


F R O M	Name & Title	William M. Johnson, Director	CITY OF BALTIMORE  <i>MEMO</i>	
	Agency Name & Address	Department of Transportation 417 E. Fayette St, 5 <sup>th</sup> fl Baltimore, MD 21202		
	Subject	City Council Bill 14-0414		

February 6, 2015

The Honorable President and Members of the City Council  
 c/o Natawna Austin  
 City Hall, Rm. 400

I am herein reporting on City Council Bill #14-0414, Planned Unit Development - Amendment 1 - Johns Hopkins South of Orleans, for the purpose of approving certain amendments to the Development Plan of the Johns Hopkins South of Orleans Planned Unit Development.

Under the Zoning Code, in reviewing PUD legislation, “the agencies to which a bill is referred must consider” a number of factors, including but not limited to whether the PUD “will secure for its residents and neighboring residents substantially the same benefits as would be provided by application of the basic district regulations” with respect to availability of street access, whether the PUD “will secure for its residents and neighboring residents substantially the same protection as would be provided by application of the basic district regulations” with respect to “fire, health hazards, and other dangers,” and whether the PUD “will permit design features that would not be possible by application of the basic district regulations.” ZG § 9-112.


The site at issue 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 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. The plan requires the temporary relocation of the Charm City Circulator stop further north to the northeast corner of Broadway and Orleans Street, with the permanent location contemplated at the southeast corner of that same intersection. It also requires the relocation of three Zipcar spaces and one cab stand.

DOT has reviewed the legislation and finds that in light of the above considerations, supports this bill and recommends that the Committee grant a favorable report on City Council Bill 14-0414.

Thank you for this opportunity to comment.

Respectfully,

  
 William M. Johnson  
 Director