


TJA

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR		
	SUBJECT	CITY COUNCIL BILL #14-0414/ PLANNED UNIT DEVELOPMENT #117 - AMENDMENT #1 - JOHNS HOPKINS SOUTH OF ORLEANS PUD		

TO

DATE:

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

September 5, 2014

At its regular meeting of September 4, 2014, the Planning Commission considered City Council Bill #14-0414, for the purpose of approving certain amendments to the Johns Hopkins South of Orleans Planned Unit Development #117.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #14-0414 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 #14-0414 be passed by the City Council.

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

TJS/WA

Attachment

- cc: Ms. Kaliope Parthemos, Chief of Staff
 Mr. Colin Tarbert, Deputy Mayor for Economic and Neighborhood Development
 Mr. Leon Pinkett, Assistant Deputy Mayor for Economic and Neighborhood Development
 Ms. Angela Gibson, Mayor's Office
 The Honorable Rochelle "Rikki" Spector, Council Rep. to Planning Commission
 Mr. David Tanner, BMZA
 Mr. Geoffrey Veale, Zoning Administration
 Ms. Sharon Daboin, DHCD
 Ms. Barbara Zektick, DOT
 Ms. Elena DiPietro, Law Dept.
 Ms. Melissa Krafchik, PABC
 Ms. Natawna Austin, Council Services
 Mr. Michael Iati, Johns Hopkins Hospital



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

September 4, 2014

REQUEST:

- City Council Bill #14-0414/ Johns Hopkins South of Orleans Planned Unit Development #117- Amendment 1

For the purpose of approving certain amendments to the Development Plan of the Johns Hopkins South of Orleans Planned Unit Development

- Final Design Approval/ Johns Hopkins South of Orleans Planned Unit Development #117- 201 N. Broadway- Skip Viragh Building

RECOMMENDATION:

- City Council Bill #14-0414 (PUD Amendment): Approval
- Final Design Approval: Approval

STAFF: Tamara Woods

PETITIONER(S): Johns Hopkins Hospital, represented by Mr. Michael Iati

OWNER: Johns Hopkins Hospital

SITE/ GENERAL AREA

Site Conditions: The Hopkins South of Orleans Planned Unit Development (PUD) is bounded by Broadway, Orleans, East Fayette, and Wolfe Streets. The PUD is approximately 7.4 acres and is zoned B-2-2. It includes a 2,400 space parking garage with pedestrian bridge access over Orleans Street to the Johns Hopkins Hospital. Within the parking garage are existing energy plant facilities. Abutting the garage structure are the Hackerman/Patz Center and a pediatric medical office building and the site for the proposed Skip Viragh building.

General Area: The site is located directly south of the Johns Hopkins East Baltimore campus. The current Hopkins Broadway campus, approximately 44 acres, is roughly bounded by Orleans Street, North Caroline Street, East Monument Street to North Broadway, East Madison Street and Wolfe Street. This campus consists of the hospital (outpatient and inpatient facilities), School of Medicine, School of Public Health and School of Nursing. The Kennedy Krieger Institute is also within these boundaries.

This area is primarily residential and characterized by two and three-story row homes. Directly to the south of the PUD site, across East Fayette Street, is the Kennedy Krieger Institute School

and Verizon building, as well as the Washington Hill neighborhood. West of the PUD site, on the west side of Broadway between Fayette and Orleans, is the Douglass Homes public housing development.

HISTORY

- Ordinance #72-0010, approved April 26, 1972, established the Washington Hill Chapel Urban Renewal Plan
- Ordinance #87-1014, approved July 10, 1987, established the Planned Unit Development for the Johns Hopkins campus West of Broadway
- In 1995, the federal Government established Empowerment Zone in Baltimore City.
- Ordinance #01-0174, Approved June 5, 2001, established the Planned Unit Development for the Broadway Homes Hope VI project.
- Ordinance #01-0175, approved June 5, 2001, was the most recent amendment to the Washington Hill Chapel Urban Renewal Plan.
- Ordinance #01-0173 approved June 5, 2001, rezoned properties within the Broadway Homes Hope VI Planned Unit Development.
- Ordinance #03-491, approved February 6, 2003, rezoned the properties known as 201 and 301 North Broadway from the R-8 to the B-2-2 zoning district.
- Ordinance #03-492, approved February 6, 2003, established a Planned Unit Development for Johns Hopkins South of Orleans.
- On August 14, 2003, the Planning Commission approved the final design for The Hopkins South of Orleans Planned Unit Development, Phase I.
- On December 16, 2004, the Planning Commission approved the final design for the Children's Community Health Center on the eastern portion of the PUD site.
- On February 23, 2006, the Planning Commission approved the final design for the Hackerman-Patz Patient and Family Pavilion at the Sidney Kimmel Comprehensive Cancer Center at Johns Hopkins.
- On February 18, 2010, the Planning Commission approved the final design of the energy plant addition.

CONFORMITY TO PLANS

This proposed PUD amendment and Final Design Approval are in conformance with the PUD and allow for the continued implementation of the Johns Hopkins East Baltimore Campus Master Plan. The request also conforms to the Baltimore City Comprehensive Master Plan, specifically LIVE Goal 2: Elevate the design and quality of the City's built environment.

ANALYSIS

City Council Bill #14-0414 (PUD Amendment #1)

In 2003, the Planned Unit Development (PUD) was established to facilitate the redevelopment south of Orleans Street and has not been substantially modified since that time. Over the past several years, both the nature of treatment and care evolved resulting in the need for both facility expansion and changes in building design. This amendment is to modify the development plan and update all PUD sheets to those dated June 16, 2014, including:

- Sheet 1, entitled "Existing Conditions"
- Sheet 2, entitled "Land Use"

- Sheet 3, entitled “Community Agreement and Height Controls”
- Sheet 4, entitled “Vehicular and Pedestrian Circulation”
- Sheet 5, entitled “Concept Plan”

The proposed amendment was necessitated by the need for the Hospital to expand its oncology services. The Weinberg Building that was completed in 2000 has reached capacity for oncology inpatient, infusion and outpatient services. The proposed Skip Viragh at 201 N. Broadway would allow the relocation of diagnostic clinics and support office space in order to expand treatment services within the Weinberg Building. Given the very specific program, the approved density and massing within the existing PUD did not allow for the site to be maximized. The entire development plan was re-envisioned in a way that lowered the overall height at Broadway and Fayette Street and increased the density along Orleans Street.

Major Changes:

There are two types of major changes proposed in this amendment. They include a reallocation of permitted density and a modification of the bulk restrictions. They are as follows:

Sheet 2 -“Land Use”

- Reallocate the permitted density on each section of the site without increasing the aggregate permitted density for the entire site. The proposed changes are as follows:
 - a. Decrease the permitted density on the eastern section of the site (Area A) from 150,000 to 95,000 gross square feet to conform to the density of the existing building
 - b. Increase the permitted density of the western section of the site (Area C) from 200,000 gross square feet to 230,000 gross square feet.
 - c. Increase the permitted density of the western section of the site (Area B) from 500,000 gross square feet to 530,000 gross square feet.

Sheet 3 -“Community Agreement and Height Controls”

- Modify the bulk restrictions on the western portion of the site (Area C) as follows:
 - a. Modify the height restriction of 90’ above the datum point for the first 40’ of the site depth along the Broadway and Fayette Street frontages to zero feet
 - b. Reduce the maximum height limitation above the datum point from 160’ to 150’
 - c. Allow the southern 165’ of the western section of the site fronting Broadway to be build out to a maximum height of 150’
- Modify the bulk restrictions on the central portion of the site (Area B), increasing the maximum building height from 160’ to 190’ above the site datum point

The Urban Design and Architectural Review Panel (UDARP) completed their final review of the Master plan on May 22, 2014.

Final Design Approval- 201 N. Broadway- Skip Viragh Cancer Center

The proposed construction of 201 N. Broadway is for the creation of a new oncology outpatient and office building to be known as the Skip Viragh Cancer Center. The area of disturbance of the project is approximately 1.71 acres, including the building, drop-off and new plaza of the existing Hackerman Patz Center. In order to facilitate this project, the following traffic and parking adjustments are being included in the development plan:

- Temporarily relocate the Circulator stop further north to the northeast corner of Broadway and Orleans Street. The permanent location is anticipated to be the southeast corner of Broadway and Orleans Street.
- Relocate the three zip car spaces from Broadway to the northwest corner of Broadway and Orleans Street, along Orleans Street.
- Relocate the cab stand to the southeast corner of Broadway and Orleans Street.
- The proposed entrance to the parking garage will be open to all visitors, but the exit will be limited to the patrons that have a key card, such as employees or those staying at the Hackerman Patz building. It is anticipated that approximately 60 cars per day would use that exit. The remainder of the cars must exit on Orleans Street.

Architectural Design: The proposed PUD amendment, including the massing, setbacks and density, are to help facilitate the new construction of the new oncology building for this site. The proposed program is a 180,000 square feet, 9-story building at the corner of Fayette Street and Broadway, immediately south of the Hackerman-Patz Patient and Family Building (H-PPFB.). The existing PUD has an approved height of 160 feet with a required step back of the first 40 feet of depth from Fayette Street having a maximum height of 90 feet. This requirement is not conducive to the specific program and floor plate for the use. The proposed building is lower at 145 feet and does not include a step back. The building can be flush along Fayette Street and Broadway.

The existing site is surrounded by the H-PPFB to the north, three-story parking garage with a cooling plant plus the central receiving docks to the east, and four story row houses to the south that face Broadway. The proposed building massing includes a tall two-story masonry base with vertical windows and court enclosure wall, a seven-story strip-windowed masonry mass with a six-story tall glass bay along the western façade. The seven-story mass is approximately 15 feet north to reduce massing impact along Fayette Street, and extend over the arrival driveway. Some of the key design features are:

- Siting the building to maximize the views toward downtown and the harbor.
- Public areas that include patient and family waiting areas and a café on the top floor
- Enlarged entry/auto court that facilitates both patient and shuttle drop-off. The drop-off is located under the first two stories of the building, with a center island that can accommodate both art and the use of a mountable curb for emergency vehicle staging.
- Pedestrian garage connection at the second floor of the building.
- Trellis feature that visually ties the proposed Skip Viragh building to the existing Hackerman Patz building.
- The building will be clad in a cementitious panel with sun screens on the south face.

The project has received Site Plan Review approval August 27, 2014 and the Urban Design and Architectural Review Panel (UDARP) completed their final review of the Skip Viragh Cancer Center on July 17, 2014.

Sustainable Features: The proposed stormwater management plan for the project includes impervious surface removal of approximately 11,000 square feet, a green roof and rain gardens in the median of Broadway. There is also a redesign of the existing entry and garden space on the southern side of the Hackerman Patz building that shares the plaza space with the Skip Viragh building. In addition to these features, there is no tree removal on site, as it is an existing parking lot. For this reason, a Forest Stand Delineation, Natural Resource Inventory and Habitat Assessment were not applicable. That being said there is tree planting along Broadway as part of the approved landscape plan.

Notifications: In advance of this hearing, staff notified the following organizations: Citizens For Washington Hill, Inc.-(PAC), the Washington Hill Mutual Homes, Inc. and the Housing Authority of Baltimore City Resident Advisory Board.



Thomas J. Stosur
Director