

**Introduced by:** Councilmember Clarke, *Stokes*

**At the request of:** The Johns Hopkins University

Address: c/o Stanley S. Fine, Esquire, Rosenberg | Martin | Greenberg, LLP, 25 South Charles Street, Suite 21<sup>st</sup> Floor, Baltimore, Maryland 21201

Telephone: 410-727-6600

**Prepared by:** Department of Legislative Reference

**Date:** November 27, 2018

**Referred to:** LAND USE AND TRANSPORTATION Committee

Also referred for recommendation and report to municipal agencies listed on reverse.

CITY COUNCIL 18-0314

A BILL ENTITLED

AN ORDINANCE concerning

**Repeal of Ordinance 87-1171 – The Wyman Park Medical Center  
Joint Use Facility with The Johns Hopkins University Planned Unit Development**

FOR the purpose of repealing Ordinance 87-1171, which designated certain property as a Residential Planned Unit Development known as the Wyman Park Medical Center Joint Use Facility with The Johns Hopkins University; and providing for a special effective date.

BY repealing  
Ordinance 87-1171

*Margaret Clarke*  
*Robert Stokes*

**\*\*The introduction of an Ordinance or Resolution by Councilmembers at the request of any person, firm or organization is a courtesy extended by the Councilmembers and not an indication of their position.**

Agencies

<input checked="" type="checkbox"/>	Baltimore City Public School System	<input checked="" type="checkbox"/>	Department of Public Works
<input checked="" type="checkbox"/>	Baltimore Development Corporation	<input checked="" type="checkbox"/>	Department of Real Estate
<input checked="" type="checkbox"/>	City Solicitor	<input checked="" type="checkbox"/>	Department of Recreation and Parks
<input type="checkbox"/>	Comptroller's Office	<input checked="" type="checkbox"/>	Department of Transportation
<input type="checkbox"/>	Department of Audits	<input checked="" type="checkbox"/>	Fire Department
<input type="checkbox"/>	Department of Finance	<input type="checkbox"/>	Health Department
<input type="checkbox"/>	Department of General Services	<input type="checkbox"/>	Mayor's Office of Employment Development
<input checked="" type="checkbox"/>	Department of Housing and Community Development	<input type="checkbox"/>	Mayor's Office of Human Services
<input type="checkbox"/>	Department of Human Resources	<input type="checkbox"/>	Mayor's Office of Information Technology
<input type="checkbox"/>	Department of Planning	<input type="checkbox"/>	Office of the Mayor
<input type="checkbox"/>	Other:	<input type="checkbox"/>	Police Department
<input type="checkbox"/>	Other:	<input type="checkbox"/>	Other:
<input type="checkbox"/>	Other:	<input type="checkbox"/>	Other:
<input type="checkbox"/>	Board of Estimates	<input type="checkbox"/>	Environmental Control Board
<input type="checkbox"/>	Board of Ethics	<input type="checkbox"/>	Fire & Police Employees' Retirement System
<input checked="" type="checkbox"/>	Board of Municipal and Zoning Appeals	<input type="checkbox"/>	Labor Commissioner
<input type="checkbox"/>	Comm. for Historical and Architectural Preservation	<input checked="" type="checkbox"/>	Parking Authority Board
<input type="checkbox"/>	Commission on Sustainability	<input type="checkbox"/>	Planning Commission
<input type="checkbox"/>	Employees' Retirement System	<input type="checkbox"/>	Wage Commission
<input type="checkbox"/>	Other:	<input type="checkbox"/>	Other:
<input type="checkbox"/>	Other:	<input type="checkbox"/>	Other:
<input type="checkbox"/>	Other:	<input type="checkbox"/>	Other:

Boards and Commissions



CITY OF BALTIMORE  
ORDINANCE **19-235**  
Council Bill 18-0314

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Introduced by: Councilmembers Clarke, Stokes  
At the request of: The Johns Hopkins University  
Address: c/o Stanley S. Fine, Esquire, Rosenberg | Martin | Greenberg, LLP, 25 South Charles  
Street, Suite 21<sup>st</sup> Floor, Baltimore, Maryland 21201  
Telephone: 410-727-6600  
Introduced and read first time: December 6, 2018  
Assigned to: Land Use and Transportation Committee  
Committee Report: Favorable  
Council action: Adopted  
Read second time: February 25, 2019

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**AN ORDINANCE CONCERNING**

1                   **Repeal of Ordinance 87-1171 – The Wyman Park Medical Center**  
2                   **Joint Use Facility with The Johns Hopkins University Planned Unit Development**

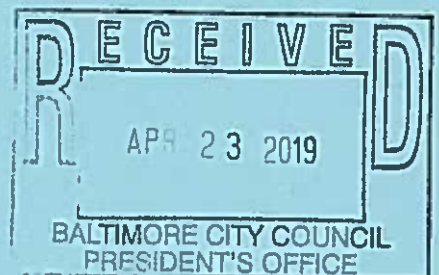
3                   **FOR the purpose of repealing Ordinance 87-1171, which designated certain property as a**  
4                   **Residential Planned Unit Development known as the Wyman Park Medical Center Joint Use**  
5                   **Facility with The Johns Hopkins University; and providing for a special effective date.**

6                   **BY repealing**  
7                   **Ordinance 87-1171**

8                   **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That**  
9                   **Ordinance 87-1171 is repealed, and the authority conferred in that Ordinance to designate certain**  
10                  **property as a Residential Planned Unit Development known as the Wyman Park Medical Center**  
11                  **Joint Use Facility with The Johns Hopkins University is rescinded.**

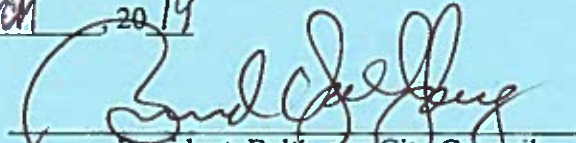
12                  **SECTION 2. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the date it is**  
13                  **enacted.**

EXPLANATION: CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.  
Underlining indicates matter added to the bill by amendment.  
~~Strike-out~~ indicates matter stricken from the bill by  
amendment or deleted from existing law by amendment.




Council Bill 18-0314

Certified as duly passed this 11<sup>th</sup> day of March, 2019

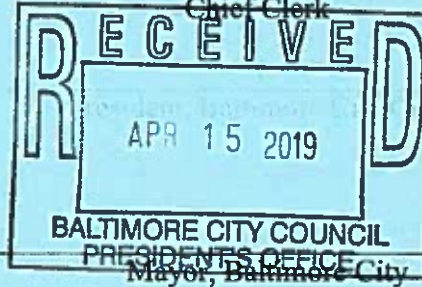
  
\_\_\_\_\_  
President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,

this \_\_\_\_\_ day of MAR 11 2019, 20\_\_\_\_

  
\_\_\_\_\_  
Chief Clerk

Approved this \_\_\_\_\_ day of MAR 11 2019 20\_\_\_\_



Pursuant to City Charter Article IV, Section 5 (c), this bill became law on April 15, 2019, without the Mayor's signature.

# BALTIMORE CITY COUNCIL LAND USE AND TRANSPORTATION VOTING RECORD

DATE: February 13, 2019

BILL#: 18-0314

**BILL TITLE: Repeal of Ordinance 87-1171 - The Wyman Park Medical Center Joint Use Facility with The Johns Hopkins University Planned Unit Development**

MOTION BY: Middleton      SECONDED BY: Clarke

- FAVORABLE                       FAVORABLE WITH AMENDMENTS  
 UNFAVORABLE                       WITHOUT RECOMMENDATION

NAME	YEAS	NAYS	ABSENT	ABSTAIN
Reisinger, Edward, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Middleton, Sharon, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clarke, Mary Pat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Costello, Eric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dorsey, Ryan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pinkett, Leon	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stokes, Robert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>TOTALS</b>	7	0	0	0

CHAIRPERSON: Edward Reisinger

COMMITTEE STAFF: Jennifer L. Coates, Initials: JLC



# The Daily Record

11 East Saratoga Street  
Baltimore, MD 21202-2199  
(443) 524-8100

<http://www.thedailyrecord.com>

Order #: 11678689

Case #:

Description:

PUBLIC HEARING ON BILL NO. 18-0314

## PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

1/24/2019

Darlene Miller, Public Notice Coordinator  
(Representative Signature)

**Baltimore City**

**BALTIMORE CITY COUNCIL  
PUBLIC HEARING ON BILL NO. 18-0314**

The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, February 13, 2019 at 1:00 p.m. in the City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street to conduct a public hearing on City Council Bill No. 18-0314.

**CC 18-0314 ORDINANCE - Repeal of Ordinance 87-1171 - The Wynnan Park Medical Center Joint Use Facility with The Johns Hopkins University Planned Unit Development**

FOR the purpose of repealing Ordinance 87-1171, which designated certain property as a Residential Planned Unit Development known as the Wynnan Park Medical Center Joint Use Facility with The Johns Hopkins University; and providing for a special effective date.

BY repealing

Ordinance 87-1171

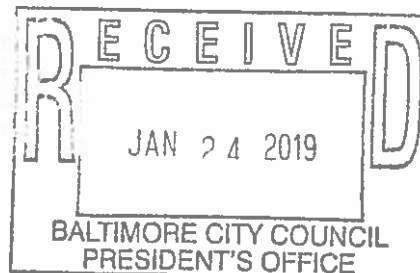
NOTE: This bill is subject to amendment by the Baltimore City Council.

Applicant: Johns Hopkins University

For more information, contact committee staff at (410) 306-1250.

EDWARD REISINGER  
Chair

ja24



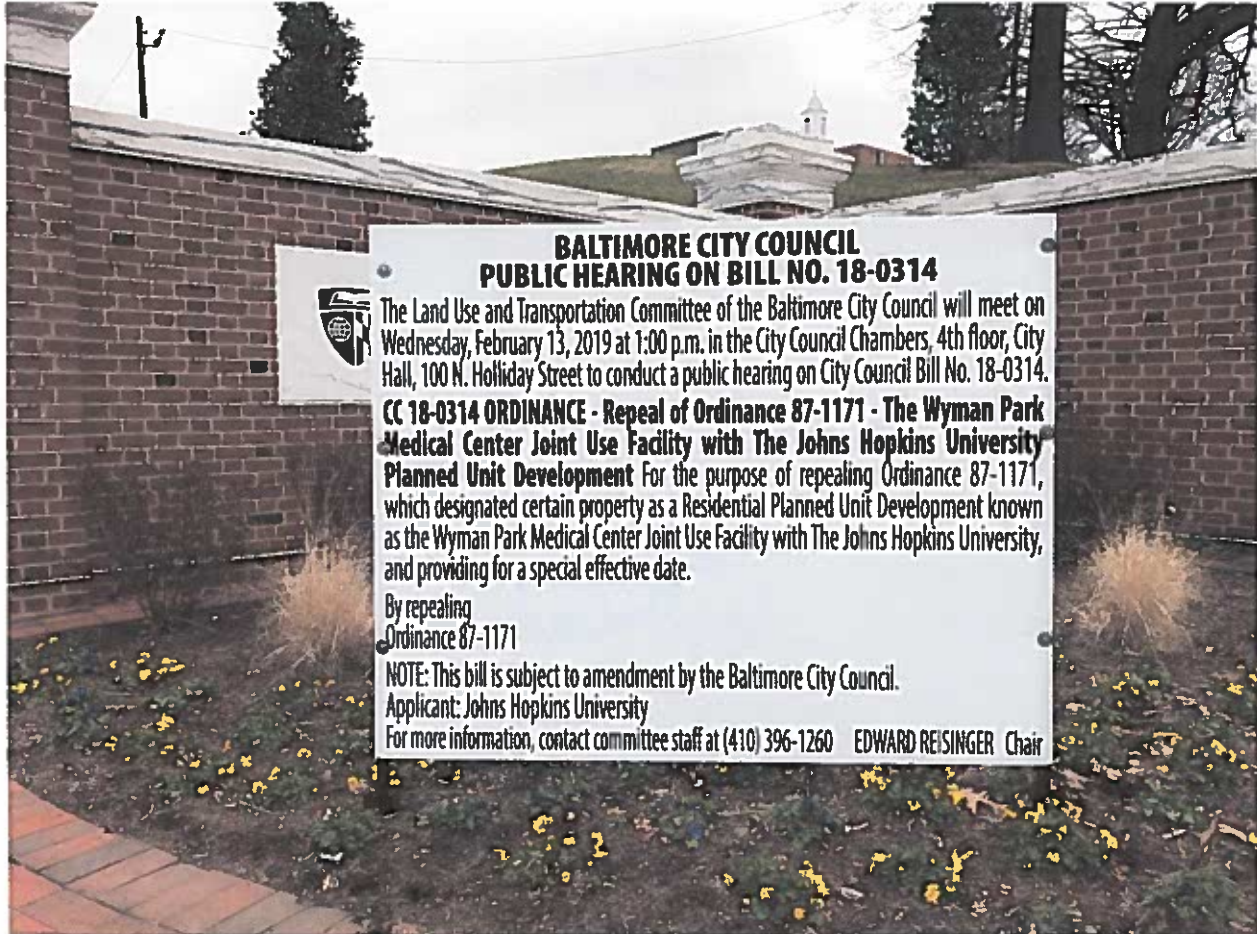




**Baltimore City Council**  
**Certificate of Posting - Public Hearing Notice**  
**City Council Bill No.: 18-0314**

*Today's Date: [1/18/2019]*

*(Place a picture of the posted sign in the picture box below.)*



**Address: Wyman Park Dr. & Remington Ave,**

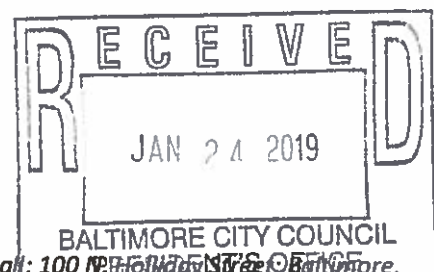
**Date Posted:1/12/2019**

**Name: Martin Ogle**

**Address: 9912 Maidbrook Road**

**Telephone: 443-629-3411**

- Email to: [Natawnab.Austin@baltimorecity.gov](mailto:Natawnab.Austin@baltimorecity.gov)
- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street Baltimore, MD 21202

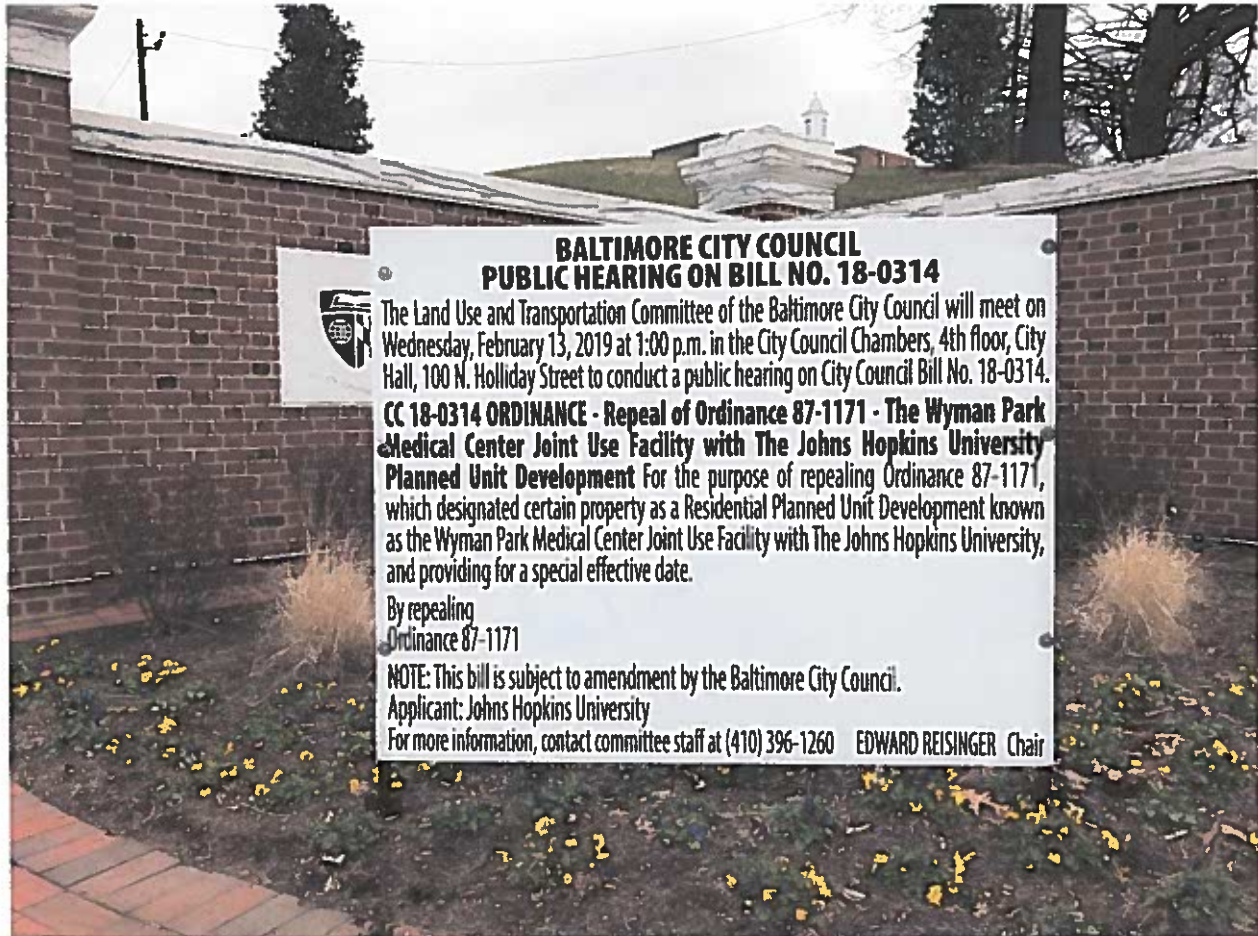




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**City Council Bill No.: 18-0314**

*Today's Date: [1/18/2019]*

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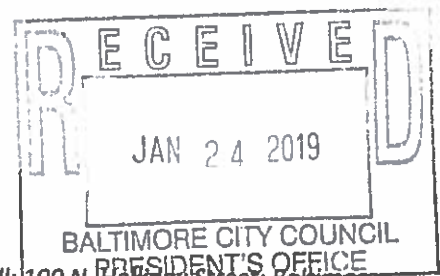
**Address: Wyman Park Dr. & Remington Ave,**

**Date Posted:1/12/2019**

**Name: Martin Ogle**

**Address: 9912 Maidbrook Road**

**Telephone: 443-629-3411**



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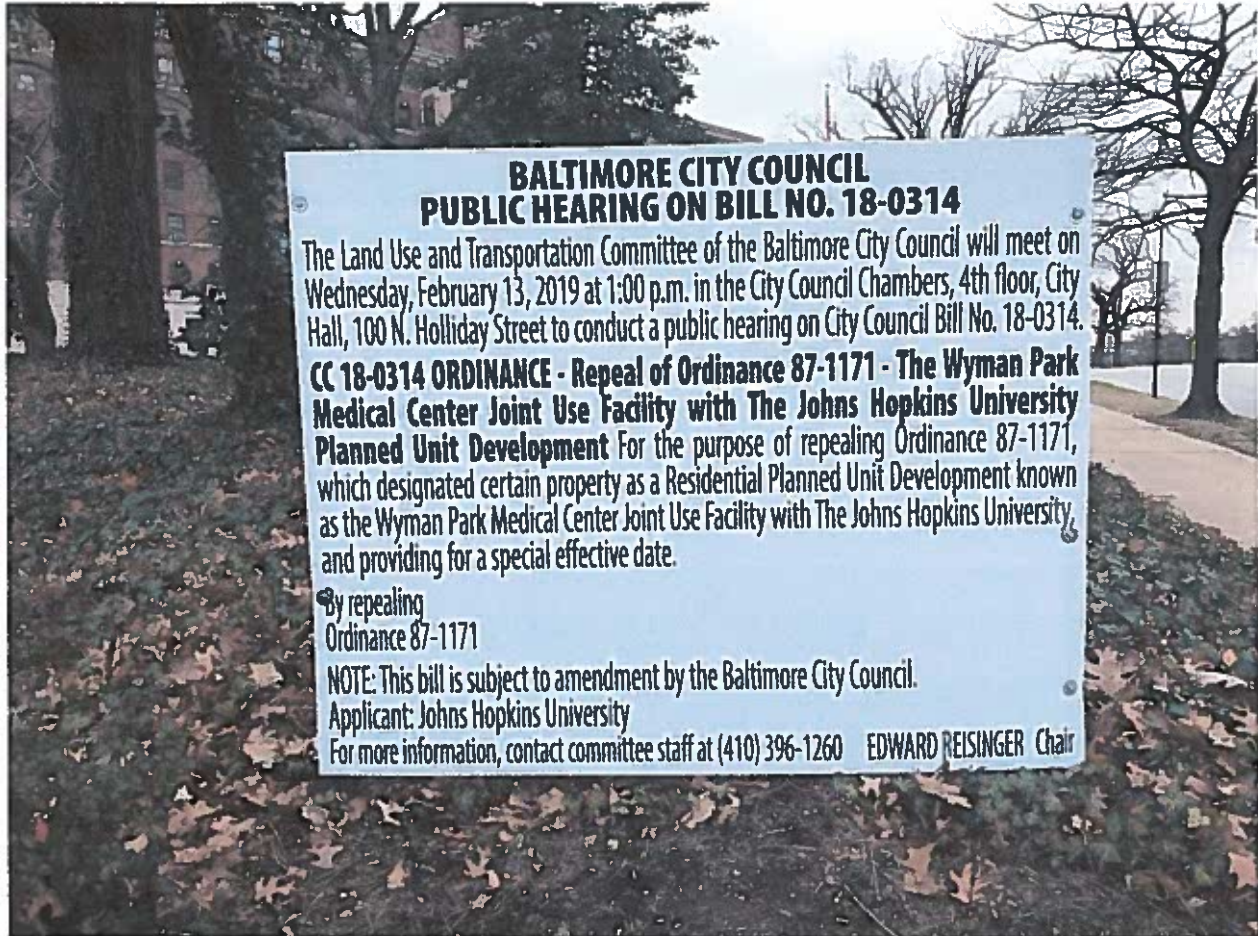




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**City Council Bill No.: 18-0314**

*Today's Date: [1/18/2019]*

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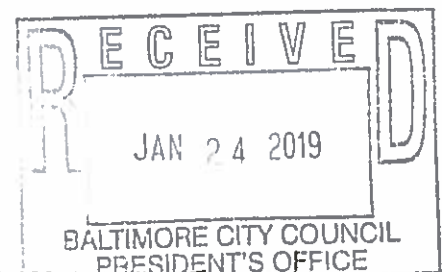
**Address: Wyman Park Dr. & W31st.**

**Date Posted: 1/12/2019**

**Name: Martin Ogle**

**Address: 9912 Maidbrook Road**

**Telephone: 443-629-3411**



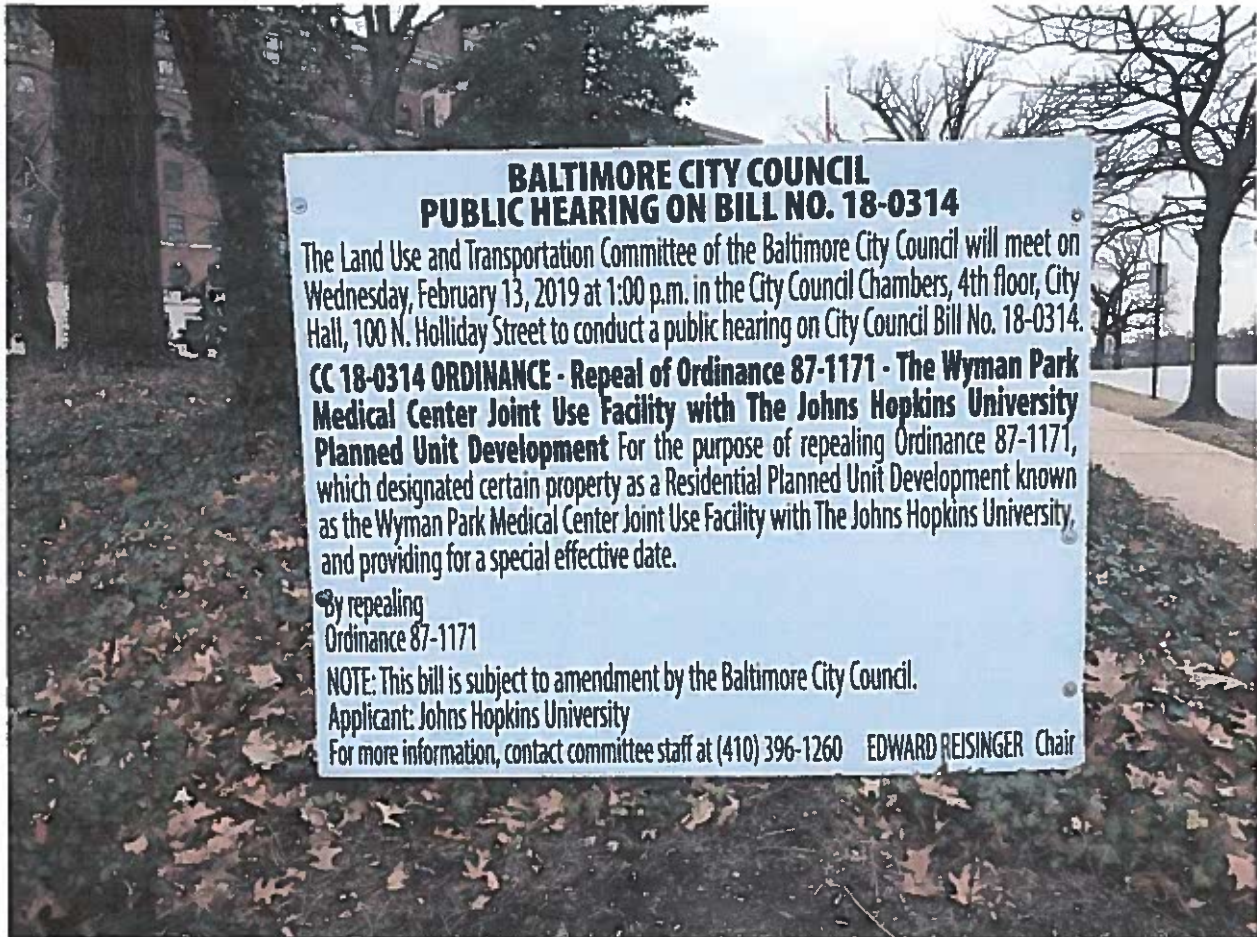
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**Baltimore City Council**  
**Certificate of Posting - Public Hearing Notice**  
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*Today's Date: [1/18/2019]*

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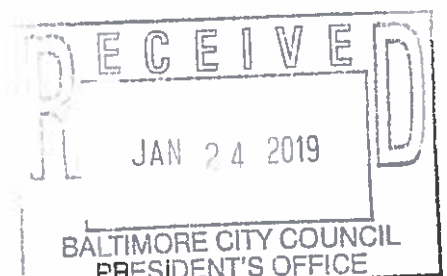
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- Mail to: Baltimore City Council; c/o Natawna B. Austin; Room 409, City Hall; 100 N. Holliday Street; Baltimore, MD 21202





<b>FROM</b>	NAME & TITLE <b>Laurie Feinberg, Acting Director</b>	CITY of <b>BALTIMORE</b>  <b>MEMO</b>	
	AGENCY NAME & ADDRESS <b>DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8<sup>th</sup> FLOOR</b>		
	SUBJECT <b>CITY COUNCIL BILL #18-0314/ REPEAL OF ORDINANCE 87-1711 - THE WYMAN PARK MEDICAL CENTER PUD</b>		

DATE:

**TO**

The Honorable President and  
Members of the City Council  
City Hall, Room 400  
100 N. Holliday Street

January 11, 2019

At its regular meeting of January 10, 2019, the Planning Commission considered City Council Bill #18-0314, for the purpose of repealing Ordinance 87-1171, which designated certain properties as a Residential Planned Unit Development known as the Wyman Park Medical Center Joint Use Facility with The Johns Hopkins University; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #18-0314 and adopted the following resolution; nine members being present (nine in favor).

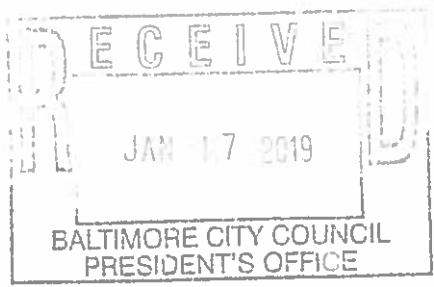
RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #18-0314 be passed by the City Council.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

LF/ewt

attachment

- cc: Mr. Pete Hammen, Chief Operating Officer  
Mr. Jim Smith, Chief of Strategic Alliances  
Ms. Karen Stokes, Mayor's Office  
Mr. Colin Tarbert, Mayor's Office  
Mr. Jeff Amoros, Mayor's Office  
The Honorable Edward Reisinger, Council Rep. to Planning Commission  
Mr. William H. Cole IV, BDC  
Mr. Derek Baumgardner, BMZA  
Mr. Geoffrey Veale, Zoning Administration  
Ms. Sharon Daboin, DHCD  
Mr. Tyrell Dixon, DCHD  
Ms. Elena DiPietro, Law Dept.  
Mr. Francis Burnszynski, PABC  
Mr. Michael Castagnola, DOT  
Ms. Natawna Austin, Council Services  
Mr. Ervin Bishop, Council Services  
Caroline Hecker, Esq., RGM, Applicant's Representative



*F*





*Catherine E. Pugh*  
Mayor

## PLANNING COMMISSION

*Sean Davis, Chairman*



*Laurie Feinberg*  
Acting Director

### STAFF REPORT

January 10, 2019

**REQUEST:** City Council Bill #18-0314/Repeal of Ordinance 87-1171 – The Wyman Park Medical Center Joint Use Facility with The Johns Hopkins University Planned Unit Development

For the purpose of repealing Ordinance 87-1171, which designated certain properties as a Residential Planned Unit Development known as the Wyman Park Medical Center Joint Use Facility with The Johns Hopkins University; and providing for a special effective date.

**RECOMMENDATION:** Approval

**STAFF:** Christina Hartsfield

**PETITIONER(S):** Johns Hopkins University

**OWNER:** Johns Hopkins University

#### **SITE/GENERAL AREA**

General Area:

The Wyman Park Medical Center Joint Use Facility with The Johns Hopkins University Planned Unit Development (PUD), also known as the Wyman Park Medical Center PUD, is located in the Remington neighborhood. John Hopkins University Homewood campus is north of the site and residential properties are adjacent to the site to the south. The PUD was established under the previous zoning code, and included properties zoned R-9, OR, and B-2. Under the current zoning regulations, all of the properties within the PUD are zoned Educational Campus (EC)-2.

Site Conditions:

The Wyman Park Medical Center PUD is an 8.01-acre site bounded by Remington Avenue, West 31<sup>st</sup> Street, and Wyman Park Road. When the PUD was established, the site was improved with ten separate buildings, surface parking, and landscape. Today, only four of those buildings remain – the main hospital, the Chiller Plant, the Boiler Plant, and a two-story building along Remington Avenue. A 300-space surface parking lot is located where the other buildings once stood, which was authorized by a minor amendment to the PUD in October of 1999.

No area of the PUD lies within a Master Plan area, Urban Renewal Plan area, designated historic district, Chesapeake Bay Critical Area, or regulated floodplain.





## **HISTORY**

- Ordinance #87-1171, approved December 7, 1987, established the Planned Unit Development.
- Minor Amendment for the surface parking lot approved by Planning Commission on October 21, 1999.

## **ANALYSIS**

The Wyman Park Medical Center PUD was created to provide supportive office and retail space for the hospital and to accommodate the expansion of the Johns Hopkins University Homewood campus. Convenient, on-site parking was also needed for hospital guests and to eliminate spillover parking in the surrounding neighborhood. The original development plan proposed the demolition of several residential structures on site and construction of an eight-story office building, a pedestrian bridge, a five-story parking garage for 1,100 vehicles, and a new structure to replace Building No. 2. Landscape improvements were also planned to buffer the campus from the residential community and provide outdoor therapeutic areas for patients. The majority of this development was scheduled for completion in 1990. However, the construction of the new buildings never commenced. In 1999, the PUD was amended to permit the construction of an interim surface parking lot, which remains today.

With a new vision for the site and complementary zoning regulations that are suited for uses and density typically found on university campuses, the petitioner has requested to repeal the Wyman Park Medical Center PUD and verified that the underlying zoning meets their present and future needs. Eliminating non-essential land use regulatory layers to promote by-right development has been an overall goal of the Transform Baltimore Comprehensive Rezoning initiative. For this reason, the PUD is no longer needed and should be repealed per the recommendations of CCB #18-0314.

## **NOTIFICATION**

The following community organizations have been notified of this action:

- Greater Remington Improvement Association
- Remington Neighborhood Alliance



**Laurie Feinberg**  
**Acting Director**



CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



BOARD OF MUNICIPAL AND  
ZONING APPEALS

DEREK J. BAUMGARDNER, Executive Director  
417 E. Fayette Street, Room 1432  
Baltimore, Maryland 21202

February 8, 2019

The Honorable President and  
Members of the City Council  
City Hall  
100 N. Holliday Street  
Baltimore, MD 21202

**RE: CC Bill #18-0314 Repeal of Ordinance 87-1171 – The Wyman Park  
Medical Center Joint Use Facility with The Johns Hopkins University  
Planned Unit Development**

Ladies and Gentlemen:

City Council Bill No. 18-314 has been referred by your Honorable Body to the Board of  
Municipal and Zoning Appeals for study and report.

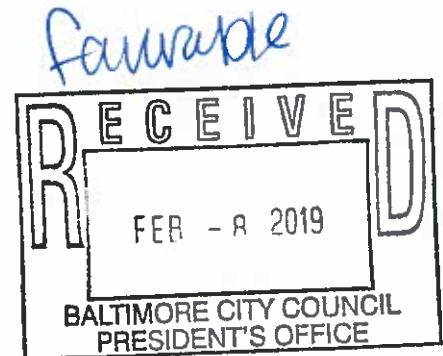
The purpose of City Council Bill No. 18-314 is to repeal Ordinance 87-1171, which  
designated certain property as a Residential Planned Unit Development known as the  
Wyman Park Medical Center Joint Use Facility with The Johns Hopkins University; and  
provide a specific effective date.

The BMZA has reviewed the legislation and concurs with the report and recommendation  
of the Planning Commission and Planning Department's staff report recommending  
approval of CC Bill. 18-314.

Sincerely,


Derek J. Baumgardner  
Executive Director

CC: Mayors Office of Council Relations  
City Council President  
Legislative Reference







<b>F R O M</b>	<b>NAME &amp; TITLE</b>	Michelle Pourciau, Director <i>MP</i>	<b>CITY of BALTIMORE</b>	
	<b>AGENCY NAME &amp; ADDRESS</b>	Department of Transportation (DOT) 417 E Fayette Street, Room 527		
	<b>SUBJECT</b>	City Council Bill 18-314		

**TO** Mayor Catherine E. Pugh

**DATE:** December 17, 2018

**TO:** Land Use and Transportation Committee  
**FROM:** Department of Transportation  
**POSITION:** No Objection  
**RE:** Council Bill – 18-0314

**INTRODUCTION** – Repeal of Ordinance 87-1171 – The Wyman Park Medical Center Joint Use Facility with The Johns Hopkins University Planned Unit Development

**PURPOSE/PLANS** – For the purpose of repealing Ordinance 87-1171, which designated certain property as a Residential Planned Unit Development known as the Wyman Park Medical Center Joint Use Facility with The Johns Hopkins University; and providing for a special effective date.

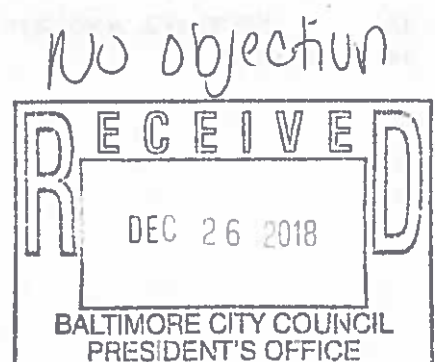
**AGENCY/DEPARTMENT POSITION** –  
 The Department of Transportation has **No Objection** to City Council 18-314.

If you have any questions, please do not hesitate to contact Michael Castagnola at [Michael.Castagnola@BaltimoreCity.gov](mailto:Michael.Castagnola@BaltimoreCity.gov) or 410-396-6802.

Sincerely,



Michelle Pourciau  
 Director



**CITY OF BALTIMORE  
COUNCIL BILL 18-0314  
(First Reader)**

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Introduced by: Councilmembers Clarke, Stokes  
At the request of: The Johns Hopkins University  
Address: c/o Stanley S. Fine, Esquire, Rosenberg | Martin | Greenberg, LLP, 25 South Charles  
Street, Suite 21<sup>st</sup> Floor, Baltimore, Maryland 21201  
Telephone: 410-727-6600

Introduced and read first time: December 6, 2018

Assigned to: Land Use and Transportation Committee

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REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning  
Appeals, Planning Commission, Department of Housing and Community Development,  
Department of Public Works, Fire Department, Baltimore Development Corporation, Baltimore  
City Parking Authority Board, Department of Transportation

---

**A BILL ENTITLED**

1     **AN ORDINANCE concerning**

2                     **Repeal of Ordinance 87-1171 – The Wyman Park Medical Center**  
3                     **Joint Use Facility with The Johns Hopkins University Planned Unit Development**

4     **FOR the purpose of repealing Ordinance 87-1171, which designated certain property as a**  
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6         **Facility with The Johns Hopkins University; and providing for a special effective date.**

7     **BY repealing**  
8         **Ordinance 87-1171**

9             **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That**  
10            **Ordinance 87-1171 is repealed, and the authority conferred in that Ordinance to designate certain**  
11            **property as a Residential Planned Unit Development known as the Wyman Park Medical Center**  
12            **Joint Use Facility with The Johns Hopkins University is rescinded.**

13            **SECTION 2. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the date it is**  
14            **enacted.**

EXPLANATION: CAPITALS indicate matter added to existing law  
[Brackets] indicate matter deleted from existing law

CITY OF BALTIMORE

CATHERINE E. PUGH,  
Mayor



DEPARTMENT OF LAW  
ANDRE M. DAVIS, CITY SOLICITOR  
100 N. HOLLIDAY STREET  
SUITE 101, CITY HALL  
BALTIMORE, MD 21202

February 8, 2019

The Honorable President and Members  
of the Baltimore City Council  
Attn: Natawna B. Austin, Executive Secretary  
Room 409, City Hall, 100 N. Holliday Street  
Baltimore, Maryland 21202

Re: City Council Bill 18-0314 - Repeal of Ordinance 87-1171 - The Wyman Park Medical Center Joint Use Facility with the Johns Hopkins University Planned Unit Development

Dear Mr. President and City Council Members:

The Law Department has reviewed City Council Bill 18-0314 for form and legal sufficiency. The bill repeals Ordinance 87-1171, which designated certain properties as a Residential Planned Unit Development known as The Wyman Park Medical Center Joint Use Facility with the Johns Hopkins University Planned Unit Development. The bill has an immediate effective date.

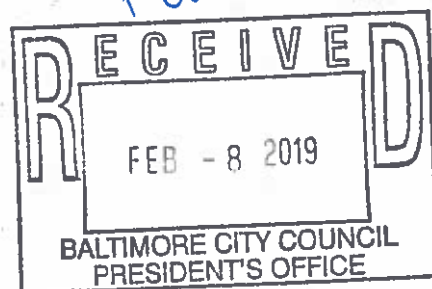
The Law Department notes that upon repeal of a PUD, the uses and structures in the affected area, in some instances, may be considered non-conforming uses. The legal disposition of non-conforming uses and structures are regulated by Title 18 of Article 32. The Article places restrictions on changes in the uses and structures designated as non-conforming. Parties therefore are encouraged to review the Article to determine the legal constraints on property development following the repeal of the PUD.

The Law Department is prepared to approve the bill as drafted.


Sincerely,

A handwritten signature in black ink, appearing to read "Victor K. Tervala".

Victor K. Tervala  
Chief Solicitor



**cc: Andre M. Davis, City Solicitor  
Karen Stokes, Director, Mayor's Office of Government Relations  
Jeffrey Amoros, Mayor's Legislative Liaison  
Elena DiPietro, Chief Solicitor, General Counsel Division  
Hilary Ruley, Chief Solicitor  
Ashlea Brown, Assistant Solicitor**

<b>FROM</b>	NAME & TITLE	Rudolph S. Chow, P.E., Director	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	Mayor and City Council Resolution 18-0314		

DATE February 11, 2019

TO

TO: Land Use and Transportation Committee

**INTRODUCTION**

I am herein reporting on City Council Bill 18-0314 introduced by Council members Clarke and Stokes on behalf of Johns Hopkins University.

**PURPOSE**

The purpose of the Bill is to repeal Ordinance 87-1171 which designated certain property as a Residential Planned Unit Development known as the Wyman Park Medical Center Joint Use Facility with The Johns Hopkins University.

**BRIEF HISTORY**

The Wyman Park PUD is bounded by Remington Avenue, West 31<sup>st</sup> Street, and Wyman Park Road. It is approximately 8 acres in size and when established, consisted of a parking area and 10 separate buildings. At the time, the properties were zoned R-9, OR, and B-2. The original development plan involved demolishing several of the existing buildings, to be followed by the construction of a multi-story office building, a parking garage, and a replacement building. While some of the buildings were demolished, construction of the new structures never occurred. In 1999 the Planning Commission approved a minor amendment to permit the construction of a temporary parking lot, which is still in use. Since the PUD and minor amendment were approved, passage of Transform Baltimore (the comprehensive rewriting of the zoning code) changed the underlying zoning of the PUD to Educational Campus-2. City Council Bill 18-0314 would repeal the PUD as the current zoning meets the anticipated needs for this site.

**FISCAL IMPACT**

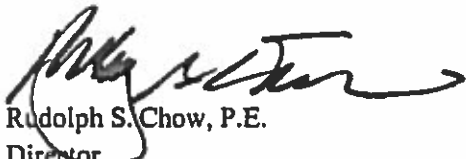
N/A

**AGENCY/DEPARTMENT POSITION**

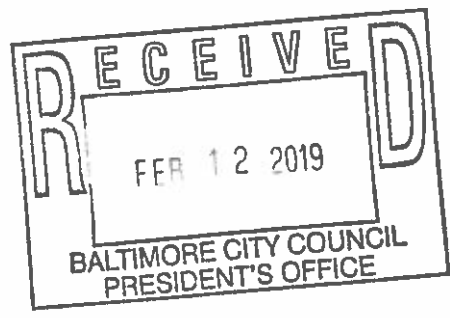
The Department of Public Works has no objection to the passage of City Council Bill 18-0314.

If you have any questions, please do not hesitate to contact Ms. Marcia Collins at 410-396-1960 ([Marcia.Collins@baltimorecity.gov](mailto:Marcia.Collins@baltimorecity.gov)).

Sincerely,

  
 Rudolph S. Chow, P.E.  
 Director

RSC:MMC



*No objections*







**MEMORANDUM**

**DATE:** January 11, 2019

**TO:** Land Use & Transportation Committee, Baltimore City Council  
**FROM:** The Baltimore Development Corporation (BDC)  
**POSITION:** Support  
**RE:** City Council Bill No. 18-0314 – Repeal of Ordinance 87-1171 – The Wyman Park Medical Center Joint Use Facility with The Johns Hopkins University Planned Unit Development

**INTRODUCTION**

The Baltimore Development Corporation (BDC) is herein reporting on City Council Bill No. 18-0314 introduced by Councilmembers Clarke and Stokes. This bill is being introduced at the request of The Johns Hopkins University.

**PURPOSE**

This ordinance will repeal Ordinance 87-1171, which designated certain property as a Residential Planned Unit Development known as the Wyman Park Medical Center Joint Use Facility with The Johns Hopkins University.

**BRIEF HISTORY**

This bill will repeal a PUD that requires an outdated building program originally conceived in 1987 that is no longer under consideration by the owner. With the approval of the city’s comprehensive zoning update in 2016, the EC-2 zoning of the property is sufficient to allow for new development on the site.

**FISCAL IMPACT**

NONE

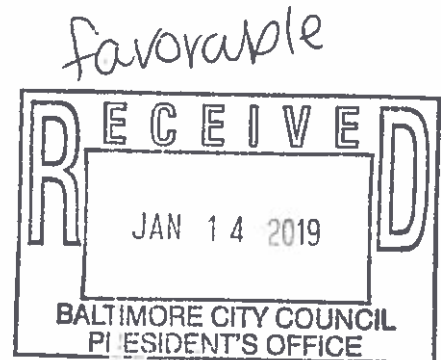
**AGENCY POSITION**

BDC supports City Council Bill No. 18-0314.

If you have any questions, please do not hesitate to contact Kim Clark at (410) 837-9305 or [kclark@baltimoredevelopment.com](mailto:kclark@baltimoredevelopment.com).


cc: Kyron Banks

[RR]





TRANSMITTAL MEMO

TO: Council President Bernard "Jack" Young  
FROM: Peter Little, Executive Director   
DATE: January 10, 2019  
RE: City Council Bill 18-0314



**PARKING**  
OF BALTIMORE CITY  
**AUTHORITY**

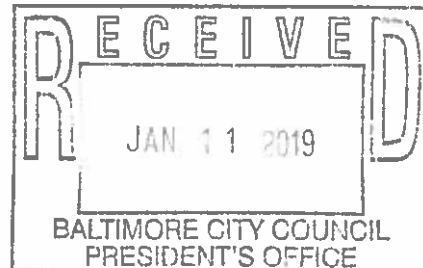
I am herein reporting on City Council Bill 18-0314 introduced by Councilmembers Clarke and Stokes at the request of The Johns Hopkins University.

The purpose of this bill is to repeal Ordinance 87-1171, which designated certain property as an industrial Planned Unit Development known as the Wyman Park Medical Center Joint Use Facility with The Johns Hopkins University; and providing for a special effective date. Future development will use the underlying zoning district as prescribed by the Zoning Code (EC-2).

The Parking Authority of Baltimore City (PABC) reviewed the proposed legislation. The legislation does not explicitly address parking; however, this site is located adjacent to the Remington neighborhood, where the Parking Authority administers a residential parking permit program. The Remington community created Residential Permit Parking in this area to minimize the parking demand impact generated from the campus of the Johns Hopkins University; as such the community has an acute interest in all parking changes in this neighborhood especially at the Johns Hopkins University.

The Parking Authority does not oppose this legislation, provided that if any waiver or modification of the parking requirements is requested, the requester perform outreach to and engagement with the neighboring residents and community associations to learn of their concerns and if there are community impacts that should be addressed. As building plans and uses for the property become more defined, the Parking Authority will also be involved through Site Plan Review and Planning Commission hearings to ensure that parking demand is adequately addressed.

The Parking Authority of Baltimore City does not oppose the passage of City Council Bill 18-0314 subject to the above noted considerations.



*not opposed*





**GREATER REMINGTON  
IMPROVEMENT ASSOCIATION**

(443) 620-4742  
www.griaonline.org

**Phong Le  
President**

**Leah Irwin  
Vice President**

**Aaron Brewer  
Secretary**

**Nellie Power  
Treasurer**

**Board Members at Large**

David Belew  
Bill Cunningham  
Ryan Flanigan  
Josh Greenfeld  
Maryanne Kondratenko  
Peter Morrill  
Emma Simpson  
Jed Weeks  
Aden Weisel

February 8th, 2019

**Land Use and Transportation Committee  
417 E Fayette Street  
Baltimore, MD 21202**

**Re: GRIA Letter of Support for repeal of Ordinance 87-1171**

Dear Councilman Reisinger and members of the Land Use and Transportation Committee,

The Greater Remington Improvement Association (GRIA) writes in strong support of the repeal of ordinance 87-1171 - The Wyman Park Medical Center Joint Use Facility with The Johns Hopkins University Planned Unit Development. The Land Use Committee members voted to support the repeal of the PUD; the GRIA board affirmed this vote.

We are pleased Johns Hopkins has decided to preserve and restore an iconic and historic neighborhood building like the Marine Hospital rather than tearing it down. We are also supportive of the proposal to remove an adjacent unattractive and environmentally harmful surface parking lot and replace it with a building designed by a world-renowned architect. We are excited about the work of the Agora institute and what it will bring to our neighborhood. It is important that the neighborhood be able to develop around residents' evolving wants and needs. We encourage you to introduce a bill to repeal this outdated PUD.

Thank you,

**Phong Le  
President  
Greater Remington Improvement Association**

**received**  
2-12-19 JL

beviator

# City of Baltimore

City Council  
City Hall, Room 408  
100 North Holliday Street  
Baltimore, Maryland  
21202

## Meeting Minutes - Final

### Land Use and Transportation Committee

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Wednesday, February 13, 2019

1:00 PM

Du Burns Council Chamber, 4th floor, City Hall

---

18-0314

#### **CALL TO ORDER**

#### **INTRODUCTIONS**

#### **ATTENDANCE**

**Present** 7 - Member Edward Reisinger, Member Sharon Green Middleton, Member Mary Pat Clarke, Member Eric T. Costello, Member Ryan Dorsey, Member Leon F. Pinkett III, and Member Robert Stokes Sr.

#### **ITEMS SCHEDULED FOR PUBLIC HEARING**

##### 18-0314

**Repeal of Ordinance 87-1171 - The Wyman Park Medical Center Joint Use Facility with The Johns Hopkins University Planned Unit Development**  
For the purpose of repealing Ordinance 87-1171, which designated certain property as a Residential Planned Unit Development known as the Wyman Park Medical Center Joint Use Facility with The Johns Hopkins University; and providing for a special effective date.

**Sponsors:** Mary Pat Clarke, Robert Stokes, Sr.

**A motion was made by Member Middleton, seconded by Member Clarke, that the bill be recommended favorably. The motion carried by the following vote:**

**Yes:** 7 - Member Reisinger, Member Middleton, Member Clarke, Member Costello, Member Dorsey, Member Pinkett III, and Member Stokes Sr.

#### **ADJOURNMENT**





CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

HEARING NOTES

Bill: 18-0314

Repeal of Ordinance 87-1171 - The Wyman Park Medical Center Joint Use Facility with The Johns Hopkins University Planned Unit Development

Committee: Land Use and Transportation
Chaired By: Councilmember Edward Reisinger

Hearing Date: February 13, 2019
Time (Beginning): 1:00 PM
Time (Ending): 1:16 PM
Location: Clarence "Du" Burns Chamber
Total Attendance: ~ 20
Committee Members in Attendance:
Reisinger, Edward, Chairman
Middleton, Sharon, Vice Chair
Clarke, Mary Pat
Costello, Eric
Dorsey, Ryan
Pinkett, Leon
Stokes, Robert

Bill Synopsis in the file? [X] yes [ ] no [ ] n/a
Attendance sheet in the file? [X] yes [ ] no [ ] n/a
Agency reports read? [X] yes [ ] no [ ] n/a
Hearing televised or audio-digitally recorded? [X] yes [ ] no [ ] n/a
Certification of advertising/posting notices in the file? [X] yes [ ] no [ ] n/a
Evidence of notification to property owners? [X] yes [ ] no [ ] n/a
Final vote taken at this hearing? [X] yes [ ] no [ ] n/a
Motioned by: Councilmember Middleton
Seconded by: Councilmember Clarke
Final Vote: Favorable



**Major Speakers**  
(*This is not an attendance record.*)

- Mr. Eric Tiso, Department of Planning
  - Mr. Jeff Amoros, Office of the Mayor
  - Mr. Victor Tervalá, Department of Law
  - Mr. Ryan Rattanni, Baltimore Development Corporation
  - Ms. Laura Bianca Pruitt, Parking Authority of Baltimore City
  - Ms. Kristen Oldendorf, Department of Public Works
  - Ms. Caroline Hecker, Esquire, representative for the applicant
  - Mr. Jed Weeks, Greater Remington Improvement Association
- 

**Major Issues Discussed**

1. Councilmember Reisinger introduced committee members and read the bill's title, purpose and public notice certification information.
  2. Councilmember Clarke provided background information about the property, the reason for terminating the existing planned unit development and future development plans.
  3. Councilmember Stokes stated his support for the legislation.
  4. Mr. Eric Tiso presented the Planning Commission's favorable report and provided information from the Department of Planning's staff report.
  5. Agency representatives testified in support of their agency's position on the bill. Councilmember Reisinger read agencies positions into the record.
  6. Councilmember Dorsey pointed out that the Greater Remington Improvement Association sent a letter of support for the bill. Councilmember Reisinger confirmed that the committee had received the letter.
  7. Mr. Jed Weeks who attended community outreach meetings testified in support of the bill
  8. Ms. Caroline Hecker provided general information about the bill.
  9. The committee voted to recommend the bill favorable.
  10. The hearing was adjourned.
- 

**Further Study**

Was further study requested?  
If yes, describe.

Yes     No

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**Committee Vote:**

Reisinger, Edward, Chairman .....Yea

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Middleton, Sharon, Vice Chair ..... Yea  
Clarke, Mary Pat ..... Yea  
Costello, Eric..... Yea  
Dorsey, Ryan..... Yea  
Pinkett, Leon ..... Yea  
Stokes, Robert: ..... Yea

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Jennifer L. Coates, Committee Staff *JLC*

Date: February 13, 2019

cc: Bill File  
OCS Chrono File







# CITY OF BALTIMORE

## CITY COUNCIL HEARING ATTENDANCE RECORD

Committee: Land Use and Transportation

Chairperson: Edward Reisinger

Date: February 13, 2019

Time: 1:00 PM

Place: Clarence "Du" Burns Chambers

Subject: Repeal of Ordinance 87-1171 - The Wyman Park Medical Center Joint Use Facility with The Johns Hopkins University Planned Unit Development

CC Bill Number: 18-0314

**PLEASE PRINT**

**IF YOU WANT TO TESTIFY PLEASE CHECK HERE**



FIRST NAME	LAST NAME	ST. #	ADDRESS/ORGANIZATION NAME	ZIP	EMAIL ADDRESS	TESTIFY	FOR	AGAINST	YES	NO
John	Doc	100	North Charles Street	21202	Johndoenbmore@yahoo.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Caroline	Hecker	25	S. Charles St.	21201	checker@senbergsnyder.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Jean-Pol	Mielke	901	S. Bond St.	21231	j.mielke@jw.edu	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Peyon	Pattanni	36	S CHARLES	21202	RPATTANNI@BAYMORC DEVELOPMENT.COM	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Kristyn	Oldendorf		DPH			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Jed	Weeks	214	W 27th St / 604A	21211	jedweeks@gmail.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

(\* NOTE: IF YOU ARE COMPENSATED OR INCUR EXPENSES IN CONNECTION WITH THIS BILL, YOU MAY BE REQUIRED BY LAW TO REGISTER WITH THE CITY ETHICS BOARD. REGISTRATION IS A SIMPLE PROCESS. FOR INFORMATION AND FORMS, CALL OR WRITE: BALTIMORE CITY BOARD OF ETHICS, C/O DEPARTMENT OF LEGISLATIVE REFERENCE, 626 CITY HALL, BALTIMORE, MD 21202. TEL: 410-396-4730. FAX: 410-396-8483.



# City of Baltimore

City Council  
City Hall, Room 408  
100 North Holliday Street  
Baltimore, Maryland  
21202

## Meeting Agenda - Final

### Land Use and Transportation Committee

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Wednesday, February 13, 2019

1:00 PM

Du Burns Council Chamber, 4th floor, City Hall

---

18-0314

#### **CALL TO ORDER**

#### **INTRODUCTIONS**

#### **ATTENDANCE**

#### **ITEMS SCHEDULED FOR PUBLIC HEARING**

18-0314

**Repeal of Ordinance 87-1171 - The Wyman Park Medical Center Joint Use Facility with The Johns Hopkins University Planned Unit Development**

For the purpose of repealing Ordinance 87-1171, which designated certain property as a Residential Planned Unit Development known as the Wyman Park Medical Center Joint Use Facility with The Johns Hopkins University; and providing for a special effective date.

Sponsors:

Mary Pat Clarke, Robert Stokes, Sr.

#### **ADJOURNMENT**

**THIS MEETING IS OPEN TO THE PUBLIC**





**BALTIMORE CITY COUNCIL  
LAND USE AND TRANSPORTATION COMMITTEE**

*Mission Statement*

*On behalf of the Citizens of Baltimore City, the mission of the Land Use and Transportation Committee is to review and support responsible development and zoning initiatives to ensure compatibility with the aim of improving the quality of life for the diverse population of Baltimore City.*

**The Honorable Edward Reisinger  
Chairperson**

**PUBLIC HEARING**

**Wednesday, February 13, 2019  
1:00 PM**

***City Council Bill # 18-0314***

***Repeal of Ordinance 87-1171 - The Wyman Park Medical Center  
Joint Use Facility with The Johns Hopkins University  
Planned Unit Development***

## CITY COUNCIL COMMITTEES

### BUDGET AND APPROPRIATIONS

Eric Costello – Chair  
Leon Pinkett – Vice Chair  
Bill Henry  
Sharon Green Middleton  
Brandon M. Scott  
Isaac "Yitzy" Schleifer  
Shannon Sneed  
*Staff: Marguerite Currin*

### EDUCATION AND YOUTH

Zeke Cohen – Chair  
Mary Pat Clarke – Vice Chair  
John Bullock  
Kristerfer Burnett  
Ryan Dorsey  
*Staff: Matthew Peters*

### EXECUTIVE APPOINTMENTS

Robert Stokes – Chair  
Kristerfer Burnett – Vice Chair  
Mary Pat Clarke  
Zeke Cohen  
Isaac "Yitzy" Schleifer  
*Staff: Marguerite Currin*

### HOUSING AND URBAN AFFAIRS

John Bullock – Chair  
Isaac "Yitzy" Schleifer – Vice Chair  
Kristerfer Burnett  
Bill Henry  
Shannon Sneed  
Zeke Cohen  
Ryan Dorsey  
*Staff: Richard Krummerich*

### JUDICIARY AND LEGISLATIVE INVESTIGATIONS

Eric Costello – Chair  
Mary Pat Clarke – Vice Chair  
John Bullock  
Leon Pinkett  
Edward Reisinger  
Brandon Scott  
Robert Stokes  
*Staff: Matthew Peters*

### LABOR

Shannon Sneed – Chair  
Robert Stokes – Vice Chair  
Eric Costello  
Bill Henry  
Mary Pat Clarke  
*Staff: Samuel Johnson*

### LAND USE AND TRANSPORTATION

Edward Reisinger – Chair  
Sharon Green Middleton – Vice Chair  
Mary Pat Clarke  
Eric Costello  
Ryan Dorsey  
Leon Pinkett  
Robert Stokes  
*Staff: Jennifer Coates*

### PUBLIC SAFETY

Brandon Scott – Chair  
Ryan Dorsey – Vice Chair  
Kristerfer Burnett  
Shannon Sneed  
Zeke Cohen  
Leon Pinkett  
Isaac "Yitzy" Schleifer  
*Staff: Richard Krummerich*

### TAXATION, FINANCE AND ECONOMIC DEVELOPMENT

Sharon Green Middleton – Chair  
Leon Pinkett – Vice Chair  
Eric Costello  
Edward Reisinger  
Robert Stokes  
*Staff: Samuel Johnson*  
*- Larry Greene (pension only)*





**BILL SYNOPSIS**

**Committee: Land Use and Transportation**

**Bill 18-0314**

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**Repeal of Ordinance 87-1171 - The Wyman Park Medical Center Joint Use Facility  
with The Johns Hopkins University Planned Unit Development**

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**Sponsor:** Councilmember Clarke

**Introduced:** December 6, 2018

**Purpose:**

For the purpose of repealing Ordinance 87-1171, which designated certain property as a Residential Planned Unit Development known as the Wyman Park Medical Center Joint Use Facility with The Johns Hopkins University; and providing for a special effective date.

**Effective:** Date of Enactment

**Hearing Date/Time/Location:** February 13, 2019/1:00 p.m./Clarence "Du" Burns Chambers

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**Agency Reports**

Planning Commission	Favorable
Board of Municipal and Zoning Appeals	
Department of Transportation	No Objection
Department of Law	Favorable
Department of Housing and Community Development	
Baltimore Development Corporation	Favorable
Parking Authority of Baltimore City	Not Opposed
Fire Department	
Department of Public Works	

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## Analysis

### Current Law

Ordinance 87-1171

### Background

John Hopkins University, the applicant, owns the 8.01-acre site which is located in the Remington neighborhood. Established in 1987 via Ordinance 87-1171, the *Wyman Park Medical Center Joint Use Facility with the Johns Hopkins University Planned Unit Development (PUD)* is also known as the Wyman Park Medical Center PUD. The site is improved with four buildings, a surface parking lot, and landscape. The facility is situated just south of John Hopkins University's Homewood campus. CC Bill 18-0314, if approved, would repeal Ordinance 87-1171

Bounded by West 1<sup>st</sup> Street, Wyman Park Road and Remington Avenue, the property is currently zoned Educational Campus (EC-2). Prior to Transform Baltimore, the site included nine separate properties zoned residential R-9, office-residential OR, and business B-2. The area does not lie within an Urban Renewal Plan, historic district, Chesapeake Bay Critical Area or regulated floodplain.

The PUD was originally zoned to provide supportive office and retail space for the hospital and to accommodate the expansion of the John Hopkins University Homewood campus. The PUD's development plan was not fully completed and is no longer under consideration by the owner. The applicant is requesting a repeal of the original development plan and will rely on current zoning to meet its present and future needs for mixed use development.

The property is adjacent to the Remington neighborhood, where the Parking Authority of Baltimore City administers a residential parking permit program. PABC will continue to assess parking demands for the area using Site Plan Review and Planning Commission processes.

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## Additional Information

**Fiscal Note:** Not Available

**Information Source(s):** Agency Reports

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Analysis by: Jennifer L. Coates  
Analysis Date: February 7, 2019



Direct Inquiries to: (410) 396-1260

**CITY OF BALTIMORE  
COUNCIL BILL 18-0314  
(First Reader)**

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Introduced by: Councilmembers Clarke, Stokes

At the request of: The Johns Hopkins University

Address: c/o Stanley S. Fine, Esquire, Rosenberg | Martin | Greenberg, LLP, 25 South Charles Street, Suite 21<sup>st</sup> Floor, Baltimore, Maryland 21201

Telephone: 410-727-6600

Introduced and read first time: December 6, 2018

Assigned to: Land Use and Transportation Committee

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REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning Appeals, Planning Commission, Department of Housing and Community Development, Department of Public Works, Fire Department, Baltimore Development Corporation, Baltimore City Parking Authority Board, Department of Transportation

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Repeal of Ordinance 87-1171 – The Wyman Park Medical Center**  
3 **Joint Use Facility with The Johns Hopkins University Planned Unit Development**

4 FOR the purpose of repealing Ordinance 87-1171, which designated certain property as a  
5 Residential Planned Unit Development known as the Wyman Park Medical Center Joint Use  
6 Facility with The Johns Hopkins University; and providing for a special effective date.

7 BY repealing  
8 Ordinance 87-1171

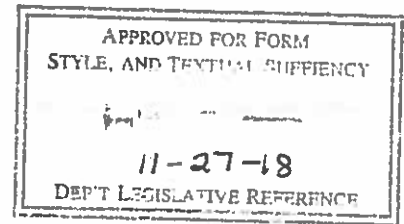
9 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
10 Ordinance 87-1171 is repealed, and the authority conferred in that Ordinance to designate certain  
11 property as a Residential Planned Unit Development known as the Wyman Park Medical Center  
12 Joint Use Facility with The Johns Hopkins University is rescinded.

13 **SECTION 2. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is  
14 enacted.

EXPLANATION: CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.



**INTRODUCTORY\***  
**CITY OF BALTIMORE**  
**COUNCIL BILL \_\_\_\_\_**



---

Introduced by: Councilmember Clarke  
At the request of: The Johns Hopkins University  
Address: c/o Stanley S. Fine, Esquire, Rosenberg | Martin | Greenberg, LLP, 25 South Charles  
Street, Suite 21<sup>st</sup> Floor, Baltimore, Maryland 21201  
Telephone: 410-727-6600

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**A BILL ENTITLED**

**AN ORDINANCE concerning**

**Repeal of Ordinance 87-1171 – The Wyman Park Medical Center  
Joint Use Facility with The Johns Hopkins University Planned Unit Development**

FOR the purpose of repealing Ordinance 87-1171, which designated certain property as a Residential Planned Unit Development known as the Wyman Park Medical Center Joint Use Facility with The Johns Hopkins University; and providing for a special effective date.

By repealing  
Ordinance 87-1171

**SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That Ordinance 87-1171 is repealed, and the authority conferred in that Ordinance to designate certain property as a Residential Planned Unit Development known as the Wyman Park Medical Center Joint Use Facility with The Johns Hopkins University is rescinded.

**SECTION 2. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is enacted.

\* WARNING: THIS IS AN UNOFFICIAL, INTRODUCTORY COPY OF THE BILL.  
THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.



STATEMENT OF INTENT FOR

Repeal of Ordinance 87-1171 –  
Wyman Park Medical Center Planned Unit Development

1. Applicant's name, address and telephone number: Johns Hopkins University c/o Stanley S. Fine, Esq., Rosenberg Martin Greenberg, LLP, 25 S. Charles Street, 21<sup>st</sup> Floor, Baltimore, MD 21201 (410) 727-6600
2. All proposed changes for the property: Repeal of PUD to permit property to be developed based on underlying zoning
3. All intended uses of the property: mixed-use
4. Current owner's name, address, and telephone number:

Address

Owner Information

3100 Wyman Park Drive

Johns Hopkins Medical Services Corporation  
3910 Keswick Road  
Baltimore, MD 21211

5. The property was acquired by the current owner on March 26, 1982 by deed recorded in the Land Records of Baltimore City in Liber CWM 4169, Folio 386.
6. (a) There is \_\_\_ is not X a contract contingent on the requested legislative authorization.  
(b) If there is a contract contingent on the requested legislative authorization:
  - (i) The names and addresses of all parties on the contract are {use additional sheet if necessary}: N/A
  - (ii) The purpose, nature and effect of the contract are: N/A
7. (a) The applicant is \_\_\_ is not X acting as an agent for another.  
(b) If the applicant is acting as an agent for another, the names of all principals on whose behalf the applicant is acting, including the names of the majority stockholders of any corporation, are {use additional sheet if necessary}: N/A





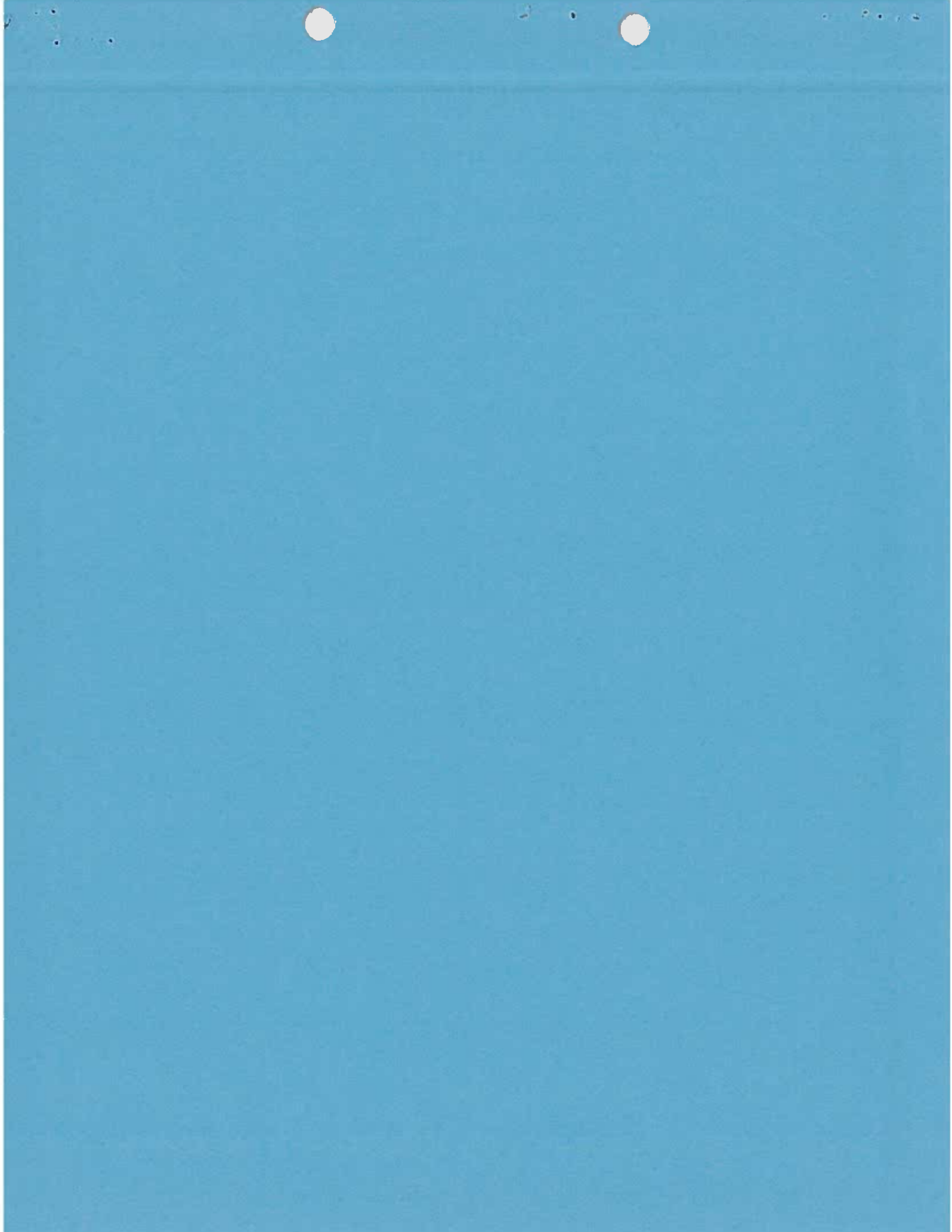
**AFFIDAVIT**

I, Stanley S. Fine, solemnly affirm under the penalties of perjury that the information given in this Statement of Intent is true and complete to the best of my knowledge, information and belief.

By: Stanley S. Fine  
Stanley S. Fine, Authorized Agent

Date 11/26/18





**ACTION BY THE CITY COUNCIL**

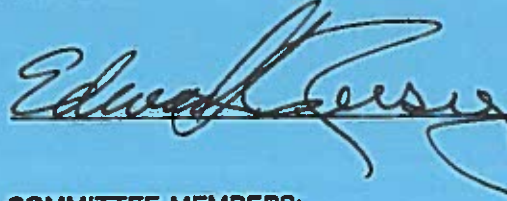
DEC 06 2018

FIRST READING (INTRODUCTION) \_\_\_\_\_ 20 \_\_\_\_\_

PUBLIC HEARING HELD ON February 13, \_\_\_\_\_ 20 19

COMMITTEE REPORT AS OF February 25, \_\_\_\_\_ 20 19

FAVORABLE \_\_\_\_\_ UNFAVORABLE \_\_\_\_\_ FAVORABLE AS AMENDED \_\_\_\_\_ WITHOUT RECOMMENDATION

  
Chair

COMMITTEE MEMBERS:

COMMITTEE MEMBERS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SECOND READING: The Council's action being favorable (unfavorable), this City Council bill was (was not) ordered printed for Third Reading on:

FEB 25 2019

\_\_\_\_\_ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

MAR 11 2019

THIRD READING \_\_\_\_\_ 20 \_\_\_\_\_

\_\_\_\_\_ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (ENROLLED) \_\_\_\_\_ 20 \_\_\_\_\_

\_\_\_\_\_ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

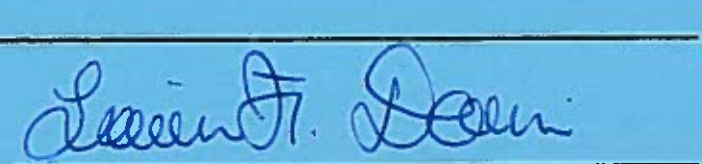
THIRD READING (RE-ENROLLED) \_\_\_\_\_ 20 \_\_\_\_\_

WITHDRAWAL \_\_\_\_\_ 20 \_\_\_\_\_

There being no objections to the request for withdrawal, it was so ordered that this City Council Ordinance be withdrawn from the files of the City Council.



President



Chief Clerk