



Stephanie Rawlings-Blake  
Mayor

## PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman



Thomas J. Stosur  
Director

### STAFF REPORT

February 18, 2010

**REQUEST:** Final Design Approval/Johns Hopkins Hospital – South of Orleans Street  
Planned Unit Development – Energy Plant Addition

**RECOMMENDATION:** Approval

**STAFF:** Natasha Becker

**PETITIONER(S):** Johns Hopkins Hospital, represented by Mr. Michael Iati

**OWNER:** Johns Hopkins Hospital

#### **SITE/ GENERAL AREA**

**Site Conditions:** The subject site comprises the northwestern portion of the approximately 7.4-acre Hopkins South of Orleans Planned Unit Development (PUD), which is bounded by Broadway, Orleans, East Fayette, and Wolfe Streets. The site, zoned R-8, includes a parking garage with pedestrian bridge access over Orleans Street to the nearly complete Johns Hopkins Hospital. Within the parking garage are existing energy plant facilities. Abutting the garage structure are the newly constructed Hackerman/Patz Center and a pediatric medical office building.

**General Area:** The site 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.

Surrounding three sides of the PUD site is the Washington-Hill-Chapel Urban Renewal Area. This area is primarily residential and characterized by two and three-story row homes. Directly to the south of the PUD site, across East Fayette Street, is the Kennedy Krieger Institute School and Verizon building. West of the PUD site, on the west side of Broadway between Fayette and Orleans, is the former Douglas Homes public housing development.

#### **HISTORY**

- Ordinance #72-0010, approved April 26, 1972, established the Washington Hill Chapel Urban Renewal Plan

- Ordinance #87-1014, approved July 10, 1987, established the Planned Unit Development for the Johns Hopkins campus West of Broadway
- In 1995, the federal Government established Empowerment Zone in Baltimore City.
- Ordinance #01-0174, Approved June 5, 2001, established the Planned Unit Development for the Broadway Homes Hope VI project.
- Ordinance #01-0175, approved June 5, 2001, was the most recent amendment to the Washington Hill Chapel Urban Renewal Plan.
- Ordinance #01-0173 approved June 5, 2001, rezoned properties within the Broadway Homes Hope VI Planned Unit Development.
- Ordinance #03-491, approved February 6, 2003, rezoned the properties known as 201 and 301 North Broadway from the R-8 to the B-2-2 zoning district.
- Ordinance #03-492, approved February 6, 2003, established a Planned Unit Development for Johns Hopkins South of Orleans.
- On August 14, 2003, the Planning Commission approved the final design for The Hopkins South of Orleans Planned Unit Development, Phase I.
- On December 16, 2004, the Planning Commission approved the final design for the Children’s Community Health Center on the eastern portion of the PUD site.
- On February 23, 2006, the Planning Commission approved the final design for the Hackerman-Patz Patient and Family Pavilion at the Sidney Kimmel Comprehensive Cancer Center at Johns Hopkins.

### **CONFORMITY TO PLANS**

This final design approval is in conformance with the PUD and allows 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**

Johns Hopkins Hospital is seeking to expand the production capabilities of its existing energy plant facilities. The hospital currently has two energy plant sites. Their north plant is located at the southwest corner of Madison and Wolfe Streets and is not controlled by a PUD. Their south plant is at the southeast corner of Broadway and Orleans Street and lies within the footprint of the South of Orleans Street PUD. As such, new construction or any permanent modifications to an existing building requires Planning Commission Final Design Approval.

The primary purpose of the energy plant addition is to increase energy capacity to the hospital’s campus, while simultaneously reducing cost. Existing utility costs include both electricity and steam. The project will include the design, construction, and implementation of two combustion turbine generators, whose combined energy capacity will equal about 50% of the hospital’s average electricity needs. The exhaust generated by the turbines, rather than being waste heat, will be used to produce steam which, in turn, will be used for heating, sterilization, cooking, and humidification with the hospital’s buildings. The steam produced by the two turbines represents 100% of the hospital’s average daily summer demand for steam. Additionally, the energy system improvements represent a “greener” approach, in that the system will be dual fuel capable and cleaner burning. The project is expected to cost \$35

million dollars and will create 20 construction jobs and two to four permanent positions for technicians to operate the facility.

The energy system upgrades require an addition to the roof of the south plant facility, which is contained within the Orleans Street parking garage. New air handling equipment will be placed atop the roof, set back from the building's edge. The equipment will be concealed and totally enclosed in perforated metal screening, approximately 13 feet in height. The rooftop addition is designed to match the existing structure, with the proposed metal screening being an exact match to what is existing. A staff architect has reviewed and approved the proposed elevations. Additionally, the proposal conforms to all of the height requirements of the PUD. Extending three feet beyond the screening material will be turbine and boiler stacks at an elevation of 190', which is the maximum height for mechanical elements permitted by the PUD. As such, staff is supportive of the request.

The Citizens for Washington Hill, Butchers Hill Association, Inc., East Baltimore Development Corporation, Inc., Southeast CDC, Banner Neighborhoods Community Corporation, Jefferson Court Community Association and Fells Prospect, Inc. were notified of this action.

**Thomas J. Stosur**  
**Director**