

WATER AND SCIENCE ADMINISTRATION TIDAL WETLANDS DIVISION

Wetland Report and Recommendation

State Wetlands Case No: 25-WL-1148

Date Application Received: December 18, 2025

Applicant: MCB HP Baltimore LLC
C/o Adam Genn
Applicant Address: 2002 Clipper Park Rd., Suite 105
Baltimore, Maryland 21211
Applicant Email: agenn@mcbrealestate.com

Agent: NMP Engineering Consultants, Inc. (NMP)
C/o Paul Nevenglosky
Agent Address: 11350 McCormick Rd., Executive Plaza I, Ste 600
Hunt Valley, Maryland 21031
Agent Email: pnevenglosky@nmpengineering.com

Public Notice Required? Yes Public Comment Period Closing Date: April 29, 2026

County: Baltimore City Maryland Coordinates: 179839 x 433611

Location of Proposed Work: Baltimore's Inner Harbor: 201 and 203 East Pratt Street, Baltimore MD 21202 and includes the redevelopment of the shoreline between Pier 3 and Southern Promenade.

Purpose of Proposed Work: Improve public access and connectivity to the water; provide structural improvements for increased coastal resiliency and flood protection; improve maritime infrastructure and amenities for transient vessel tourism; improve public access to maritime transportation; improve water-based recreational and educational opportunities; and introduce floating wetlands to create habitat and improve water quality.

Description of Authorized Work: Redevelop and reconfigure the Inner Harbor Promenade, Piers, and Bulkheads by performing the following:

- I. **Maintenance/Repair work:** Provide repairs or replacement of up to 50 existing piles and pier fascia at the Rusty Scupper Pier, Pier 1 and Pier 3.
- II. **Science Center/Ecological Overlook:**
 - a. Remove an existing 182-foot, 5-inch long by 33-foot wide trapezoidal shaped fixed platform (5,625 square feet) and associated piles.
 - b. Remove 13 existing fender piles.
 - c. Excavate and remove approximately 1,635 cubic yards of material landward of the existing bulkhead to create 2,040 square feet of tidal wetlands.

- d. Construct and backfill 175 linear feet of replacement low-profile steel sheet pile bulkhead within a maximum of 18-inches channelward of an existing deteriorated bulkhead.
- e. Extend an existing 21-inch diameter stormwater outfall pipe through the replacement bulkhead up to 2 feet channelward of the replacement bulkhead.
- f. Construct a 175-linear foot low profile stone, sand containment sill landward of the low-profile bulkhead; and fill and grade with 850 cubic yards of sand, soil and stone along 175 feet of shoreline and plant with approximately 395 square feet of marsh vegetation.
- g. Construct and backfill 240 linear feet of replacement steel sheet pile bulkhead landward of the existing deteriorated bulkhead with no channelward encroachment.
- h. Construct a 3,230 square foot irregularly shaped fixed platform (Ecological Overlook) within a maximum of 5-feet channelward of the existing mean high water line.

III. West Shore, Cruise Pier, & Light at Pratt

- a. Remove an existing 1,550-foot long promenade (44,245 square feet) and associated piles.
- b. Remove eight existing fender piles and ten timber dolphin pile clusters.
- c. Remove an existing Cruise Pier (15,310 square feet) and associated piles.
- d. Construct and backfill 741 linear feet of replacement steel sheet pile bulkhead within a maximum of 18-inches channelward of a deteriorated bulkhead.
- e. Construct and backfill 817 linear feet of replacement steel sheet pile bulkhead landward of the existing deteriorated bulkhead with no channelward encroachment.
- f. Extend five existing stormwater outfall piles through the replacement bulkhead and construct nine new stormwater outfall pipes discharging up to 2 feet channelward of the replacement bulkhead:
 - i. Existing stormwater discharge pipes include the following: one 90-inch diameter pipe, one 60-inch diameter pipe, one 54-inch diameter pipe, one 48-inch diameter pipe, and one 36-inch diameter pipe;
 - ii. New stormwater discharge pipes include the following: one 36-inch diameter pipe, two 18-inch diameter pipes, six 24-inch diameter pipes.

Upper Promenade (from Ecological Overlook to Conway Pier)

- g. Construct a 741-foot long fixed promenade (4,375 square feet) with widths ranging from 4-feet, 8-inches to 9-feet, extending a maximum of nine feet channelward of the mean high water line.

Lower Promenade (from Lee Street Pier to Conway Pier)

- h. Construct a 620-foot, 4-inch long by 15-foot to 75-foot wide floating promenade (17,640 square feet) and the following associated platforms and gangways within 81 feet channelward of the proposed bulkhead:
 - i. Lee Street Pier: Construct a 29-foot, 6-inch long by 25-foot wide fixed pier within 29 feet, 6-inches channelward of the proposed bulkhead.
 - ii. Fixed Pier A: Construct a 23-foot, 6-inch by 12-foot wide irregular shape platform (310 square feet);
 - iii. Fixed Platform B: Construct a 15-foot long by 12-foot wide fixed platform (180 square feet);
 - iv. Fixed Platform C: Construct a 23-foot, 6-inch long by 16-foot to 21-foot wide fixed platform (440 square feet);

- v. Gangway A: 75-foot long x 8-foot wide;
- vi. Gangway B: 70-foot long x 8-foot wide;
- vii. Gangway C: 75-foot long x 8-foot wide;
- viii. Gangway D: 85-foot long x 8-foot wide;
- ix. Gangway E: 85-foot long x 8-foot wide;
- x. Gangway F: 65-foot long x 8-foot wide.

Conway Pier

- i. Construct a 140-foot long by 100-foot wide fixed pier that includes an approximately 60-foot long by 10-foot wide by 5-foot high sign within 100-feet channelward of the mean high water line.

Upper Promenade (from Conway Pier to Pier 1)

- j. Construct a 677-foot, 3-inch by 29-foot, 8-inch to 42-foot, 8-inch wide fixed promenade (19,930 square feet), extending a maximum of 42 feet, 8 inches channelward of the mean high water line.

Floating Day Docks

- k. Construct a 230-foot long by 10-foot wide floating platform (2,300 square feet) and the following associated platforms and gangways within 62 feet, 8-inches channelward of the proposed mean high water line:
 - i. Gangway Landing A: 23-foot long by 18-foot wide floating platform;
 - ii. Fixed Platform D: 18-foot long by 15-foot wide fixed platform;
 - iii. Gangway G: 80-foot long x 8-foot wide.

Floating Wetlands

- l. Install five irregularly shaped floating wetland platforms ranging from 300 square feet to 800 square feet, all extending a maximum of 100 feet channelward of the mean high water line.

IV. Pier 1 & North Shore (Pier 1 to Pier 3)

- a. Remove an existing 103-foot long promenade (3,485 square feet) at the base of Pier 1, an existing 238-foot long promenade (8,260 square feet) between Pier 1 and World Trade Center (WTC), an existing 158-foot long promenade (4,800 square feet) between WTC and Pier 3, and associated piles.
- b. Temporarily remove the floating 128-foot long by 20-foot to 25-foot wide (2,740 square feet) and the floating 80-foot long by 20-foot wide (1,600 square feet) Paddle Boat platforms and reinstall them with the following associated structures extending a maximum of 77 feet, 4 inches channelward of the mean high water line:
 - i. Fixed Platform F: 46-foot, 6-inch long by 17-foot, 8-inch wide platform (822 square feet);
 - ii. Gangway J: 72-foot long by 8-foot wide;
 - iii. Gangway Landing B: 25-foot long by 15-foot, 6-inch wide;
 - iv. Gangway K: 72-foot long by 8-foot wide;
 - v. Gangway Landing C: 25-foot long by 14-foot, 6-inch wide.
 - vi. Four existing structures on the pier shall remain and be used for ticketing and storage.
- c. Construct and backfill 341 linear feet of replacement bulkhead landward of the existing deteriorated bulkhead with no channelward encroachment behind Pier 1 to WTC.
- d. Construct and backfill 158 linear feet of replacement bulkhead landward of the existing deteriorated bulkhead with no channelward encroachment between WTC and Pier 3.

- e. Extend two existing stormwater outfall piles through the replacement bulkhead and construct five new stormwater outfall pipes up to two feet channelward the replacement bulkhead:
 - i. Existing stormwater pipes include: one 54-inch diameter pipe, and one 42-inch diameter pipe;
 - ii. New stormwater pipes include: four 36-inch diameter pipes, and one 24-inch diameter pipe.

Fixed Promenade (behind Pier 1 to WTC)

- f. Construct a 341-foot long fixed promenade (11,825 square feet) with widths ranging from 33 feet, 5-inches to 38 feet, 2-inches, extending a maximum of 38 feet, 2 inches channelward of the mean high water line.

Fixed Promenade (from WTC to Pier 3)

- g. Construct a 158-foot long fixed promenade (3,375 square feet) with widths ranging from 16 feet, 2-inches to 31-feet, 4-inches, extending a maximum of 31 feet, 4-inches channelward of the mean high water line.

Water Taxi

- h. Construct a 61-foot long by 12-foot, 8-inch wide floating platform with the following associated structures, all extending a maximum of 310 feet, 8-inches channelward of the mean high water line:
 - i. Fixed Platform E: 10-foot long by 8-foot wide platform (80 square feet);
 - ii. Gangway H: 16-foot long by 5-foot wide;
 - iii. Gangway I: 48-foot long by 5-foot wide.

Waterbody: Patapsco River

Requires Water Quality Certification: No. MDE has issued a Water Quality Certification for the MDSPGP-7. There is no water quality certification required for the piers, platforms, promenade, and associated structures.

Qualifies for Maryland State Programmatic General Permit?: The location of this project is within the area designated in 1968 as exempt from Section 10 authorization from the Rivers and Harbors Act. Due to this, no Federal Permit is required for any Section 10 impact. Structures including bulkheads, stormwater outfalls, and other activities that involve fill are considered Section 404 impacts and do require a Federal Permit. Those activities qualify as a Category A under the Maryland State Programmatic Permit and will be issued by the United States Army Corps of Engineers directly to the applicant and is expected in October, 2027.

Area of Vegetated Wetland Impacts Requiring Mitigation: 0 s.f.

Area of Open Water Tidal Wetlands Requiring Mitigation: 0 s.f.

Area of Wetlands Created: 3,155 s.f.

- A. 395 s.f. of wetlands are created as a result of excavation and tidal wetland plantings at the Ecological Overlook/Science Center location, and
- B. 2,760 s.f. of wetland are created as a result of the creation of the floating wetlands along the West Shore.

Potential Megagrams of Carbon Dioxide Equivalent Sequestration per Year: 0.1 Mg CO₂e (if 3,155 sq. ft. of Wetlands are Created and Meets Success Metric (85% to 100% Successful).

Was the Applicant's Original Project Modified?: Yes. Department staff met with the applicant and provided comments based on initial/conceptual designs. In response to these comments, as well as further reductions as determined and provided by the applicant, the following changes were made by the applicant:

- a. Reduced the proposed widths of various sections of the fixed and floating promenade, including the removal of various finger piers in favor of a single floating pier for transient or temporary docking.
- b. Reduced the length/channelward encroachment of Lee Street Pier and removed a proposed connection pier between Lee Street and the Ecological Overlook.
- c. Removed non-water dependent structures including a surf pool pier and various proposed structures on piers.
- d. Removed the additional outer loop floating promenade section around the World Trade Center.
- e. The proposed floating wetland area was reduced.
- f. The applicant removed the proposed planter modules from the southern promenade.

Department Comment:

As required by § 5-204 (b) of the Environment Article, the Department drafted and issued a public notice by posting the public notice on its website from February 26, 2026, to April 8, 2026, and publishing the public notice for the proposed project in the Baltimore Sun on March 4, 2026. In addition, the public notice was provided to adjacent property owners in a 0.5 mile radius of the Project as listed on Attachment A. The notice and plans were made available at the Enoch Pratt Library - Central Branch at 400 Cathedral Street, Baltimore, MD 21201, and the Enoch Pratt Library - Light Street Branch at 1251 Light Street, Baltimore, MD 21230.

A pre-scheduled hybrid MDE public informational hearing was held on March 25, 2026, at Digital Harbor High School; 1100 Covington St, Baltimore, MD 21230.

The hybrid hearing was attended in-person by four citizens and one member of the press, and virtually by 19 people, which included approximately five Department staff members, and one member of the press. Of the 19 virtual attendees, four identified themselves and requested to be included as interested persons. The public hearing report is included as Attachment B.

Three people provided comments at the hearing: Mr. Derek Hargest (did not provide contact information), Ms. Jean Jones (did not provide contact information), and Mr. Julius Byrd. The Department received an additional two comments via email during the public comment period from Ms. Mary Hoffman and Ms. Shaiyel Seltzer.

While opposition to some components of the project were expressed at the hearing, the opposition at the hearing was related to the construction of the buildings and other upland portions of the project. Emails from Ms. Mary Hoffman and Ms. Shaiyel Seltzer expressed opposition to the project.

The Department worked with the applicant to address questions and concerns relating to the tidal wetlands portion of the project. While the upland portion of the project is outside the Tidal Wetlands jurisdiction, we coordinated with the applicant on the concerns and opposition relating to the upland portion of the project.

Based on the comments, the Department separated the concerns into the following 11 topics:

1. Comments and concerns: The existing elevations already provide sufficient resilience.

Applicant Response: Existing elevations at the project site are not expected to provide sufficient resilience due to sea-level rise as noted in the Baltimore Inner Harbor Promenade Sea-Level Rise and Coastal Flooding Considerations study performed by the City and Waterfront Partnership of Baltimore in 2023 and the Harborplace Master Plan. Raising the landside elevations 2 to 3 feet will provide greater resilience to the Inner Harbor and downtown Baltimore from coastal flooding during extreme storm events and reduce nuisance flooding.

MDE Response: The activities occurring in the upland portion of the proposed project are beyond the scope and jurisdiction of tidal wetlands.

2. Comments and concerns: The proposed design is intended to restrict public access.

Applicant Response: The proposed design enhances public access by increasing publicly accessible space by over four (4) acres, maintaining and improving the waterfront promenade around the Harbor with new amenities and improved public spaces, creating new floating walkways to allow additional resilient connectivity to the water and improved access for transient vessel tourism, and eliminating barriers to the waterfront by reducing the width of adjacent roadways to enable more accessibility to the promenade.

MDE Response: The Department has reviewed the project and determined that recreation and aesthetic enjoyment will not be adversely impacted by the proposed project (COMAR 26.24.02.03.B(c)).

3. Comments and concerns: Justification for use of floating wetlands.

Applicant Response: The incorporation of floating wetlands is the most practical method to provide environmental benefits, such as water quality improvements and ecological uplift at the Inner Harbor due to the relatively deep water adjacent to the existing bulkhead and promenade as we have seen with the Harbor Wetlands project constructed by the National Aquarium in Baltimore a few hundred feet from the Project. Achieving these environmental benefits through non-floating methods, such as constructing a traditional living shoreline, is not practical and will result in greater environmental impacts.

Marsh creation through traditional methods, such as placing fill to construct a living shoreline, is not feasible along most of the Inner Harbor shoreline due to the relatively deep water adjacent to the bulkhead and promenade. The incorporation of floating wetlands is much less impactful than constructing a traditional living shoreline due to the deep water while also providing the desired environmental benefits (i.e., improved water quality and ecological uplift). Additionally, the floating wetlands will be secured by 30" diameter steel guide pilings that will prevent them from floating away.

MDE Response: The Department agrees with the applicant's justification. Further, these floating wetlands are consistent with other floating wetlands authorized in Baltimore City. The Department supports innovative ways to construct vegetated wetlands where traditional living shorelines are not feasible. The applicant has provided management and maintenance assurance for these wetlands.

4. Comments and concerns: Question relating to the timeline for completion.

Applicant Response: *Construction is anticipated to last 5-8 years depending upon conditions including but not limited to permitting, weather, and unanticipated delays as a result of unknown conditions of the extremely aged infrastructure that is being replaced. The estimated timeline for construction of the maritime components of the project is 2 to 3 years.*

MDE Response: The Department agrees that this timeline is consistent with the proposed activities and the timeline that will be approved in a State Tidal Wetlands License and has no additional comments on the project timeline.

5. Comments and concerns: Desire for the use of the site to include future public events.

Applicant Response: *The proposed design includes more opportunities for public events than are currently available in existing conditions, including a new amphitheater area in the landside space and enhancements to the promenade and West Shore Park which are meant to provide permanent infrastructure for vendors, musicians, movie nights, wine village, Christmas village, arts walks, and much more.*

MDE Response: The Department has reviewed the project and determined that recreation and aesthetic enjoyment will not be adversely impacted by the proposed project (COMAR 26.24.02.03.B(c)).

6. Comments and concerns: Opposition and concern related to the buildings; including impacts of shade caused by the buildings.

Applicant Response: *The project team does not believe that the buildings are relevant to the authorization of the Tidal Wetlands License for the project. The buildings are to be constructed in the upland area and are not over open water or on a pier structure.*

MDE Response: The upland portions of the proposed project are beyond the scope and jurisdiction of tidal wetlands.

7. Comments and concerns: Ability of proposed project to provide resiliency against sea-level rise, subsidence, and flooding.

Applicant Response: *The proposed project raises the promenade and buildings out of the floodplain (in which they are currently located). Raising grades around the Inner Harbor by 2'-3' increases resiliency and decreases the risk of nuisance flooding.*

MDE Response: The Department reviewed the coastal resiliency of the project and agrees with the Applicant's response. Further, floating piers are buoyant structures that adapt to

changing water levels, allowing infrastructure to rise and fall with tides, surges, and flooding, rather than being damaged or destroyed. They provide a sustainable solution to climate impacts, ensuring consistent, safe access for water-dependent uses while reducing damage from unpredictable waves and storm surges within their engineered design limits.

8. Comments and concerns: An engineering statement asserting that buildings will be constructed correctly and will not sink or collapse.

Applicant Response: *While the project team does not believe that the buildings are relevant to the authorization of a Tidal Wetlands License, we can confirm that the professional engineer/architect designing the building will be required to stamp and seal their plans, confirming they are designed to accommodate any risks related to foundations or construction of the improvements.*

MDE Response: The upland portions of the proposed project are beyond the scope and jurisdiction of tidal wetlands. The Department has noted the applicant's response.

9. Comments and concerns: Constructing in the floodplain/flood zone. What is being done to successfully construct the proposed project/buildings in areas that may flood?

Applicant Response: *Design of the new bulkhead and pile supported structures will be performed by professional engineers licensed in the state of Maryland and will follow industry standard design codes and criteria. The structures will be installed in very dense granular soils and will not be at risk of sinking or collapse. Pertinent soils information was obtained via a soils investigation boring program within the vicinity of the project site, which was analyzed by licensed geotechnical engineers and underwent laboratory testing to confirm soil properties and applicable engineering parameters.*

MDE Response: The upland portions of the proposed project are beyond the scope and jurisdiction of tidal wetlands. The Department has noted the applicant's response.

10. Comments and concerns: Concern that a bulkhead/seawall will fall/fail.

Applicant Response: *The existing bulkheads are structurally insufficient and have reached the end of their useful life as described in the State of Good Repair study performed by RK&K on behalf of the Waterfront Partnership and the City. The proposed bulkheads replace the aged infrastructure that exists today, using current design standards, and have a projected minimum service life of 50 years, which is similar to, or longer than, the current construction.*

MDE Response: The Department has determined that the proposed replacement of the existing bulkheads is consistent with State law and regulations and matches the typical design and replacement of similar projects that occur in the State. It is the responsibility of the Licensee to design and construct the bulkhead to its necessary engineered requirements based on site conditions.

11. Comments and concerns: Concern relating to dredging:

Applicant Response: *There is no proposed dredging associated with this project*

MDE Response: The application does not propose any dredging as part of the proposed project and is not included in this Report and Recommendation.

The Maryland Department of Natural Resources (DNR) reviewed the proposed project and had no comments regarding the project's impacts to natural resources.

The Maryland Historical Trust reviewed the proposed project and determined the project may have the following impacts on tidal wetlands:

“The proposed work and ancillary activities involving bottom impacts within Baltimore Harbor have potential to cause adverse effects to unidentified underwater archaeological resources. Because no archaeological surveys have been completed within the Inner Harbor and past construction activities have caused an undetermined amount of bottom disturbance within the project area, MHT recommends execution of an unanticipated discoveries plan if underwater archaeological resources are encountered. In the event of an unanticipated discovery of underwater archaeological resources, such as structural timbers, rigging, machinery, and glass, ceramic, bone, stone, and/or metal artifacts, all bottom disturbing activities should immediately cease within 300 ft. of the discovery. The Corps and MHT / MD SHPO should be contacted via telephone and email. Work should remain suspended within the stated area until the Corps, in consultation with MHT / MD SHPO, provides written notification detailing next steps.”

Their other comments related to upland portions of the project, which were beyond the scope of the tidal wetlands review. The Department coordinated with MHT and determined that the following condition will satisfy their concern:

The Licensee shall immediately cease all bottom disturbing activities if unanticipated underwater archaeological resources are encountered while accomplishing the authorized work (such as the remains of ships, rigging, machinery, or glass, ceramic, bone, stone, or metal artifacts) within 300 feet of the discovery. The Licensee shall immediately notify MHT / MD SHPO of the discovery and work must remain suspended within the 300-foot discovery area until MHT/ MDSHPO provides written notification detailing next steps.

This agency comment is addressed in Special Condition E.

Comment received after the public notice period which concluded on April 8, 2026:

1. On August 25, 2026, the Department was copied on an email that was addressed to the Maryland Historic Trust from the Inner Harbor Coalition. While the comments in this letter did not address impacts on tidal wetlands, the Department coordinated with MHT to inquire if this letter affects their earlier comments or the acceptance of the Special Condition relating to unanticipated underwater archeological resources. MHT confirmed that they will not be revising their original comment letter.
2. On September 8, 2026, the Department was blind copied on an email with a “Letter to the Editor” document. Since this letter did not address anything relating to the State Tidal Wetlands application or any tidal wetlands impacts, no action was taken.

3. On September 16, 2026, the Department received a request to reopen the public comment period from the Inner Harbor Coalition. This email cited the following reasons for reopening the comment period:
 - a. *Newly uncovered environmental concerns, including the failure of the project sponsor to accurately identify the area of potential effects of the project and the presence of and impacts to resources eligible for listing in the National Register of Historic Places;*
 - b. *The highly technical complexity of the mitigation plan, and*
 - c. *Residents not given adequate or timely notice relating to floodplain impacts;*

The Department responded to the Inner Harbor Coalition's September 16 letter and detailed that there are no additional environmental concerns due to the tidal impacts of the project, the Department coordinated with MHT and the agency is satisfied with the Special Condition E included in the R&R as a means to identify and protect any potential historic resources, the Department is not recommending mitigation for any of the jurisdictional activities so there is no mitigation plan to review. Additionally, the Department coordinated internally with the Wetlands and Waterway Protection Program's Waterway Construction Division regarding impacts to the nontidal floodplain. The proposed nontidal floodplain impacts were included in the public notice issued jointly for both the Tidal Wetlands License and the Waterway Construction Permit, providing an opportunity for public comment and hearing participation. These impacts were encompassed in the extensive outreach conducted during the joint public comment period, which included hosting a hybrid public hearing where comments were received both in person and electronically. Further, the Department noted that the public comment period ended more than five months ago, specifically on April 8, 2026. For these reasons, the Department has made a determination not to reopen the public comment period (Attachment C).

Project Background: In 2022, MCB HP Baltimore LLC ("MCB") took over management of the Harborplace properties. From 2022 through 2026, MCB conducted more than 40 community meetings, engaging stakeholders throughout Baltimore City. These engagement efforts garnered over 60% support from the voters of Baltimore City on "Question F," the referendum that fully and finally approved the Inner Harbor and Harborplace Redevelopment Project. Through the process, a registration portal was set up through the project website to gather community feedback. To date, thousands of members of the community and neighborhood associations have registered and regularly receive project updates. MCB then secured approvals from the City of Baltimore to reimagine Baltimore's Inner Harbor. Their proposed plans are to redevelop approximately 24 acres of public space, including fourteen acres of existing public park and promenade. This redevelopment will create the addition of over four acres of new public space and deliver over 1.4 million square feet of privately owned commercial, retail, and residential space along the Inner Harbor waterfront. Their Project goals are to catalyze growth in downtown Baltimore and restore Inner Harbor as one of the foremost examples of sustainable waterfront development and to increase coastal resiliency from sea-level rise and extreme storm events. Other project goals will improve water quality, improve vessel docks and mooring opportunities, and create a fully accessible upper fixed promenade and lower floating promenade connected by pedestrian gangways.

The evaluation of this project has taken into account ecological, economic, recreational, developmental, and aesthetic considerations appropriate for this proposal as well as other requirements set forth in the Code of Maryland Regulations. To ensure that impacts to resources

are avoided and minimized to the maximum extent possible and to ensure that all work is performed in accordance with critical area and local regulations, the Department has recommended a number of special conditions. Provided all general and special conditions are adhered to, the work proposed will not cause significant deleterious impacts to marsh vegetation, submerged aquatic vegetation, finfish, shellfish, or navigation.

The Department reviewed the coastal resiliency of the project and considered where non-structural shoreline erosion control methods or living shorelines are not feasible, structural shoreline erosion control methods are strategies by coastal communities vulnerable to sea-level rise and other effects of anthropogenic climate change that stabilizes the land-water interface, prevents catastrophic land loss, protects infrastructure, and reduces damage during extreme weather events, functioning as passive, long-term structural defenses within their engineered design limits. Further, floating piers are buoyant structures that adapt to changing water levels, allowing infrastructure to rise and fall with tides, surges, and flooding, rather than being damaged or destroyed. They provide a sustainable solution to climate impacts, ensuring consistent, safe access for water-dependent uses while reducing damage from unpredictable waves and storm surges within their engineered design limits.

Project Justification: In consideration of the site characteristics and the nature of the proposed work, the Department concludes that the application represents a reasonable exercise of riparian rights.

SPECIAL CONDITIONS:

- A. The Maryland Department of the Environment has determined that the proposed activities comply with, and will be conducted in a manner consistent with the State's Coastal Zone Management Program, as required by Section 307 of the Federal Coastal Zone Management Act of 1972, as amended.
- B. The Licensee shall comply with all Critical Area requirements and obtain all necessary authorizations from local jurisdiction. This License does not constitute authorization for disturbance in the 100-foot Critical Area Buffer. "Disturbance" in the Buffer means clearing, grading, construction activities, or removal of any size of tree or vegetation. Any anticipated Buffer disturbance requires prior written approval, before commencement of land disturbing activity, from local jurisdiction in the form of a Buffer Management Plan.
- C. If the authorized work is not performed by the property owner or is not otherwise exempt from the licensing requirement, all work performed under this Tidal Wetlands Permit shall be conducted by a marine contractor licensed by the Marine Contractors Licensing Board (MCLB) in accordance with Title 17 of the Environment Article of Annotated Code of Maryland and COMAR 26.30. The licensed marine contractor shall be authorized for the appropriate license category to perform or solicit to perform the activities within this authorization, if applicable. A list of licensed marine contractors and their license category may be obtained by contacting the MCLB at 410-537- 3249, by e-mail at MDE.MCLB@maryland.gov, or by accessing the Maryland Department of the Environment, Environmental Boards webpage at <https://mde.maryland.gov/programs/water/WetlandsandWaterways/Pages/LicensedMarineContractors.aspx>.

- D. The issuance of this license is not a validation or authorization by the Department for any of the existing structures depicted on the plan sheets on the subject property that is not part of the authorized work description, nor does it relieve the Licensee of the obligation to resolve any existing noncompliant structures and activities within tidal wetlands.
- E. The Licensee shall immediately cease all bottom disturbing activities if unanticipated underwater archaeological resources are encountered while accomplishing the authorized work (such as the remains of ships, rigging, machinery, or glass, ceramic, bone, stone, or metal artifacts) within 300 feet of the discovery. The Licensee shall immediately notify MHT / MD SHPO of the discovery and work must remain suspended within the 300-foot discovery area until MHT/ MDSHPO provides written notification detailing next steps.
- F. The proposed stormwater outfall structures shall be designed to prevent erosion in the receiving waterway or wetland.
- G. The Licensee shall complete construction of the bulkhead prior to filling behind the bulkhead. The bulkhead shall be designed and constructed to prevent the loss of fill material to waters of the State of Maryland. Only clean fill, which is free of organic, toxic, contaminated, or deleterious materials, shall be used.
- H. The Licensee shall perform all works in accordance with the required Soil Erosion and Sediment Control Plan as approved by the Baltimore City Department of Public Works (DPW).
- I. The Licensee shall construct the marsh establishment area in accordance with the following conditions:
 - 1. The Licensee shall use clean substrate fill material, no more than 10% of which shall pass through a standard number 100 sieve.
 - 2. The marsh establishment area shall be planted within one year following completion of the filling operation or floating wetland platform emplacement.
 - 3. The marsh establishment project shall be maintained as a wetland, with non-nuisance species' aerial coverage of at least 85% for three consecutive years. If 85% coverage is not attained, the reasons for failure shall be determined, corrective measures shall be taken, and the area shall be replanted.
 - 4. If the fill is graded hydraulically, the licensee shall use a turbidity curtain around the perimeter of the instream work.
- J. The Licensee shall accept the terms of the attached marsh maintenance plan by signing and returning the standard plan to the Water and Science Administration, Tidal Wetlands Division prior to commencement of any work authorized under this License. If the Licensee wishes to propose an alternative marsh maintenance plan, the alternative plan must be submitted to and approved by the Tidal Wetlands Division, Water and Science Administration, prior to commencement of any work authorized under this License. Any alternative plan must provide assurances of success that are at least equivalent to those of the standard plan, in terms of the extent of native marsh plant coverage, elimination of invasive species and timeframe for plant establishment.
- K. The Licensee shall not stockpile any material in State or private tidal wetlands.

DEPARTMENT OF THE ENVIRONMENT APPROVAL:

Matt Wallach

Matthew F Wallach, Chief
Eastern Region
Tidal Wetlands Division

9/30/2026

DATE

Tammy Roberson

for Jonathan Stewart, Chief
Tidal Wetlands Division

10/02/2026

DATE

Tammy Roberson

Heather L. Nelson, Program Manager
Wetlands and Waterways Protection Program

10/02/2026

DATE

WETLANDS ADMINISTRATION CONCURRENCE:

William Morgante, Wetlands Administrator
Board of Public Works

DATE

Attachment A

Inner Harbor Park and Promenade Redevelopment Adjacent Property Owner List

Information from Maryland Department of Assessments and Taxation Real Property Data

Riparian Properties Directly Adjacent to the Project Site			
	Owner Name	Mailing Address	Premise Address
1	MAYOR & CITY COUNCIL	*	301 LIGHT ST BALTIMORE MD 21202-1037
2	MARYLAND ACADEMY OF SCIENCES	601 LIGHT STREET THE MD SCIENCE CENTER BALTIMORE MD 21230	601 LIGHT ST BALTIMORE MD 21230-3803
3	MAYOR & CITY COUNCIL	*	400 KEY HWY BALTIMORE MD 21230-3950
4	MAYOR & CITY COUNCIL	*	300 KEY HWY BALTIMORE MD 21225
5	INNER HARBOR CITY VIEW PROPERTIES LLC	55 N OVIATT ST HUDSON OH 44236	410 KEY HWY BALTIMORE MD 21230-3973
6	MAYOR & CITY COUNCIL	*	414 KEY HWY BALTIMORE MD 21230
7	MAYOR & CITY COUNCIL	*	201 E PRATT ST BALTIMORE 21202-1039
8	STATE OF MARYLAND	401 E PRATT ST, STE 2000 BALTIMORE MD 21202	401 E PRATT ST BALTIMORE 21202-3117
9	MAYOR AND CITY COUNCIL OF BALTIMORE	*	BALTIMORE <i>No premise address is provided. [Property is between 401 E Pratt St & 501 E Pratt Street]</i>
10	MAYOR & CITY COUNCIL	*	501 E PRATT ST BALTIMORE 21202
11	MAYOR & CITY COUNCIL	*	601 E PRATT ST BALTIMORE 21202-3111
12	MAYOR & CITY COUNCIL OF BALTIMORE	*	611 E PRATT ST BALTIMORE 21202
13	MAYOR & CITY COUNCIL OF BALTIMORE	*	621 E PRATT ST BALTIMORE 21202
14	MAYOR & CITY COUNCIL	*	500 DUGAN'S WHARF BALTIMORE 21202

***Note:** Notification to MAYOR & CITY COUNCIL for all properties listed will be mailed to:
100 N HOLLIDAY STREET, STE 400, BALTIMORE, MD 21202

Additional Notifications Made:			
	Owner Name	Mailing Address	Premise Address
15	HISTORIC SHIPS IN BALTIMORE	301 E PRATT ST BALTIMORE, MD 21202	301 E PRATT ST BALTIMORE, MD 21202 (within the Project Site property)
16	VISIT BALTIMORE	401 LIGHT ST BALTIMORE, MD 21202	401 LIGHT ST BALTIMORE, MD 21202 (within the Project Site property)

Additional Riparian Properties within 0.5-mile Radius of the Project Site			
	Owner Name	Mailing Address	Premise Address
17	MAYOR & CITY COUNCIL	*	719 EASTERN AVE BALTIMORE 21202
18	MAYOR & CITY COUNCIL OF BALTIMORE	*	720 EASTERN AVE BALTIMORE 21202
19	MAYOR & CITY COUNCIL	*	701 E PRATT ST BALTIMORE 21202
20	MAYOR & CITY COUNCIL	*	711 E PRATT ST BALTIMORE 21202
21	MAYOR & CITY COUNCIL	*	726 EASTERN AVE BALTIMORE 21202
22	MAYOR & CITY COUNCIL	*	721 EASTERN AVE BALTIMORE 21202-4320
23	MAYOR & CITY COUNCIL	*	711 EASTERN AVE BALTIMORE 21202-4320
24	MERRITT-HA1 LLC	2066 LORD BALTIMORE DR BALTIMORE MD 21244	729 E PRATT ST BALTIMORE 21202-3341 UNIT: A1
25			250 PRESIDENT ST BALTIMORE 21202-4436 UNIT: 111
26	MAYOR & CITY COUNCIL	*	300 PRESIDENT ST BALTIMORE 21202
27	MAYOR & CITY COUNCIL	*	751 EASTERN AVE BALTIMORE 21202
28	MAYOR & CITY COUNCIL	*	700 FLEET ST BALTIMORE 21202
29	MAYOR AND CITY COUNCIL OF BALTIMORE	*	700 ALICEANNA ST BALTIMORE 21202-4339
30	MAYOR AND CITY COUNCIL C/O PREVAS & PREVAS	*	800 S CENTRAL AVE BALTIMORE 21202
31	MAYOR AND CITY COUNCIL C/O PREVAS & PREVAS	*	801 LANCASTER ST BALTIMORE 21202-4336
32	HARBOR POINT PARCEL 1 HOLDINGS LLC	1300 THAMES ST, STE 10 BALTIMORE MD 21231	1000 WILLS ST BALTIMORE 21231 UNIT: 1
33	HARBOR POINT PARCEL 3 DEVELOPMENT LLC	1300 THAMES ST, STE 10 BALTIMORE MD 21231	1000 WILLS ST BALTIMORE 21231 UNIT: 3
34	BALTIMORE HARBORVIEW MARINE CENTER LLC	2702 LIGHTHOUSE POINT EAST, SUITE 626 BALTIMORE MD 21224	1401 KEY HWY BALTIMORE 21230-5115
			500 HARBORVIEW DR BALTIMORE 21230-5115
35	HARBORVIEW MARINA AND YACHT CLUB COMMUNITY	500 HARBORVIEW DR, 3RD FL BALTIMORE MD 21230-5400	1121 KEY HWY BALTIMORE 21230

36	HARBORVIEW LIMITED PARTNERSHIP	500 HARBORVIEW DR 3RD FL BALTIMORE MD 21230-5400	1401 KEY HWY BALTIMORE 21230-5115
37	PROMENADE UNIT LLC	801 KEY HWY UNIT PROM BALTIMORE MD 21230	801 KEY HWY BALTIMORE 21230-3921 UNIT: PROM
38	MAYOR & CITY COUNCIL C/O THE BALTIMORE CENTER FOR THE PERFORMING ARTS, INC.	*	731 EASTERN AVE BALTIMORE 21202

Yellow – Non- Mayor & City Council properties



Public Hearing Report

Attachment B

Regarding Tidal Wetlands License Under COMAR 26.24.01.05.H.

Application Number: 25-WL-1148

Applicant: MCB HP Baltimore LLC

Hearing Location: Digital Harbor High School; 1100 Covington St, Baltimore, MD 21230

Date: March 25, 2026

Time: 7:00 pm. A poster session was held from 6:00 pm to 7:00 pm.

MDE Staff: Matt Wallach, Tidal Wetlands Division
Jon Stewart, Tidal Wetlands Division
Heather Hepburn, Tidal Wetlands Division (virtual)
Phatta Thapa, Waterway Construction Division
William Seiger, Waterway Construction Division
Tammy Roberson, Wetlands and Waterway Protection Program
Heather Nelson, Wetlands and Waterway Protection Program (virtual)
Neven Edwards, Office of the Secretary
Alex Lima, Office of the Secretary (virtual)
Richard Garner, Office of the Secretary

*Advisory: This report and its attachments reflect only the statements, comments, and questions made during the public hearing and following comment period. **This hearing was recorded and this report is based upon personal notes taken by the Hearing Officer and Department Staff during the hearing.** It does not represent any statement of fact by the Department, or a decision to recommend approval or denial of a license to the Board of Public Works.*

1. Hearing Opened:
 - a. 7:00pm by Gabriel Auteri, Hearing Facilitator;
 - b. Jonathan Stewart, Hearing Officer, Chief, Tidal Wetlands Division

- c. William Sieger, co-hearing officer, Chief, Waterway Construction Division
- 2. Elected Officials Present: None
- 3. Opening Presentation by Applicant:
 - a. Presenter 1: Adam Genn, Principal, MCB HP Baltimore, LLC
 - b. Summary of Presentation:
 - i. Provided an overview of MCB Real Estate, including areas where the company works and assets.
 - ii. The total project area includes City owned land and the two pavilions (which are owned by MCB).
 - iii. Extensive outreach has been done through advertising, meetings, and various ways to solicit public input.
 - iv. The outcome was to “design for resilience” by protecting the inner harbor from flooding and sea level rise while providing public access.
 - v. Ballot referendum, which received over 60% of approval.
 - vi. Project endorsed by Mayor and Governor.
 - vii. Timeline of project.
 - viii. Goals are to break up the barriers to the water: the pavilions and roads; and instead, extend roads and access directly to the water.
 - ix. The plan adds over four acres of new park and public space to Inner Harbor Park.
 - x. Hundreds of new shade trees, and a reduction of impervious surfaces.
 - c. Presenter 2: Charlie Mitchel, Lead Engineer STV.
 - i. Discussed impacts to nontidal floodplain
 - ii. 1.32 acres of impact to raise the project out of the floodplain.
 - iii. Net reduction on adjacent properties.
 - iv. Adjacent property impact would be negligible.
 - d. Presenter 3: Eric Smith, Moffat Nichol
 - i. Discussed tidal impacts.
 - ii. The existing promenade and bulkhead is over 50 years old and in need of replacement.
 - iii. The primary goal is to provide resilience.
 - iv. Presented photos of nuisance flooding, as well as more serious flooding of the inner harbor, which included the entire promenade, Light street and Pratt Streets.
 - v. This project would protect almost the entirety of the Inner Harbor, Light Street, and Pratt Street from the 500 year storm event.
 - vi. The new waterfront will have new community access features, landscaping and planting upgrades.

- vii. The science center corner of the inner harbor will be replaced with an ecological overlook over vegetated tidal wetlands, which will facilitate educational opportunities for the users of the science center to view and learn about tidal wetlands.
- viii. The creation of a lower promenade (floating), will improve access for people to reach the water. It will also continue to serve Naval vessels and Fleet week vessels.
- ix. The new upper fixed pier will provide resilience and improved public space.
- x. Day docks will provide access for small marine crafts.
- xi. Upgrades to the existing Pier 1, including water taxi stop and landscaping improvements.
- xii. Improved access around the World Trade Center.

4. Questions and Comments

- a. Derek Hargest, Resident of Greenmount West (virtual):
 - i. Concerned about the proposed 900 residential units.
 - ii. Concerned about parking for future residents.
 - iii. Concerned how these future residents will feel about living in a public space.
 - iv. Concerned that these units will be marketed to ‘wealthy out-of-towners’.
- b. Julis Byrd, Resident of Upper Park Heights and affiliated with EXP Real Estate (virtual):
 - i. Asked about having cultural events and live performances along the promenade.
 - ii. Asked about the impact of the footprint of the proposal.
- c. Jean Jones
 - i. Asked about how long the first phase of the project will take.
 - ii. Also asked about cultural events and live performances.

5. Hearing Closed

- a. Participants were notified that comments were due by April 8, 2026; must be postmarked by that date or sent via email.
- b. The hearing was adjourned by Jonathan Stewart at 7:58 pm.

6. Additional Comments Received After Hearing:

- a. Opposition: Mary Hoffman and Michael Mobley (sent via email on April 7, 2026).
 - i. Opposed to design changes to the promenade because they believe it will be used to restrict public access.
 - ii. They believe that the lower promenade is really a ‘phase one’ of a future marina.
 - iii. They believe that floating wetlands and ‘excessive use of green space’ seems ‘hostile’ and are actually designed to impede and block access.
 - iv. Believes the existing promenade was intended to be permanent.
 - v. Believes the areas of the harbor that flood with tidal water are the most thoughtfully designed pieces of urban design.

- vi. Believes that the amendment, which passed with over 60% support was worded to confuse voters and only pertained to the allowance of residential occupancies within a public park.
- vii. Believes that this development is a tool that the City, MCB, and the Stadium Authority are using to force the sale of surrounding buildings as part of some broader plan to expand the convention center.
- b. Opposition: Ms. Shaiyel Seltzer (sent via email on April 8, 2026):
 - i. Opposed to "Heavy Inner Harbor Skyscraper buildings" because she believes they will flood, sink or collapse.
 - ii. She believes that this will result in David Bramble suing the State of Maryland and the City of Baltimore, and result in bankrupting both.
 - iii. She believes that David Bramble must be forced to self finance and believes that MCB Real Estate must have a mandatory escrow of 20 Billion dollars for relocating people.
 - iv. She believes that no one wants to live in a flood zone.
 - v. She believes that Baltimore City does not want its residents (or the world) to know about floods, hurricanes, tornadoes, snow, or other weather; and believes that City has erased flood plain and hurricane impacts.
 - vi. She writes that the inner harbor used to be marshes.
 - vii. She believes that the proposed floating wetlands will float away.
 - viii. She believes that the bulkheads/seawalls will fail.
 - ix. She cites an article that quotes Florida Governor Ron DeSantis discussing coastal resiliency and a Florida law that promotes coastal resiliency.
 - x. She expresses opposition to dredging.

(The sections of the received emails that related to the proposed project and its impact on State tidal wetlands were incorporated to the topics that are addressed in the R&R).



September 28, 2026

Attachment C

William Pencek, Chair
Inner Harbor Coalition

**RE: Request to reopen the public comment periods for
25-WL-1148, 25-GL-0207 and 26-NT-0021**

Dear Mr. Pencek:

The Maryland Department of the Environment (“MDE” or “Department”) received your request to reopen the public comment period for 25-WL-1148, 25-GL-0207 and 26-NT-0021.

Regarding 25-GL-0207: This Tidal Wetlands License was issued on March 12, 2025, and is an authorization to conduct geotechnical sampling of the substrate. The activity met the requirements for a General License, which doesn’t require a public notice.

Regarding 25-WL-1148: This Tidal Wetlands License application proposes replacement bulkheads, promenades, piers, and other associated structures for the in-water phase of the Inner Harbor Park and Promenade Redevelopment project that are occurring in State tidal wetlands. The application and proposed activities went on public notice on February 26, 2026, with the notice period ending April 8, 2026. The notice was posted on our website during that time period; it appeared in the Baltimore Sun on March 4, 2026; it was mailed to riparian property owners within 0.5 miles of the Inner Harbor, and the notice, application, and plans were made available at both the Enoch Pratt Library Central Branch and the Enoch Pratt Library Light Street Branch. Furthermore, MDE held a hybrid public hearing at the Digital Harbor High School on March 25, 2026, with people attending both in-person and virtually, including attendance by two different media outlets.

Regarding 26-NT-0021: This Nontidal Waterway Construction Permit application proposes improvements to 201 and 203 East Pratt Street within the Inner Harbor Park and Promenade Redevelopment project. The project has proposed permanent impact to 56,731 square feet (1,265 cubic yards of fill) to the nontidal floodplain to elevate the finished ground above the 100-year nontidal flood elevation for the safety of the public and property. The Nontidal Waterway Construction Permit public notice was part of a combined public notice with the Tidal Wetlands License, 25-WL-1148, detailed above.

In your letter, you write that reopening the comment period is necessary due to the following reasons:

1. Newly uncovered environmental concerns, including the failure of the project sponsor to accurately identify the area of potential effects of the project and the presence of and impacts to resources eligible for listing in the National Register of Historic Places and included in the Baltimore Historical Trust to MCB HP Baltimore LLC.

Department Response: There are no additional environmental concerns relating to the nontidal floodplain or tidal wetlands impacts. The Department has coordinated with the Maryland Historic Trust (MHT) regarding the impacts of the proposed project to resources located in the 100-year nontidal floodplain or State tidal wetlands; most recently on August 27, 2026. MDE and MHT coordination determined that a special condition is recommended for inclusion in MDE's Report and Recommendation to the Board of Public Works for the Wetlands License for this project. The special condition will detail steps that the Licensee shall take if any archeological resources are discovered during in-water construction. MHT is satisfied that such a special condition will be a means to identify and protect any potentially discovered historic resources.

2. The highly technical complexity of the mitigation plans requires independent engineering review.

Department Response: The Department is not recommending mitigation for the impacts associated with the authorizations. There are no wetland mitigation plans that have been reviewed or need to be reviewed.

3. Residents, including those most directly affected (including the owners of your condominium), did not receive adequate or timely notice regarding potential impacts to the adjacent floodplain.

Department Response: As detailed above, the Department publicly noticed the project as required by law and regulation, conducted outreach, placed the notice of the proposed project on MDE's website, placed the notice of the proposed project in the Baltimore Sun, and conducted a public informational hearing that was accessible in-person and virtually.

While we appreciate your interest in the project, the public notice comment period ended on April 8, 2026. Throughout the application review and since the time the public notice comment period ended, the Department has incorporated the concerns and comments submitted during the public notice period, including comments received during the hearing, into our review of the project. The Department also coordinated with the applicant, MHT, and the Maryland Department of Natural Resources. After careful review and consideration of the three points raised in your letter, the Department finds that the material presented does not identify new impacts or new data requiring a re-evaluation or re-opening of the public comment period. As a result, the Department will not reopen the public comment period for this application.

Additional information on this project can be found at the Maryland Department of the Environment (MDE) Project Page:

<https://mde.maryland.gov/programs/water/WetlandsandWaterways/Pages/InnerHarborRedevelopment.aspx>

You have been added as an Interested Person and will receive a copy of the decision for this project.

If you have any further questions concerning this matter, please contact Phatta Thapa (Waterway Construction Division) at phatta.thapa@maryland.gov or 410-537-3641 or me at matthew.wallach@maryland.gov or 410-207-0893.

Sincerely,

Matt Wallach

Matt Wallach, Chief
Eastern Region
Tidal Wetlands Division
Maryland Department of the Environment

cc: Maria Teresi, USACE
Joseph Davia, USACE
Phatta Thapa, MDE Waterway Construction Division
Bill Seiger, MDE Waterway Construction Division
Amanda Sigilito, MDE Nontidal Wetlands
Jon Stewert, MDE Tidal Wetlands Division
Heather Nelson, MDE Wetlands and Waterway Protection Program



VICINITY MAP

NOTE:

BACKGROUND TAKEN FROM NOAA CHART 12281, 57TH ED., NOV. 27, 2018 LAST CORRECTION 2/12/2024. CHART DATUM MEAN LOWER LOW WATER. SOUNDINGS IN FEET.

APPLICATION BY:

MCB HP BALTIMORE LLC
2002 CLIPPER PARK ROAD, SUITE 105
BALTIMORE, MD 21211



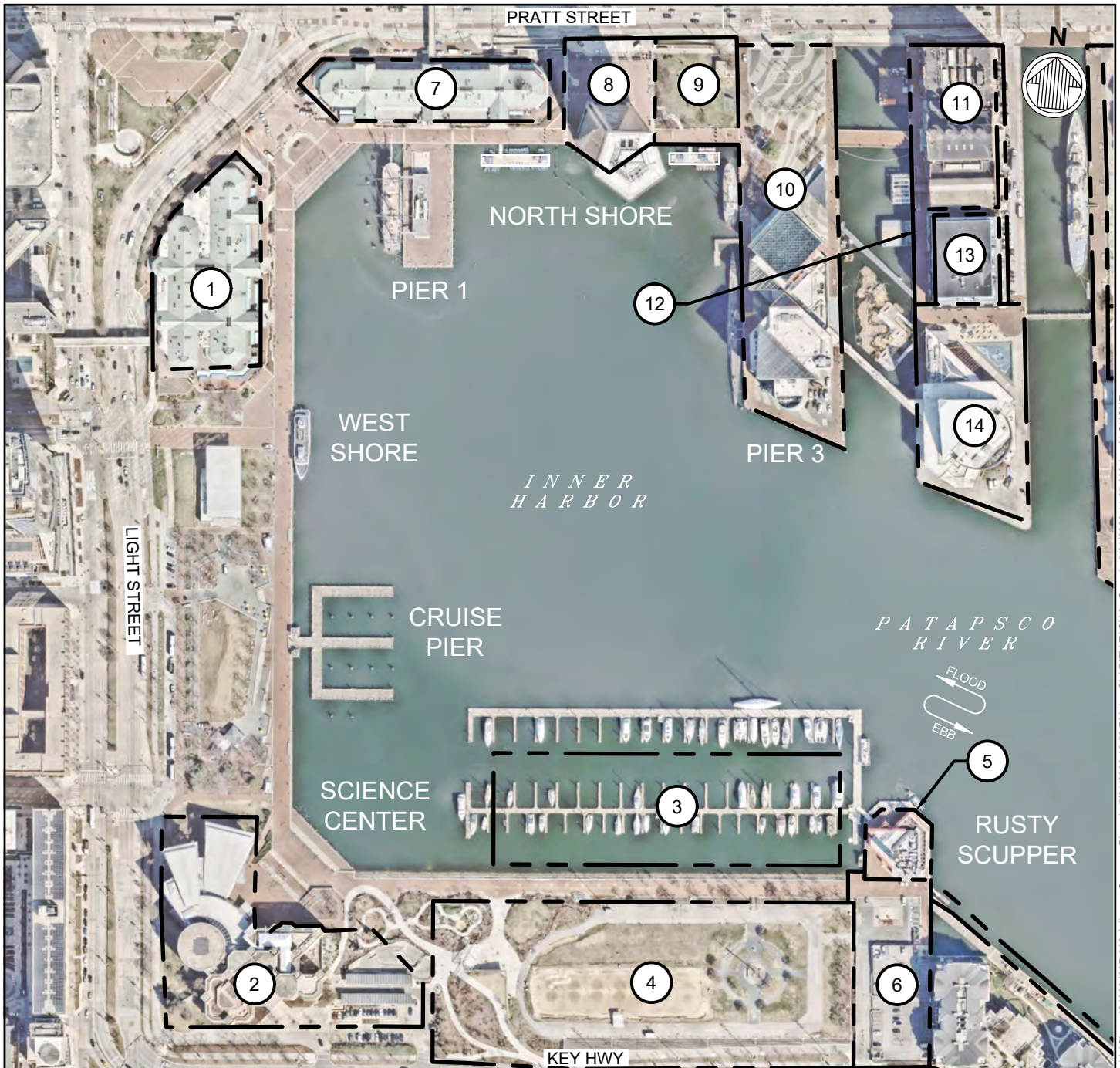
INNER HARBOR PARK AND PROMENADE REDEVELOPMENT

PROJECT LOCATION:
PATAPSCO RIVER, INNER HARBOR
BALTIMORE CITY, MARYLAND

DATE: 2026-07-21

SHEET 1 OF 42

25-WL-1148
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ADJACENT PROPERTIES MAP

ADJACENT OWNERS:

1 MAYOR & CITY COUNCIL BLOCK-LOT 0890 008 301 LIGHT ST BALTIMORE MD 21202	4 MAYOR & CITY COUNCIL BLOCK-LOT 0890 006 300 KEY HWY BALTIMORE MD 21225	7 MAYOR & CITY COUNCIL BLOCK-LOT 0890 009 201 E PRATT ST BALTIMORE 21202-1039	10 MAYOR AND CITY COUNCIL BLOCK-LOT 0890 010 501 E PRATT ST BALTIMORE MD 21202	13 MAYOR AND CITY COUNCIL BLOCK-LOT 0890 013 621 E PRATT ST BALTIMORE 21202
2 MARYLAND ACADEMY OF SCIENCES BLOCK-LOT 0890 002 601 LIGHT STREET BALTIMORE MD 21230	5 INNER HARBOR CITY VIEW PROPERTIES LLC BLOCK-LOT 0890 007B 410 KEY HWY BALTIMORE 21230	8 STATE OF MARYLAND BLOCK-LOT 0890 004 401 E PRATT ST BALTIMORE MD 21202	11 MAYOR AND CITY COUNCIL BLOCK-LOT 0890 011 601 E PRATT ST BALTIMORE MD 21202	14 MAYOR AND CITY COUNCIL BLOCK-LOT 0890 014 500 DUGAN'S WHARF BALTIMORE 21202
3 MAYOR & CITY COUNCIL BLOCK-LOT 0890 006A 400 KEY HWY BALTIMORE MD 21230	6 MAYOR & CITY COUNCIL BLOCK-LOT 0890 006 400 KEY HWY BALTIMORE MD 21230	9 MAYOR AND CITY COUNCIL BLOCK-LOT 0890 005 BALTIMORE MD 21202	12 MAYOR AND CITY COUNCIL BLOCK-LOT 0890 012 611 E PRATT ST BALTIMORE MD 21202	

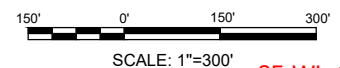
APPLICATION BY:

MCB HP BALTIMORE LLC
2002 CLIPPER PARK ROAD, SUITE 105
BALTIMORE, MD 21211



INNER HARBOR PARK AND PROMENADE REDEVELOPMENT

PROJECT LOCATION:
PATAPSCO RIVER, INNER HARBOR
BALTIMORE CITY, MARYLAND



DATE: 2026-07-21

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EXISTING CONDITION - OVERALL

LEGEND

-  FIXED STRUCTURE
-  FLOATING STRUCTURE

APPLICATION BY:

MCB HP BALTIMORE LLC
2002 CLIPPER PARK ROAD, SUITE 105
BALTIMORE, MD 21211



INNER HARBOR PARK AND PROMENADE REDEVELOPMENT

PROJECT LOCATION:
PATAPSCO RIVER, INNER HARBOR
BALTIMORE CITY, MARYLAND

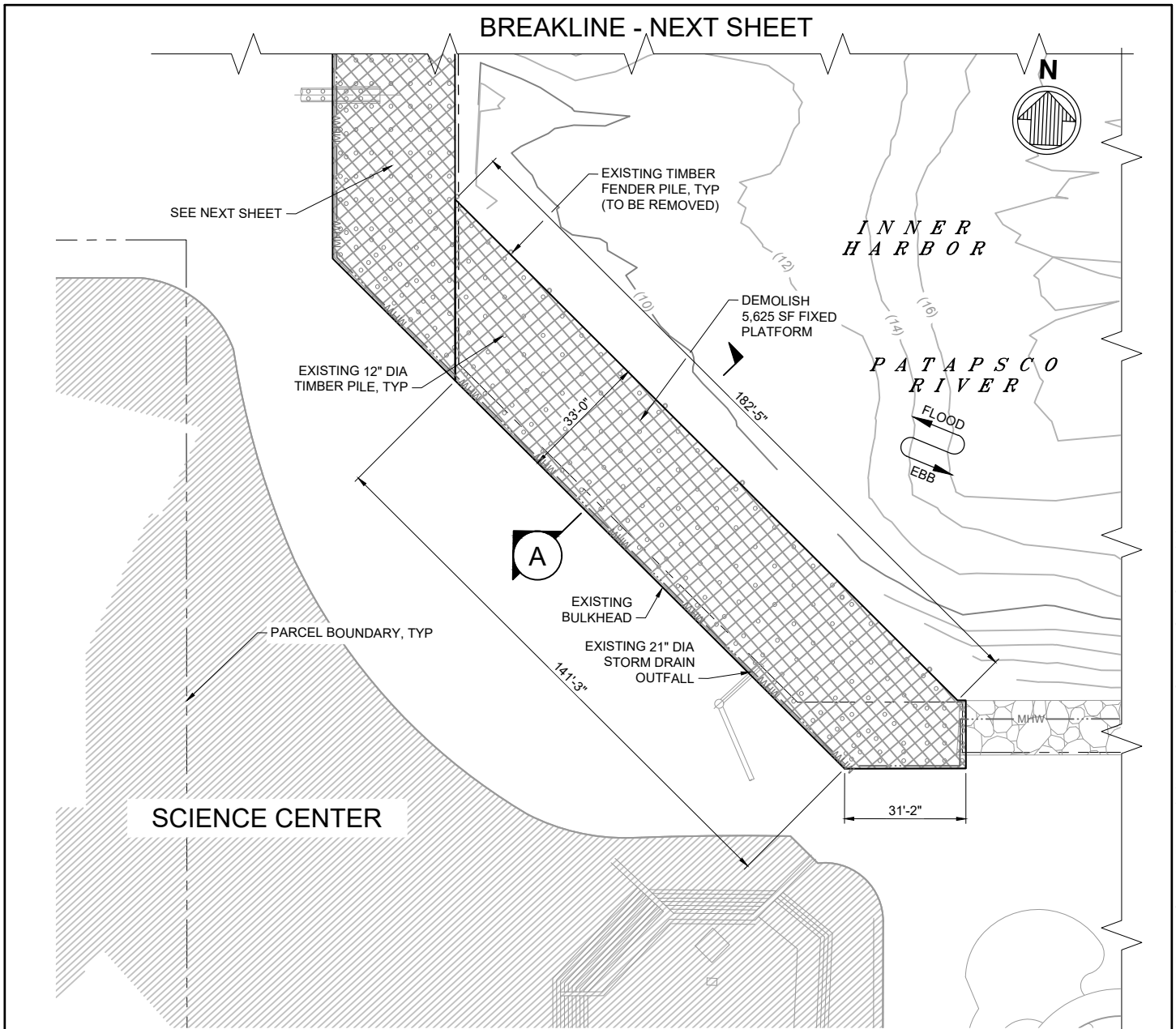


SCALE: 1"=300'

DATE: 2026-07-21

SHEET 3 OF 42

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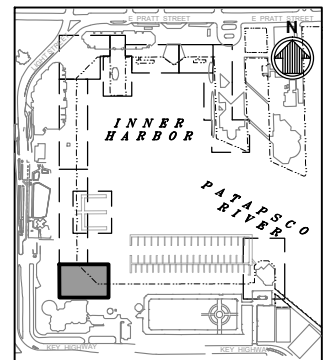
EXISTING CONDITION - ECOLOGICAL OVERLOOK

LEGEND

-  FIXED STRUCTURE TO BE DEMOLISHED
-  (20) EXISTING MAJOR BATHYMETRY CONTOUR
-  (18) EXISTING MINOR BATHYMETRY CONTOUR
-  MHW EXISTING MEAN HIGH WATER

NOTE:

DATUM: MEAN LOW WATER = 0.0
BATHYMETRY SHOWN IN FEET.



KEY PLAN
N.T.S.

APPLICATION BY:

MCB HP BALTIMORE LLC
2002 CLIPPER PARK ROAD, SUITE 105
BALTIMORE, MD 21211



INNER HARBOR PARK AND PROMENADE REDEVELOPMENT

PROJECT LOCATION:
PATAPSCO RIVER, INNER HARBOR
BALTIMORE CITY, MARYLAND



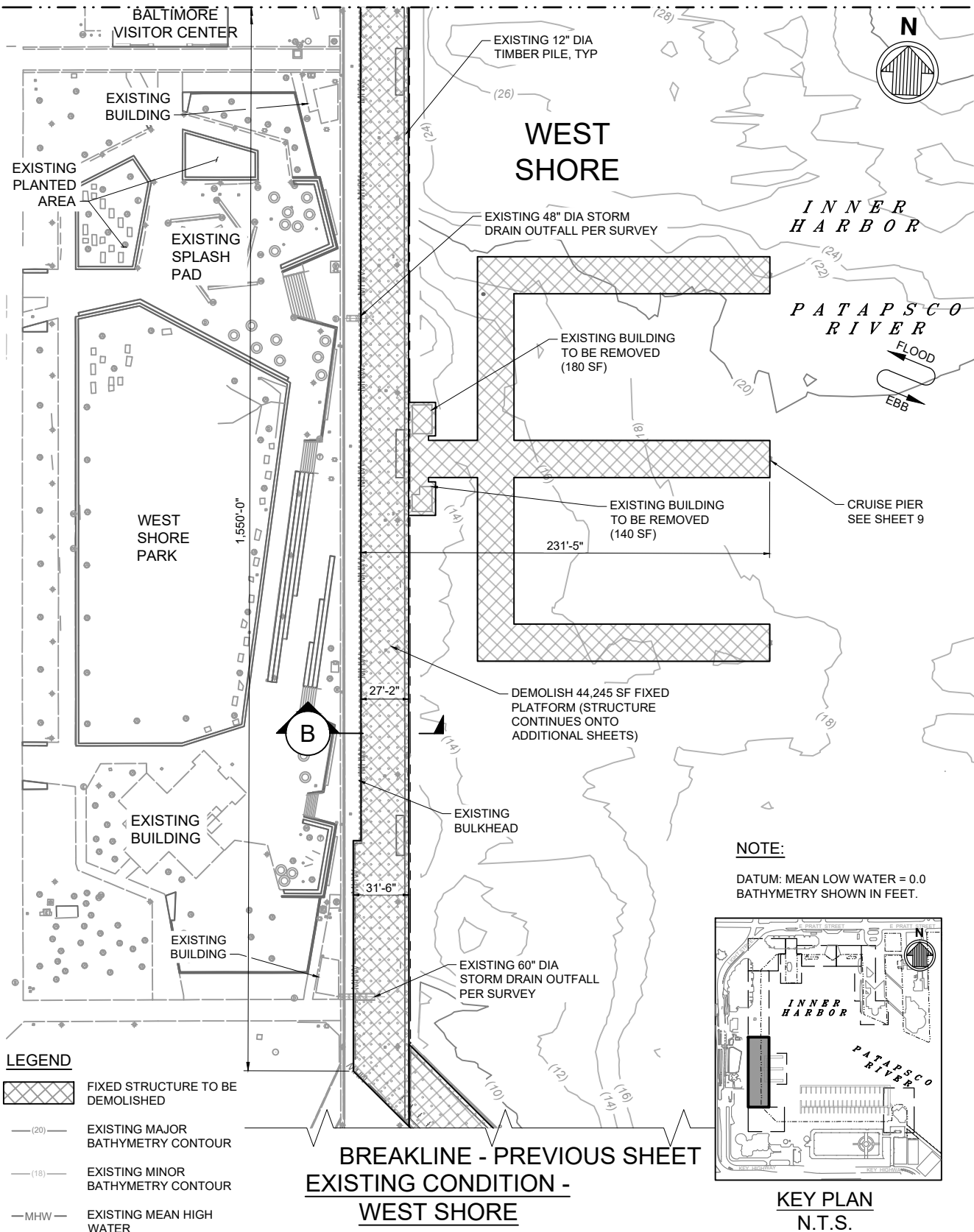
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DATE: 2026-07-21

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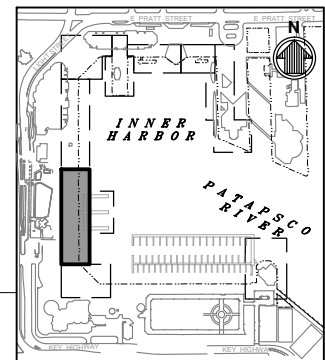
25-WL-1148
202561793
7/21/2026
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MATCH LINE - NEXT SHEET



NOTE:

DATUM: MEAN LOW WATER = 0.0
BATHYMETRY SHOWN IN FEET.



KEY PLAN
N.T.S.

APPLICATION BY:

MCB HP BALTIMORE LLC
2002 CLIPPER PARK ROAD, SUITE 105
BALTIMORE, MD 21211



INNER HARBOR PARK AND PROMENADE REDEVELOPMENT

PROJECT LOCATION:
PATAPSCO RIVER, INNER HARBOR
BALTIMORE CITY, MARYLAND



SCALE: 1"=80'

DATE: 2026-07-21

SHEET 6 OF 42

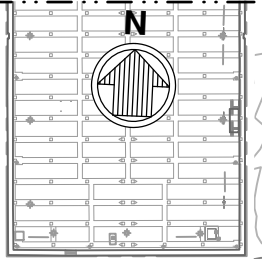
25-WL-1148
202561793
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6 of 42

MATCH LINE - NEXT SHEET

HARBORPLACE
LIGHT STREET
PAVILLION

EXISTING 90" STORM
DRAIN OUTFALL

TIMBER PILE
GROUP, TYP



PIER 1 SEE SHEET 10

EXISTING BULKHEAD

INNER
HARBOR

PATAPSCO
RIVER

FLOOD

EBB

WEST
SHORE

EXISTING 36" DIA STORM
DRAIN OUTFALL PER SURVEY

PARCEL BOUNDARY, TYP

1,550'-0"

B

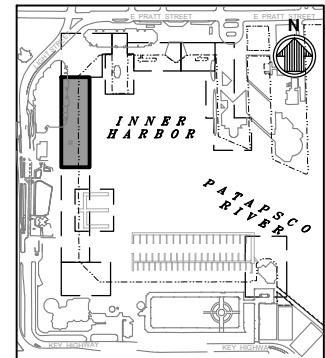
27'-7"

EXISTING 12" DIA
TIMBER PILE, TYP

BALTIMORE
VISITOR
CENTER

NOTE:

DATUM: MEAN LOW WATER = 0.0
BATHYMETRY SHOWN IN FEET.



KEY PLAN
N.T.S.

LEGEND

-  FIXED STRUCTURE TO BE DEMOLISHED
-  EXISTING MAJOR BATHYMETRY CONTOUR
-  EXISTING MINOR BATHYMETRY CONTOUR
-  EXISTING MEAN HIGH WATER

MATCH LINE - PREVIOUS SHEET
EXISTING CONDITION -
WEST SHORE

APPLICATION BY:

MCB HP BALTIMORE LLC
2002 CLIPPER PARK ROAD, SUITE 105
BALTIMORE, MD 21211



INNER HARBOR PARK AND
PROMENADE REDEVELOPMENT

PROJECT LOCATION:
PATAPSCO RIVER, INNER HARBOR
BALTIMORE CITY, MARYLAND

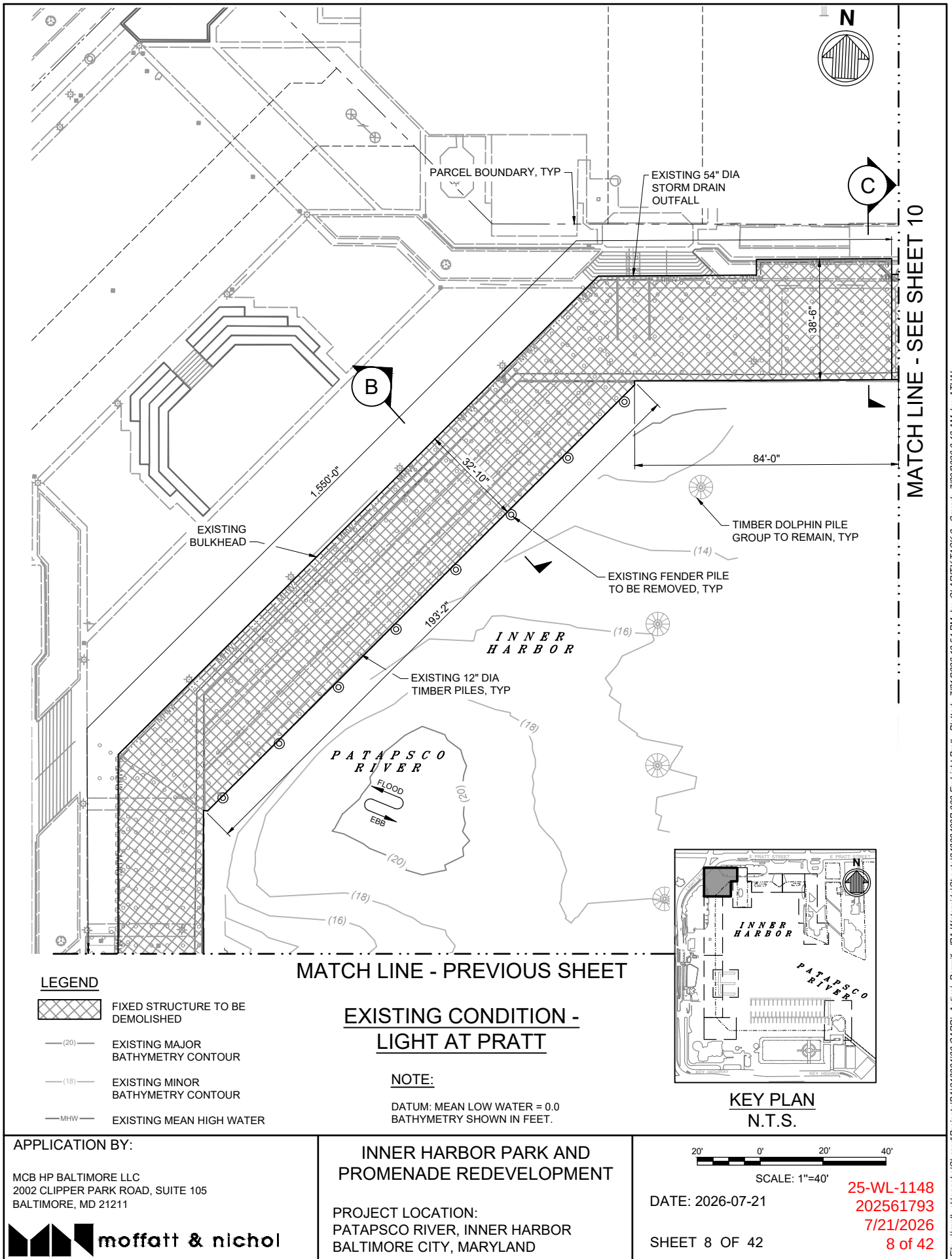


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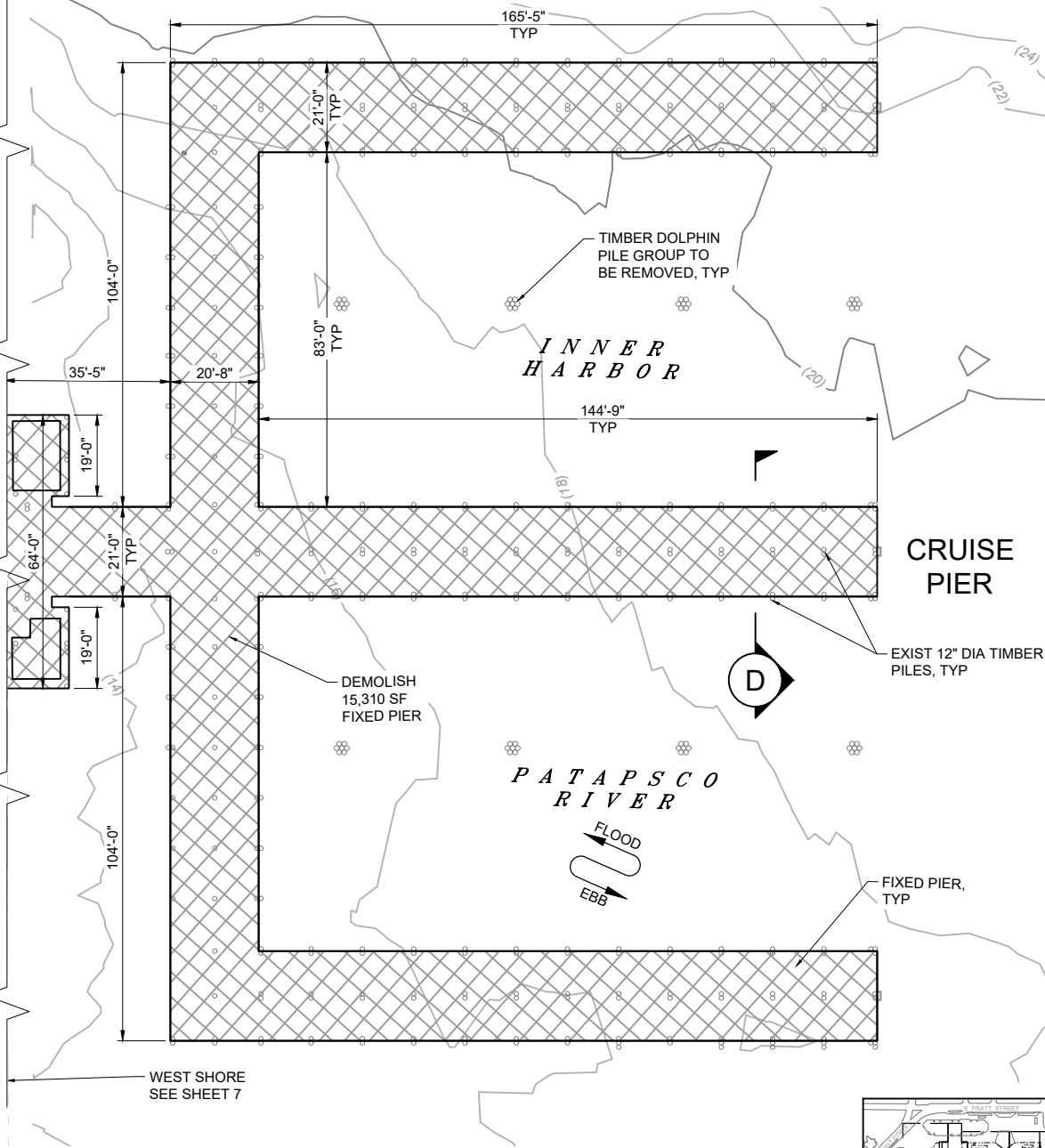
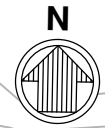
DATE: 2026-07-21

SHEET 7 OF 42

25-WL-1148
202561793
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7 of 42



BREAKLINE - SHEET 6



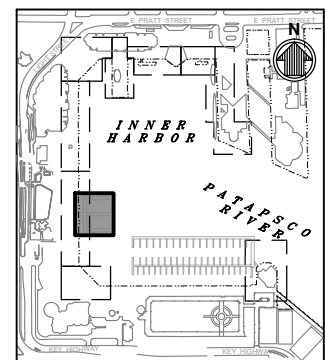
EXISTING CONDITION - CRUISE PIER

LEGEND

-  FIXED STRUCTURE TO BE DEMOLISHED
-  EXISTING MAJOR BATHYMETRY CONTOUR
-  EXISTING MINOR BATHYMETRY CONTOUR

NOTE:

DATUM: MEAN LOW WATER = 0.0
BATHYMETRY SHOWN IN FEET.



KEY PLAN N.T.S.

APPLICATION BY:

MCB HP BALTIMORE LLC
2002 CLIPPER PARK ROAD, SUITE 105
BALTIMORE, MD 21211



INNER HARBOR PARK AND PROMENADE REDEVELOPMENT

PROJECT LOCATION:
PATAPSCO RIVER, INNER HARBOR
BALTIMORE CITY, MARYLAND

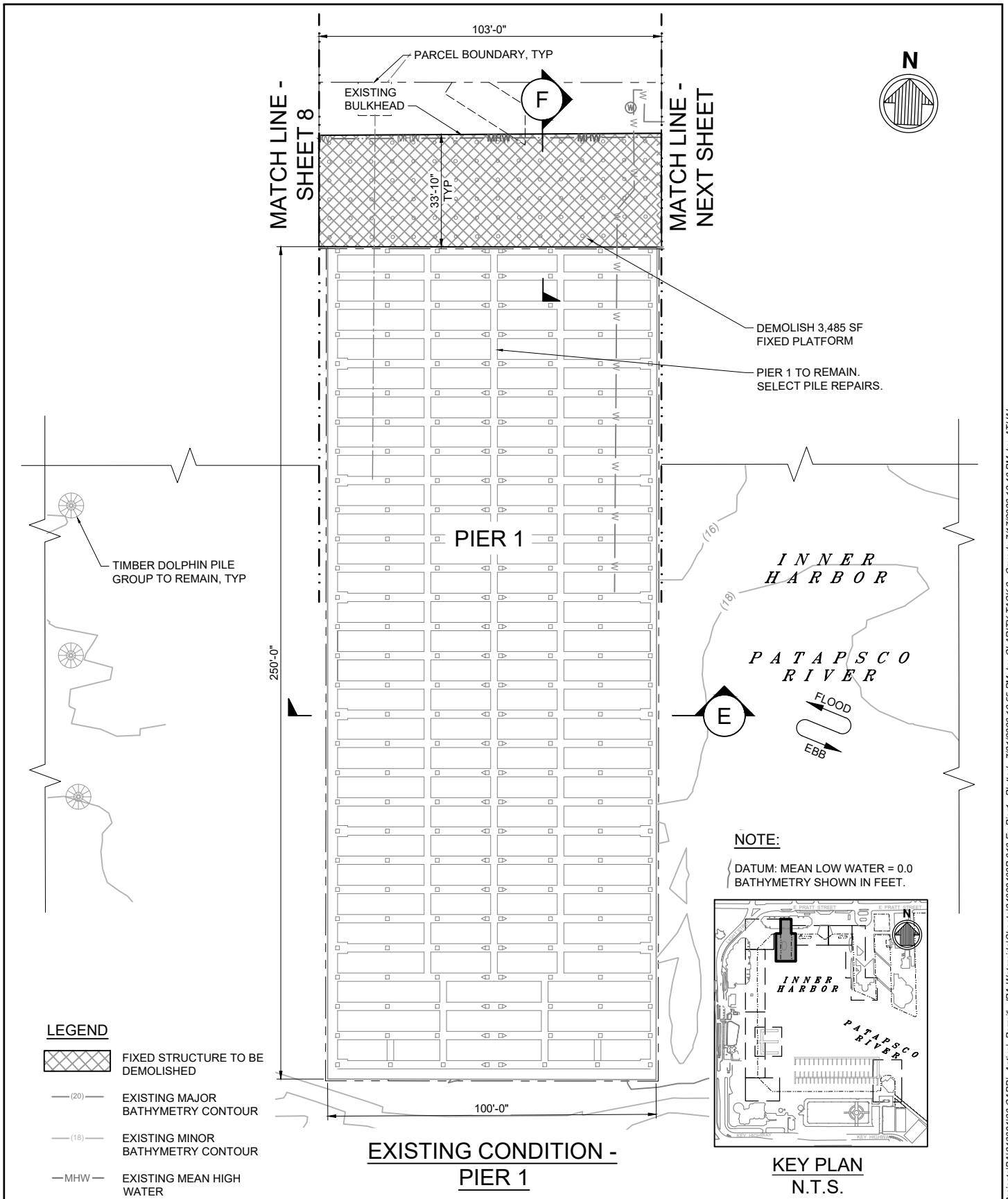


SCALE: 1"=40'

DATE: 2026-07-21

SHEET 9 OF 42

25-WL-1148
202561793
7/21/2026
9 of 42



APPLICATION BY:

MCB HP BALTIMORE LLC
2002 CLIPPER PARK ROAD, SUITE 105
BALTIMORE, MD 21211



INNER HARBOR PARK AND
PROMENADE REDEVELOPMENT

PROJECT LOCATION:
PATAPSCO RIVER, INNER HARBOR
BALTIMORE CITY, MARYLAND



SCALE: 1"=40'

DATE: 2026-07-21

SHEET 10 OF 42

25-WL-1148
202561793
7/21/2026
10 of 42

MATCH LINE - PREVIOUS SHEET

BREAKLINE - NEXT SHEET



HARBORPLACE PRATT
STREET PAVILLION

PARCEL BOUNDARY, TYP

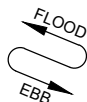
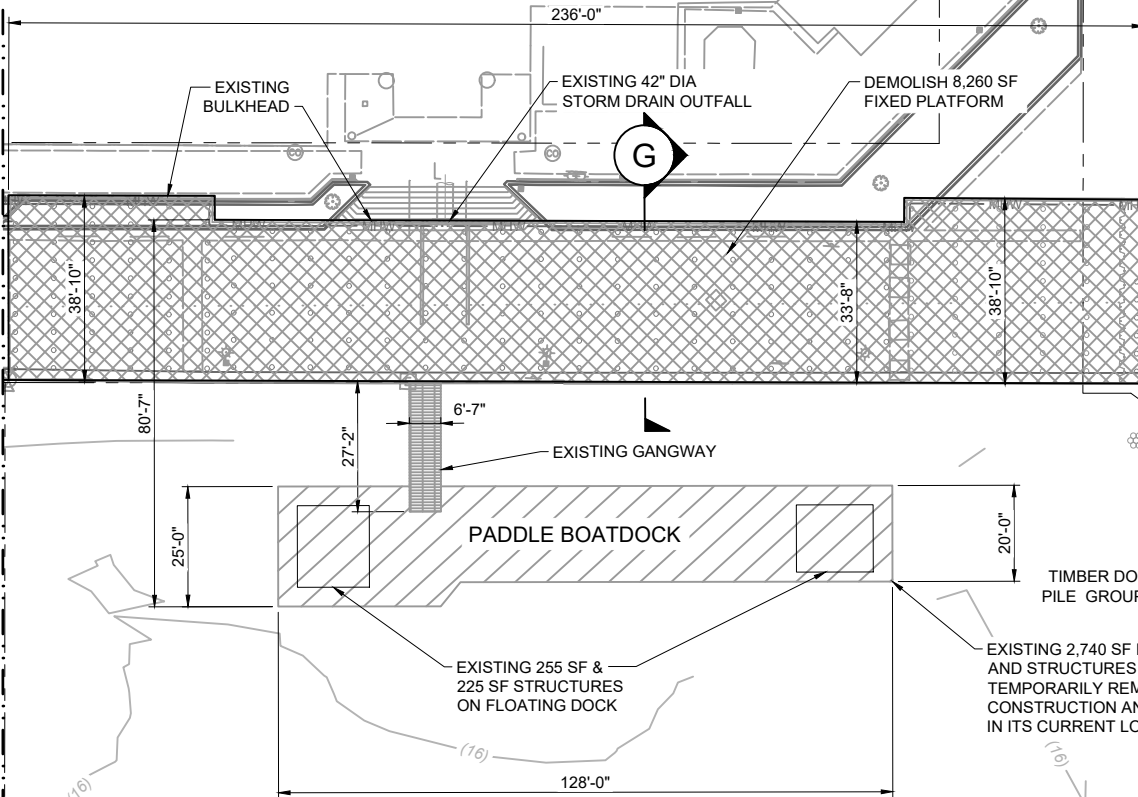
EXISTING
BULKHEAD

EXISTING 42" DIA
STORM DRAIN OUTFALL

DEMOLISH 8,260 SF
FIXED PLATFORM



WORLD
TRADE
CENTER



INNER
HARBOR

PATAPSCO
RIVER

EXISTING 2,740 SF FLOATING DOCK
AND STRUCTURES TO BE
TEMPORARILY REMOVED DURING
CONSTRUCTION AND RE-INSTALLED
IN ITS CURRENT LOCATION

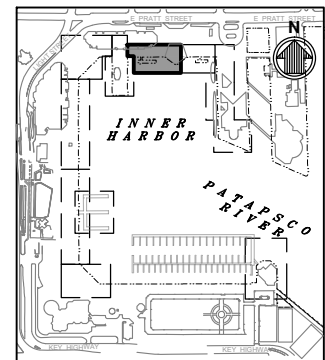
LEGEND

- FIXED STRUCTURE TO BE DEMOLISHED
- FLOATING STRUCTURE
- (20) EXISTING MAJOR BATHYMETRIC CONTOUR
- (18) EXISTING MINOR BATHYMETRIC CONTOUR
- MHW EXISTING MEAN HIGH WATER

**EXISTING CONDITION -
NORTH SHORE WEST OF
WTC**

NOTE:

DATUM: MEAN LOW WATER = 0.0
BATHYMETRY SHOWN IN FEET.



**KEY PLAN
N.T.S.**

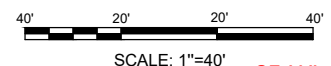
APPLICATION BY:

MCB HP BALTIMORE LLC
2002 CLIPPER PARK ROAD, SUITE 105
BALTIMORE, MD 21211



**INNER HARBOR PARK AND
PROMENADE REDEVELOPMENT**

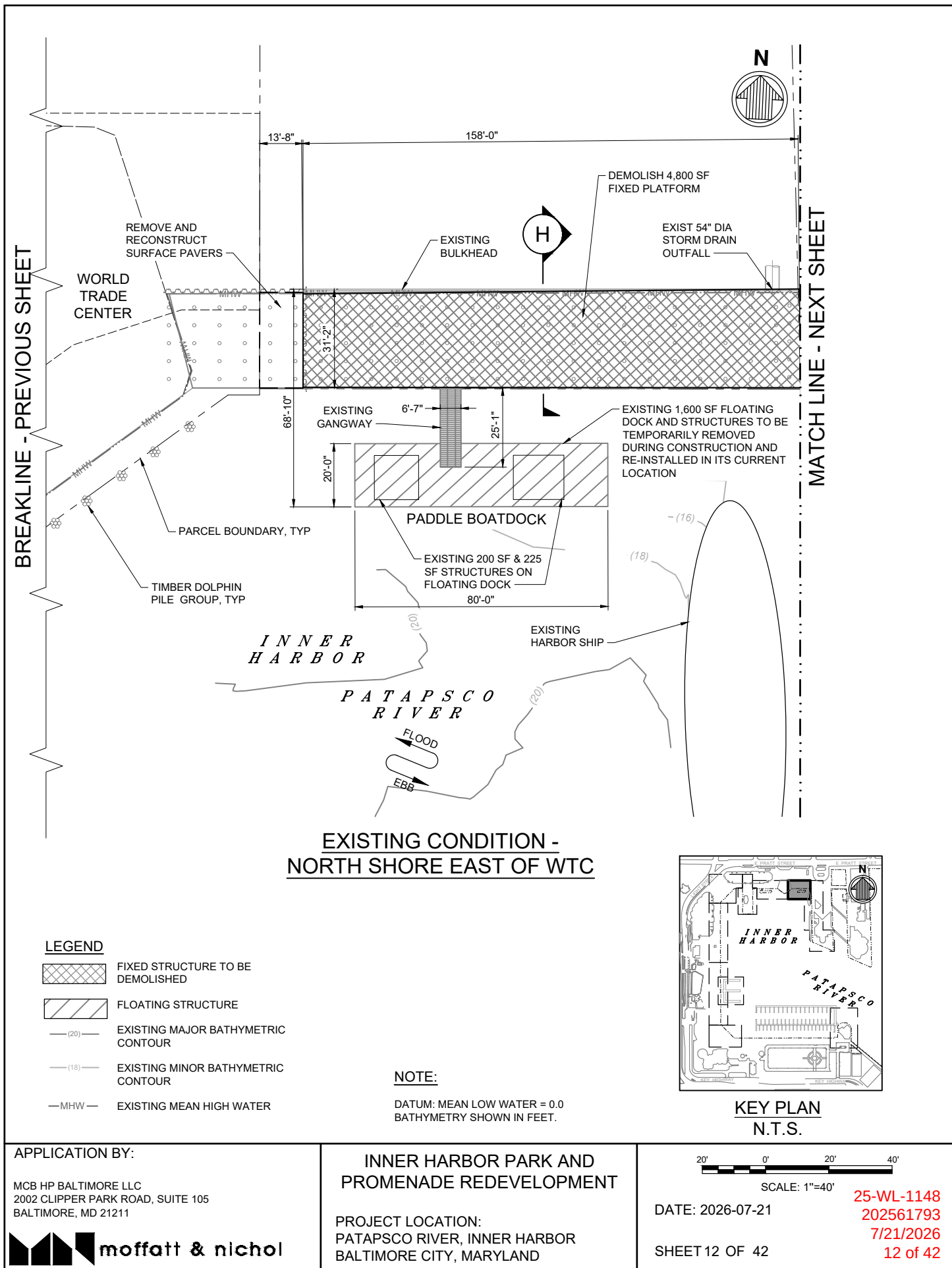
PROJECT LOCATION:
PATAPSCO RIVER, INNER HARBOR
BALTIMORE CITY, MARYLAND

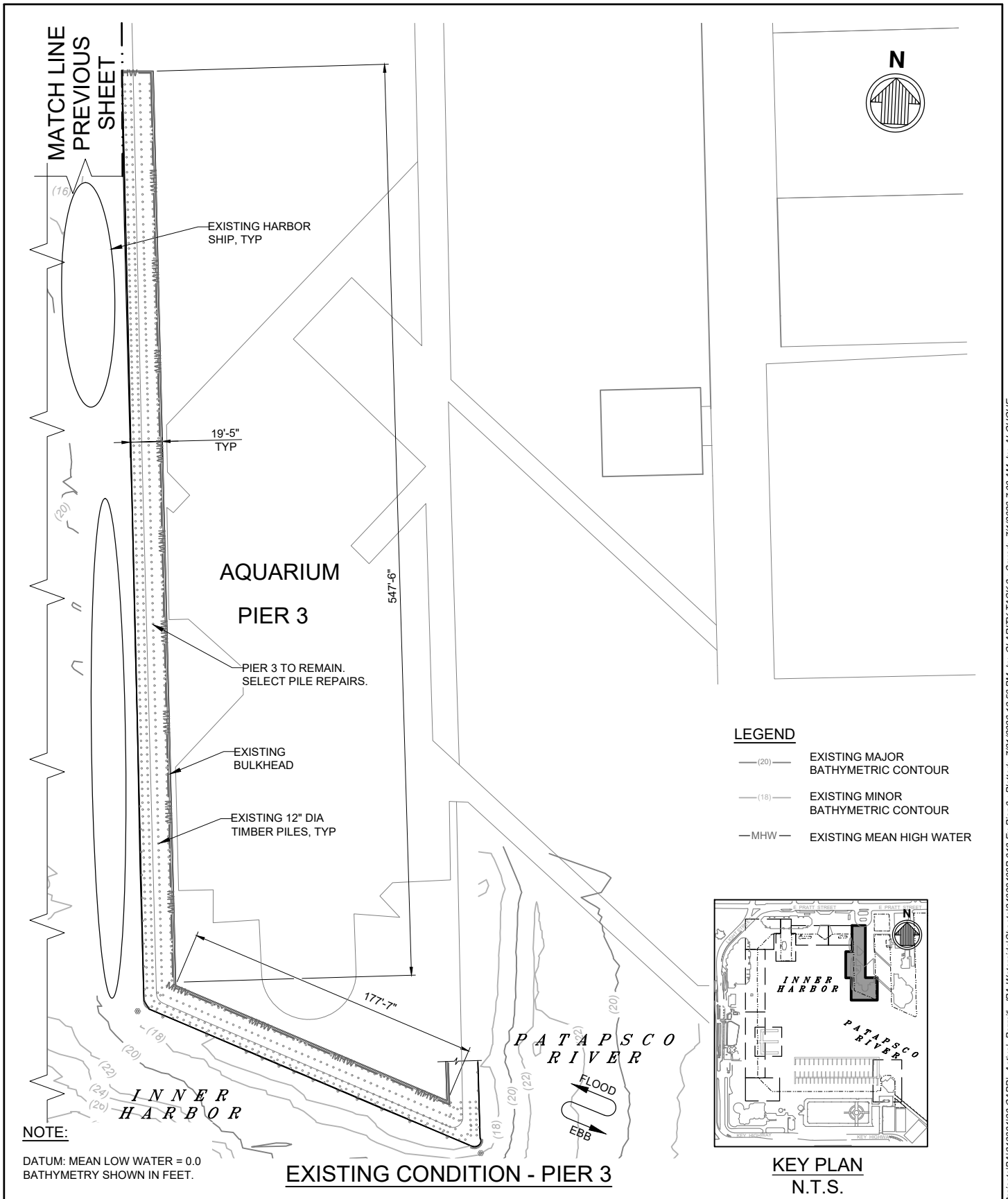


DATE: 2026-07-21

SHEET 11 OF 42

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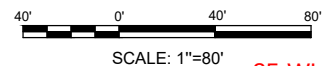
APPLICATION BY:

MCB HP BALTIMORE LLC
 2002 CLIPPER PARK ROAD, SUITE 105
 BALTIMORE, MD 21211



INNER HARBOR PARK AND PROMENADE REDEVELOPMENT

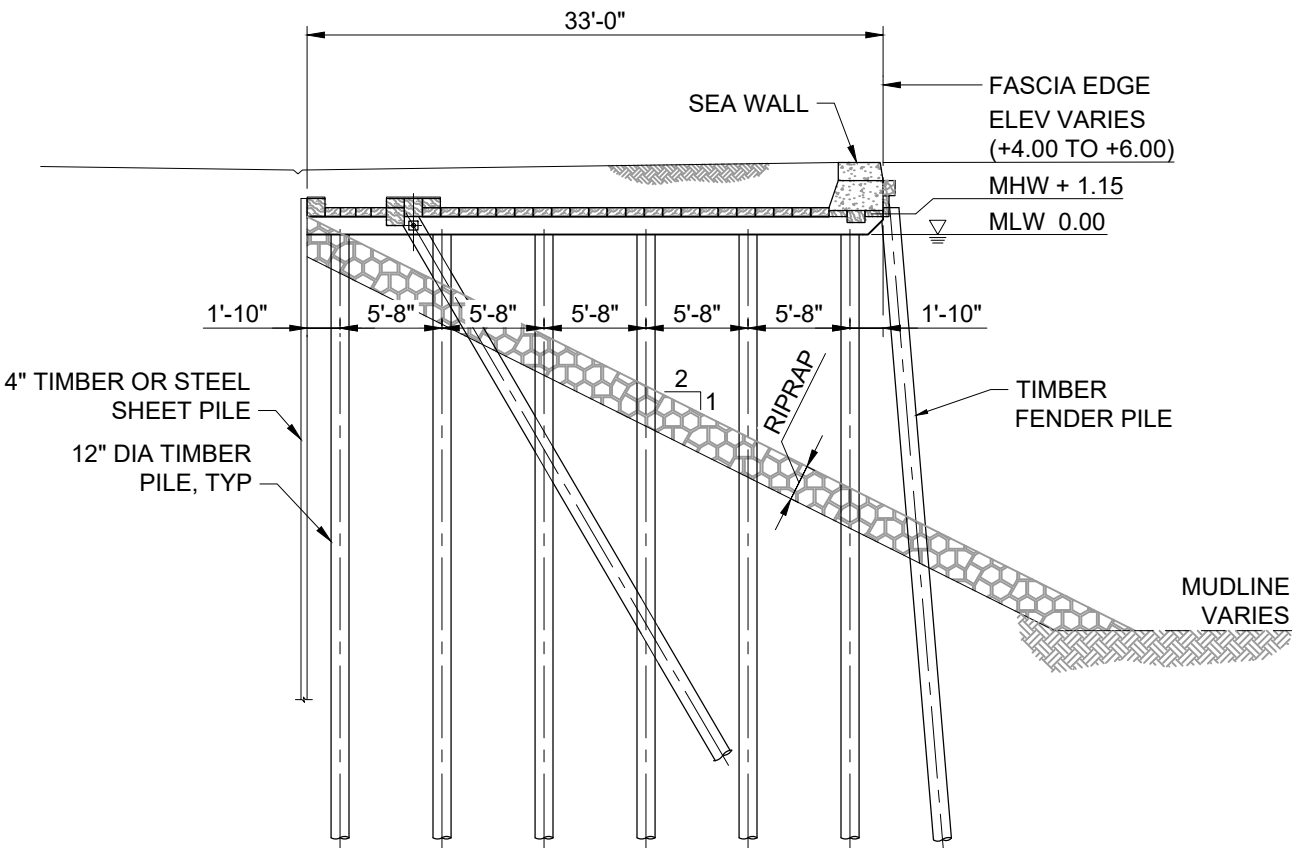
PROJECT LOCATION:
 PATAPSCO RIVER, INNER HARBOR
 BALTIMORE CITY, MARYLAND



DATE: 2026-07-21

SHEET 13 OF 42

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A EXISTING - TYPICAL SECTION -
ECOLOGICAL OVERLOOK

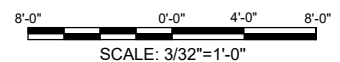
APPLICATION BY:

MCB HP BALTIMORE LLC
2002 CLIPPER PARK ROAD, SUITE 105
BALTIMORE, MD 21211



INNER HARBOR PARK AND
PROMENADE REDEVELOPMENT

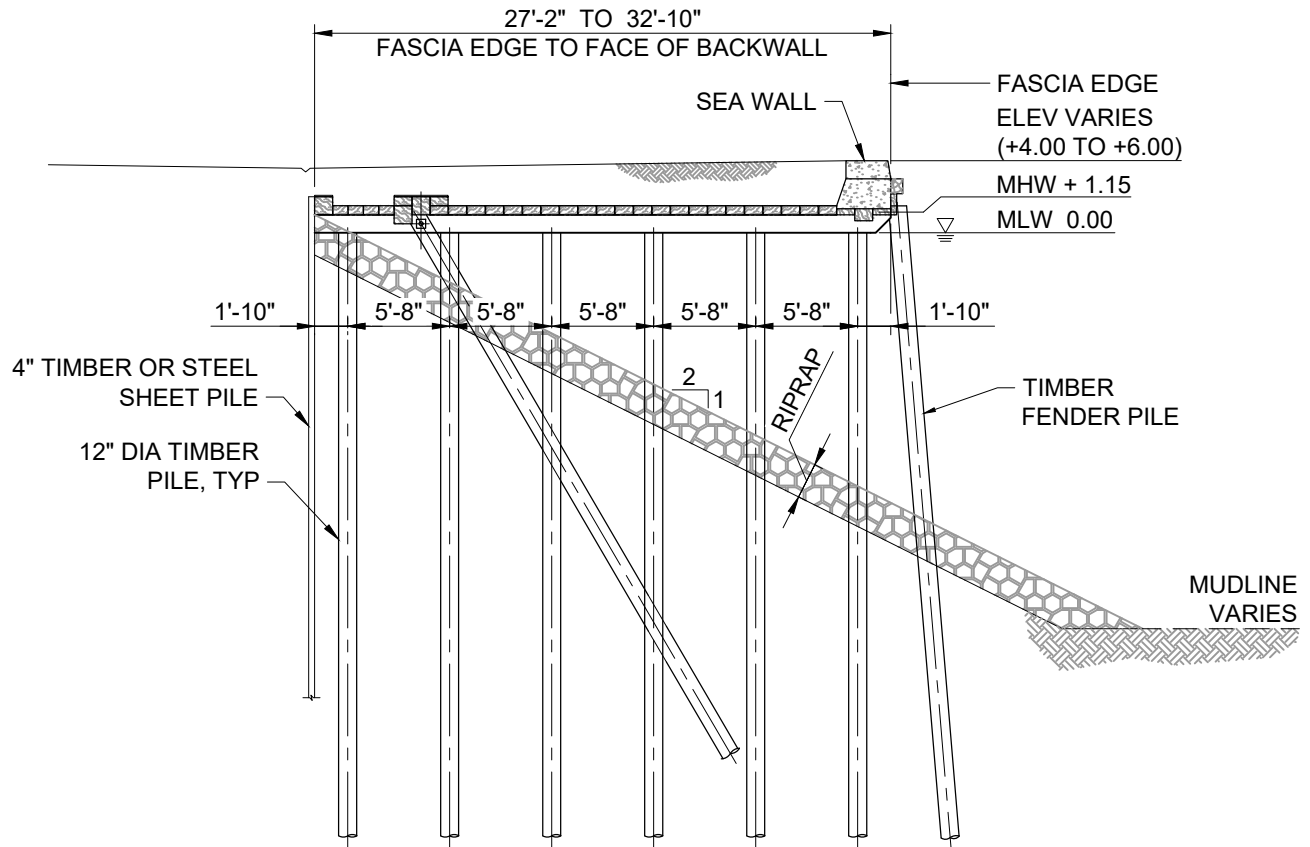
PROJECT LOCATION:
PATAPSCO RIVER, INNER HARBOR
BALTIMORE CITY, MARYLAND



DATE: 2026-07-21

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B EXISTING - TYPICAL SECTION -
WEST SHORE TO LIGHT AT PRATT

APPLICATION BY:

MCB HP BALTIMORE LLC
2002 CLIPPER PARK ROAD, SUITE 105
BALTIMORE, MD 21211



INNER HARBOR PARK AND
PROMENADE REDEVELOPMENT

PROJECT LOCATION:
PATAPSCO RIVER, INNER HARBOR
BALTIMORE CITY, MARYLAND

8'-0" 0'-0" 4'-0" 8'-0"
SCALE: 3/32"=1'-0"

DATE: 2026-07-21

SHEET 15 OF 42

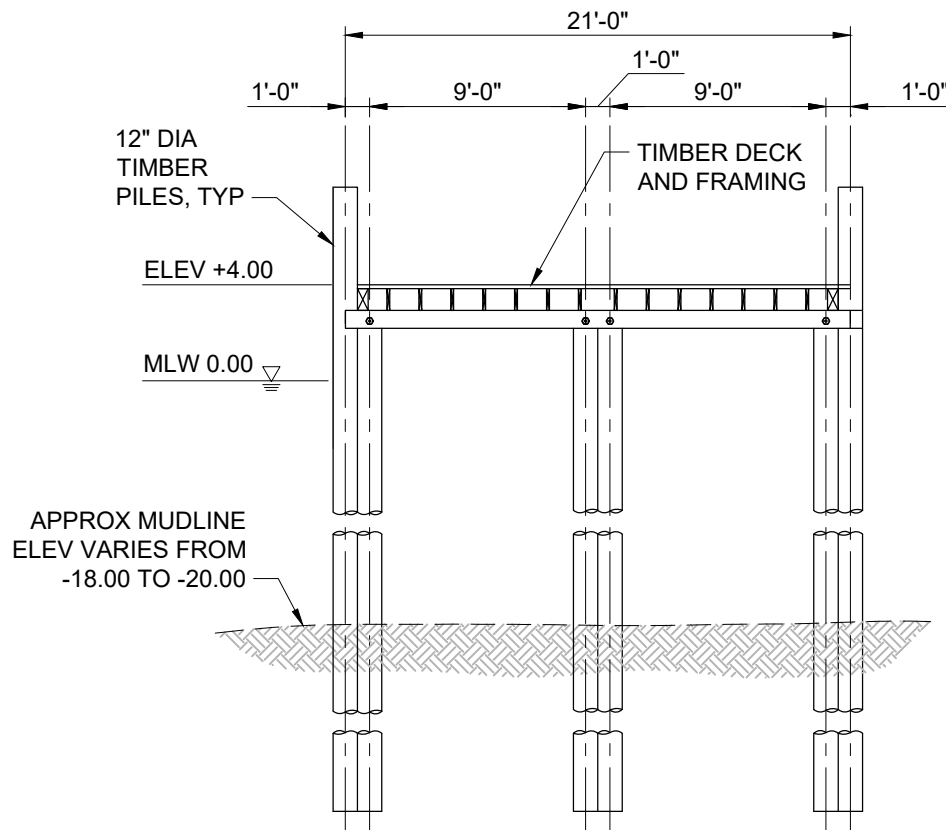
25-WL-1148
202561793
7/21/2026
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File: I:\mnb-cliscache\Shared\Projects\B\A1243394\20 CAD\1_Active\Permit_JPA Waterside\Sheets\24339400P-015-Ex-Typ Sec. West Shore to Pratt - Plotted: 7/21/2026 12:56 PM by CLARITY TASK 2 - Saved: 5/21/2026 6:55 AM by PVOELKER



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202561793
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File: \\mmlb-circ\cache\Shared\Projects\BA1243394\20 CADD\ _Active_ Permitt_ JPA Waterside\Sheets\2433940P-016-Ex-1.jp Sec-Light at Pratt Other Cond ; Plotted: 7/21/2026 12:36 PM by CLARITY TASK 2 ; Saved: 5/21/2026 6:55 AM by PVOELKER



D EXISTING - TYPICAL SECTION -
CRUISE PIER

APPLICATION BY:

MCB HP BALTIMORE LLC
2002 CLIPPER PARK ROAD, SUITE 105
BALTIMORE, MD 21211



INNER HARBOR PARK AND
PROMENADE REDEVELOPMENT

PROJECT LOCATION:
PATAPSCO RIVER, INNER HARBOR
BALTIMORE CITY, MARYLAND

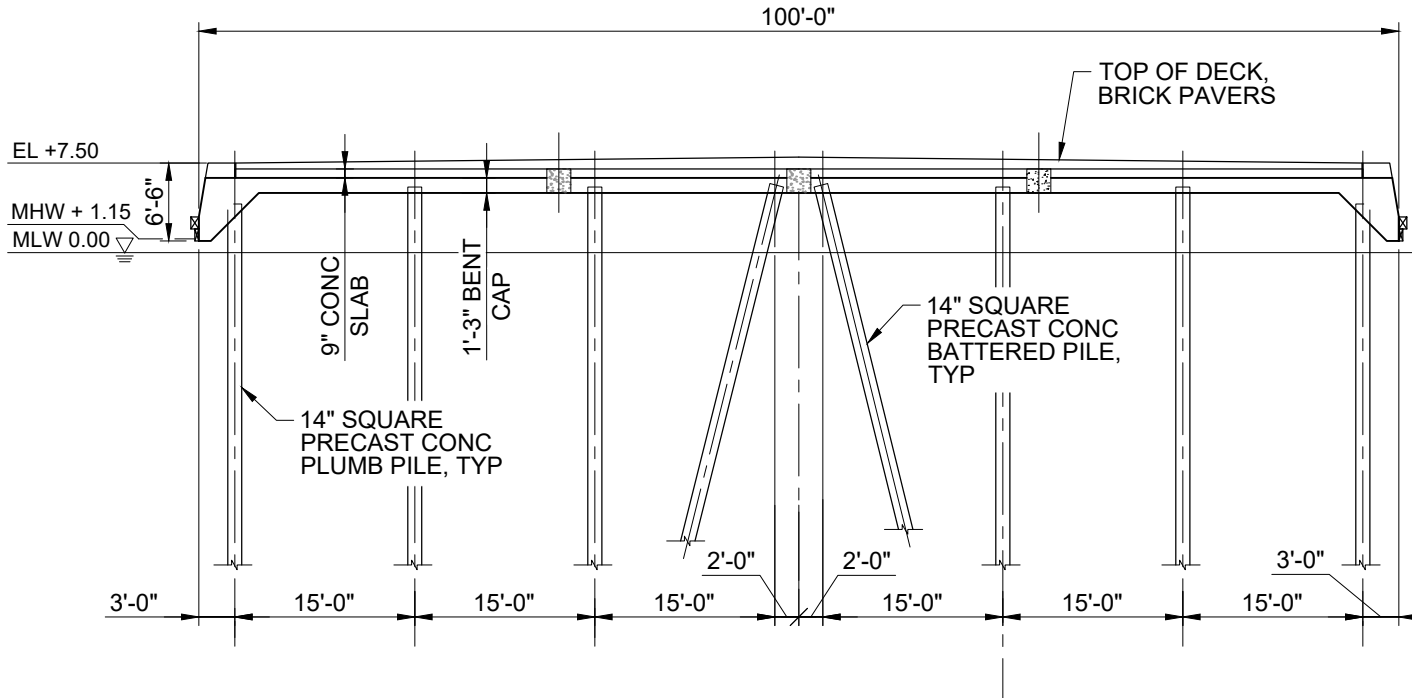


SCALE: 1/8"=1'-0"

DATE: 2026-07-21

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E EXISTING - TYPICAL SECTION -
PIER 1

APPLICATION BY:

MCB HP BALTIMORE LLC
2002 CLIPPER PARK ROAD, SUITE 105
BALTIMORE, MD 21211



INNER HARBOR PARK AND
PROMENADE REDEVELOPMENT

PROJECT LOCATION:
PATAPSCO RIVER, INNER HARBOR
BALTIMORE CITY, MARYLAND



SCALE: 1/16"=1'-0"

DATE: 2026-07-21

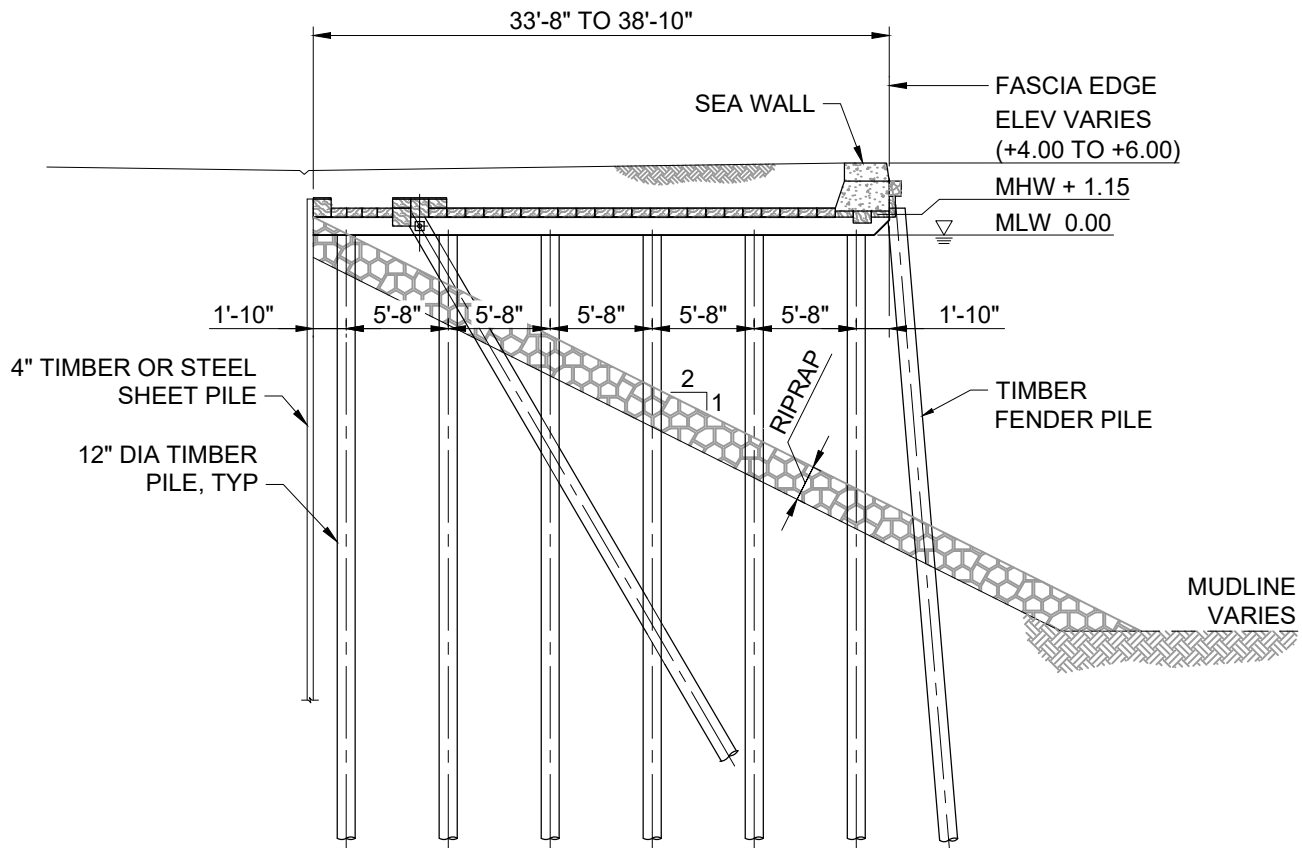
SHEET 18 OF 42

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202561793
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File: \\mmlb-cliscache\Shared\Projects\IBA\243394\20 CAD\1_Active_Permit_JPA Waterside\Sheets\24339400P-019-Ex-Typ Sec - NS Prom at Base Pier 1, Plotted: 7/21/2026 12:57 PM by CLARITY TASK 2, Saved: 5/21/2026 6:56 AM by PVOELKER



G EXISTING - TYPICAL SECTION -
NORTH SHORE WEST OF WTC

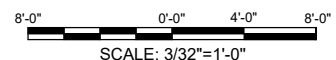
APPLICATION BY:

MCB HP BALTIMORE LLC
2002 CLIPPER PARK ROAD, SUITE 105
BALTIMORE, MD 21211



INNER HARBOR PARK AND
PROMENADE REDEVELOPMENT

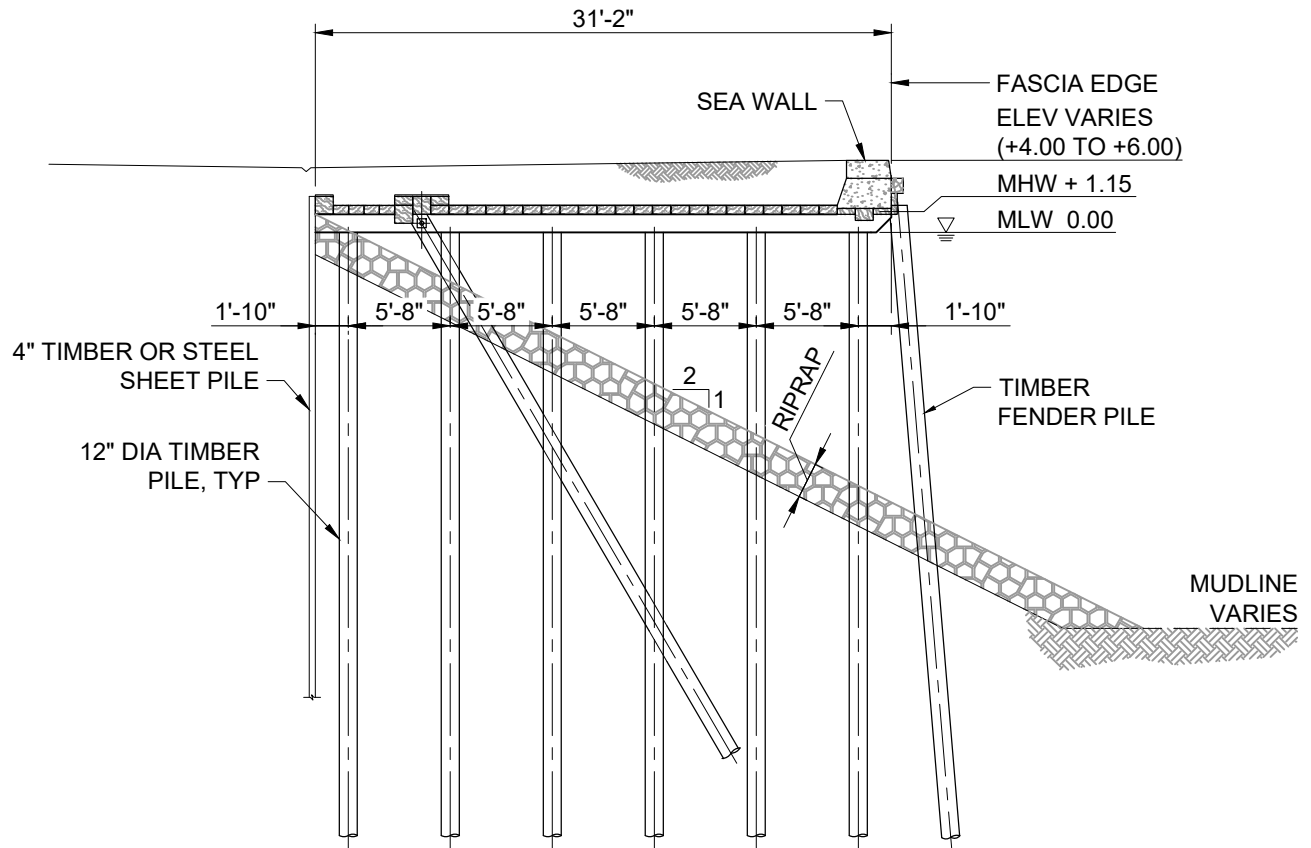
PROJECT LOCATION:
PATAPSCO RIVER, INNER HARBOR
BALTIMORE CITY, MARYLAND



DATE: 2026-07-21

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H EXISTING - TYPICAL SECTION -
NORTH SHORE EAST OF WTC

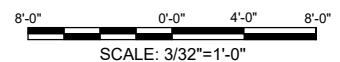
APPLICATION BY:

MCB HP BALTIMORE LLC
2002 CLIPPER PARK ROAD, SUITE 105
BALTIMORE, MD 21211



INNER HARBOR PARK AND
PROMENADE REDEVELOPMENT

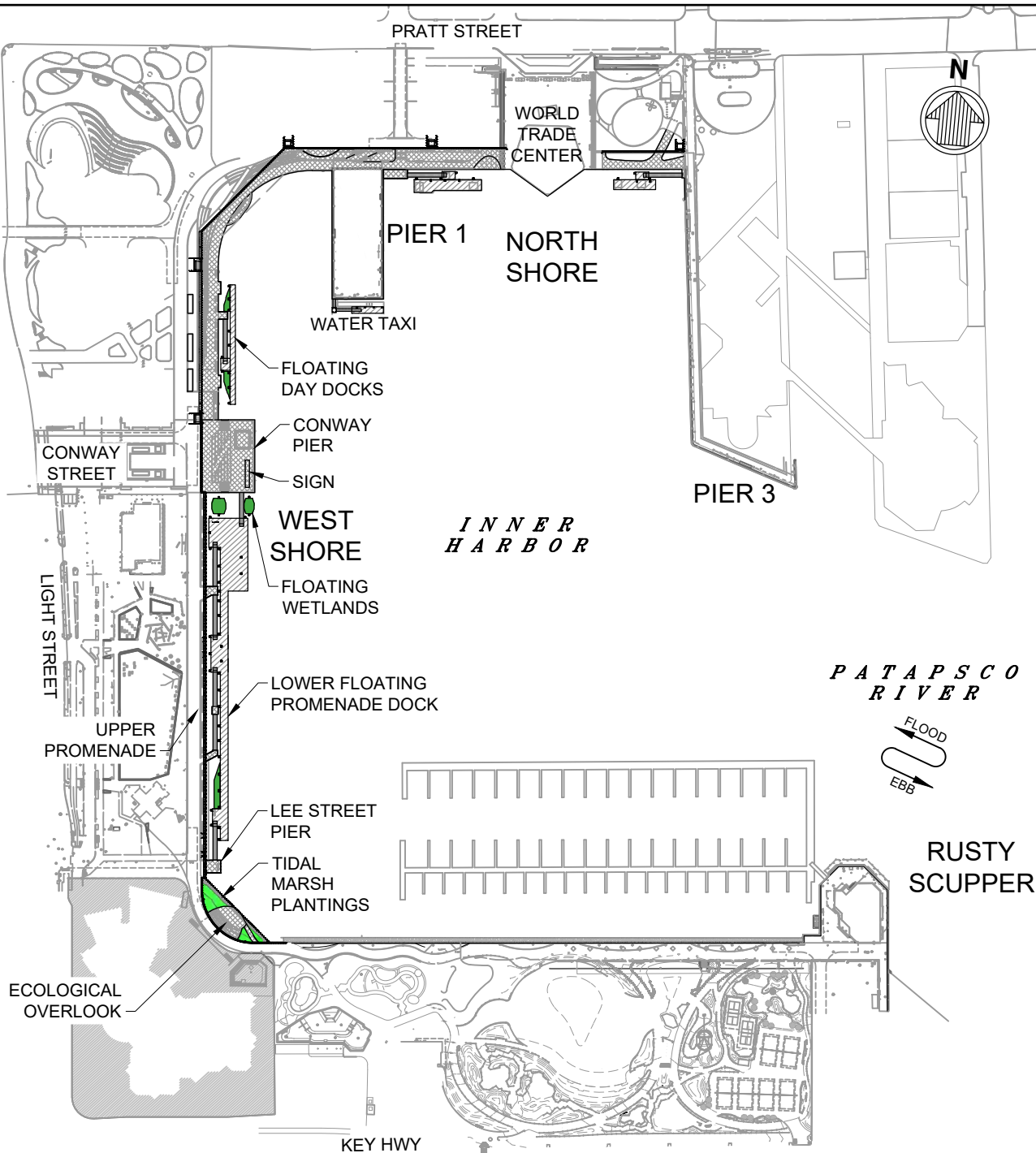
PROJECT LOCATION:
PATAPSCO RIVER, INNER HARBOR
BALTIMORE CITY, MARYLAND



DATE: 2026-07-21

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LEGEND

	FIXED STRUCTURE
	FLOATING STRUCTURE
	GANGWAY
	FLOATING WETLAND
	TIDAL MARSH PLANTINGS
	RIPRAP

PROPOSED CONDITION - OVERALL

NOTES:

- AMENITIES ON NEW PIERS AND FLOATING DOCKS TO INCLUDE LANDSCAPING, PLANTERS, STAIRS/TERRACES, STEPS, ACCESS RAMPS, BENCHES, HANDRAILS, LEAN RAILS, LIGHTING, SIGNAGE, BOLLARDS, AND CLEATS.
- 14 NEW AND 8 EXISTING STORM DRAIN OUTFALLS TO BE EXTENDED THROUGH THE NEW AND EXISTING BULKHEADS.

APPLICATION BY:

MCB HP BALTIMORE LLC
2002 CLIPPER PARK ROAD, SUITE 105
BALTIMORE, MD 21211



INNER HARBOR PARK AND PROMENADE REDEVELOPMENT

PROJECT LOCATION:
PATAPSCO RIVER, INNER HARBOR
BALTIMORE CITY, MARYLAND

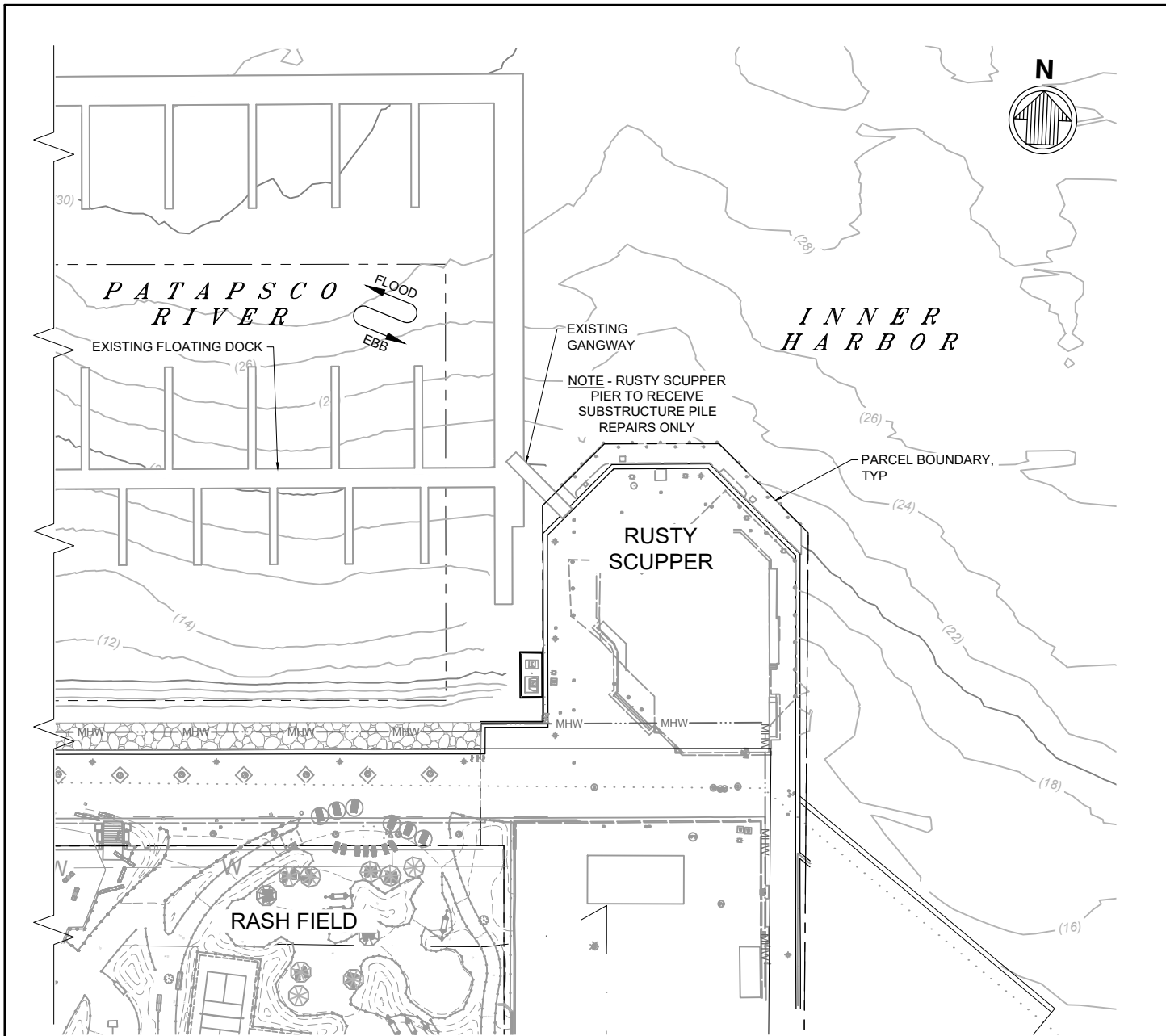


SCALE: 1"=300'

DATE: 2026-07-21

SHEET 22 OF 42

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202561793
7/21/2026
22 of 42



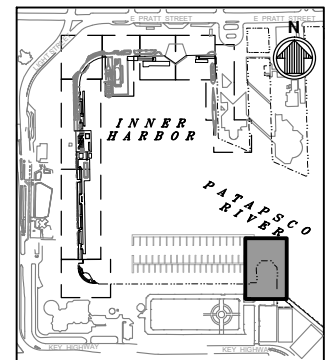
PROPOSED CONDITION - RUSTY SCUPPER PIER

LEGEND

- (20) — EXISTING MAJOR BATHYMETRY CONTOUR
- (18) — EXISTING MINOR BATHYMETRY CONTOUR
- MHW — EXISTING MEAN HIGH WATER

NOTE:

DATUM: MEAN LOW WATER = 0.0
BATHYMETRY SHOWN IN FEET.



KEY PLAN
N.T.S.

APPLICATION BY:

MCB HP BALTIMORE LLC
2002 CLIPPER PARK ROAD, SUITE 105
BALTIMORE, MD 21211



INNER HARBOR PARK AND PROMENADE REDEVELOPMENT

PROJECT LOCATION:
PATAPSCO RIVER, INNER HARBOR
BALTIMORE CITY, MARYLAND



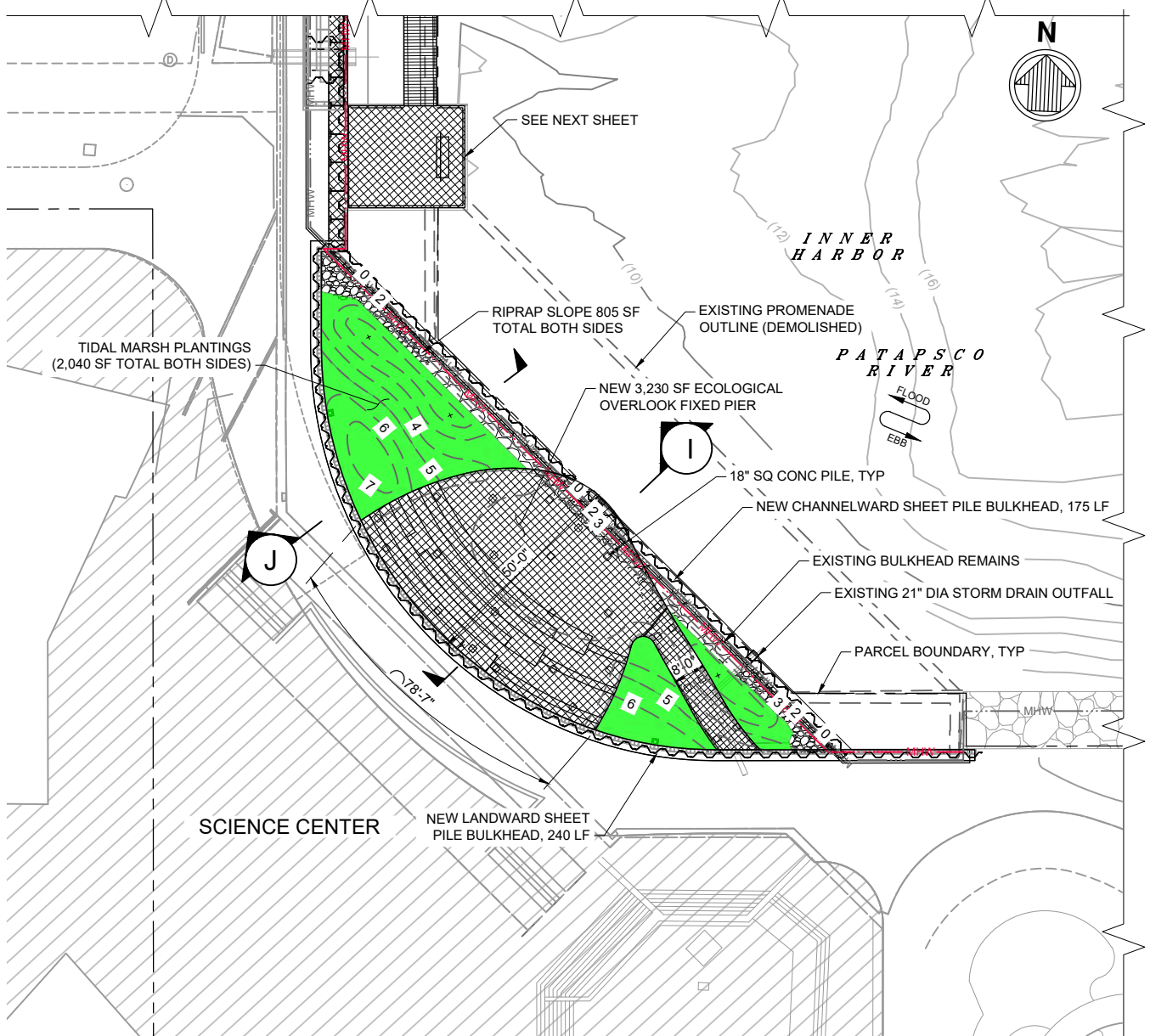
SCALE: 1"=80'

DATE: 2026-07-21

SHEET 23 OF 42

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BREAKLINE - NEXT SHEET



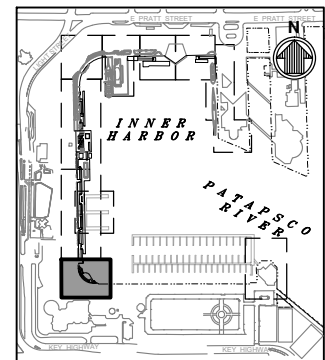
PROPOSED CONDITION - ECOLOGICAL OVERLOOK

LEGEND

- (20) — EXISTING MAJOR BATHYMETRY CONTOUR
- (18) — EXISTING MINOR BATHYMETRY CONTOUR
- 1 — PROPOSED BATHYMETRY CONTOUR
- MHW — EXISTING MEAN HIGH WATER
- MHW — PROPOSED MEAN HIGH WATER
- [Hatched Box] FIXED STRUCTURE
- [Green Box] TIDAL MARSH PLANTINGS
- [Riprap Box] RIPRAP

NOTES:

1. DATUM: MEAN LOW WATER = 0.0
BATHYMETRY SHOWN IN FEET.
2. STORM DRAIN OUTFALLS TO BE EXTENDED
2' MAX CHANNELWARD OF NEW BULKHEAD.
SEE PLAN FOR LOCATIONS.



KEY PLAN
N.T.S.

APPLICATION BY:

MCB HP BALTIMORE LLC
2002 CLIPPER PARK ROAD, SUITE 105
BALTIMORE, MD 21211



INNER HARBOR PARK AND PROMENADE REDEVELOPMENT

PROJECT LOCATION:
PATAPSCO RIVER, INNER HARBOR
BALTIMORE CITY, MARYLAND



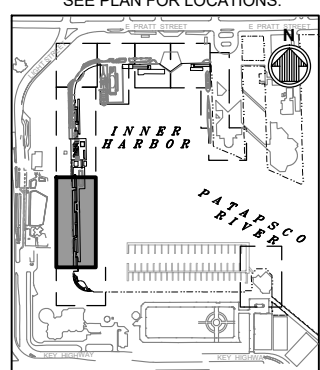
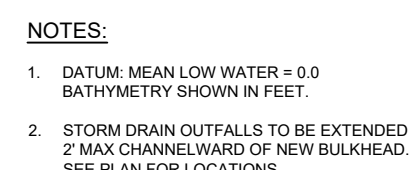
SCALE: 1"=40'

DATE: 2026-07-21

SHEET 24 OF 42

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BREAKLINE - PREVIOUS SHEET
PROPOSED CONDITION -
WEST SHORE



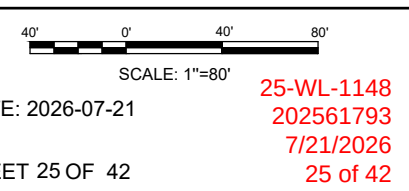
KEY PLAN
N.T.S.

APPLICATION BY:

MCB HP BALTIMORE LLC
2002 CLIPPER PARK ROAD, SUITE 105
BALTIMORE, MD 21211

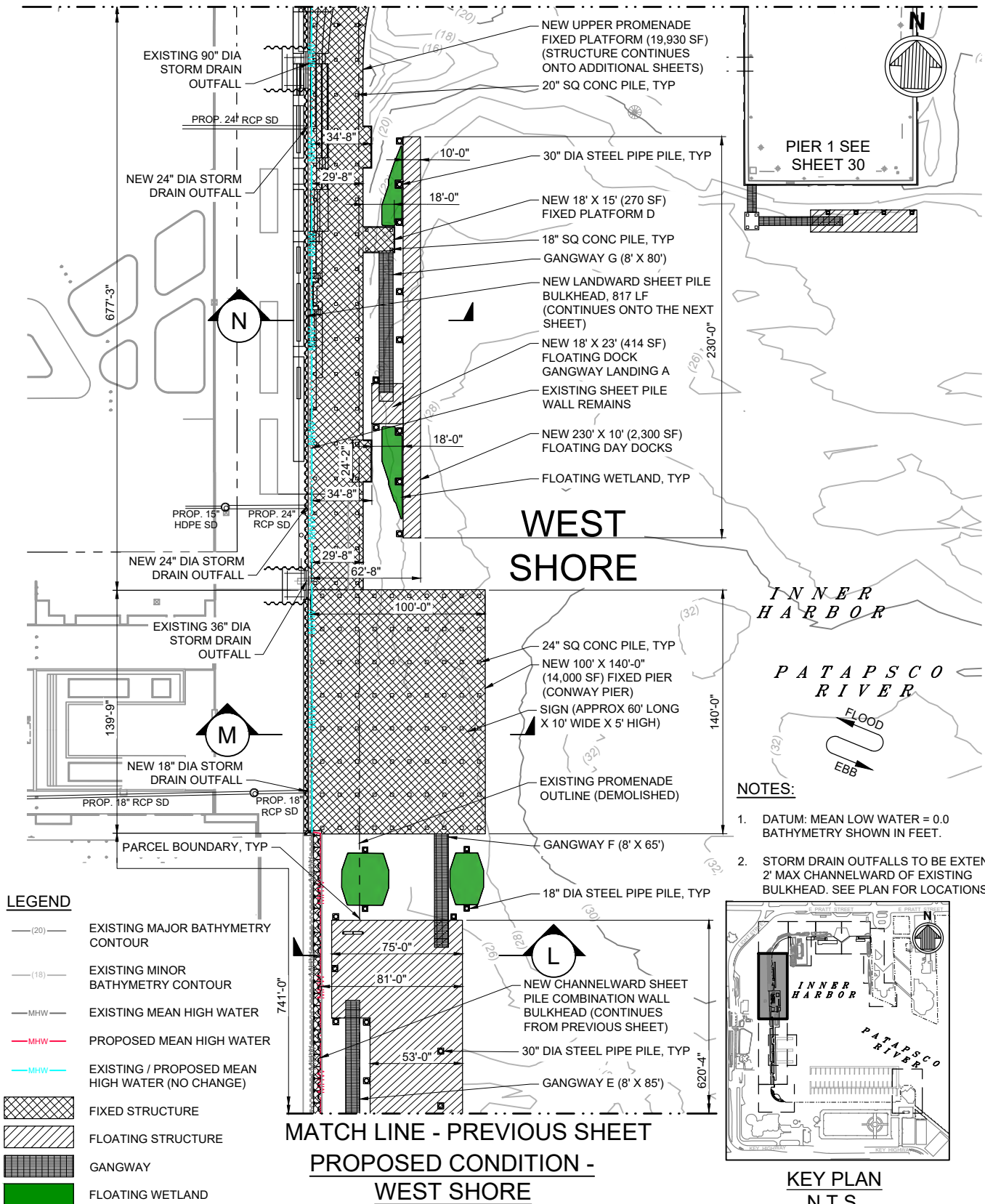
INNER HARBOR PARK AND PROMENADE REDEVELOPMENT

PROJECT LOCATION:
PATAPSCO RIVER, INNER HARBOR
BALTIMORE CITY, MARYLAND



File: \\mimb-dfiscache\Shared\Projects\IBA\243394\20 CADD\20 CADD_Active_JPA Waterside\Sheets\24339400P-025-Prop-West Shore ; Plotted: 7/21/2026 12:54 PM by CLARITY TASK 2 ; Saved: 7/20/2026 12:13 PM by ATHAI

MATCH LINE - NEXT SHEET



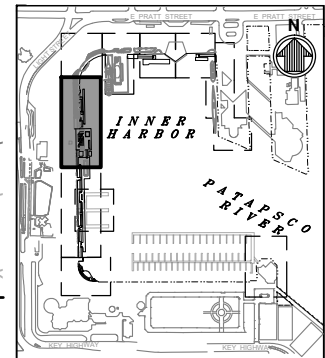
LEGEND

- (20)— EXISTING MAJOR BATHYMETRY CONTOUR
- (18)— EXISTING MINOR BATHYMETRY CONTOUR
- MHW— EXISTING MEAN HIGH WATER
- MHW— PROPOSED MEAN HIGH WATER
- MHW— EXISTING / PROPOSED MEAN HIGH WATER (NO CHANGE)
- FIXED STRUCTURE
- FLOATING STRUCTURE
- GANGWAY
- FLOATING WETLAND

MATCH LINE - PREVIOUS SHEET PROPOSED CONDITION - WEST SHORE

NOTES:

- DATUM: MEAN LOW WATER = 0.0 BATHYMETRY SHOWN IN FEET.
- STORM DRAIN OUTFALLS TO BE EXTENDED 2' MAX CHANNELWARD OF EXISTING BULKHEAD. SEE PLAN FOR LOCATIONS.



KEY PLAN N.T.S.

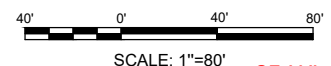
APPLICATION BY:

MCB HP BALTIMORE LLC
2002 CLIPPER PARK ROAD, SUITE 105
BALTIMORE, MD 21211



INNER HARBOR PARK AND PROMENADE REDEVELOPMENT

PROJECT LOCATION:
PATAPSCO RIVER, INNER HARBOR
BALTIMORE CITY, MARYLAND



DATE: 2026-07-21

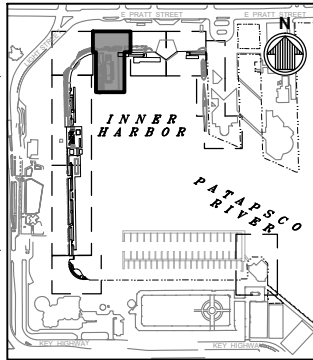
SHEET 26 OF 42

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MATCH LINE -
PREVIOUS SHEET

NEW LANDWARD SHEET
PILE BULKHEAD, 103 LF
EXISTING PROMENADE
OUTLINE (DEMOLISHED)
EXISTING PIER 1 FACE



KEY PLAN

NOTES: N.T.S.

1. DATUM: MEAN LOW WATER = 0.0
BATHYMETRY SHOWN IN FEET.
2. STORM DRAIN OUTFALLS TO BE
EXTENDED 2' MAX CHANNELWARD
OF EXISTING BULKHEAD. SEE PLAN
FOR LOCATIONS.
3. NEW LANDWARD SHEET PILE
BULKHEAD, 238 LF (CONTINUES
ONTO NEXT SHEET)

LEGEND

- (20)— EXISTING MAJOR BATHYMETRY
CONTOUR
- (18)— EXISTING MINOR BATHYMETRY
CONTOUR
- MHW— EXISTING / PROPOSED MEAN
HIGH WATER (NO CHANGE)
- [Cross-hatch pattern] FIXED STRUCTURE
- [Diagonal hatch pattern] FLOATING STRUCTURE
- [Grid pattern] GANGWAY

18" SQ CONC
PILE, TYP

PROPOSED CONDITION - PIER 1

NOTE - PIER 1 TO RECEIVE
SUBSTRUCTURE PILE REPAIRS AND
MAINTENANCE / REPLACEMENT OF
PIER FASCIA AS / IF NEEDED

PARCEL BOUNDARY, TYP

GANGWAY H (5' X 16')

GANGWAY I (5' X 48')

NEW 8' X 10' (80 SF)
FIXED PLATFORM E
(GANGWAY LANDING)

16" DIA STEEL
PIPE PILE, TYP

61' X 12'-8" (775 SF)
WATER TAXI
FLOATING DOCK

20' 0' 20' 40'
SCALE: 1"=40'

DATE: 2026-07-21

SHEET 28 OF 42

BREAKLINE - NEXT SHEET

File: I:\mnb-cliscache\Shared\Projects\Baltimore\Inner Harbor\20 CADD\Active\Permit\JPA Waterside\Sheets\2439400P-028-Prop-Pier 1, Plotted: 7/21/2026 12:55 PM by CLARITY TASK 2, Saved: 7/20/2026 9:04 AM by ATHAI

APPLICATION BY:

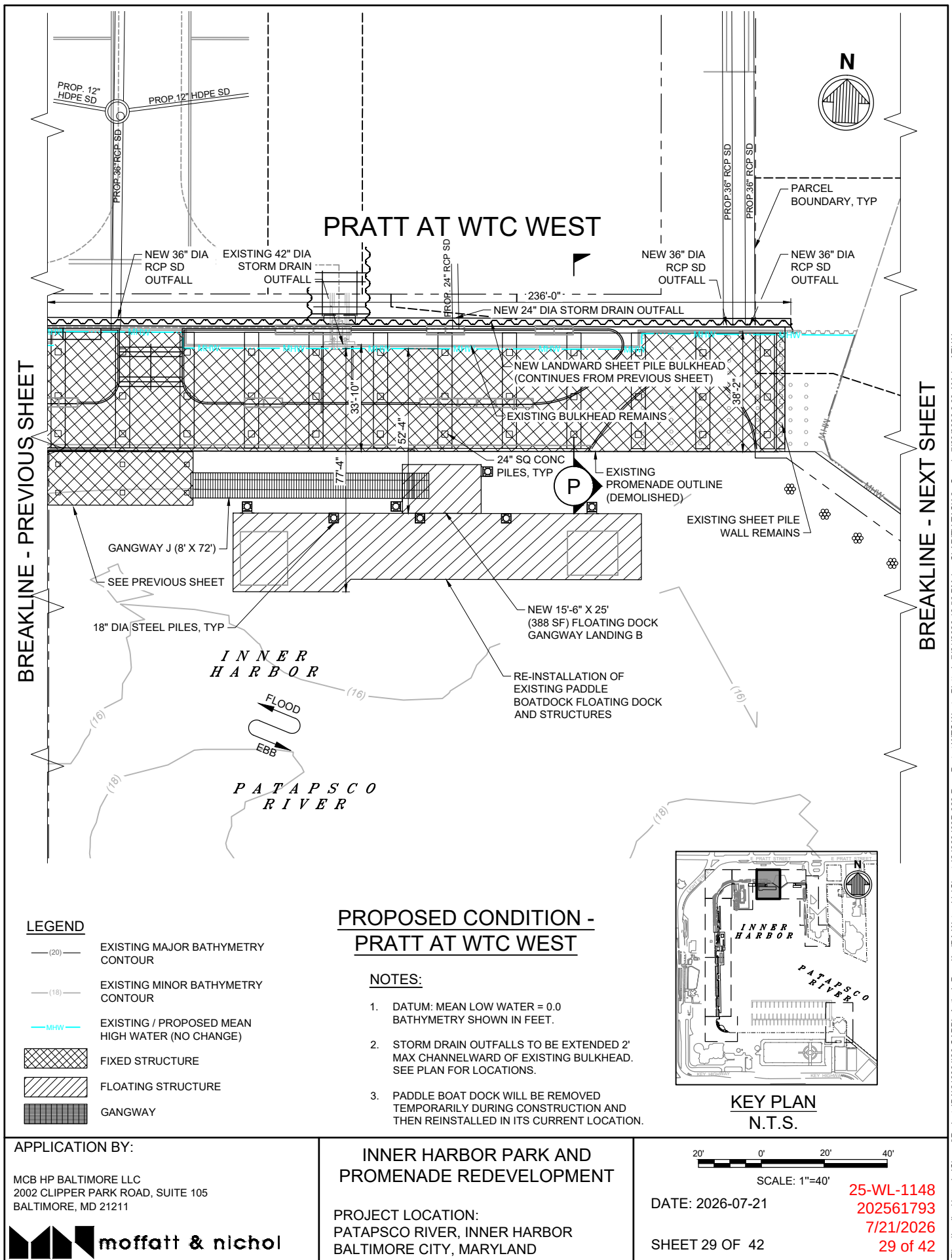
MCB HP BALTIMORE LLC
2002 CLIPPER PARK ROAD, SUITE 105
BALTIMORE, MD 21211



INNER HARBOR PARK AND PROMENADE REDEVELOPMENT

PROJECT LOCATION:
PATAPSCO RIVER, INNER HARBOR
BALTIMORE CITY, MARYLAND

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202561793
7/21/2026
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File: I:\mnb-cliffcache\Shared\Projects\B\A\1243394\20 CADD\Active\Permit\JPA Waterside\Sheets\24339400-Prop-Pratt at WTC West - Plotted: 7/21/2026 12:56 PM by CLARITY TASK 2 - Saved: 7/20/2026 9:03 AM by ATHAI

BREAKLINE - PREVIOUS SHEET

WORLD
TRADE
CENTER

EXISTING BULKHEAD
REMAINS

NEW 36"
DIA RCP SD
OUTFALL

NEW LANDWARD SHEET
PILE BULKHEAD, 158 LF

PIER 3

EXISTING 54"
DIA STORM
DRAIN
OUTFALL

NEW FIXED
PLATFORM
PROMENADE
(3,375 SF)

EXISTING PROMENADE
OUTLINE (DEMOLISHED)

PARCEL
BOUNDARY, TYP

NEW 14'-6" X 25' (363 SF)
FLOATING DOCK
GANGWAY LANDING C

RE-INSTALLATION OF EXISTING
PADDLE BOATDOCK FLOATING
DOCK AND STRUCTURES

INNER
HARBOR

FLOOD

EBB

PATAPSCO
RIVER

GANGWAY K (8' X 72')

(16)

(18)

18" DIA STEEL PILES, TYP



MATCH LINE - NEXT SHEET

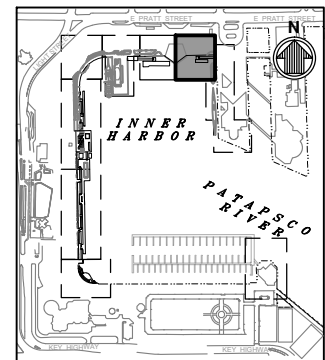
LEGEND

- (20) — EXISTING MAJOR BATHYMETRY CONTOUR
- (18) — EXISTING MINOR BATHYMETRY CONTOUR
- MHW — EXISTING / PROPOSED MEAN HIGH WATER (NO CHANGE)
-  FIXED STRUCTURE
-  FLOATING STRUCTURE
-  GANGWAY

PROPOSED CONDITION - PRATT AT WTC EAST

NOTES:

- DATUM: MEAN LOW WATER = 0.0
BATHYMETRY SHOWN IN FEET.
- STORM DRAIN OUTFALLS TO BE EXTENDED 2'
MAX CHANNELWARD OF EXISTING BULKHEAD.
SEE PLAN FOR LOCATIONS.
- PADDLE BOAT DOCK WILL BE REMOVED
TEMPORARILY DURING CONSTRUCTION AND
THEN REINSTALLED IN ITS CURRENT LOCATION.



KEY PLAN
N.T.S.

APPLICATION BY:

MCB HP BALTIMORE LLC
2002 CLIPPER PARK ROAD, SUITE 105
BALTIMORE, MD 21211



INNER HARBOR PARK AND PROMENADE REDEVELOPMENT

PROJECT LOCATION:
PATAPSCO RIVER, INNER HARBOR
BALTIMORE CITY, MARYLAND

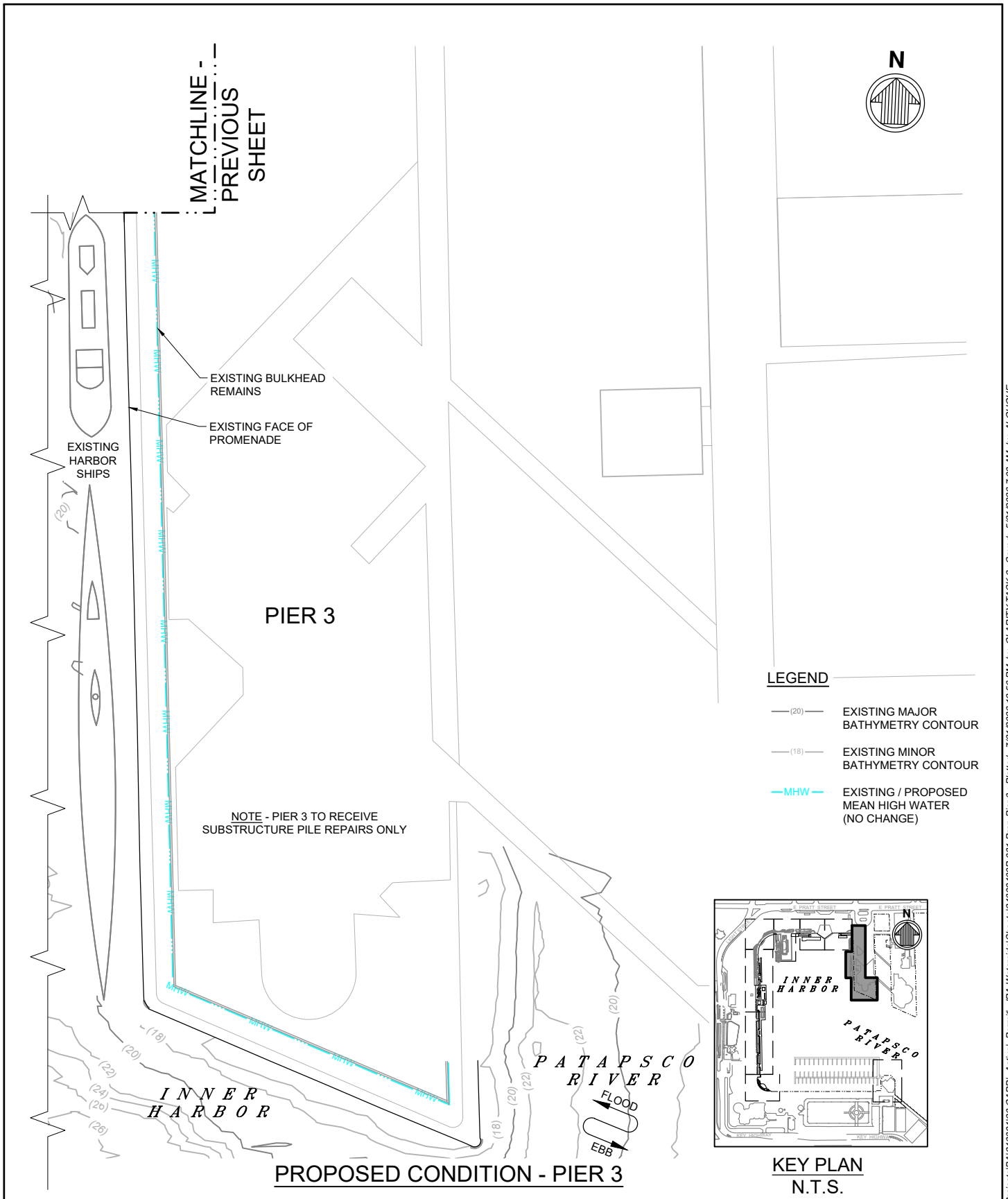


SCALE: 1"=40'

DATE: 2026-07-21

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202561793
7/21/2026
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APPLICATION BY:

MCB HP BALTIMORE LLC
2002 CLIPPER PARK ROAD, SUITE 105
BALTIMORE, MD 21211



**INNER HARBOR PARK AND
PROMENADE REDEVELOPMENT**

PROJECT LOCATION:
PATAPSCO RIVER, INNER HARBOR
BALTIMORE CITY, MARYLAND

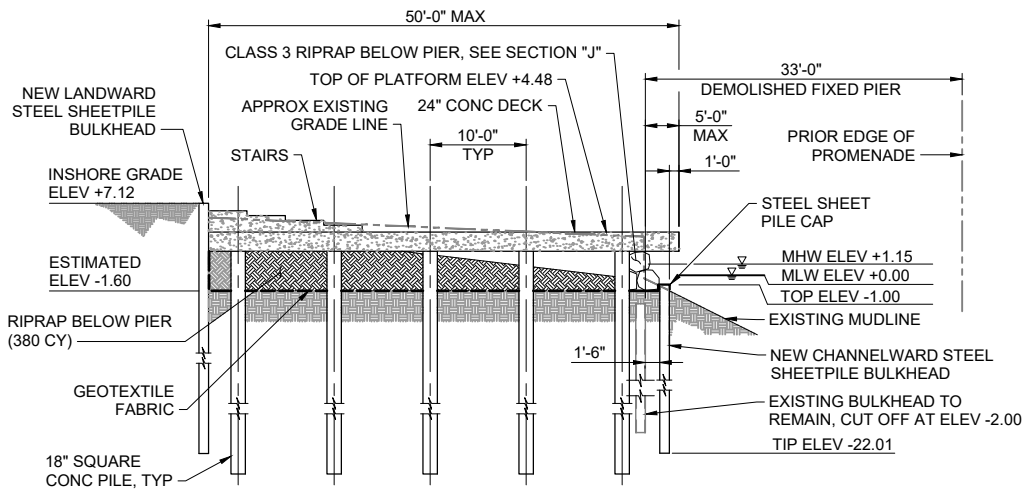


SCALE: 1"=80'

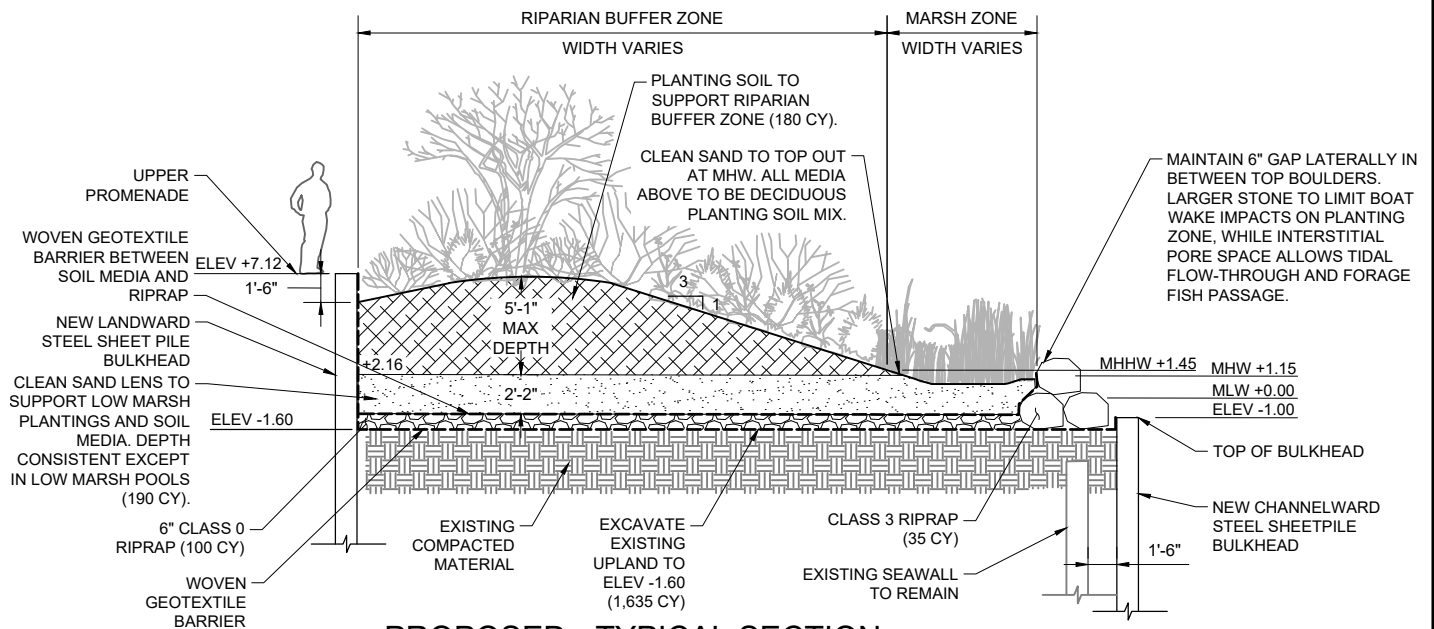
DATE: 2026-07-21

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I PROPOSED - TYPICAL SECTION -
ECOLOGICAL OVERLOOK FIXED PIER
SCALE: 1" = 20'



J PROPOSED - TYPICAL SECTION -
ECOLOGICAL OVERLOOK TIDAL MARSH PLANTINGS
SCALE: 1" = 10'

NOTE: APPROX. 395 SF TOTAL MARSH ZONE PLANTINGS BELOW MHHW

5'-0" 0'-0" 5'-0" 10'-0"
SCALE: 1"=10'

APPLICATION BY:

MCB HP BALTIMORE LLC
2002 CLIPPER PARK ROAD, SUITE 105
BALTIMORE, MD 21211



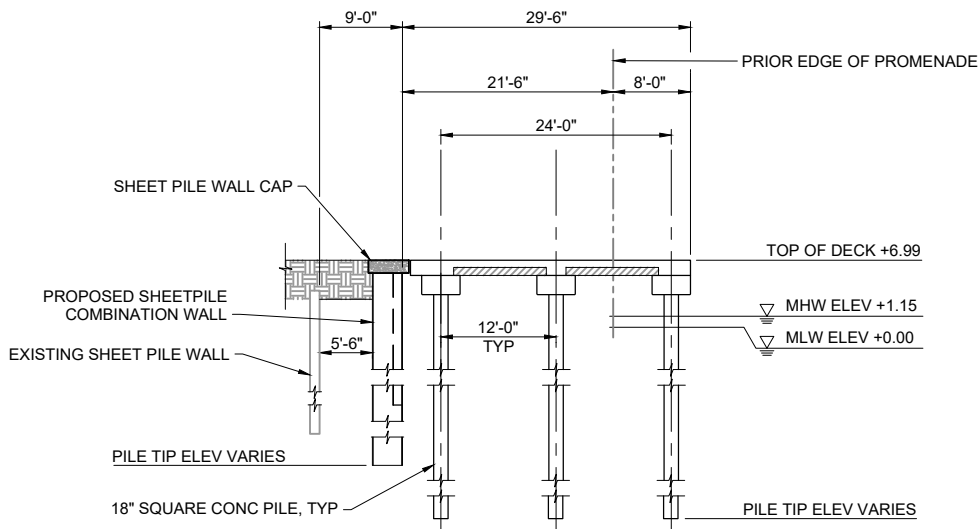
INNER HARBOR PARK AND
PROMENADE REDEVELOPMENT

PROJECT LOCATION:
PATAPSCO RIVER, INNER HARBOR
BALTIMORE CITY, MARYLAND

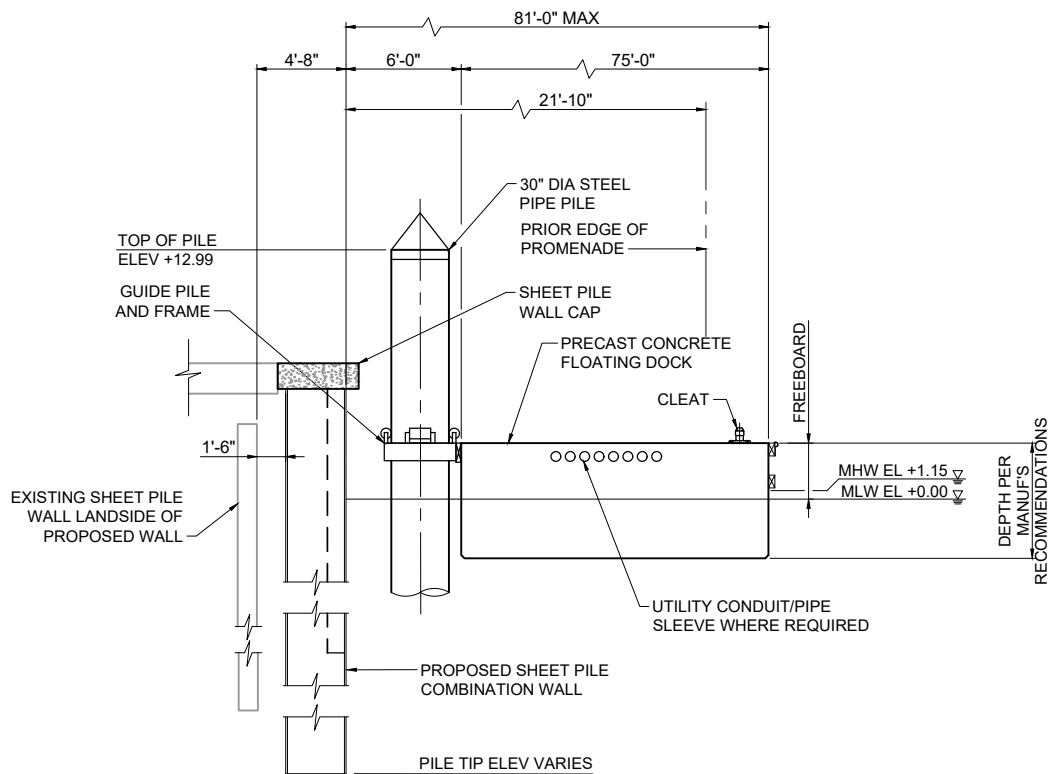
DATE: 2026-07-21

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K PROPOSED - TYPICAL SECTION -
LEE STREET PIER



L PROPOSED - TYPICAL SECTION -
LOWER PROMENADE FLOATING DOCK

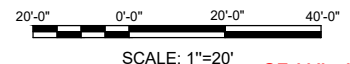
APPLICATION BY:

MCB HP BALTIMORE LLC
2002 CLIPPER PARK ROAD, SUITE 105
BALTIMORE, MD 21211



INNER HARBOR PARK AND
PROMENADE REDEVELOPMENT

PROJECT LOCATION:
PATAPSCO RIVER, INNER HARBOR
BALTIMORE CITY, MARYLAND

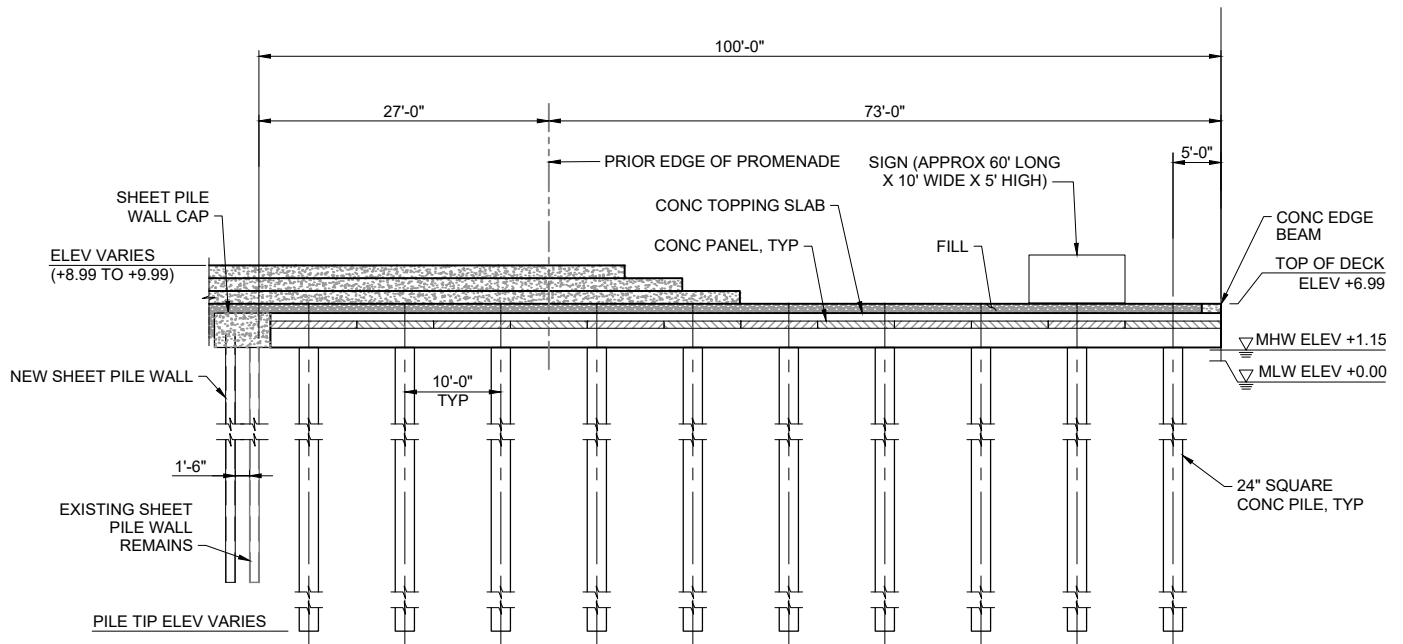


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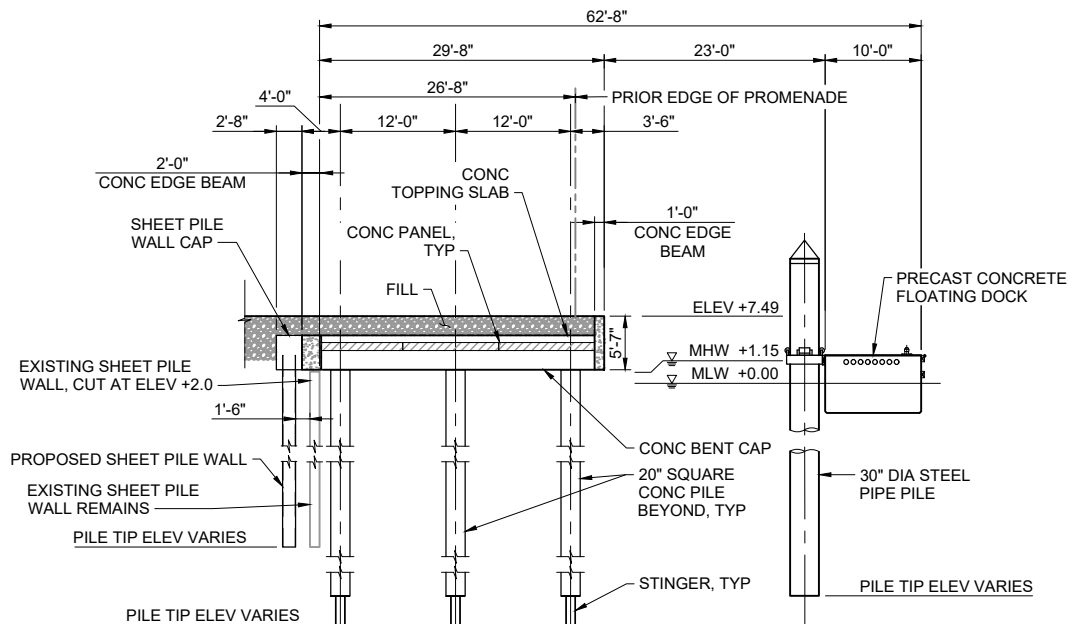
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M PROPOSED - TYPICAL SECTION - CONWAY STREET PIER



N PROPOSED - TYPICAL SECTION - FLOATING DAY DOCKS

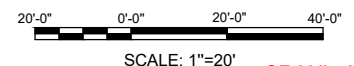
APPLICATION BY:

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BALTIMORE, MD 21211



INNER HARBOR PARK AND PROMENADE REDEVELOPMENT

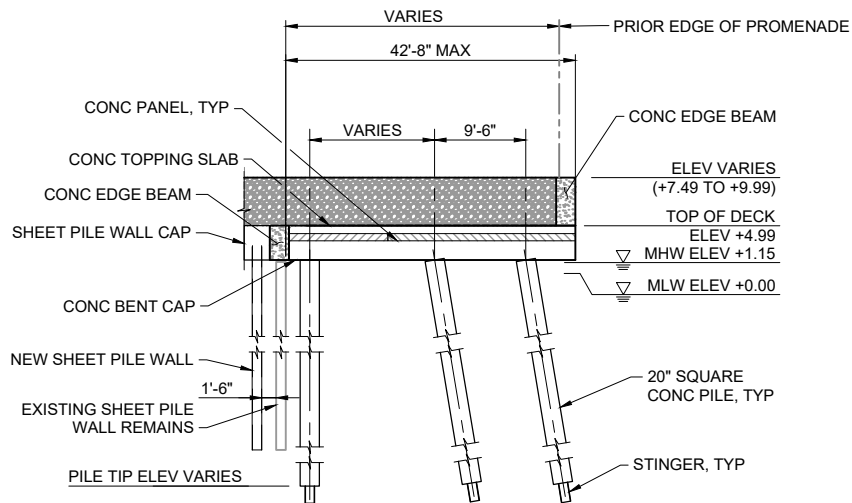
PROJECT LOCATION:
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BALTIMORE CITY, MARYLAND



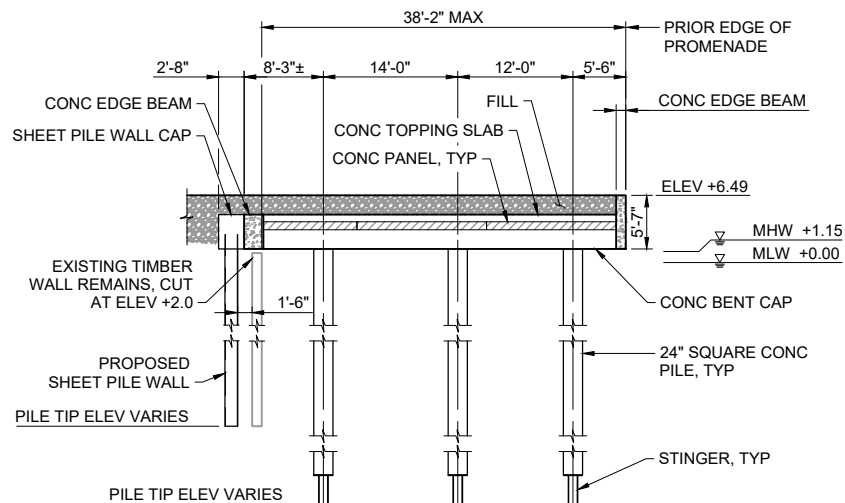
DATE: 2026-07-21

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O PROPOSED - TYPICAL SECTION -
WEST SHORE UPPER PROMENADE



P PROPOSED - TYPICAL SECTION - NORTH
SHORE PROMENADE - PIER 1 TO WTC

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INNER HARBOR PARK AND
PROMENADE REDEVELOPMENT

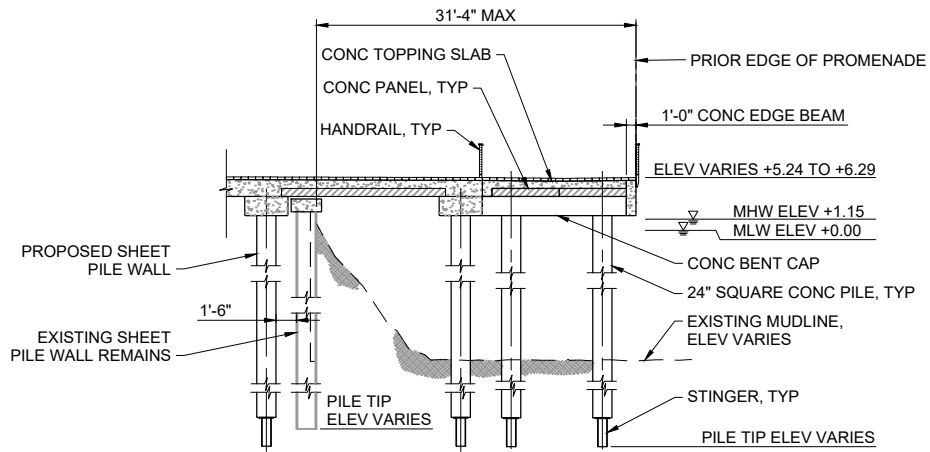
PROJECT LOCATION:
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20'-0" 0'-0" 20'-0" 40'-0"
SCALE: 1"=20'

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Q PROPOSED - TYPICAL SECTION - NORTH
SHORE PROMENADE - WTC TO PIER 3

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**INNER HARBOR PARK AND
PROMENADE REDEVELOPMENT**

PROJECT LOCATION:
PATAPSCO RIVER, INNER HARBOR
BALTIMORE CITY, MARYLAND

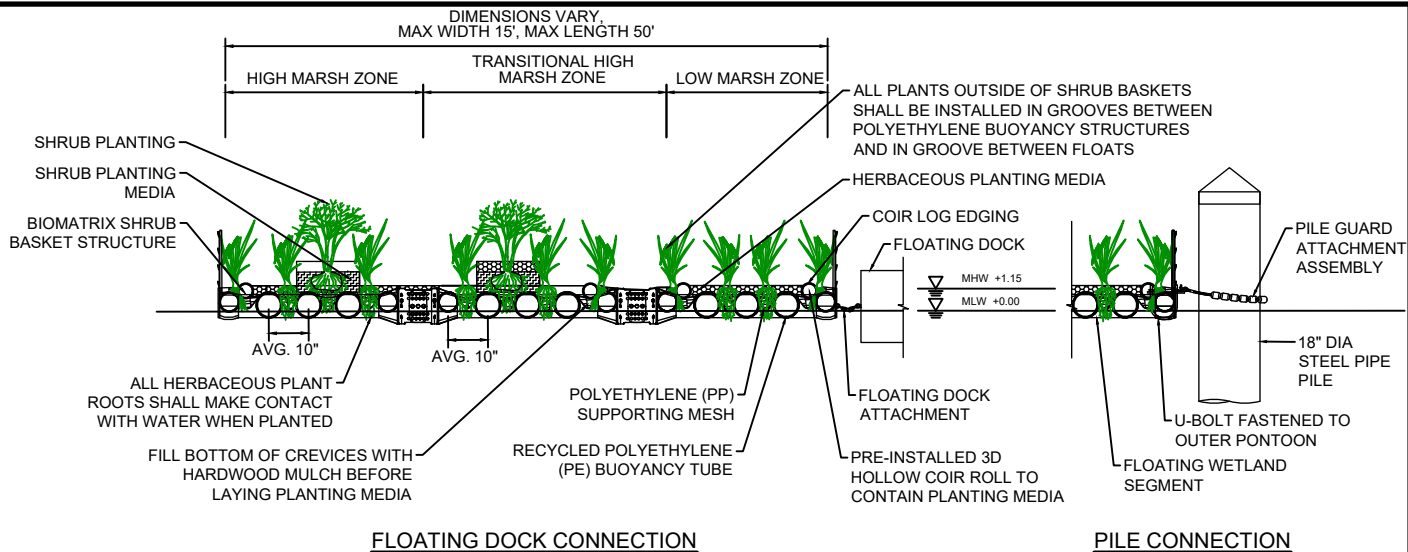


SCALE: 1"=20'

DATE: 2026-07-21

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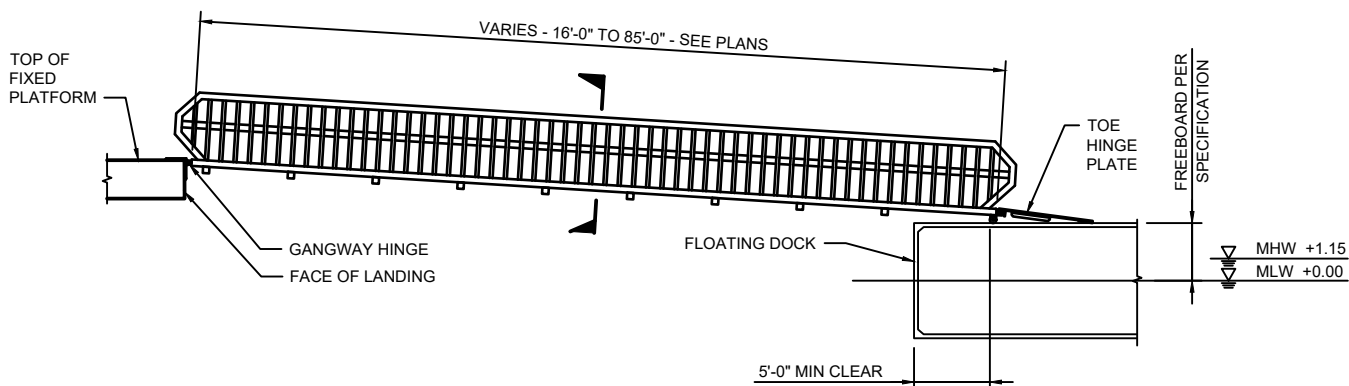
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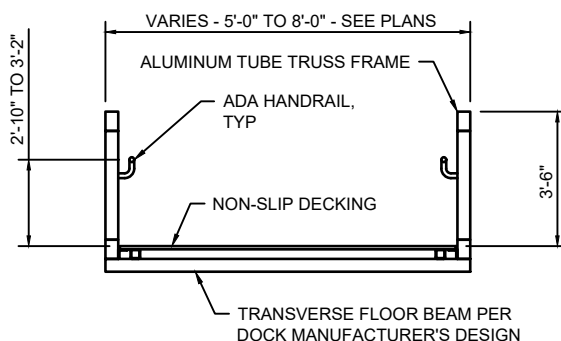
NOTES:

1. AREA OF PROPOSED LOW MARSH, TRANSITIONAL HIGH MARSH, AND HIGH MARSH TO VARY THROUGHOUT WETLAND CELLS.
2. PROPOSED WETLAND CELLS TO VARY IN SIZE. TOTAL PROPOSED FLOATING WETLAND CELL AREA 2,760 SF.

PROPOSED - TYPICAL SECTION - FLOATING WETLAND



PROPOSED - TYPICAL ELEVATION - GANGWAY



PROPOSED - TYPICAL SECTION - GANGWAY

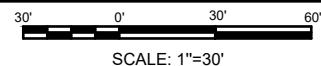
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INNER HARBOR PARK AND PROMENADE REDEVELOPMENT

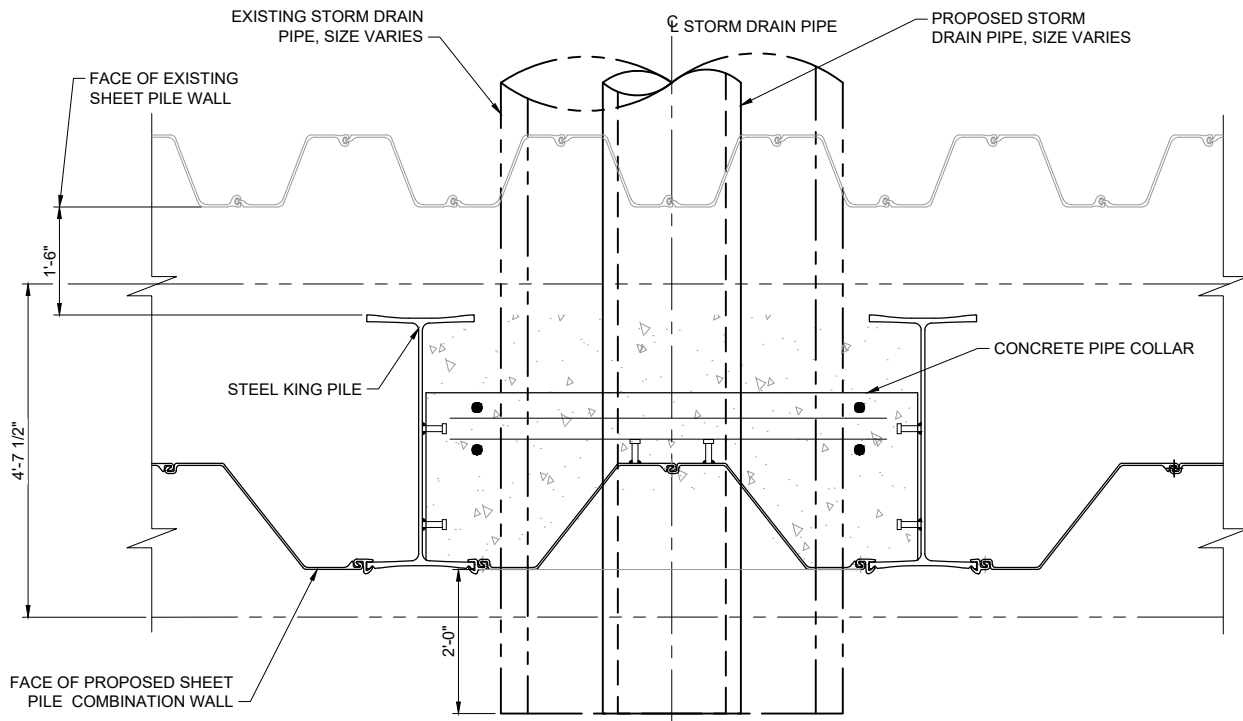
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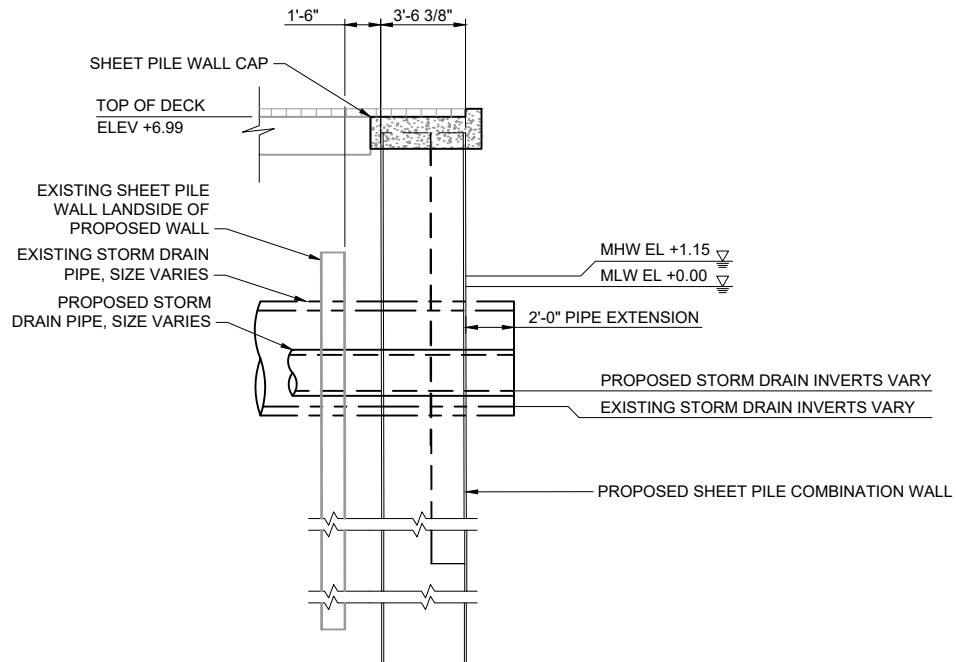
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**PLAN - RCP STORM DRAIN PENETRATION
AT SHEET PILE COMBINATION WALL**



**SECTION - RCP STORM DRAIN PENETRATION AT
SHEET PILE COMBINATION WALL**

8'-0" 0'-0" 4'-0" 8'-0"
SCALE: 1/8"=1'-0"

4'-0" 0'-0" 2'-0" 4'-0"
SCALE: 3/8"=1'-0"

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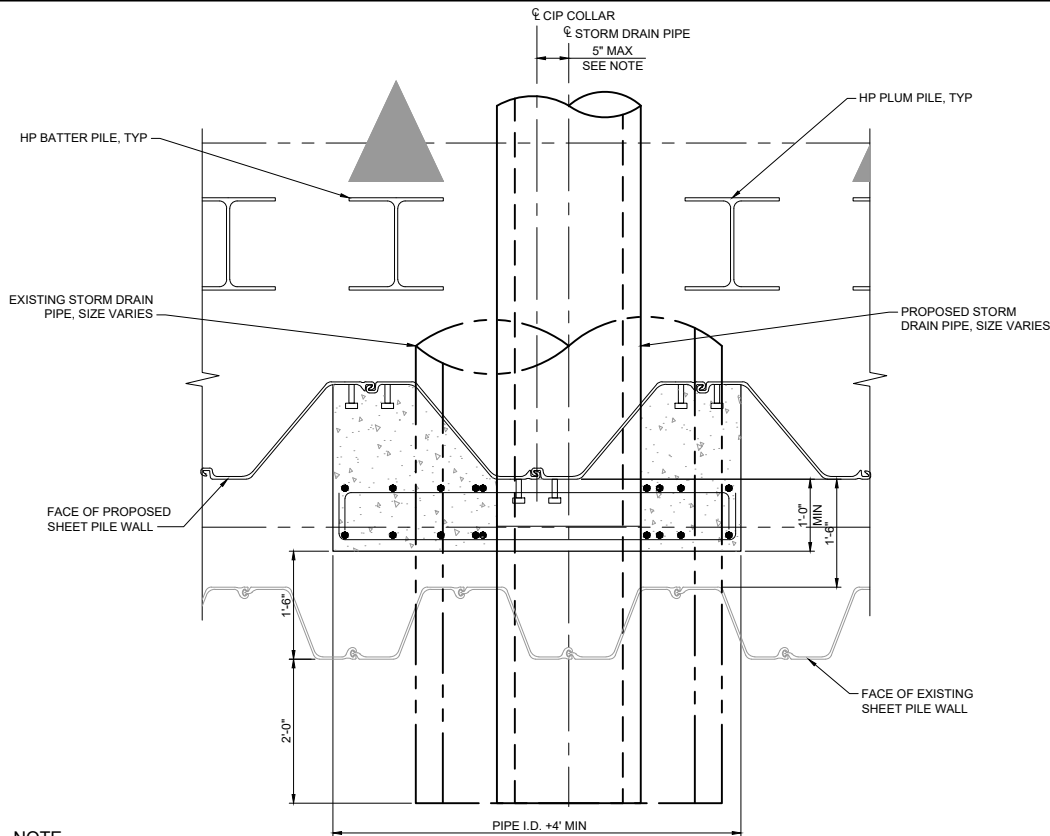
**INNER HARBOR PARK AND
PROMENADE REDEVELOPMENT**

PROJECT LOCATION:
PATAPSCO RIVER, INNER HARBOR
BALTIMORE CITY, MARYLAND

DATE: 2026-07-21

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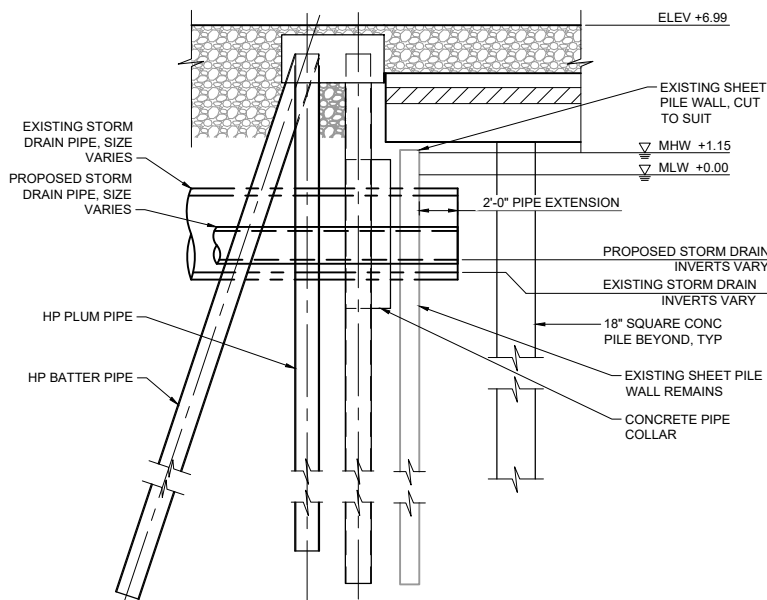
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NOTE

MAINTAIN NEW SSP INSTALLATION TO ALIGN CPIPE WITHIN 5" OF CINSET INTERLOCK. THE END CORNER TRANSITION FABRICATIONS CAN BE UTILIZED TO ACHIEVE FITMENT.

PLAN - RCP STORM DRAIN PENETRATION AT SHEET PILE AND HP A-FRAME WALL



SECTION - RCP STORM DRAIN PENETRATION AT SHEET PILE AND HP A-FRAME WALL

STORM DRAIN OUTFALL SUMMARY			
OUTFALL LOCATION	TYPE	DIAMETER	NOTES
ECOLOGICAL OVERLOOK	EXISTING	21"	EXTEND 2' CHANNELWARD OF NEW BULKHEAD
	EXISTING	60"	
	NEW	24"	
	EXISTING	48"	
WEST SHORE	NEW	24"	EXTEND 2' CHANNELWARD OF EXISTING BULKHEAD
	NEW	18"	
	EXISTING	36"	
	NEW	24"	
	NEW	24"	
	EXISTING	90"	
LIGHT AT PRATT	NEW	24"	EXTEND 2' CHANNELWARD OF EXISTING BULKHEAD
	NEW	18"	
	NEW	36"	
	EXISTING	54"	
NORTH SHORE	NEW	24"	EXTEND 2' CHANNELWARD OF EXISTING BULKHEAD
	NEW	36"	
	EXISTING	42"	
	NEW	24"	
	NEW	36"	
	EXISTING	54"	

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INNER HARBOR PARK AND
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32'-0" 0'-0" 32'-0" 64'-0"
SCALE: 1/32"=1'-0"

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TABLE 1: COVERAGE SUMMARY - FIXED AND FLOATING STRUCTURES			
FEATURE	EXISTING COVERAGE REMOVED [SF]	PROPOSED COVERAGE CONSTRUCTED [SF]	DIFFERENCE [SF]
FIXED STRUCTURES	81,725	56,419	-25,306
FLOATING STRUCTURES	N/A	21,880	21,880

NOTE:

VALUES REPORTED IN TABLE ABOVE ARE MEASURED
CHANNELWARD OF EXISTING BULKHEAD.

TABLE 2: COVERAGE SUMMARY - ECOLOGICAL IMPROVEMENTS	
FEATURE	AREA [SF]
TIDAL MARSH PLANTINGS (ECOLOGICAL OVERLOOK)	2,040
FLOATING WETLAND (5 CELLS THROUGHOUT PROJECT AREA) MAX TOTAL AREA	2,760

TABLE 3: PILE SUMMARY				
EXISTING PILES				
TYPE	SIZE [in]	AREA PER PILE [ft2]	NO. OF PILES	TOTAL AREA [ft2]
TIMBER PILES	12	0.80	2,817	2,212
STEEL PILES	14	1.1	8	9
SPP PILES	18	1.8	8	15
		TOTAL	2,833	2,236
PROPOSED PILES				
TYPE	SIZE [in]	AREA PER PILE [ft2]	NO. OF PILES	TOTAL AREA [ft2]
PC/ PS SQ	18	2.3	59	136
PC/ PS SQ	20	2.8	48	135
PC/ PS SQ	24	4.0	209	836
SSP	16	1.8	5	22
SSP	18	1.8	12	22
SSP	30	4.9	41	201
		TOTAL	374	1,352

NOTE:

PURSUANT TO MARYLAND STATE PROGRAMMATIC GENERAL PERMIT – 6 (MDSPGP-6) GENERAL CONDITION #14, THE
PROJECT PILE DRIVING ACTIVITIES MEET CONDITION A.4, AS ACTIVITIES ARE LOCATED WITHIN TIDAL WETLANDS. PILE
DRIVING WILL BE INITIATED WITH A SOFT START EACH DAY.

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LOW MARSH	
HERBACEOUS PLANTS	
Vegetation Strata/Species Name	COMMON NAME
<i>Sporobolus alterniflorus</i>	SMOOTH CORDGRASS
<i>Scirpus validus</i>	SOFT-STEMMED BULRUSH
<i>Bolboschoenus robustus</i>	STURDY BULRUSH
HIGH MARSH	
HERBACEOUS PLANTS	
Vegetation Strata/Species Name	Common Name
<i>Bolboschoenus robustus</i>	STURDY BULRUSH
<i>Schoenoplectus pungens</i>	COMMON THREE-SQUARE BULRUSH
<i>Sporobolus cynosuroides</i>	BIG CORDGRASS
<i>Sporobolus alterniflorus</i>	SMOOTH CORDGRASS
<i>Schoenoplectus americanus</i>	OLNEY'S THREE-SQUARE BULRUSH
<i>Kosteletzkya pentacarpos</i>	VIRGINIA SALTMARSH MALLOW
<i>Sporobolus pumilus</i>	SALTMEADOW CORDGRASS
<i>Solidago sempervirens</i>	SEASIDE GOLDENROD
SUPRA-TIDAL	
SHRUBS	
Vegetation Strata/Species Name	Common Name
<i>Baccharis halimifolia</i>	GROUNDSEL TREE
HERBACEOUS PLANTS	
Vegetation Strata/Species Name	Common Name
<i>Andropogon virginicus</i>	BROOMSEDGE
<i>Kosteletzkya virginica</i>	VIRGINIA SALTMARSH MALLOW
<i>Panicum virgatum</i> "Hightide"	SWITCHGRASS
<i>Solidago sempervirens</i>	SEASIDE GOLDENROD
<i>Sporobolus pumilus</i>	SALTMEADOW CORDGRASS

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R&R 25-WL-1148 IHPP_RR_package

Final Audit Report

2026-10-02

Created:	2026-10-02
By:	Matt Wallach (matthew.wallach@maryland.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAi3j6PFuQ7Jn_2MSgj9-DcFTXrFykhhF

"R&R 25-WL-1148 IHPP_RR_package" History

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