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| FROM | NAME & TITLE | David E. Scott, P.E., Director | CITY of BALTIMORE MEMO |  |
| | AGENCY NAME & ADDRESS | Department of Public Works 600 Abel Wolman Municipal Building | | |
| | SUBJECT | CITY COUNCIL BILL 08-0206 | | |

TO

DATE: October 21, 2008

The Honorable President and Members
of the Baltimore City Council
c/o Karen Randle
Room 400 - City Hall

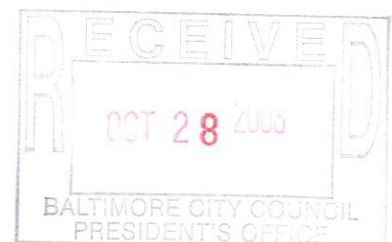
I am herein reporting on City Council Bill 08-0206 introduced by Council Member Middleton on behalf of LifeBridge Health, Inc.

The purpose of the Bill is to repeal the existing Development Plan for the Sinai Hospital Planned Unit Development and approve a new Development Plan for the Sinai Hospital-Levindale Planned Unit Development.

Ordinance 90-433 established a Residential Planned Unit Development (PUD) for the property generally bounded by Belvedere Avenue and West Northern Parkway, Lanier Avenue, Cylburn Avenue, and Greenspring Avenue. A Development Plan was also approved for the approximately 61.995 acre PUD area. It encompasses the Sinai Hospital complex, including medical professional buildings, emergency services, and surface and structured parking. The originating Ordinance was amended by Ordinances 90-625, 94-352, and 03-604.

City Council Bill 08-0206, if approved, would rescind the originating and amending ordinances and replace them with a new development plan. The PUD would be expanded to include the Levindale Hebrew and Geriatric Center and Hospital, Inc. This proposed expansion area is bounded by West Belvedere Avenue, West Northern Parkway, and Preakness Way, and would increase the PUD area by approximately 20.29 acres. Additional buildings and parking facilities are planned for the Sinai and Levindale campuses. Wooded buffers would be maintained along the West Northern Parkway side of the PUD, east of Greenspring Avenue and wrapping around the Cylburn Avenue side of the PUD. This green area would extend along West Northern Parkway, west of Greenspring Avenue and wrap around to the Preakness Way side of the PUD. A landscape plan internal to the site and along the borders of the PUD would include ornamental and other specified tree species, as well as long term evergreen plantings around the north side of buildings and the west side of the stormwater management pond. Lighting and signage plans are also included in the Development Plan for the PUD.

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Ordinance 89-297 granted a franchise to Sinai Hospital for the existing pedestrian bridgeway that spans the 5000 block of Greenspring Avenue. PUD plans would remove the existing bridgeway and replace it with a larger bridgeway capable of carrying vehicular traffic. Removal of and constructing a new bridgeway requires a new franchise ordinance. Design and placement of the bridge would require City review of the proposed bridgeway plans prior to ordinance introduction. Review would ensure that the bridgeway placement would not interfere with or harm and any appurtenant structures or utilities, and that all appropriate pedestrian and vehicular issues are protected, including roadway clearances. Plans appear to show an interconnection between buildings located to either side of West Belvedere Avenue. Should these plans indicate a pedestrian bridgeway, a franchise ordinance would also be required for this structure.

Based on these findings, the Department of Public Works supports passage of City Council Bill 08-0206.



David E. Scott, P.E.
Director

DES/MMC:pat

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