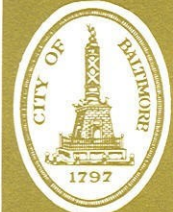


FROM	NAME & TITLE	GARY W. COLE, ACTING DIRECTOR <i>G Cole</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR		
	SUBJECT	CITY COUNCIL BILL #08-0206/PLANNED UNIT DEVELOPMENT- DESIGNATION- SINAI HOSPITAL-LEVINDALE		

DATE: November 14, 2008

TO

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

At its regular meeting of October 23, 2008 the Planning Commission considered City Council Bill #08-0206 for the purpose of repealing the existing Development Plan for the Sinai Hospital Planned Unit Development and approving a new Development Plan for the Sinai Hospital Planned Unit Development.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended amending and approving City Council Bill #08-0206 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 #08-0206 be amended and passed by the City Council.

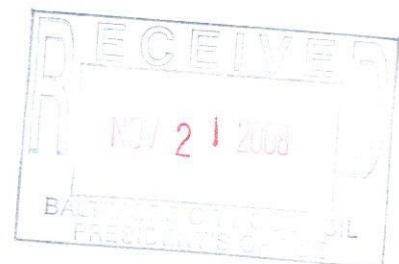
If you have questions, please contact Mr. Wolde Ararsa, Acting Chief of Land Use and Urban Design at 410-396-4488.

GWC/ttl

Attachments

cc:

- Mr. Andy Frank, Deputy Mayor
- Mr. Demuane Millard, Chief of Staff
- Ms. Angela Gibson, Mayor's Office
- The Honorable "Rikki" Spector, City Council Commission Representative
- Mr. Geoffrey Veale, Zoning Enforcement
- Mr. David Tanner, BMZA
- Ms. Nikol Nabors-Jackson, DHCD
- Ms. Larry Greene, Council Services
- Ms. Deepa Bhattacharyya, Law Department
- Mt. Tim Barnhill, AIA, Hord Copland Macht



F/A

PLANNING COMMISSION

STAFF REPORT

October 23, 2008

REQUEST: City Council Bill #08-0206/Planned Unit Development - Designation - Sinai Hospital-Levindale: For the purpose of repealing the existing Development Plan for the Sinai Hospital Planned Unit Development and approving a new Development Plan for the Sinai Hospital-Levindale Planned Unit Development.

RECOMMENDATION: Amendments and approval. The amendments are as follows:

- That the traffic mitigation agreement is completed with the Department of Transportation;
- That the signage plan is amended to remove reference to digital signs on the Greenspring Avenue overpass; and
- That the signage plan is amended to increase the height and reduce the number of light pole banners by one third.

STAFF: Eric Tiso

PETITIONER: Sinai Hospital of Baltimore

OWNER: Sinai Hospital of Baltimore

SITE/GENERAL AREA

Site Conditions: The new boundaries of the PUD include the Sinai Hospital campus (± 61.995 acres) and the Levindale Hebrew Geriatric Center & Hospital campus (± 20.29 acres). The PUD is generally bounded by portions of Northern Parkway, Preakness Way, West Belvedere Avenue, Lanier Avenue, and Cylburn Avenue back to Northern Parkway, with some small exclusions. The site is located to the east of the Park Heights community, north of the Cylburn community, and south of the Mount Washington community. The underlying properties are zoned R-5.

General Area: The surrounding neighborhoods consist primarily of residential development. The properties in the Park Heights community are primarily mixed-use housing with pockets of commercial development. In the Mount Washington community there are primarily single-family detached homes.

HISTORY

- Ordinance #90-0433: Established the Sinai Hospital Planned Unit Development.
- Ordinance #90-0625: Amended the Sinai Hospital PUD.
- 1990 – Design Approval for Laboratory Building.
- 1991 – Minor Amendment / Sinai Hospital PUD, In vitro-fertilization Lab Addition.
- 1993 – Minor Amendment / Sinai Hospital PUD, Cafeteria Expansion.
- Ordinance #94-0352: amendment to the Sinai Hospital PUD.

- 1995 – Design Approval / Sinai Hospital PUD, Addition to Blaustein Building.
- 1996 – Minor Amendment / Sinai Hospital PUD, ER-7 Addition.
- 1997 – Design Approval Signage Package.
- June 8, 2000 – Minor Amendment for the expansion of the ER-7 and SHARP clinic.
- February 7, 2002 – Minor Amendment for SHARP Building and Temporary Modular Building.
- July 17, 2003 – Minor Amendment for the Labor and Delivery Addition.
- October 6, 2003 – Ordinance #03-604 - Last amendment to the Sinai Hospital PUD.
- June 10, 2004 – Minor Amendment to Sinai Hospital PUD for the for the “H” Parking Garage. Also, Final Design Approvals for the “H” Parking Garage, the parking deck over the “J” Parking Lot, and the Emergency Facility Building Addition: Approval.
- November 11, 2004 – Final Design Approvals for the Hoffberger Parking Garage and the Operating Room Building Addition.
- September 22, 2005 – Final Design Approval for the expansion of the Cancer Center.
- October 4, 2007 – Minor Amendment and Final Design Approval for the South Tower Linking Structure.

CONFORMITY TO PLANS

This bill includes the property within the previously existing Sinai Hospital PUD, and adds the Levindale campus to the PUD. The proposed PUD will improve the operation and management of the combined campuses. It also is consistent with the Comprehensive Master Plan’s EARN section, Goal One, Objective 6: Retain and Attract Business in Healthcare and Social Assistance.

ANALYSIS

History: The principal purpose of this bill is to repeal and replace the previous ±61.995 acre Planned Unit Development (PUD) for Sinai Hospital with this new PUD that includes the previous Sinai Hospital PUD boundary with the addition of the ±20.29 acre Levindale Hebrew Geriatric Center & Hospital (Levindale campus). Over the past eighteen years, the Sinai Hospital PUD had been updated and amended numerous times as the hospital grew and developed. With those numerous changes came a practical difficulty in administering the PUD, owing to the multiple versions of files, plans and drawings. In one particular instance, what should have been a fairly straight-forward permit review was delayed as several files had to be searched in order to make a determination on whether the permit could move forward or not. For this reason, staff suggested that it was time for a renewed campus master plan, which could then allow for the consolidation of all of the previous PUD documents into one new PUD file. At about this same time, it became advantageous to include the Levindale campus, which had never been included in the Sinai Hospital PUD. This new PUD will assist in streamlining the review process, aided in creating a new master plan for the combined campuses, and allows for an easier-to-understand PUD for both staff and the public.

The Bill: In Section 1, this bill repeals the previous versions of City Council Ordinances that together constituted the previous PUD. Section 2 defines the boundary of the PUD as the previous property (± 61.995 acres), plus the Levindale campus (± 20.29 acres), for a total of ± 82.285 acres of land. Section 3 and Sections 10 through 13 are procedural. Sections 4 through 9 concerning visibility and land uses are retained from the previous PUD language.

Phasing Plans: The PUD will be scheduled for development in four general phases, with the potential for adjustments over time due to program requirements and funding levels. Phase I is scheduled to occur from the present to about 2010, Phase II will extend to 2014, Phase III will extend to 2018, and Phase IV will occur beyond 2018. The PUD documents contain a phasing schedule that shows the proposed buildings, parking lots and garages, which campus it will be on, and the detailing on square footage, height, beds capacity, and parking spaces required to serve that use. A PUD plan showing the buildings and parking in the completed condition is keyed to the phasing charts, so that it is clear when campus improvements are expected to open. Throughout the phasing plan, the amount of propose parking spaces will exceed the number required.

Signage Plan: One of the main benefits of consolidating the previous PUD documents into one clean and updated package is the administration of signs throughout the expanded campuses. In previous permit requests, it was a difficult process to verify each change to signs as permits were referred through Planning in the permit review system. Additionally, when monumental signs were desired for the West Belvedere Avenue intersection at Northern Parkway, it was not permitted, since the Levindale campus had not been included in the previous PUD, and the signs were too large to be allowed by the underlying R-5 zoning requirements. The signage plan includes examples of the style of signs that will be used throughout the campus, and shows an orderly hierarchy by the various categories of signs.

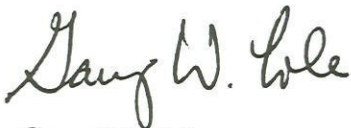
There are two points of difference that staff has identified on the signage plan. First, the light pole banners along Northern Parkway, and in the fan-shaped parking lot are a bit too numerous, and are still shown as two feet wide by three feet high banners. These signs are attached to fairly tall light poles, and are really too small in staff's opinion. The banners should be doubled in height so that they appear at the correct scale for the light poles.

Next, there is a proposed digital sign on either side of the Greenspring Avenue overpass. No signs have ever been approved for this location, though they have been displayed on the existing pedestrian overpass in the past. Staff has concerns that a variable text digital sign directly over the Greenspring Avenue will create a traffic hazard. If any signs are to be approved for this location, they should not be digital signs. If the hospital is still interested in digital signs, a different location will have to be selected.

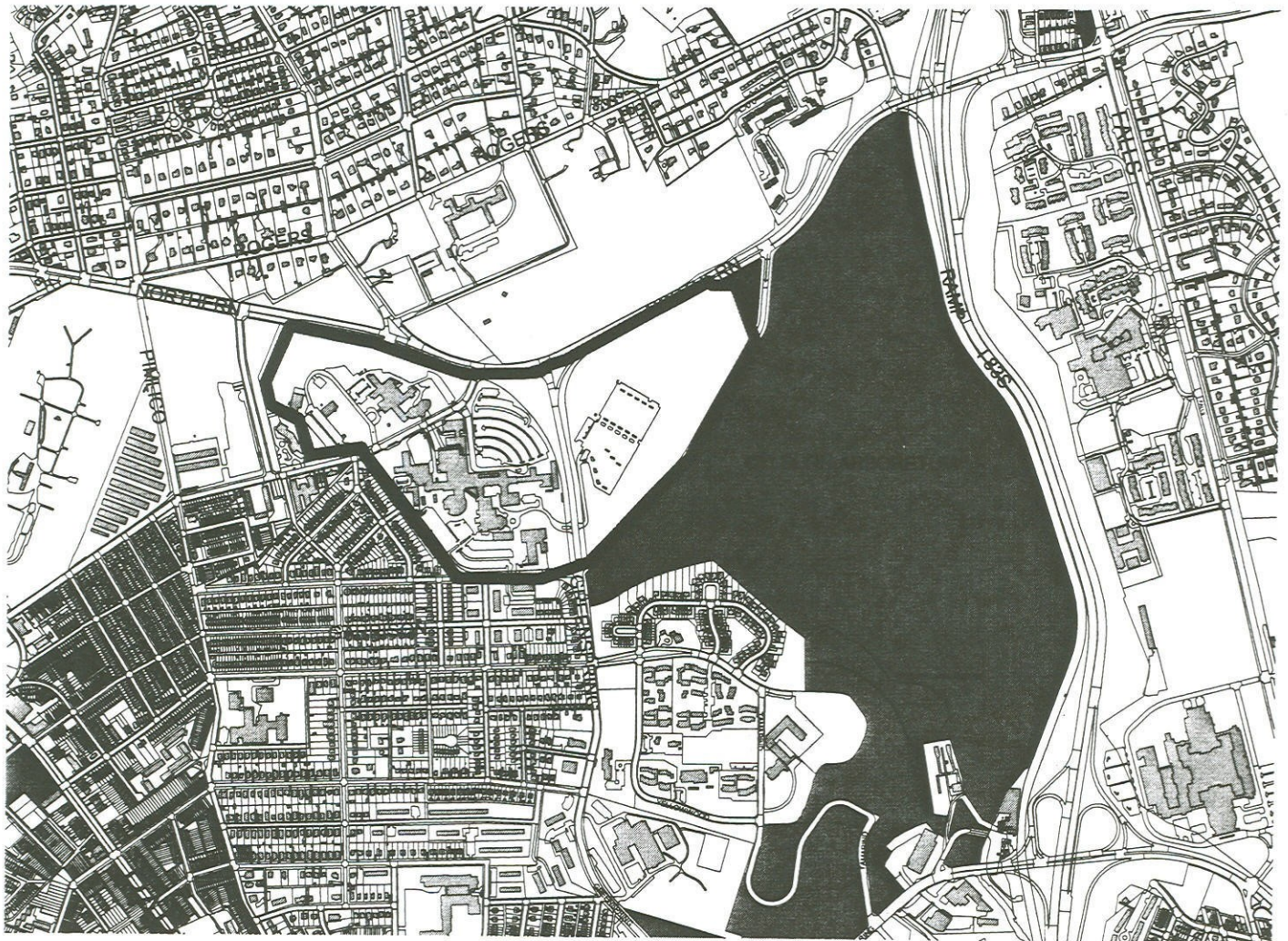
Landscaping: The Forest Stand Delineation (FSD) has been reviewed and approved by staff. Additionally, streetscape and planting plans are included in the PUD plan set.

UDARP: The panel reviewed the Sinai Master Plan and Levindale Phase I portions of the project on May 8, 2008, and approved both with comments.

Community Input: The following community organizations have been notified of this action: the Reisterstown Park Heights Southern Team, the Levindale-Sunset Community Association, the Parklane Neighborhood Improvement Association, and the Cylburn Community Action Association, the Cylburn Community Association, and the Mt. Washington Improvement Association.



**Gary W. Cole,
Acting Director**



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**City Council Bill #08-0206
Planned United Development
Designation - Sinai Hospital-Levindale**

Planning Commission
October 23, 2008

