


<b>FROM</b>	NAME & TITLE	Steve Sharkey, Director	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	Department of General Services 800 Abel Wolman Municipal Building		
	SUBJECT	<b>CITY COUNCIL BILL 14-0414</b>		

DATE: September 17, 2014

**TO**

The Honorable President and Members  
of the Baltimore City Council  
c/o Natawna Austin  
Room 400 – City Hall

I am herein reporting on City Council Bill 14-0414 introduced by Councilmember Branch at the request of Johns Hopkins Medicine.

The purpose of the Bill is to approve certain amendments to the Development Plan of the Johns Hopkins South of Orleans Planned Unit Development.

The Development Plan of the Johns Hopkins South of Orleans Planned Unit Development (PUD) was established by Ordinance 03-492 and has not been substantially modified since. The properties of 201 North Broadway and 301 North Broadway comprises the business PUD, which is an area consisting of approximately 7.4 acres.

Johns Hopkins Medicine is proposing the construction of the Skip Viragh Cancer Center at the corner of East Fayette Street and Broadway, 201 N. Broadway. This would be a 9-story building of approximately 180,000 square feet. The requirements of the PUD are not conducive to the design for the building. Thus, certain modifications are proposed under this legislation.

If approved, City Council Bill 14-0414 would decrease the permitted density on the east side of the PUD site and would increase the permitted density on the west side of the site, without increasing the aggregate permitted density for the whole site. The proposed legislation would also modify maximum height limitations and bulk restrictions. This would decrease the overall height at the site of the building and would increase the density along Orleans Street. The PUD currently has a maximum height limitation of 160 feet and the proposed building would be 145 feet tall.

The proposed building would have public areas including a café on the top floor as well as waiting areas. A large entry court with a center island would be covered by the overhang of the first two floors of the building. The entry court would include a passenger drop-off area. The building plans call for a six-story tall glass bay along the western façade and would have sun screens on the south face of the building.

The Department of General Services has no objection to the passage of City Council Bill 14-0414.

Respectfully,



STEVE SHARKEY  
DIRECTOR

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SS/KTO:ela