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1 parcel of land lying generally north of Belvedere Avenue and south of West Northern Parkway
2 and west of Preakness Way.

3 On July 2, 2008, representatives of Lifebridge Health, Inc., met with the Department of
4 Planning for a preliminary conference, to explain the scope and nature of existing and proposed
5 development on the Property, and to institute proceedings to have the Property designated a
6 Residential Planned Unit Development.

7 The representatives of LifeBridge Health, Inc., have now applied to the Baltimore City
8 Council for approval of the replacement Planned Unit Development, and they have submitted a
9 Development Plan intended to satisfy the requirements of Title 9, Subtitles 1 and 2 of the
10 Baltimore City Zoning Code.

11 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
12 Ordinances 90-433, 90-625, 94-352, and 03-604 are repealed.

13 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Mayor and City Council approves the
14 application of LifeBridge Health, Inc., parent of Sinai Hospital of Baltimore, Inc., leasehold
15 owner of parcels of land containing approximately 61.995 acres lying generally south of
16 Belvedere Avenue and West Northern Parkway, east of Lanier Avenue, north and west of
17 Cylburn Avenue, and east and west of Greenspring Avenue, and parent of Levindale Hebrew
18 Geriatric Center & Hospital, Inc., leasehold owner of an approximately 20.29 acre parcel of land
19 lying generally north of Belvedere Avenue and south of West Northern Parkway and west of
20 Preakness Way, as outlined on the accompanying Development Plan entitled “Sinai Hospital-
21 Levindale Planned Unit Development”, consisting of Sheet 1, “Existing Conditions | Site Plan”,
22 dated October 23, 2008; Sheet 2, “Proposed Master Plan”, dated October 23, 2008; Sheet 3,
23 “Program”, dated October 23, 2008; Sheet 4, “Proposed Street Tree Plan”, dated October 23,
24 2008; Sheet 5, “Proposed Signage Plan”, dated October 23, 2008; Sheet 5.1, “Signage Details”,
25 dated October 23, 2008; Sheet 6, “Street Sections”, dated October 23, 2008; Sheet 6.1, “Street
26 Sections”, dated October 23, 2008; Sheet 8, “Site Sections”, dated October 23, 2008; Sheet 8.1,
27 “Site Sections”, dated October 23, 2008; and Sheet 9, “Conceptual Massing”, dated October 23,
28 2008, to designate the Property a Residential Planned Development under Title 9, Subtitles 1 and
29 2 of the Baltimore City Zoning Code.

30 **SECTION 3. AND BE IT FURTHER ORDAINED,** That the Development Plan submitted by the
31 applicant, LifeBridge Health, Inc., is approved.

32 **SECTION 4. AND BE IT FURTHER ORDAINED,** That a proposed minimum distance of 220 feet
33 (with the possibility of minor modifications) from the nearest point of West Northern Parkway,
34 east of Greenspring Avenue, to the nearest point of the proposed buildings be maintained and
35 preserved as a heavily wooded buffer. Any deviation from the proposed setbacks shall be
36 reviewed and approved by the Planning Commission in accordance with an overall objective of
37 minimizing the buildings’ visibility from West Northern Parkway. The Developer will replenish
38 any loss of trees due to the construction of the buildings and will provide long-term evergreen
39 planting around the north side of the buildings and west side of the storm water management
40 pond, as indicated on the Development Plan.

41 **SECTION 5. AND BE IT FURTHER ORDAINED,** That the proposed buildings east of
42 Greenspring Avenue be defined and constructed with materials that will minimize the buildings’
43 visibility from West Northern Parkway.

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1 **SECTION 6. AND BE IT FURTHER ORDAINED,** That the proposed setback from West Northern
2 Parkway and other aspects of the siting and design of the buildings east of Greenspring Avenue,
3 together with the maintenance and preservation of the wooded buffer along the remainder of the
4 parcel east of Greenspring Avenue in a heavily wooded state, are intended to preserve the
5 character of West Northern Parkway as a greenbelt that provides a scenic buffer and a link in a
6 larger green space environment. Any future modification to the Residential Planned Unit
7 Development and development of the detailed plans for the buildings east of Greenspring
8 Avenue ~~should~~ shall give priority to the achievement of these goals.

9 **SECTION 7. AND BE IT FURTHER ORDAINED,** That health and health-care related uses, and
10 uses accessory to them, are allowed, including but not limited to the following:

11 adult day care centers; blood donor centers; clinics: medical and dental; clinics: health
12 care; convalescent, nursing, and rest homes; day care facilities, as follows: day nurseries
13 and nursery schools, family day care homes, and school-age child care centers; hospitals;
14 housing for the elderly; laboratories: medical and dental; massage therapists' offices;
15 medical offices; opticians: sales and service; orthopedic and medical appliance stores;
16 ~~and~~ parking and off-street garages for the parking of four or more motor vehicles, as
17 well as facilities for the storage of transportation and related equipment; and residential
18 units as hospitality housing for the families of hospitalized children and adults, as well as
19 for families and patients where the patient is undergoing extended courses of outpatient
20 treatment.

21 **SECTION 8. AND BE IT FURTHER ORDAINED,** That commercial uses and uses accessory to
22 them are allowed, including but not limited to the following:

23 automatic teller machines; banks and savings and loan associations; barber shops; beauty
24 shops; book stores: general; business and professional offices; camera and photographic
25 supply stores; candy and ice cream stores; carry-out food shops; drug stores and
26 pharmacies; dry cleaning establishments; elementary and secondary schools; financial
27 institutions; florist shops; gift and card shops; newsstands; photocopying service;
28 physical culture and health services: gymnasiums, reducing salons, and public baths;
29 post offices; restaurants and lunch rooms – but not including live entertainment or
30 dancing; toy stores; travel bureaus; variety stores; and video movies sales and rentals;

31 provided that the retail commercial uses set forth in this Section 8 operated by third parties and
32 open to the public are accessible only from internal walkways and common areas in the hospital
33 and may not be accessible through their own exterior doors.

34 **SECTION 9. AND BE IT FURTHER ORDAINED,** That the following uses are allowed on the
35 subject property so long as the Board of Municipal and Zoning Appeals approves them as
36 conditional uses:

37 radio and television antennas and towers that extend no more than 25 feet above the
38 building on which they are mounted; antennas towers, microwave relay towers, and
39 similar installations for communications transmission or receiving; and any uses
40 accessory to them.

41 **SECTION 10. AND BE IT FURTHER ORDAINED,** That this Ordinance and its approvals of the
42 Planned Unit Development and Development Plan are conditioned on compliance with the
43 following traffic mitigation agreement reached in accordance with Zoning Code §§ 2-

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1 305(“Traffic Impact Study”) and 16-301(b) (“Referral to agencies: Traffic – impact study”) and
2 Building Code § 105.3.2 (“Action on (permit) application – Traffic impact study”) as follows:

3 (a) The construction of the parking garage associated with the Levindale portion of the
4 PUD shall provide direct access from the garage to Preakness Way; provided further
5 that if suitable easements necessary to achieve this paragraph cannot be obtained
6 using the best efforts of the Applicant, the Director of Transportation will waive this
7 requirement.

8 (b) Any Developer’s Agreement entered into with the Department of Public Works for
9 the Levindale garage shall include a provision to align an additional garage entrance
10 access road with Lanier Avenue and to provide full traffic signal control, in a manner
11 acceptable to the Department of Transportation.

12 (c) Within 180 calendar days of the of Developer’s Agreement being entered into with
13 the Department of Public Works, the Department of Transportation shall modify
14 traffic control signals at the intersection of Northern Parkway and Preakness Way to
15 accommodate left-turn phasing.

16 (d) Any Developer’s Agreement entered into with the Department of Public Works for
17 the Central Campus Garage shall include the following provisions:

18 (1) a second turn lane from Northern Parkway westbound to Greenspring Avenue
19 southbound;

20 (2) realignment of the intersection of the Hospital Main Entrance with Belvedere
21 Avenue in a manner approved by the Department of Transportation;

22 (3) the provision of a transportation center within or adjacent to the garage, which
23 provides amenities such as, but not limited to, consolidated and weather-
24 protected drop-off and pick-up for shuttle buses and taxis, priority parking
25 spaces for carsharing, carpooling and bicycles;

26 (4) right-in/right-out access only onto Greenspring Avenue;

27 (e) Prior to Final Design Approval for the Central Garage, the Applicant shall present to
28 the satisfaction of the Department of Transportation a plan and schedule for the
29 design and construction of a vehicular overpass from the garage across Greenspring
30 Avenue to or near the Outpatient Center.

31 (f) On the request of the Department of Transportation, which shall not occur later than
32 10 years from the enactment of this Ordinance, the Applicant shall arrange for
33 suitable easements to be made for the proposed Jones Falls Trail on the east side of
34 Greenspring Avenue and Northern Parkway; provided further that if suitable
35 easements necessary to achieve this paragraph cannot be obtained using the best
36 efforts of the Applicant, the Director of Transportation may waive this requirement.

37 (g) Prior to Final Design Approval for the construction of any project within the Planned
38 Unit Development which exceeds 250,000 square feet of net new space (other than
39 parking garages), the Applicant shall present to the satisfaction of the Department of
40 Transportation a transportation demand management plan for the entire Planned Unit

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1 Development and submit an annual report on the effectiveness of such plan to the
2 Department of Transportation.

3 (h) Upon the issuance of building permits for any project within the Planned Unit
4 Development that exceeds 250,000 square feet of net new space (other than parking
5 garages), the Applicant shall provide a shuttle bus service for its employees and
6 visitors that connects to both the Mt. Washington Light Rail Station and the Rogers
7 Avenue Metro Station. Such service shall remain available for a period of not less
8 than 2 years, at which time the Applicant shall submit an report on the effectiveness
9 of the service the Department of Transportation.

10 (i) Within 180 calendar days of the enactment of this Ordinance, the Department of
11 Transportation shall install a full traffic signal at Greenspring Avenue and Cylburn
12 Avenue.

13 **SECTION ~~10~~ 11. AND BE IT FURTHER ORDAINED,** That the Planning Department may
14 determine what constitutes minor or major modifications to the Plan. Minor modifications
15 require approval by the Planning Commission. Major modifications require approval by
16 Ordinance.

17 **SECTION ~~11~~ 12. AND BE IT FURTHER ORDAINED,** That all plans for the construction of
18 permanent improvements on the property are subject to final design approval by the Planning
19 Commission to insure that the plans are consistent with the Development Plan and this
20 Ordinance.

21 **SECTION ~~12~~ 13. AND BE IT FURTHER ORDAINED,** That as evidence of the authenticity of the
22 accompanying Development Plan and in order to give notice to the agencies that administer the
23 City Zoning Ordinance: (i) when the City Council passes this Ordinance, the President of the
24 City Council shall sign the Development Plan; (ii) when the Mayor approves this Ordinance, the
25 Mayor shall sign the Development Plan; and (iii) the Director of Finance then shall transmit a
26 copy of this Ordinance and the Development Plan to the Board of Municipal and Zoning
27 Appeals, the Planning Commission, the Commissioner of Housing and Community
28 Development, the Supervisor of Assessments for Baltimore City, and the Zoning Administrator.

29 **SECTION ~~13~~ 14. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th
30 day after the date it is enacted.

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Certified as duly passed this _____ day of _____, 20__

President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,
this _____ day of _____, 20__

Chief Clerk

Approved this _____ day of _____, 20__

Mayor, Baltimore City