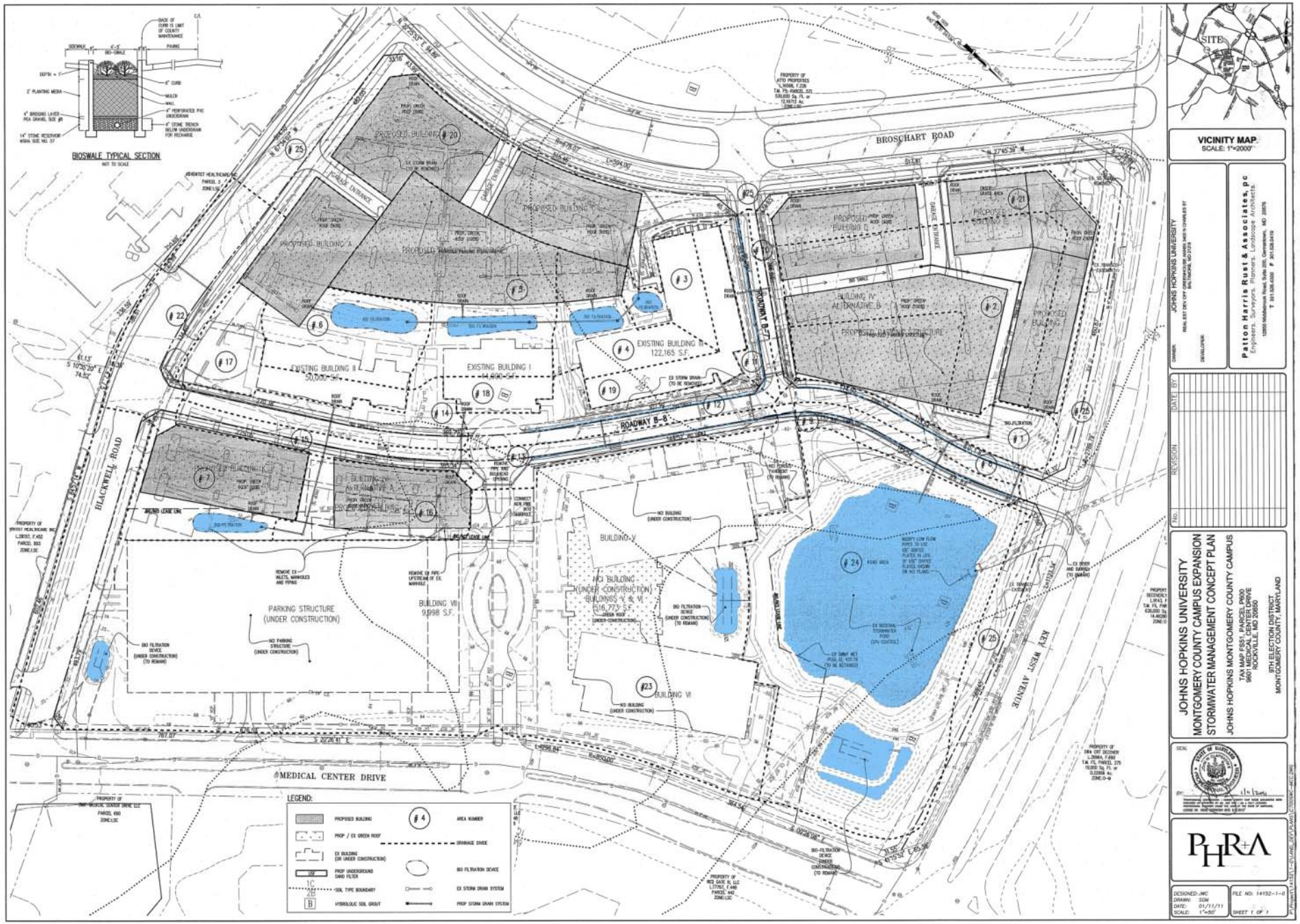
LSC Road Network

DATE: OCTOBER, 2010

PHR+A Patton Harris Rust & Associates
Engineers. Surveyors. Planners. Landscape Architects.
12850 Middlebrook Road, Ste 200
Germantown, Maryland 20874
T 301.528.4300 F 301.528.0419


Stormwater management for the project shall be designed in accordance to the Stormwater Management Act of 2007 and 2000 Maryland Stormwater Design Manual Volumes I & II for the purpose of implementing Environmental Site Design (ESD) to the Maximum Extent Practicable (MEP). The primary MEP standard is to use ESD to reduce post development runoff to levels found in natural, forested conditions. When this goal is met, the water quality volume (WQv), recharge volume (Rev), and channel protection storage volume (Cpv) are addressed.
Stormwater management will be accomplished by the use of multiple ESD practices and standard Best Managed Practices (BMP). Alternative Surfaces and Micro-Scaled ESD Practices will be utilized to provide a portion of the ESD treatment, while Standard Stormwater Filter BMP Systems will provide the remaining treatment storage to meet the overall site stormwater management requirements.
In addition, this project should qualify for redevelopment credits given the type of project. The credits along with the above mentioned ESD practices and BMP's will the present design standards. The existing stormwater management will be supplemented with the following practices:
Proposed Buildings and Parking Structures
Green Roof Alternative Surface ESD Practice
Utilized for 100% of the Proposed Building Roof and 100% of Parking Structure Roof Surfaces.
Surface consist of planting media, vegetation, and a protective membrane.
Provides a portion of the ESD requirement for these surfaces.
Rainwater Harvesting Micro-Scale ESD Practices
Practice collects roof runoff from buildings and parking structures into an underground storage tanks for future irrigation or other non-potable water uses within the building.
Provides the remaining ESD storage requirement for these surfaces.
Bioretention Filtering BMP Facilities
Facility collects roof and surface runoff from the buildings, parking structures, and courtyard pathways.
Provides the remaining ESD storage requirement for the contributing drainage areas.
Proposed Public and Public Road Right of Ways
Micro-Bioretention, Rain Gardens, and Landscape Infiltration Micro-Scale ESD Practices
Practices collect the surface runoff from the public roadways and pedestrian paths.
These practices will capture and filter the runoff through a filter bed mixture consisting of either sand, soil, or organic matter which will be landscaped with attractive plant materials. The filtered water will be collected by an inlet drains which will be conveyed to an overflow inlined storm drainage system.
Provides a portion or the entire ESD requirement for the contributing drainage areas.
Permeable Pavement Alternative Surface ESD Practices
Utilized for private alleys and pedestrian paths.
Surface consists of either pervious bituminous asphalt, pervious concrete, or permeable interlocking pavers with an open graded stone subbase and under drain drainage system.
Provides a portion or the entire ESD requirement for these surfaces.
Surface Sand Filter Filtering BMP Facilities
Facility collects runoff from public and private roadway overflow storm drainage systems.
Provides the remaining ESD storage requirement for the contributing drainage areas.
BROSCHART ROAD
(100' PUBLIC ROW)
A-261B
SEA PROPOSED CCT ALIGNMENT
PRIVATE WITH PUBLIC ACCESS EASEMENT
FUTURE BLADENSBURG ROAD
(80' PUBLIC ROW)
PARCEL A
5.34 AC.±
PARCEL B
8.76 ACRES
PARCEL C
5.12 ACRES
PARCEL D
17.38 ACRES
ROADWAY B-1
ROADWAY B-2
ROADWAY B-3
KEY WEST AVENUE
M-22
(160' PUBLIC ROW)
CAMPUS DRIVE B-11
AS APPROVED ON SITE PLAN FOR NCI
EX. MEDICAL CENTER DRIVE
A-261D
(100' PUBLIC ROW)
EXISTING PARKING STRUCTURE
PROPOSED PARKING STRUCTURE
EXISTING MCI BUILDING
BUILDING LINE
GRAPHIC SCALE
1 inch = 50 ft.
PROPOSED PARCEL TABLE:
LEGEND
PRIMARY PUBLIC ROAD
SECONDARY PUBLIC ROAD
TERTIARY PUBLIC LOCAL BUSINESS STREET
PRIVATE LOCAL BUSINESS STREET
SWM POND
SEA PROPOSED CCT ALIGNMENT
SITE
VICINITY MAP
SCALE: 1"=2000'
JOHNS HOPKINS UNIVERSITY
REAL EST DEV OFF GREENHOUSE ANNEX 3400 N CHARLES ST
BALTIMORE, MD 21218
OWNER
DEVELOPER:
Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects
12850 Middlebrook Road, Suite 200, Germantown, MD 20874
T 301.916.4300 F 301.916.2416
DATE BY
REVISION
NO.
PRELIMINARY PLAN AMENDMENT
JOHNS HOPKINS MCC CAMPUS
TAX MAP FS51, PARCEL P500
WEST OF GUDE DRIVE
ROCKVILLE, MD 20850
8TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SEAL
BY:
PHRA
DESIGNED: PHRA
DRAWN: JSN/NM
DATE: 11/30/15
SCALE: 1"=50'
FILE NO: 14152-1-0
SHEET 1 OF 2


TYPICAL NOTE:
"THE BUILDING FOOTPRINTS SHOWN ON THE PRELIMINARY PLAN ARE ILLUSTRATIVE. FINAL BUILDING LOCATIONS WILL BE DETERMINED DURING THE BUILDING PERMIT PROCESS. PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS, SETBACKS, BUILDING RESTRICTION LINES AND LOT COVERAGE FOR EACH LOT. OTHER LIMITATIONS FOR SITE DEVELOPMENT MAY ALSO BE INCLUDED IN THE CONDITIONS OF THE PLANNING BOARD'S APPROVAL."
ENGINEER'S CERTIFICATE
I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT BOUNDARY INFORMATION IS BASED ON RECORDED PLAT, PLAT #14843, 1" TOPOGRAPHY IS A COMBINATION OF COUNTY TOPOGRAPHY AND FIELD RUN TOPOGRAPHY BY PATTON HARRIS RUST & ASSOCIATES AND JOHNSON BERNAT ASSOCIATES, INC. THE REMAINING INFORMATION SHOWN ON PLAN AS APPROPRIATE.
JAMES A. [illegible]
PROFESSIONAL ENGINEER
MARYLAND NO. 21774
DATE
PROPERTY OF ATID PROPERTIES L.10595, F.228 T.M. 77- PARCEL 531 530,000 Sq. Ft. or 12.1672 Ac. ZONE: LSC
PROPERTY OF ADVENTIST HEALTHCARE, INC. L.3950, F.452 PARCEL 3 ZONE: LSC
PROPERTY OF ADVENTIST HEALTHCARE, INC. L.3950, F.452 PARCEL 600 ZONE: LSC
PROPERTY OF MHP MEDICAL CENTER DRIVE LLC PARCEL 800 ZONE: LSC
PROPERTY OF MCI GATE 15, LLC L.17753, F.448 PARCEL 605 ZONE: LSC
PROPERTY OF MCI GATE 15, LLC L.17753, F.448 PARCEL 469 ZONE: LSC
(BROSCHART ROAD (100' PUBLIC ROW) A-261B
FUTURE BLACKWELL ROAD (B-1) (61' PUBLIC ROW)
PROPOSED BUILDING A
PROPOSED BUILDING B
PROPOSED BUILDING C
PROPOSED PARKING STRUCTURE
GARAGE ENTRANCE
OUT LOT A 0.11 Ac.
EXISTING BUILDING II 50,000 S.F.
PARCEL B 8.53 ACRES
EXISTING BUILDING I 44,000 S.F.
EXISTING BUILDING III 122,165 S.F.
PROPOSED BUILDING D
PROPOSED BUILDING E
PROPOSED BUILDING F
BUILDING IV ALTERNATIVE B
PARCEL C 4.90 ACRES
PROPOSED PARKING STRUCTURE
ROADWAY B-B
PROPOSED BUILDING K
BUILDING IV ALTERNATIVE A
PROPOSED BUILDING J
PROPERTY OF JOHNS HOPKINS UNIVERSITY L.7687, F.544 T.M. FS51, PARCEL 600 1,789,445 Sq. Ft. or 41.08 Ac. ZONE: LSC
BUILDING V
NCI BUILDING (UNDER CONSTRUCTION) BUILDINGS V & VI 516,773 S.F.
PARCEL D 17.29 ACRES
BUILDING VI
PARKING STRUCTURE (UNDER CONSTRUCTION)
BUILDING VII 9,998 S.F.
KEY WEST AVENUE M-22 (160' PUBLIC ROW)
EX. MEDICAL CENTER DRIVE A-261D (100' PUBLIC ROW)
S 20°26'41" E 767.07
PROPOSED PARCEL TABLE:
GROSS TRACT AREA 41.08
PREVIOUS DEDICATION 5.51
PROPOSED RIGHT OF WAY DEDICATION 4.74
PARCEL B 8.53
PARCEL C 4.90
PARCEL D 17.29
OUTLOT A 0.11
GRAPHIC SCALE
LEGEND
PROPERTY LINE
RIGHT OF WAY DEDICATION AREA
EX. TOPO
EXISTING TREE LINE
SOILS TYPE & BOUNDARY
EXISTING BUILDING
PROPOSED BUILDING
DEDICATION / SWM AREA
PROPOSED CCT ALIGNMENT
OWNER: JOHNS HOPKINS REAL ESTATE
1101 E. 33RD STREET, SUITE E150
BALTIMORE, MD 21218
DEVELOPER:
Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects
12850 Middlebrook Road, Suite 200, Germantown, MD 20876
T 301.916.4000 F 301.916.2262
DATE BY
REVISION
NO.
PRELIMINARY PLAN AMENDMENT
11986115C
JOHNS HOPKINS MONTGOMERY COUNTY CAMPUS
MONTGOMERY COUNTY MEDICAL CENTER
TAX MAP FS51, PARCEL P600
9801 MEDICAL CENTER DRIVE
ROCKVILLE, MD 20850
8TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SEAL
BY:
PHRA
DESIGNED: NAT
DRAWN: NAT
DATE: 03/16/11
SCALE: 1"=50'
FILE NO: 14152-1-0
SHEET 2 OF 3



SITE

VICINITY MAP
SCALE: 1"=2000'

OWNER: JOHNS HOPKINS UNIVERSITY
REAL EST DEV OFF 1900 ORTHODOX ROAD 3400 N CHARLES ST BALTIMORE, MD 21218
DEVELOPER:

Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.
12300 Middlebrook Road, Suite 200, Germantown, MD 20874
T 301.916.4100 F 301.916.2262

NO.	REVISION	DATE	BY

JOHNS HOPKINS UNIVERSITY
MONTGOMERY COUNTY CAMPUS EXPANSION
STORMWATER MANAGEMENT CONCEPT PLAN

JOHNS HOPKINS MONTGOMERY COUNTY CAMPUS
TAX MAP FS51, PARCEL P600
9601 MEDICAL CENTER DRIVE
ROCKVILLE, MD 20850

9TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SCALE:

BY: 1/13/12

PHR+A

DESIGNED: JMC
DRAWN: SDM
DATE: 01/11/11
SCALE: 1"=50'

FILE NO: 14152-1-0

SHEET 1 OF 1

Summary

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

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