


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 #16-0696/ PLANNED UNIT DEVELOPMENT-AMENDMENT #1 – 801 N BROADWAY – KENNEDY KRIEGER INST.		

DATE:

August 30, 2016

TO

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

At its regular meeting of August 25, 2016, the Planning Commission considered City Council Bill #16-0696, for the purpose of approving certain amendments to the Kennedy Krieger Institute PUD #128.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #16-0696 and adopted the following resolution; six members being present (six in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #16-0696 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
Mr. Patrick Fleming, DOT
Ms. Elena DiPietro, Law Dept.
Ms. Melissa Krafchik, PABC
Ms. Natawna Austin, Council Services
Mr. Ryan Potter, Applicant's Representative



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

August 25, 2016

REQUESTS: City Council Bill #16-0696/ Planned Unit Development – Amendment 1 – 801 North Broadway – Kennedy Krieger Institute

Final Design Approval/ 801 North Broadway – Kennedy Krieger Institute PUD #128 – Ashland Avenue Outpatient Facility

RECOMMENDATIONS:

City Council Bill #16-0696/ Planned Unit Development – Amendment 1 – 801 North Broadway – Kennedy Krieger Institute: Approval

Final Design Approval/ 801 North Broadway – Kennedy Krieger Institute PUD #128 – Ashland Avenue Outpatient Facility: Approval

STAFF: Anthony Cataldo

PETITIONER(S): Madison Street Properties, Inc. (a wholly-owned subsidiary of Kennedy Krieger Institute)

OWNER: Same

SITE/GENERAL AREA

Site Conditions: The site of the Kennedy Krieger Planned Unit Development is one large city block bounded by Broadway, Madison Street, Ashland Avenue and Rutland Avenue and covers 3.6 acres. The site is currently zoned B-2-3. The PUD site is comprised of two properties: 801 North Broadway and 1712 East Madison Street. The latter is currently improved with a seven level parking garage and the former is the Phase I Outpatient Building that anchors the northeast corner of Broadway and Madison Street and face north onto a healing garden and entrance drive off Ashland Avenue.

General Area: The proposed Kennedy Krieger PUD lies immediately north of the Johns Hopkins Medical campus in an area that has recently seen a strong increase in development activity. Immediately to the east and north is the thirty acre New East Baltimore Community PUD (NEBC PUD). The additional Kennedy Krieger Institute building is located one block to the south at 707 North Broadway. To the north and west, along Broadway, are typically three story rowhouses and somewhat larger institutional uses.

HISTORY

- Ordinance Number 1202, approved November 30, 1979, established the Middle East Urban Renewal Plan.

- Ordinance Number 455, approved December 5, 2002, amended the Middle East Urban Renewal Plan for the seventh time.
- Ordinance Number 505, approved by the Mayor and City Council on March 18, 2003, established the conditional use parking garage for the Kennedy Krieger facility at 1712 East Madison Street.
- On April 7, 2005, the Planning Commission recommended approval of City Council Bill #05-0043, which proposes amendments to the Middle East Urban Renewal Plan.
- Ordinance Number 129, approved October 7, 2005, changed the zoning for the property known as 801 North Broadway from the R-8 Zoning District to the B-2-3 Zoning District.
- Ordinance Number 130, approved October 7, 2005, established the Kennedy Krieger Planned Unit Development (PUD).
- On March 23, 2006, the Planning Commission recommended Final Design Approval of the Outpatient Building on the site.

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

Kennedy Krieger Institute is world renowned for its programs to treat individuals with disabilities. From mild to severe disabilities, the Institute is on the leading edge of preventative and therapeutic services. Its programs in spinal cord injury, mental health, behavioral management, speech/language therapy, among others, are making a dramatic difference in the community and the challenge is to reach further into this special needs population by expanding the scope of services in an accessible, community location. Kennedy Krieger recognizes its responsibility to this population and is establishing a state-of-the-art, technologically advanced facility that will offer a full range of services to individuals with disabilities.

Begun in 1937, the Institute established its 707 North Broadway campus in 1967. As the Institute's programs are growing out of its current location, it has focused on establishing a new campus on the block bounded by Broadway, Ashland Avenue, Rutland Street and Madison Street. In 2004, the Institute completed construction of a seven story 1200 space parking garage on this site to complement their nearby location and serve their future needs.

On October 7, 2005 the Kennedy Krieger Planned Unit Development was established. While the 1200 car garage was already in place at the southeastern corner of the PUD site, the new campus for Kennedy Krieger was envisioned to be constructed in three phases around it. The existing garage, Outpatient building, and healing garden reflect that first phase of development. Phase II was originally conceived as a base level building to occupy the entire frontage along Ashland with a later Phase III vertical expansion atop of that structure to a maximum height of 140 feet.

Since the creation of the PUD, the program and building needs of the Institute have shifted slightly. Rather than pursue a Phase II base level building with a later Phase III above,

Kennedy Krieger Institute would like to modify the development plan to permit a phase II building to be constructed at the corner of Ashland and Rutland Avenues. This new building will have a maximum height of 130 feet and will be approximately 130,200 gross square feet in area. The existing parking lot on the site will be improved with the Phase II building and the streetscape improvements along Ashland and Rutland Avenues will be installed in their entirety with this phase of development. The future Phase III building will now sit adjacent to the Phase II building as program needs expand. Phase III will have a maximum height of 180 feet with will be approximately 280,000 gross square feet of development.

Major Amendment: The adjustment to the sequencing and the location/arrangement of the Phase II and III development parcels in addition to the Phase III parcel height maximum rising from 140 feet (as currently approved) to 180 feet necessitate the need for a Major Amendment to the PUD. The development team completed design review with the proposed master plan changes and the applicant has submitted the required drawings reflecting the proposed changes that will replace those which are included in the original PUD legislation.

The PUD legislation requires Final Design Approval (FDA) from the Planning Commission for the building components of the project. FDA includes the site plan, architectural building elevation drawings, signage and the landscape plan. The applicant has submitted the required drawings to the Planning Commission for considerations for FDA.

- Architectural Building Elevations: The proposed building is eight floors and the overall building massing suggest keeping similar height to the main body of DHMH Public Health building across Ashland Avenue with a slightly taller and more articulated volume. The proposed material palette includes architectural precast veneer at the base of the building, modular brick veneer for the overall mass, curtainwall at main entry, punched openings above the second floor, and glass canopy at drop-off area. Metal screen accents have also been incorporated in the window articulation. The overall material palette is intended to relate to the existing facility on site and begin to create a more cohesive campus environment.
- Site/ Landscape Plan: The proposed Phase II building sits at the corner of Ashland and Rutland Avenues. The main entrance is located on the west façade fronting the temporary parking lot. The lot has been upgraded to provide a more seamless circulation pattern for drop off and to incorporate storm-water management practices within in. A low screen wall and plantings have been added along the Ashland Avenue frontage to shield the public way from the parked cars. Street trees have also been included along the entire Ashland Avenue and Rutland Avenue frontage to complete the site's permanent landscape plan.
- Signage: Building identification signs have been located on the east and west facades. The signs and graphics will match those on the existing building and will be located near the top of the building at the eighth floor height.

In advance of a hearing on this matter, staff notified the Save Middle East Action Committee, Historic East Baltimore Community Action Coalition, Inc., The Community Housing and Relocation Workgroup, and East Baltimore Development, Inc.

A handwritten signature in black ink, appearing to read 'Thomas J. Stosur', with a stylized flourish at the end.

Thomas J. Stosur
Director