


FROM	NAME & TITLE	Laurie Feinberg, Acting Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR		
	SUBJECT	CITY COUNCIL BILL #18-0314/ REPEAL OF ORDINANCE 87-1711 – THE WYMAN PARK MEDICAL CENTER PUD		

TO

DATE:

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

January 11, 2019

At its regular meeting of January 10, 2019, the Planning Commission considered City Council Bill #18-0314, for the purpose of repealing Ordinance 87-1171, which designated certain properties as a Residential Planned Unit Development known as the Wyman Park Medical Center Joint Use Facility with The Johns Hopkins University; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #18-0314 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 #18-0314 be passed by the City Council.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

LF/ewt

attachment

- cc: Mr. Pete Hammen, Chief Operating Officer
 Mr. Jim Smith, Chief of Strategic Alliances
 Ms. Karen Stokes, Mayor's Office
 Mr. Colin Tarbert, Mayor's Office
 Mr. Jeff Amoros, Mayor's Office
 The Honorable Edward Reisinger, Council Rep. to Planning Commission
 Mr. William H. Cole IV, BDC
 Mr. Derek Baumgardner, BMZA
 Mr. Geoffrey Veale, Zoning Administration
 Ms. Sharon Daboin, DHCD
 Mr. Tyrell Dixon, DCHD
 Ms. Elena DiPietro, Law Dept.
 Mr. Francis Burnszynski, PABC
 Mr. Michael Castagnola, DOT
 Ms. Natawna Austin, Council Services
 Mr. Ervin Bishop, Council Services
 Caroline Hecker, Esq., RGM, Applicant's Representative



Catherine E. Pugh
Mayor

PLANNING COMMISSION

Sean Davis, Chairman



Laurie Feinberg
Acting Director

STAFF REPORT

January 10, 2019

REQUEST: City Council Bill #18-0314/Repeal of Ordinance 87-1171 – The Wyman Park Medical Center Joint Use Facility with The Johns Hopkins University Planned Unit Development

For the purpose of repealing Ordinance 87-1171, which designated certain properties as a Residential Planned Unit Development known as the Wyman Park Medical Center Joint Use Facility with The Johns Hopkins University; and providing for a special effective date.

RECOMMENDATION: Approval

STAFF: Christina Hartsfield

PETITIONER(S): Johns Hopkins University

OWNER: Johns Hopkins University

SITE/GENERAL AREA

General Area:

The Wyman Park Medical Center Joint Use Facility with The Johns Hopkins University Planned Unit Development (PUD), also known as the Wyman Park Medical Center PUD, is located in the Remington neighborhood. John Hopkins University Homewood campus is north of the site and residential properties are adjacent to the site to the south. The PUD was established under the previous zoning code, and included properties zoned R-9, OR, and B-2. Under the current zoning regulations, all of the properties within the PUD are zoned Educational Campus (EC)-2.

Site Conditions:

The Wyman Park Medical Center PUD is an 8.01-acre site bounded by Remington Avenue, West 31st Street, and Wyman Park Road. When the PUD was established, the site was improved with ten separate buildings, surface parking, and landscape. Today, only four of those buildings remain – the main hospital, the Chiller Plant, the Boiler Plant, and a two-story building along Remington Avenue. A 300-space surface parking lot is located where the other buildings once stood, which was authorized by a minor amendment to the PUD in October of 1999.

No area of the PUD lies within a Master Plan area, Urban Renewal Plan area, designated historic district, Chesapeake Bay Critical Area, or regulated floodplain.

HISTORY

- Ordinance #87-1171, approved December 7, 1987, established the Planned Unit Development.
- Minor Amendment for the surface parking lot approved by Planning Commission on October 21, 1999.

ANALYSIS

The Wyman Park Medical Center PUD was created to provide supportive office and retail space for the hospital and to accommodate the expansion of the Johns Hopkins University Homewood campus. Convenient, on-site parking was also needed for hospital guests and to eliminate spillover parking in the surrounding neighborhood. The original development plan proposed the demolition of several residential structures on site and construction of an eight-story office building, a pedestrian bridge, a five-story parking garage for 1,100 vehicles, and a new structure to replace Building No. 2. Landscape improvements were also planned to buffer the campus from the residential community and provide outdoor therapeutic areas for patients. The majority of this development was scheduled for completion in 1990. However, the construction of the new buildings never commenced. In 1999, the PUD was amended to permit the construction of an interim surface parking lot, which remains today.

With a new vision for the site and complementary zoning regulations that are suited for uses and density typically found on university campuses, the petitioner has requested to repeal the Wyman Park Medical Center PUD and verified that the underlying zoning meets their present and future needs. Eliminating non-essential land use regulatory layers to promote by-right development has been an overall goal of the Transform Baltimore Comprehensive Rezoning initiative. For this reason, the PUD is no longer needed and should be repealed per the recommendations of CCB #18-0314.

NOTIFICATION

The following community organizations have been notified of this action:

- Greater Remington Improvement Association
- Remington Neighborhood Alliance



Laurie Feinberg
Acting Director