

FROM

NAME & TITLE
AGENCY NAME & ADDRESS
SUBJECT

Rudolph S. Chow, P.E., Director
Department of Public Works
600 Abel Wolman Municipal Building
CITY COUNCIL BILL 14-0414

CITY of
BALTIMORE
MEMO



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.

Ordinance 03-492 approved the application of the Broadway Acquisition and Development Series to establish the Business Planned Unit Development (PUD) and to approve the Development Plan. The PUD is comprised of the properties of 201 North Broadway and 301 North Broadway, consisting of approximately 7.4 acres. The PUD site is located directly south of the Johns Hopkins East Baltimore Campus and directly north of the Kennedy Krieger Institute School, a Verizon building, and the Washington Hill neighborhood.

City Council Bill 14-0414, if approved, would reallocate the permitted density on each section of the site while maintaining the current aggregate density for the entire site. It would also modify the bulk restrictions on the central and western portions of the site. These amendments would allow for the construction of the proposed Skip Viragh Cancer Center. The Center would be a 9-story building of approximately 180,000 square feet. The building requires a specialized design, appropriate for its unique use as a cancer treatment center. The current specifications of the PUD prevented maximum use of the site. The amendments to the plan would increase the density along Orleans Street and would lower the height at Broadway and Fayette Street.

The proposed plans call for the removal of some impervious surface area as well as treatment to impervious surfaces. Johns Hopkins currently has an MOU with the City of Baltimore to care for the Broadway median adjacent to the hospital's properties. In conjunction with the development of the new building, Hopkins would remove the sidewalk in the middle of the median and would install rain gardens. There are also plans to expand the tree pits along the sidewalk and plant new trees. There would be no removal of existing trees. The proposed new building would have a green roof and would be replacing an existing parking lot. The addition of the green roof would be considered a treatment to existing impervious surface.

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

Sincerely,

S. Dale Thompson for RSC
Rudolph S. Chow, P.E.
Director

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RSC/KTO:ela