
HARBORPLACE MASTERPLAN

BALTIMORE, MARYLAND
OCTOBER 2023
FOUNDATION DOCUMENT



Gensler



“Envision with me ... a new Inner Harbor area, where the imagination of man can take advantage of a rare gift of nature to produce an enthralling panorama of office buildings, parks, high-rise apartments, and marinas. In this, we have a special opportunity, for few other cities in the world have been blessed, as has ours, with such a potentially beautiful harbor area within the very heart of downtown ... Too Visionary this? ... Too dreamlike? ... Certainly not.”

**Theodore Roosevelt McKeldin
Mayor of Baltimore, 1943-1947, 1963-1967**



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CONTEXT

Baltimore’s waterfront has undergone several transformations since its founding in 1729. Through historical evaluation, understanding our regional and national significance, and exploring mobility challenges and key market areas for growth, the redevelopment of Harborplace will help transform Baltimore into a more inclusive and resilient place for all.

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VISION

Guided by robust community engagement process and our core pillars, we outline the desired character and quality of our waterfront and create a foundation from which all design can be built going forward.

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DESIGN

We have a generational opportunity to reimagine Baltimore’s waterfront for the next century of use. Informed by thousands of ideas sourced through engaging with our city and framed our redevelopment pillars, our vision for Harborplace seeks to transform Baltimore’s waterfront into a world-class destination for tourists and locals alike.

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CONTEXT

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The Founding of an Industrial Port Town Homelands of the Piscataway and Susquehannock Peoples

While sparsely populated with permanent settlements, indigenous peoples historically hunted and managed the forests and estuaries of the region; continually in equilibrium with the local ecology

The area which today comprises Baltimore was not densely populated by humans prior to European colonization. The landscape was teeming with life characterized by an abundance of waterways, estuaries, and wetland ecosystems that formed the shores of what is today known as the Chesapeake Bay.

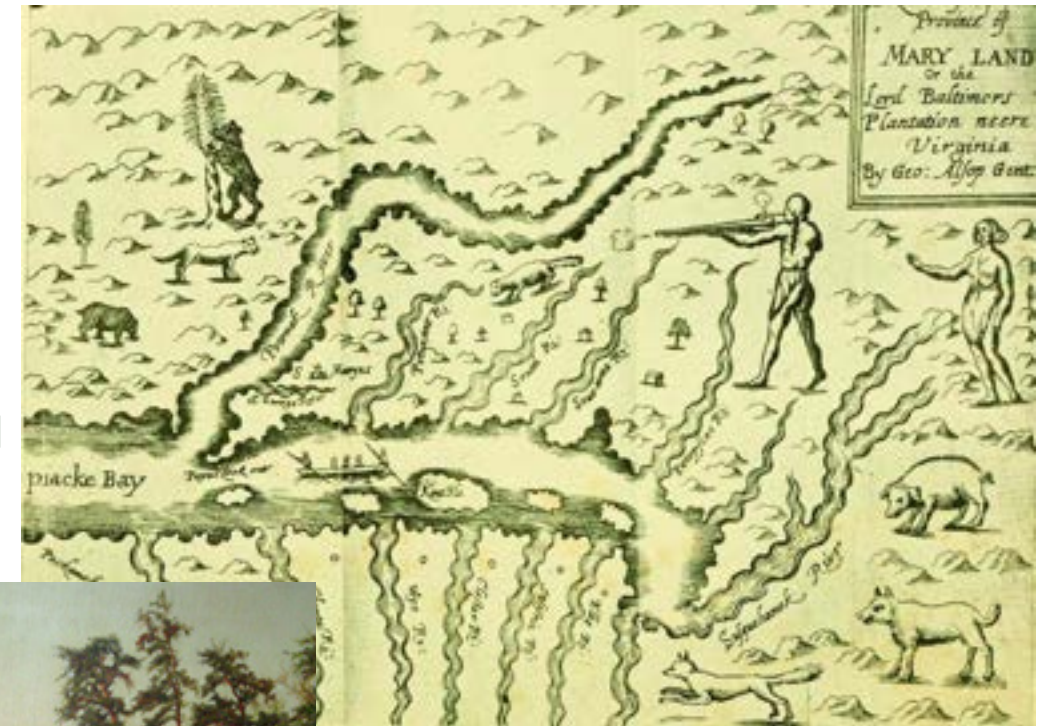
Notable nearby indigenous settlements included the Piscataway nation along the Potomac River basin to the south and the Susquehannock peoples to the north, who used areas north of current-day Baltimore as their seasonal hunting grounds.

Extensive resource extraction accompanied the arrival of colonial settlement in the region, marked by rapid deforestation that facilitated the expansion of agricultural production and new town development and growth.



HUNTING GROUNDS

This early map depicts the northern extents of the Chesapeake Bay from the Potomac to the Susquehannock Rivers. Indigenous peoples used these lands for seasonal hunting and fishing.



CHESAPEAKE LANDSCAPES

Estuaries and forests defined the ecology of the greater Chesapeake during its early human settlement.



SUSQUEHANNOCK PEOPLES

The Susquehannock were an Iroquoian people known for their hunting skill. As a result, they were heavily involved in the colonial fur trade prior to their decline.

INDIGENOUS SETTLEMENTS

The Piscataway and Susquehannock lived in small villages located near navigable water bodies and worked agricultural lands in proximity to their settlements.



The Founding of an Industrial Port Town

A Growing Maritime Economy

Baltimore's origins as an agricultural trading port led to its notoriety as a town forged by the labor of immigrants, enslaved persons, and free Blacks.

In 1729, sixty (60) one-acre lots platted on the north side of the Inner Basin of the Patapsco River (now known as the Inner Harbor) founded Baltimore Town. A series of modest, wood frame buildings with pitched roofs were gradually built between the woods to the north and the marshes along the harbor.

While Baltimore remained a small village during its early years, by the late 1700s, the town's population had exploded, fueled by international trade of wheat and tobacco. These industries fundamentally changed the physical and demographic characteristics of Baltimore, morphing the town from a transient

aggregate of individuals to an increasingly diverse community of free, predominantly European migrants working at the flour mills, free and enslaved Black laborers employed in shipbuilding and other maritime industries, and enslaved persons forcibly brought from Africa to work as laborers in the tobacco fields.

These trends resulted in 1790 U.S. Census revealing that roughly twice as many enslaved persons resided in Baltimore compared to free persons of color. As such, Baltimore came to be recognized as **a melting pot of America through immigration and the Transatlantic Slave Trade.**

▶ **SLAVE TRADING POST**

Baltimore's geography and physical location made it a prime port of entry for enslaved persons sold as laborers for the tobacco fields in its early years while free Black Americans worked in other maritime trades and industries.



▶ **THE TOWN CHARTER**

Following Baltimore's chartering in 1729, the town merged with the adjacent settlement of Jonestown, occupying both edges of the Jones Falls.



▲ **MARITIME ECONOMY**

Baltimore's economy leveraged its deep water port at Fells Point to extend its influence as a center of international trade and maritime industry, with shipyards dotting the waterfront.

▶ **EARLY STREET LAYOUT**

The early street layout was a rational grid with narrow, winding roads. Some street names like "Water Street" and "Market Street," reflect the town's maritime and trading activities.



▲ **CHESAPEAKE BAY & PATAPSCO RIVER**

The Chesapeake Bay came to serve as a strategic port for many colonial economies.

The Founding of an Industrial Port Town Evolving for Neighborhood Growth and Expansion

The 19th and 20th centuries marked a period of rapid expansion in Baltimore, leading the city to become the second busiest port of entry in the U.S. after Ellis Island. This growth spurred further immigration, creating an increasingly diverse population. These cultures fundamentally shaped their own neighborhood characters, creating the distinct “City of Neighborhoods” we know today.

The rise of Baltimore from a tobacco trading town to a rival city with a burgeoning economy fueled city expansion. Wharves, mills, and warehouses were extended along the Jones Falls and into the harbor. As the city grew, the Poppleton Plan of 1816 was established to extend the city’s hierarchical street grid and spawn additional neighborhood development.

The number of social and cultural institutions multiplied in response Baltimore’s growing and increasingly diverse population. This included Historically Black Colleges and Universities like Morgan State University, founded at the inner harbor. Yet despite this diversity, residents continued to live in racially integrated neighborhoods during Baltimore’s golden era through the turn of the 20th century. This all changed in 1910, when a new housing segregation law, today known as “redlining” went into effect, limiting where Black residents could move. While the remnants of racial segregation laws can be observed in the city’s geography today, Baltimore neighborhoods retain strong cultural identities and close social ties within these various socioeconomic and ethnic groups.



NEIGHBORHOOD GROWTH
Baltimore “Old Town” outlined and faintly shaded red on the 1816 Poppleton Plan for city expansion.



MINORITY VOICES
Morgan State University offered its first class at the Sharp Street Methodist Episcopal Church, 1867



THE 1904 REPORT
The Olmsted brothers drafted the city’s first comprehensive parks system plan in 1904. The plan consisted of boulevards and greenways connecting neighborhood parks to larger parks and preserves in different quadrants of the city.



LEXINGTON MARKET
During the 19th Century, many neighborhoods had bustling marketplaces and commercial districts where residents could buy and sell goods. Lexington Market, for example, was established during this time and remains the oldest continually operated public market in the country.



HISTORIC FELLS POINT
Frederick Douglass (1818-1895) taught himself to read and write in the Fells Point neighborhood. An area once filled with shipbuilding yards, the neighborhood today hosts many shops, bars, and restaurants, anchored by a public market and square on Broadway.



INNER HARBOR
Baltimore’s Inner Harbor as seen from Federal Hill with the Washington Monument in Mount Vernon rising from the background, 1849

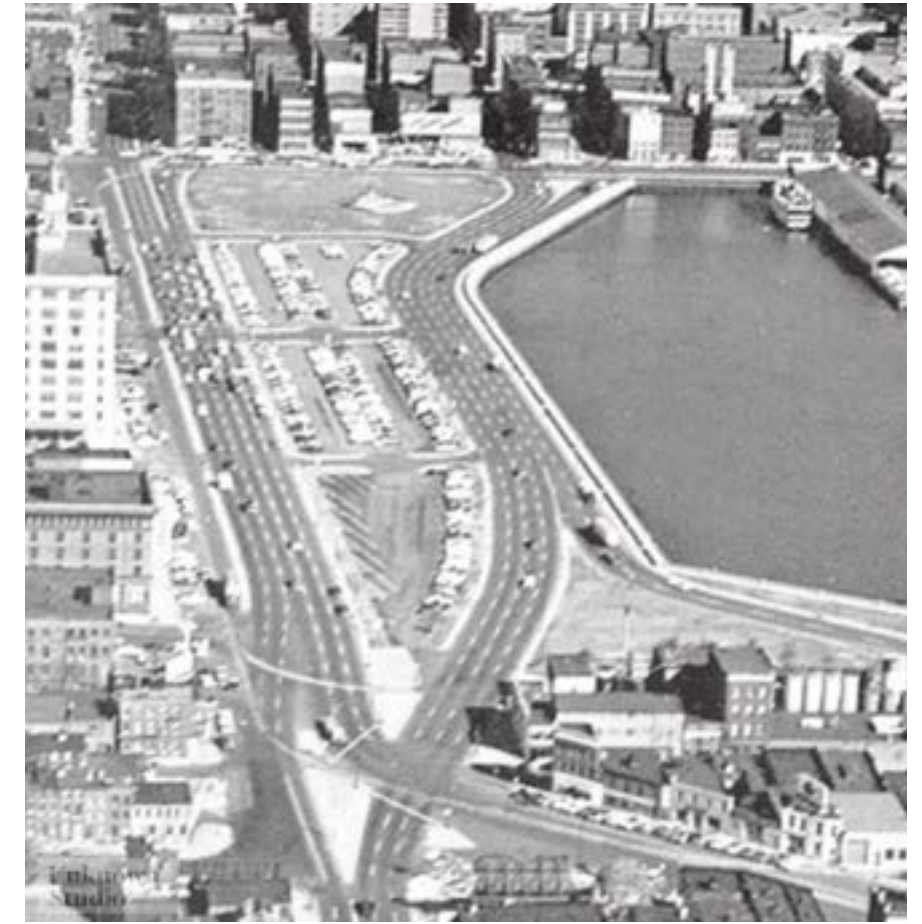
Evolution of the Inner Harbor



MARSH INFILL
1900



CRENELATED SHORELINE
1946



**WATERFRONT ENCROACHMENT
& HIGHWAY INSTALLATION 1955**

The Inception and Evolution of Harborplace

Harborplace created a new social marketplace on the waterfront; a dramatic reimagination of a former industrial port that brought with it new civic pride and a space for residents to gather.

Like many cities across America, Baltimore experienced a period of urban decline and civil unrest following a wave of rapid suburbanization fueled by both the post-war economic boom of the late 1940s and 1950s and the ongoing civil rights struggle. In an effort to turn the tides of disinvestment and increasing violence in Baltimore, the City sought to retain the firm of Wallace-McHarg to draft the Inner Harbor Master Plan in 1964. The plan envisioned a restored Downtown core centered on roughly 240 acres around the waterfront to draw people back to the city's most underutilized asset. The design proposed a series of piered residential towers framing public open spaces for passive recreation and gathering. While the towers were never built, many remnants of the plan can be seen today.

A decade later in 1974, the waterfront promenade had been completed, effectively connecting the various park spaces along the harbor and creating a unified system. Meanwhile, local developer James Rouse,

leveraging the successes of his recent suburban developments, responded to a City-issued RFP to activate this new waterfront promenade. His idea was a "festival marketplace." Two years later, after a contentious battle, voters approved a referendum to dedicate 3.2 acres of the park to be redeveloped as Harborplace. Finally, in 1980, Harborplace hosted its grand opening to much fanfare and anticipation.

Over the years, Harborplace was a place of gathering and celebration for many (but not all of) the diverse communities of Baltimore. Thirty (30) years after its inception, the novelty of Harborplace had run its course and the property was in economic turmoil. As the current era of Harborplace comes to a close, many of Harborplace's sister locations have already been demolished and reimaged. A new generation has the opportunity to build a more resilient and inclusive waterfront that maintains a vibrant cultural heart for all of Baltimore.

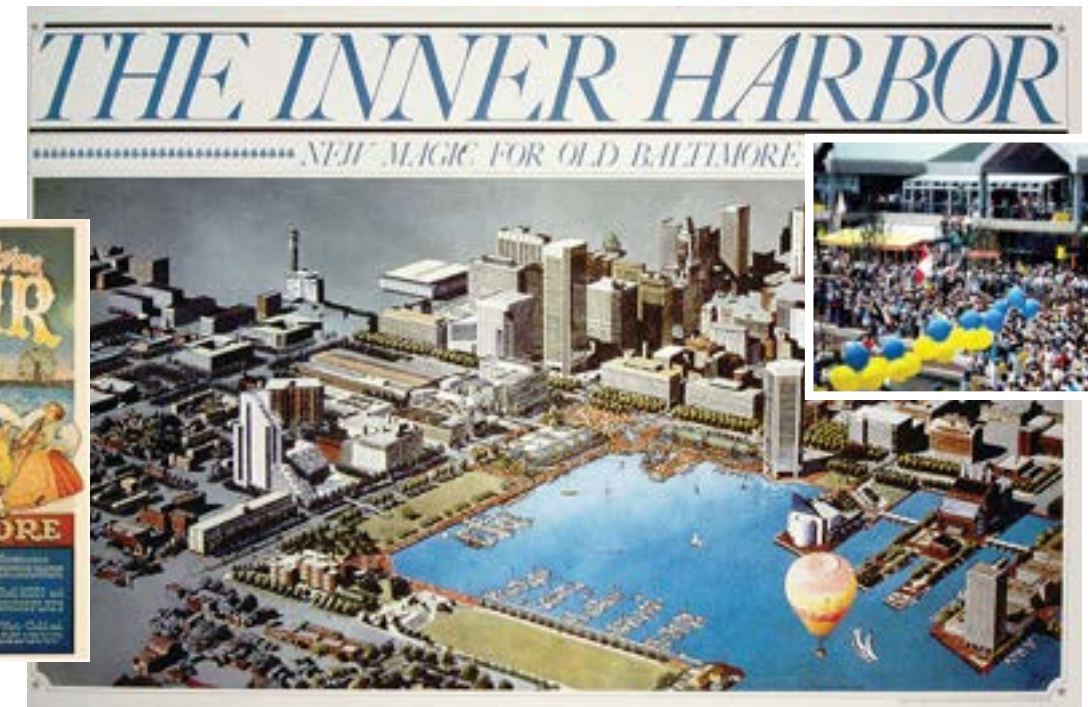
▶ DECLINE

In the mid-20th century, changes in shipping and transportation, together with the impact of Great Fire of Baltimore, the area fell into disrepair, with abandoned warehouses and deteriorating infrastructure.



▼▶ REVITALIZATION

The Inner Harbor underwent a significant transformation in the late 20th century as part of an urban renewal project.



◀▼ TODAY

Waterfront development continues to expand, with ongoing projects aimed at enhancing the harbor's appeal and accessibility.

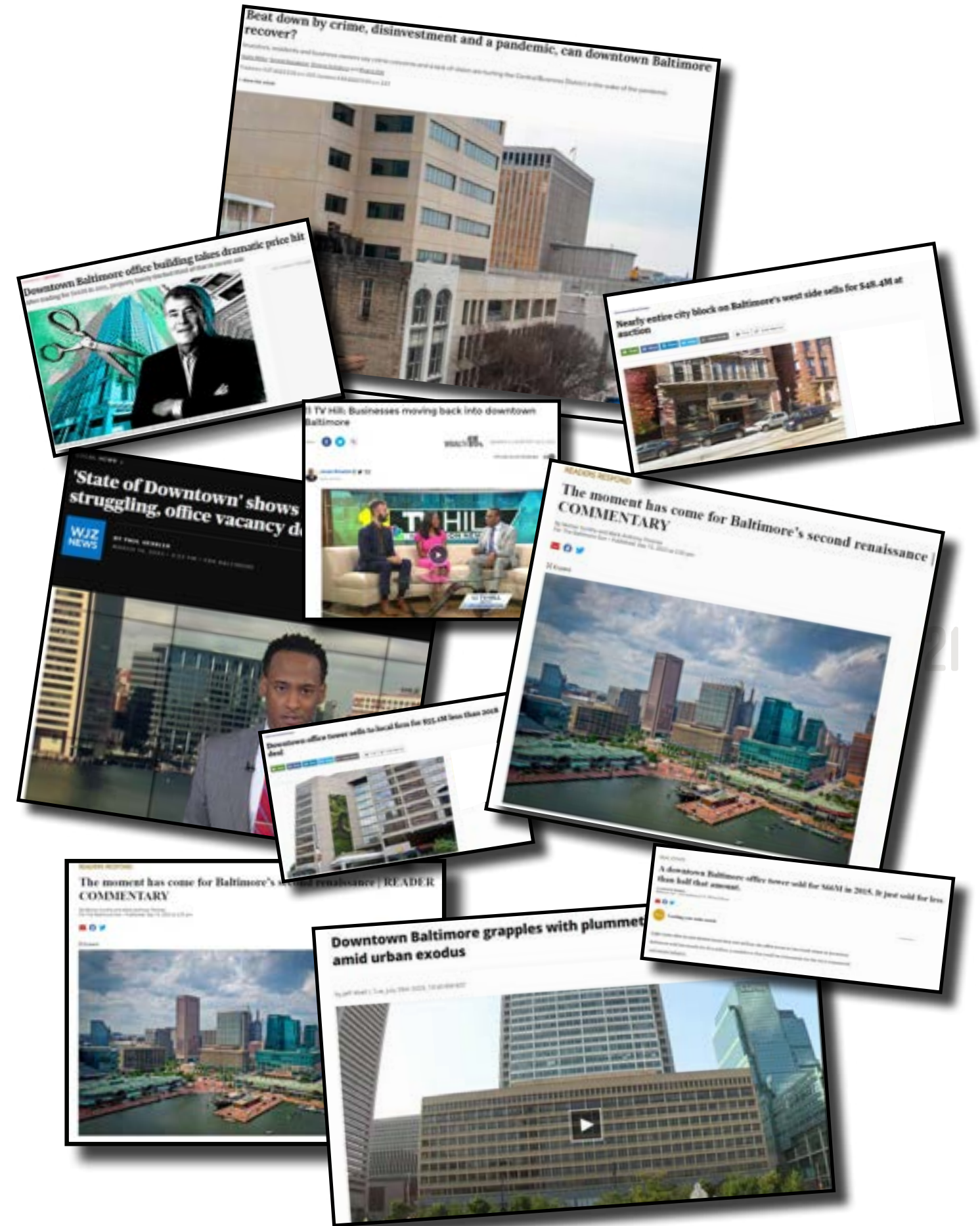


Harborplace Struggles to Recover

“For the first time in a long time, I really see all the developers and agencies and everybody talking about making sure that these aren’t just pockmark projects with wastelands in between — that we’re really talking about how we think about connectivity between all these things,” Bramble said. “Think about an amazing corridor that allows you to eat and drink and live, all the way from President Street all the way down to the stadiums ... really a state entertainment district.”

For several decades following the dedication of Harborplace in 1980, the pavilions enjoyed tremendous success, receiving millions of locals and visitors annually and participating in maritime events and celebrations including the re-dedication of the Statue of Liberty in 1986 and the turning of the new millennium. In 2004, the Visitor Center opened around the same time that the General Growth Properties company in Chicago purchased the Rouse Company for \$12.6 billion, including Harborplace. Following economic downturn in 2008, General Growth was unable to refinance their debts incurred, in part, by the acquisition of Rouse Co., and filed for Chapter 11 bankruptcy in one of the largest cases in U.S. history.

Following this fallout, Ashkenazy Acquisition Corporation (AAC) acquired the property in 2014 ~\$98 Million. Despite their desires to attract new tenants, Ashkenazy’s efforts failed to materialize and left the pavilions half deconstructed. In 2019, after precipitous decline for over a decade, Harborplace was officially put into receivership by a Baltimore City Circuit Court judge. With this, Harborplace’s storied history closed its prior chapter, but the waterfront is poised to be reimagined once again as a new crown jewel for the city, by the city under MCB ownership.



Harborplace Today

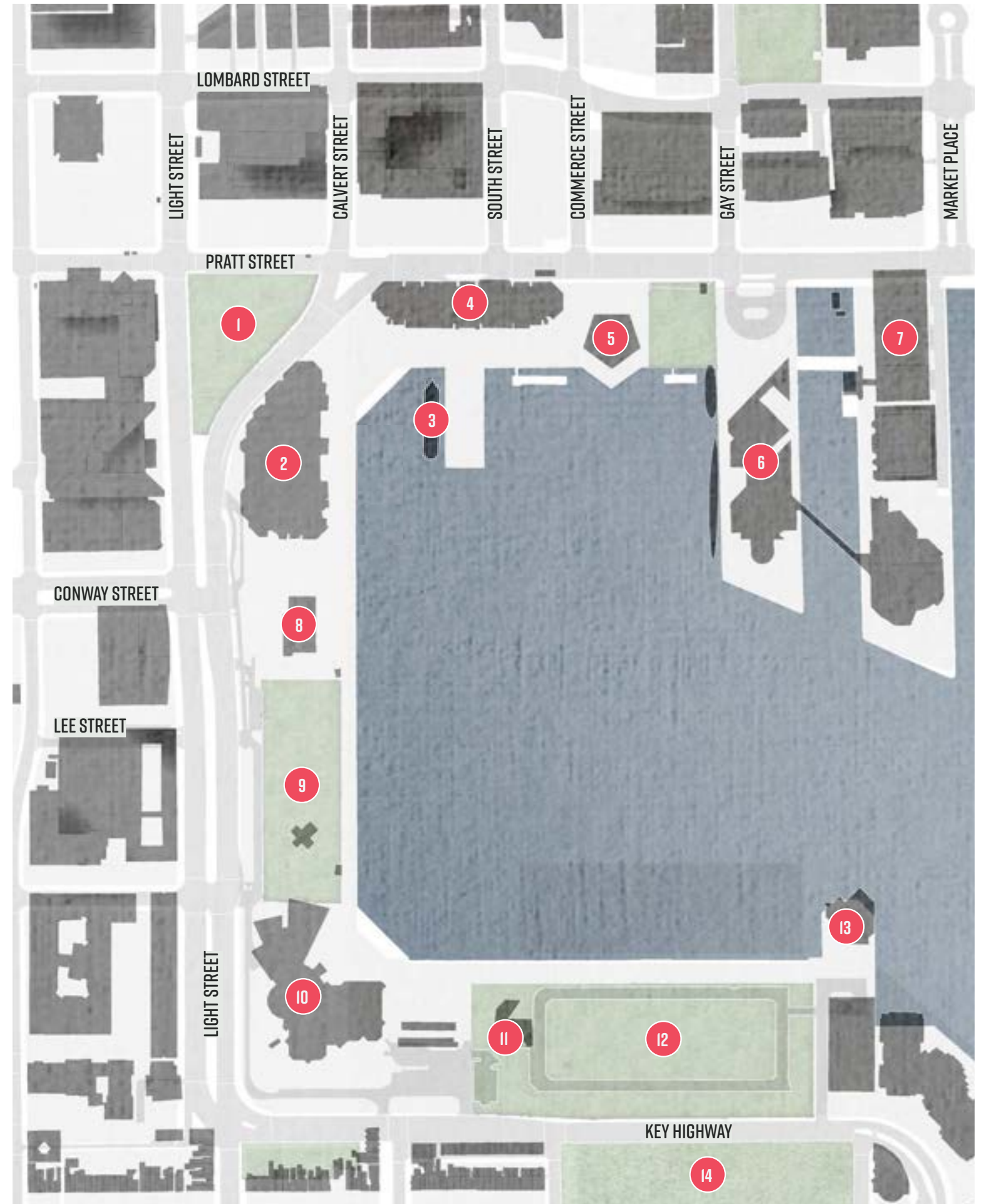


INNER HARBOR

Harborplace anchors the northwestern corner of Baltimore's Inner Harbor, connected to attractions like the National Aquarium and the Maryland Science Center through a waterfront promenade and parkland.

KEY

- | | |
|----------------------------|-------------------------------|
| 1 MCKELDIN PLAZA | 8 BALTIMORE VISITOR'S CENTER |
| 2 LIGHT STREET PAVILION | 9 WEST SHORE PARK |
| 3 USS CONSTELLATION MUSEUM | 10 MARYLAND SCIENCE CENTER |
| 4 PRATT STREET PAVILION | 11 RASH FIELD PARK |
| 5 WORLD TRADE CENTER | 12 RASH FIELD PARK (PHASE II) |
| 6 NATIONAL AQUARIUM | 13 RUSTY SCUPPER |
| 7 POWER PLANT | 14 FEDERAL HILL PARK |



Harborplace Today



Harborplace consists of two pavilions totaling approximately 156,000 SF of net leasable area:

Light Street Pavilion
99,000 Rentable Square Feet (RSF)

Pratt Street Pavilion
57,000 Rentable Square Feet (RSF)



◀ ▲
RECEIVERSHIP
Falling into receivership in 2019, Baltimore-based development firm MCB Real Estate acquired Harborplace in June 2023 and is reimagining its new future as a more inclusive and resilient destination for the city and its residents.



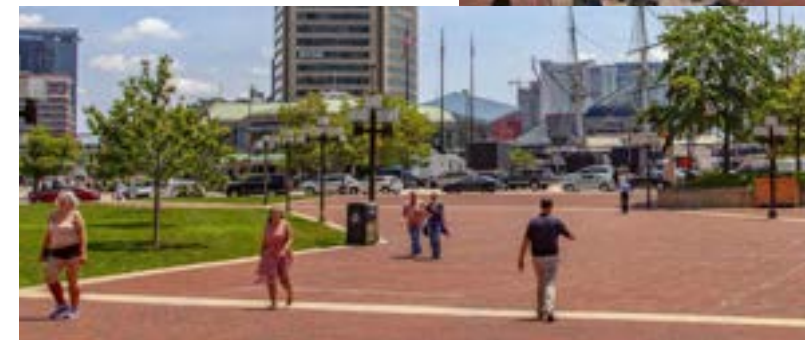
◀
HARBORPLACE
Two retail pavilions line Light and Pratt Streets, respectively along Baltimore's Inner Harbor. Due east, the World Trade Center designed by I.M. Pei in 1977, stands tall along the water's edge adjacent to the USS Constellation.



▲ ▶
WATERFRONT PROMENADE
A red brick pedestrian walkway follows the bulkheads along the water's edge, providing an active social edge to Harborplace.



◀
MCKELDIN SQUARE
This plaza was originally conceived as part of the urban renewal redevelopment effort along the Light Street corridor in the Inner Harbor in 1963. The plaza lies isolated from Harborplace surrounded by Light, Pratt, and Calvert Streets.



Voices of Revitalization

Harborplace’s revitalization will be authentically Baltimore: by Baltimoreans, for Baltimoreans. This once-in-a-generation opportunity to reimagine the future of Harborplace will ensure that Baltimore remains the economic engine of the state of Maryland and a welcoming gateway to the Chesapeake.



“Harborplace is the beating heart of Baltimore – the place that is uniquely Baltimore that brings us all together. For years, it has reflected the mood of the City but not the hope of the City. This project and this design activates the waterfront in a way that ensures it is for everyone in our City, our region and our State. We prioritized listening to the community to hear what they wanted and married it to what would work to ensure execution. I’m so proud to share these plans with all of Baltimore because we deserve an internationally renowned place to enjoy the waterfront.”

- P. David Bramble, Managing Partner,
Co-Founder MCB Real Estate



“This is what progress looks like: People from all backgrounds coming together to deliver for Baltimore. We cannot take this moment for granted. Because today isn’t just about how we redefine a cultural landmark – today is about how we rewrite the narrative of a city. This is about ensuring our state’s largest city claims its rightful place in the American story. For this to be Maryland’s decade it has to be Baltimore’s time. And we will work together to make it so.”

- Wes Moore, Governor of the State of Maryland
Official press release, 10/30/2023: Governor Moore Announces \$67.5 Million Investment to Redevelop Harborplace During 2023 Baltimore Together Summit



“The redevelopment of Harborplace will be a foundational investment in Baltimore’s future – not just for downtown, but for every neighborhood across the city. I could not be more proud of the work we’ve done to partner with Dave Bramble and MCB Real Estate on helping make this process a reality. After helping to shake it loose from receivership to make this transformation possible, the City of Baltimore has worked with Dave and his team every step of the way as they’ve engaged tens of thousands of residents and made this process inclusive and authentically Baltimore. We will look back on this moment as a pivotal turning point for our city, with gratitude that we’ve taken on this challenge in partnership and with every Baltimorean from every part of the city in mind.”

- Brandon Scott, Mayor of Baltimore City
WJZ News article, 10/30/2023: Design plans unveiled for Baltimore Harborplace redevelopment



Regional Economy

The Northeast Corridor

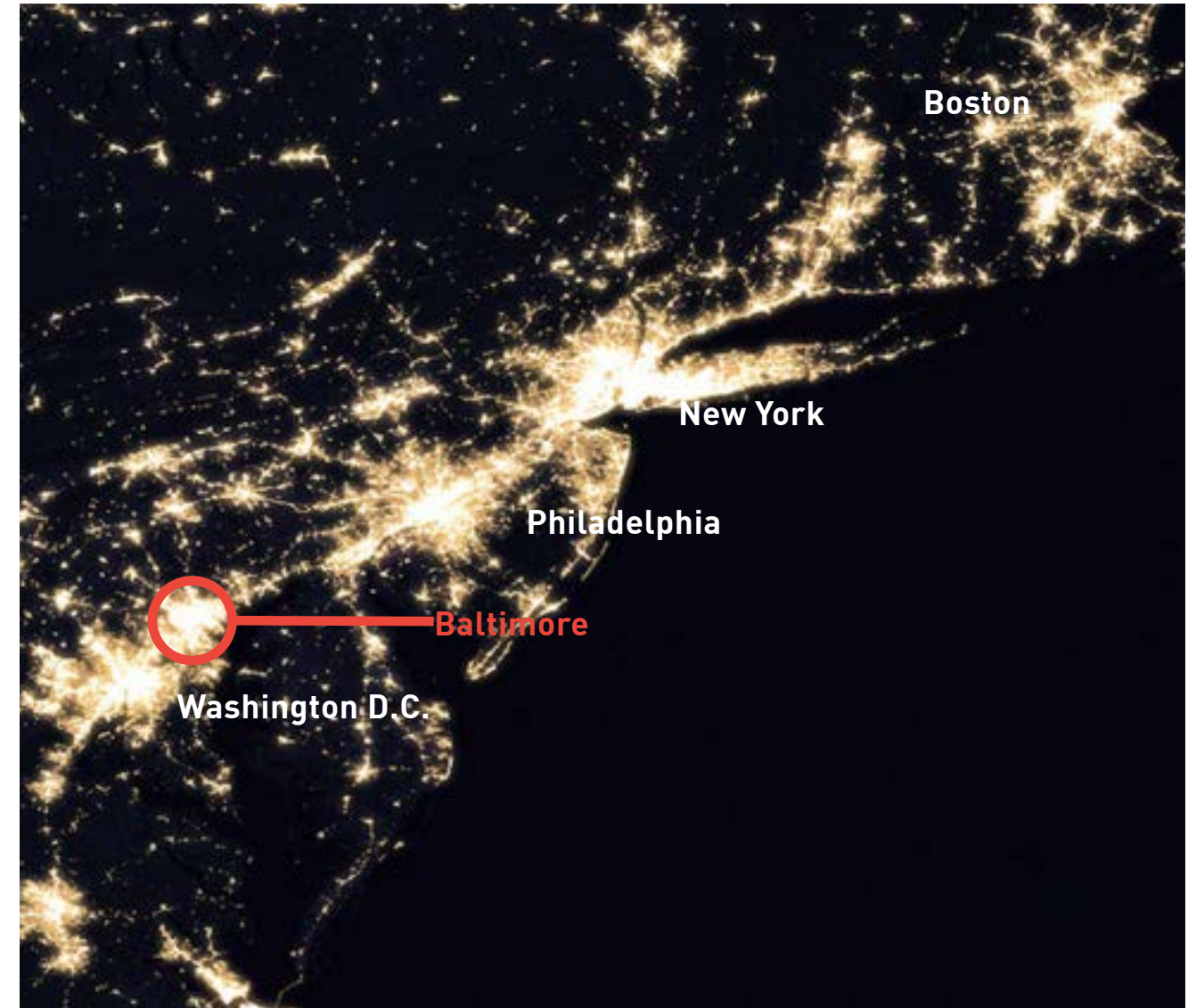
Baltimore has the opportunity to further capitalize on its unique location within the Northeast Corridor by investing in multimodal network connectivity and creating a more walkable urban core.

Baltimore is the most populous city in Maryland, with a metropolitan statistical area (MSA) of approximately 2.8 million residents. It's location within the Northeast Corridor, the region spanning from Boston to Washington, D.C., is one of the most populous and economically productive mega-regions in the United States, with roughly 50 million residents within its reach. **Baltimore lies in the central extents of this corridor at the intersection of the Patapsco River with the Chesapeake Bay** and only several dozen miles north of the nation's capital in Washington, D.C. When adding in the population of the Washington-Baltimore combined statistical area (CSA) the population approaches 10 million, **the third largest CSA in the nation.**

Amtrak Northeast Regional passenger rail service provides a critical linkage between these populations and economies. Ongoing investments on the Howard Street light rail

corridor and at Baltimore Penn Station and the Frederick Douglass Tunnel demonstrate Baltimore's commitment to enhancing regional rail and mobility infrastructure. Yet despite these recent investments, transit connections and pedestrian infrastructure connecting nodes of activity around Downtown and the Inner Harbor remain underdeveloped and discourage non-vehicular mobility alternatives.

At the same time, Baltimore's roots as an industrial port city have made it into Maryland's leading economic engine. Despite the challenges surrounding current market vacancies for office spaces, Downtown's Inner Harbor continues to serve as the city's gateway and key cultural asset for tourism and retail food and beverage sales. As such, **Baltimore remains positioned as a city with significant opportunities to capitalize on its location within the Northeast Corridor.**



▲ THE NORTHEAST CORRIDOR
Our region is closely connected through critical infrastructure such as: I-95, passenger rail, and extensive telecommunications networks



◀ BALTIMORE PENN STATION
Baltimore's Penn Station connects the city to the Northeast Corridor via Amtrak and commuter rail; providing critical mobility infrastructure

Greater Downtown Baltimore

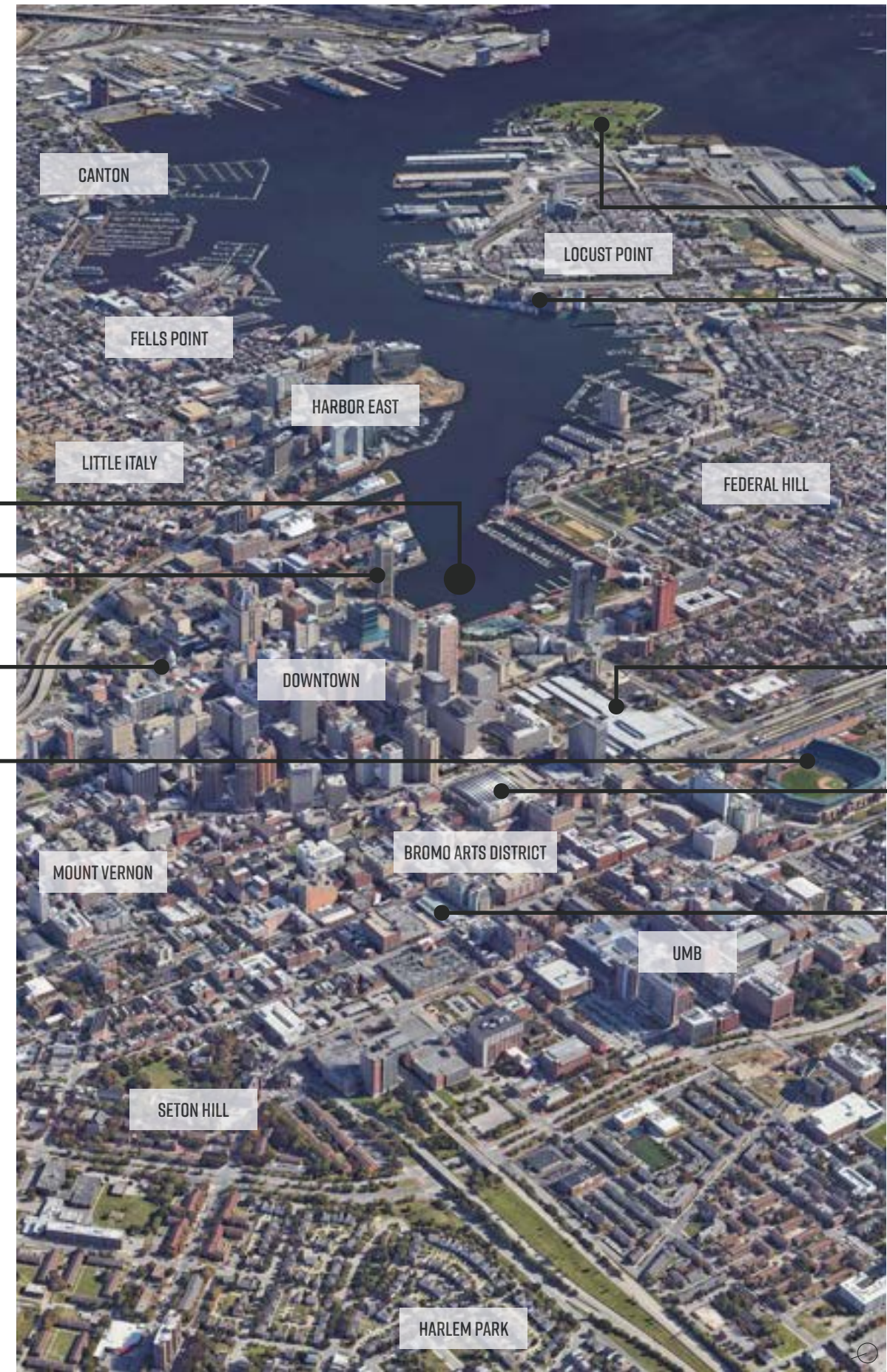
Baltimore continues to diversify its centers of employment along a polycentric, multi-nodal model. Our opportunity lies in connecting these nodes.

Downtown Baltimore is comprised of many subdistricts marked by unique clusters of shared economic activities anchored by prominent cultural institutions and major regional employers. Baltimore historically concentrated much of its employment Downtown. Baltimore is also home to both of Maryland's medical schools (Johns Hopkins Medical Institute and The University of Maryland Medical Center) and both of Maryland's law schools (The University of Maryland and The University of Baltimore). In recent years, the city has been expanding its economic growth outside the core to other smaller centers including the Sports and Entertainment District, Harbor East, and most recently, Baltimore Peninsula.

The Inner Harbor is where Downtown Baltimore meets the water. **Anchored by Harborplace and the waterfront promenade, the Inner Harbor acts as the cultural epicenter of the city and has long welcomed residents and visitors alike.**

Major cultural institutions including the National Aquarium, the Maryland Science Center, the Reginald F. Lewis Museum, and the American Visionary Art Museum drive activity to our waterfront. Oriole Park at Camden Yards, M&T Bank Stadium, and the entertainment district are a short walk away.

Despite their proximity, few of these nodes possess safe, high quality non-vehicular connections such as contiguous sidewalks, trails, enhanced intersection crossings, and frequent and reliable transit service. This results in more households choosing to drive for work and recreation, further exacerbating congestion at peak commuting hours and degrading the overall pedestrian experience. Enhancing the quality of connections to and from surrounding neighborhoods to Downtown and from Downtown to the waterfront will be key to preserving and uplifting the Inner Harbor as a welcoming and accessible place for all.



- INNER HARBOR
- WORLD TRADE CENTER
- BALTIMORE CITY HALL
- ORIOLE PARK AT CAMDEN YARDS



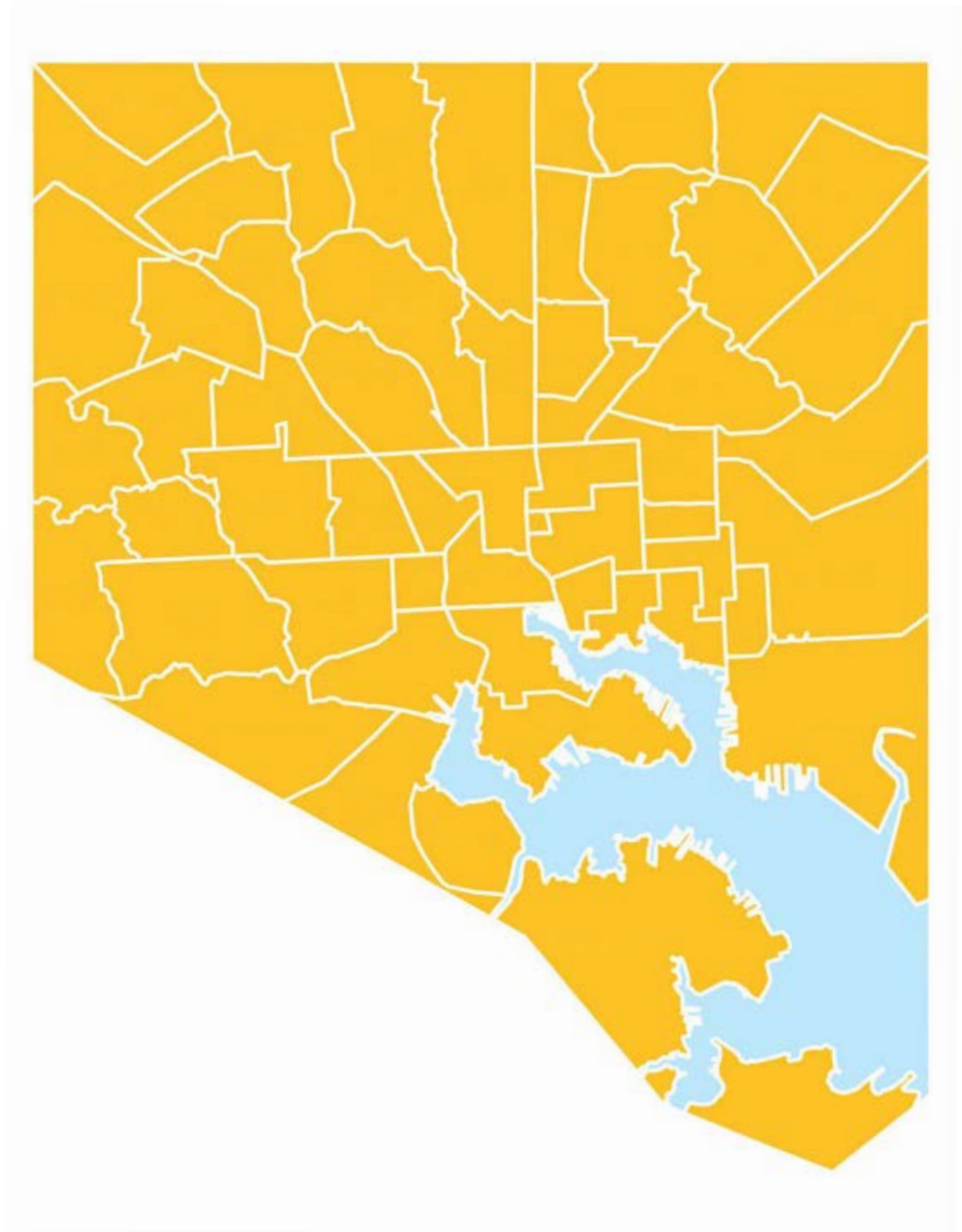
Baltimore: The City of Neighborhoods

Baltimore has a unique spirit shaped by the city's waterfront history, diverse neighborhoods, scenic parks, and vibrant arts community which define day-to-day life in Charm City.

Each neighborhood of Baltimore has its own culture and personality shaped by its history of development, immigration, growth, decline, and reinvention. Despite the diversity of identities and places throughout the city of Baltimore, one thing is certain: the Inner Harbor remains the cultural heart and lifeblood of the city.

The diverse community festivals, iconic architecture, historical figures, hometown sports teams, and culinary creations all converge at the Inner Harbor and the waterfront, and the future Harborplace will build upon this legacy to lift Baltimore to even greater heights.

Baltimore is a City of Neighborhoods. Downtown is not only the fastest growing neighborhood in Baltimore; it should be the most livable neighborhood in the country given all its unique assets



▼
BALTIMORE PENN STATION

Since its construction in 1911, Pennsylvania Station has served as the primary transportation hub for Baltimore – the station is the eighth busiest in the country, with more than three million Amtrak and MARC passengers moving through each year.



▼
MOUNT VERNON

Mount Vernon is a hip and elegant neighborhood filled with grand old mansions that once belonged to Baltimore's 19th-century industrialists.



▼
CHARLES CENTER

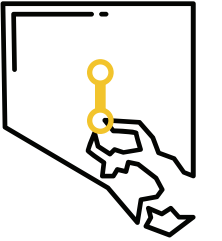
Charles Center is a large-scale urban redevelopment project in central Baltimore's downtown business district of the late 1950s and early 1960s.



NEIGHBORHOOD CHARACTER

PENN STATION TO FEDERAL HILL

Following the Charles and Light Street corridor north to south reveals some of Baltimore's most iconic architectural legacies and public spaces. From Baltimore Penn Station to Mount Vernon, students bustle between their classes at MICA. The University of Baltimore, and UMB. Just downhill, the Washington Monument stands tall at Mount Vernon Square. Artists and performers frequent the Peabody Conservatory and the Bromo Arts District, where many galleries and recitals occur. At the northern extents of Downtown, the Charles Center redevelopment embodies Baltimore's spirit of reinvention and economic diversification. Climbing south from the Inner Harbor, Federal Hill offers panoramic vistas of the city.



▲
SHARP-LEADENHALL

Founded by freed enslaved persons and immigrants in the late 1700s, Sharp-Leadenhall neighborhood upholds an important role in preserving Baltimore's Black history.



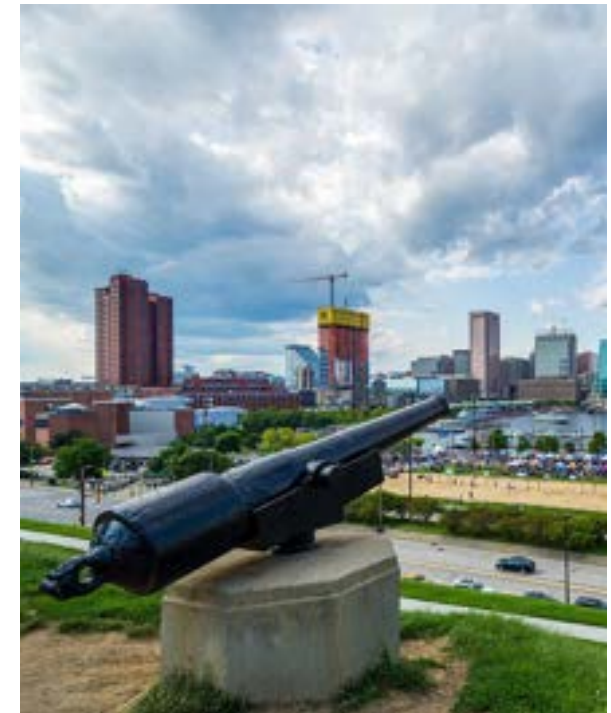
▲
BROMO ARTS DISTRICT

The Bromo Arts District was established in 2012 to create a vibrant neighborhood where arts and entertainment can flourish.



▲
INNER HARBOR

The Inner Harbor is the heart of our city, home to Maryland Science Center, the National Aquarium, and an array of historical and cultural activities.



▲
FEDERAL HILL

Federal Hill is a picturesque area dating from the 18th century with a lively nightlife scene around its pubs, live music venues and pizza and burger spots.

▼ **PIGTOWN**

Pigtown is a historic community located in southwestern Baltimore that traces its roots back to the 1840's- when it was settled by railroad workers building America's first railroad system.



▼ **HOLLINS MARKET**

The Hollins Market is the oldest public market building still in use in Baltimore City, and is located in the heart of the Sowebo neighborhood.



▲ **UNIVERSITY OF MARYLAND, BALTIMORE**

The University of Maryland, Baltimore (UMB) is the state's public academic health and law university devoted to professional and graduate education, patient care, and public service.

▼ **HARBOR EAST**

Harbor East is an affluent area known for its vibrant dining scene, with trendy fusion restaurants and slick bars overlooking the docks



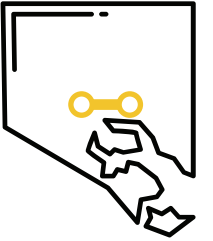
▲ **LITTLE ITALY**

Little Italy is a neighborhood located in southeastern Baltimore. The neighborhood is known for its strong Italian-American heritage and identity originating from Baltimore's time as a busy port of entry.

NEIGHBORHOOD CHARACTER

HOLLINS MARKET TO FELLS POINT

The new and the old meet from east to west. Fells Point, once an industrial port and shipbuilding yard, now hosts local bars, restaurants, and shops in the historic buildings of the past. Nearby, Little Italy retains its small neighborhood charm with family-owned restaurants and bakeries. Next door in Harbor East, new glass towers rise along the harbor, offering Baltimore's finest hospitality and dining offerings. Towards the west, The University of Maryland Medical Center and The University of Maryland, Baltimore provide vital health and education assets to Downtown, while nearby neighborhoods like Pigtown and Hollins Market offer history with a side of quirky charm.



▲ **FELLS POINT**

Waterside Fells Point is known for its hip pubs and taverns, many with live music, as well as seafood joints serving Chesapeake Bay crab and oysters.



▼ **HORSESHOE CASINO**

Horseshoe Casino Baltimore is an urban two-story casino, and the second largest casino in Maryland with a 122,000-square-foot gaming floor. The multi-million-dollar facility features video lottery terminals, table games, and a World Series of Poker room



▼ **M&T BANK STADIUM**

M&T Bank Stadium is home of the Baltimore Ravens: one of the top sports franchises in the world.



▼ **BALTIMORE CONVENTION CENTER**

Multi-functional exhibits, meetings and banquet facility offering in-house catering services.



▲ **ORIOLE PARK AT CAMDEN YARDS**

Oriole Park at Camden Yards, commonly known as Camden Yards, is home to the storied Baltimore Orioles and the first of the "retro" major league ballparks constructed during the 1990s and early 2000s.



▲ **TOPGOLF**

Topgolf is a golf entertainment and social venue that started in 2000 and grew to become a multinational sports entertainment company.

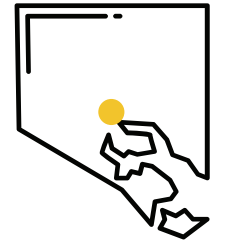


▲ **CAMDEN STATION**

Camden Street Station opened in 1867 and is one of the longest continuously operated terminals in the United States.

NEIGHBORHOOD CHARACTER

SPORTS & ENTERTAINMENT DISTRICT



Within and adjacent to the Inner Harbor, a rich mix of sports and entertainment venues dot the landscape, providing iconic Baltimore experiences to residents and visitors alike. In 2022, **26.7 million people visited Baltimore, injecting an estimated \$3.7 billion into the local economy.** In the same year, the Baltimore Convention Center alone generated an estimated \$136.6 million in economic impact.

By investing in improvements to multimodal connectivity and walkability between each of these assets and from these assets to the waterfront, Baltimore can expand its tourism draw and create an Inner Harbor that feels vibrant, safe, and welcoming to all.



▲ **CFG BANK ARENA**

CFG Bank Arena is a multipurpose arena with a seating capacity of 14,000 people.

Growing Momentum

An extensive amount of planning has occurred within the greater Downtown area, providing deep knowledge that can be leveraged to inform future implementation.

Baltimore's existing development initiatives have created a once-in-a-generation opportunity to reimagine the future of Downtown.

The Downtown Partnership of Baltimore's 2023 State of Downtown Report identifies \$6.5B of recent investment in the Downtown neighborhood.



Downtown Investment Activity

Public investments interconnecting existing and planned developments will create a pedestrian friendly, livable Downtown that catalyzes additional development momentum.

DOWNTOWN BALTIMORE INVESTMENT | 2018–2028 \$6.5 BILLION

PLANNING

\$3,151,750,000

ENTERTAINMENT/HOSPITALITY

- 1) Chesapeake Shakespeare Company*
7 S. Calvert St
- 2) Harbor Point Park
Caroline & Thames St
- 3) Horizon House (Prime Rib)
1101 N. Calvert Street
- 4) M&T Bank Stadium
1101 Russell St
- 5) Maryland Science Center*
601 Light St
- 6) National Aquarium*
501 E. Pratt St
- 7) Oriole Park at Camden Yards*
333 W. Camden St
- 8) Port Discovery Children's Museum*
35 Market Place
- 9) Pride of Baltimore*
1240 Key Hwy
- 10) Reginald F. Lewis Museum*
830 E. Pratt St
- 11) SquashWise
601 N. Howard St
- 12) The Peale*
225 Holliday Street
- 13) USS Constellation*
301 E. Pratt St

HOUSING

- 14) 900 Fleet
- 15) Fidelity & Deposit Building
210 N. Charles St
- 16) Jonestown Mews
921-923 E. Baltimore St

MULTI-USE

- 17) 300 E. Pratt St
- 18) Dwell on Park
400-414 Park Ave
- 19) Harborplace
200 E. Pratt
- 20) Mayfair Place
502-506 N. Howard St

PUBLIC INVESTMENT

\$1,864,800,000

ENTERTAINMENT/HOSPITALITY

- 1) CFG Arena
201 W. Baltimore St
- 2) Hippodrome Theatre
M&T Bank Pavilion
12 N. Eutaw St
- 3) The Paramount
1300 Warner St

HOUSING

- 4) 1234 McElderry
- 5) 19 E. Fayette St
- 6) 222 St. Paul Pl
- 7) 506 S. Central Ave
- 8) 7 W. Eager St Development
- 9) 733-737 W. Pratt St
- 10) Crook Horner
301-305 N. Howard St
- 11) Downtown 107 Apartments
300 W. Fayette St
- 12) Guardian House
17-23 S. Gay St
- 13) The Anne
1400 Aliceanna St
- 14) The Plaza
1 S. Calvert St

MULTI-USE

\$1,569,950,000

ENTERTAINMENT/HOSPITALITY

- 1) Canopy by Hilton Baltimore
300 W.ills St
- 2) Cross Street Market
1065 S. Charles St
- 3) Hammerjacks
1300-1320 Russell St
- 4) Hotel Revival
101 W. Monument St
- 5) Hotel Ulysses
2 E. Read St
- 6) Lexington Market
400 W. Lexington Street
- 7) SpringHill Suites Baltimore
400 W. Fayette St
- 8) Topgolf
1411 Warner St
- 9) Tru by Hilton
411 S. Central Ave

HOUSING

- 10) 114 N. Howard St Apartments
- 11) 115 W. Hamburg St
- 12) 1238 Light Street Apartments
- 13) 21 S. Calvert Apartments
- 14) 22 Light Street
- 15) 416 N. Howard St
- 16) 6 S. Calvert St
- 17) 906-910 Trinity St
- 18) Appraisers' Building Residences
103 S. Gay St
- 19) Avalon Harbor East
555 President St
- 20) Bainbridge Federal Hill
1110 Key Hwy
- 21) Baltimore Loft Apartments
8 E. Fayette St
- 22) Banner Hill Apartments
611 S. Charles St
- 23) Calvert Street Lofts
816-824 N. Calvert St
- 24) City House Charles
6 E. Eager Street
- 25) Harbor Hill Apartments
301 Warren Ave
- 26) Luminary at One Light
5-11 Light St
- 27) Paca House
116 N. Paca St
- 28) Prosper on Fayette
100-104 N. Eutaw St
- 29) Redwood Campus Center
300 W. Redwood St
- 30) S/J2 Apartments
319 W. Franklin St
- 31) St. James Place Expansion
301 W. Franklin St
- 32) The Caroline
520 S. Caroline St
- 33) The Courtland
419 St. Paul St
- 34) The Genesis
9 N. Howard St
- 35) The James
211 St. Paul St
- 36) The Morrison
18 W. Madison St

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\$1,569,950,000

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MULTI-USE

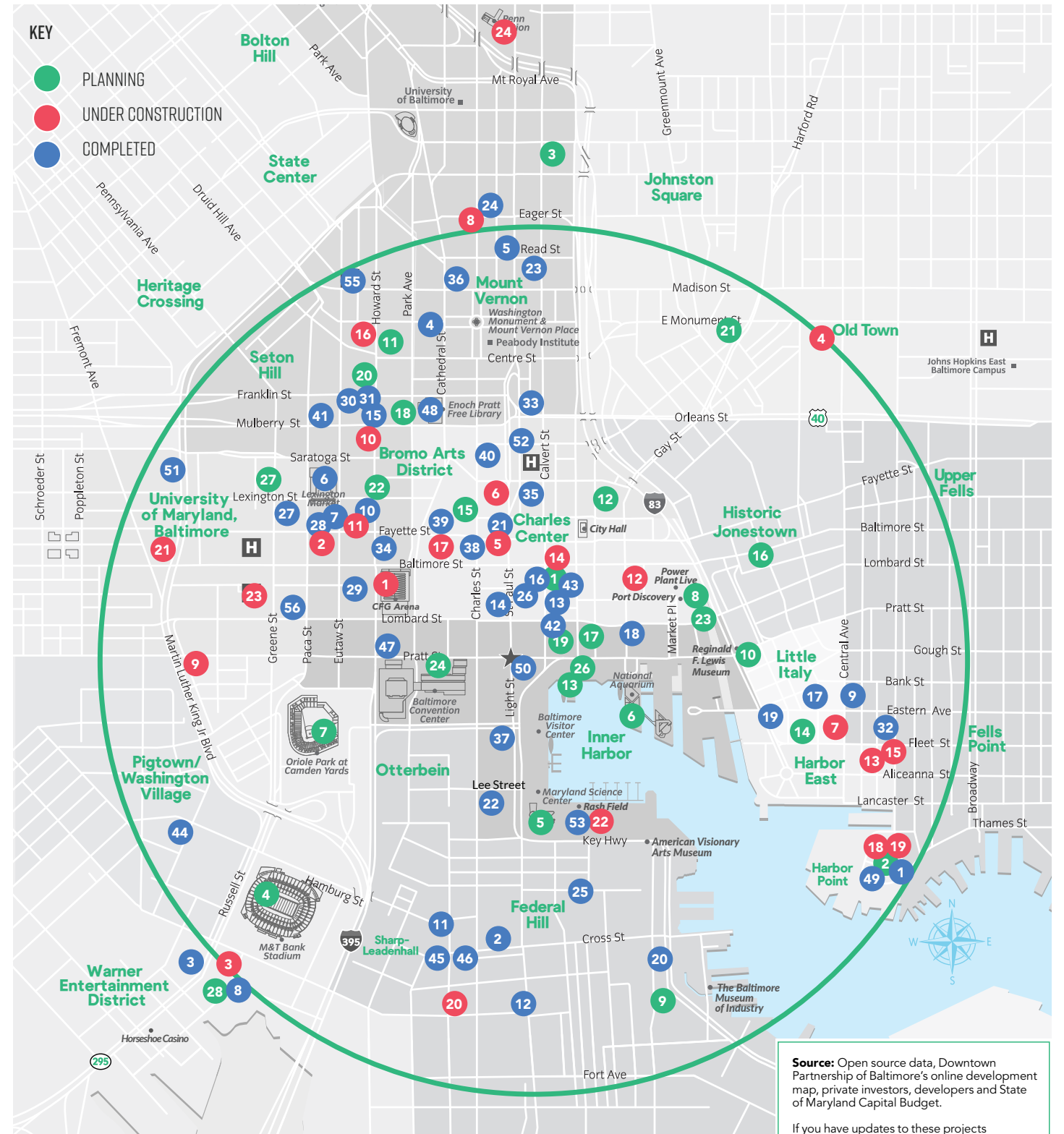
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Source: Open source data, Downtown Partnership of Baltimore's online development map, private investors, developers and State of Maryland Capital Budget.

If you have updates to these projects or this map, please contact Claudia Jolin, cjolin@dpo.org.

* Denotes investment from the FY23 Maryland State Capital Grant Budget



**HOW DO WE
RESTORE THE HEART
OF OUR CITY?**

We listened to Baltimoreans

For Harborplace to be authentically Baltimore, it is critical to engage all of Baltimore. That means creating frequent, diverse, and meaningful ways for the community to participate.

To equitably reinvest in a future Harborplace that feels authentically Baltimore - by Baltimoreans, for Baltimoreans - the planning process must engage residents across every neighborhood of the city through frequent and highly accessible opportunities to participate in meaningful conversations with the development team about the future of Harborplace and our Downtown. Through this process of soliciting input, generating ideas, and receiving feedback, Baltimoreans will ensure that Harborplace will re-emerge as beloved heart of the community that welcomes residents from across the city and showcases the very best of Baltimore to visitors from around the world.

In the spirit of this approach, the development team promoted an engagement process that employed many modes of outreach including:

- **Public forums** where community members were able to brainstorm, vision, and share their hopes for a new Harborplace.

- **Dinners with the Developer** where smaller groups of residents had deeper conversations with MCB leaders at Harborplace about what Harborplace has, could, and should mean for Baltimore.
- **Neighborhood Association outreach** to share planning concepts and project updates and to solicit feedback.
- **Community canvassing** to speak directly with residents and to notify them of future engagement events and ways to participate in the planning process.
- **Web-based engagement** through OurHarborplace.com and a SMS campaign launched in mid-August, 2023.

Over the design phase, the development team heard from tens of thousands of residents representing more than 90 unique neighborhoods across Baltimore. The process underscored the role of Harborplace in Baltimore's history and identity and the creativity and passion of its people for elevating this icon to new heights.



Community Engagement

We didn't start by drawing; we started with community engagement to define planning principles that reflect the vision and values of the residents of Baltimore.

For Harborplace to be authentically Baltimore, it is mission critical that all of Baltimore be authentically engaged. That means creating frequent, diverse, and meaningful ways for the community to engage. The Harborplace development team sought input on all facets of the project. Our approach to community

engagement was to create frequent, accessible, and meaningful opportunities to engage with the development team. To facilitate that, we held: open public forums, neighborhood engagement, dinner with the developers, canvassing, and community-based organization engagement.



SEPTEMBER: HARBORPLACE - PUBLIC FORUM



10,000+ INTERACTIONS



90+ NEIGHBORHOODS



THOUSANDS OF DIRECT COMMENTS RECEIVED



JUNE: REGINALD F. LEWIS - PUBLIC FORUM



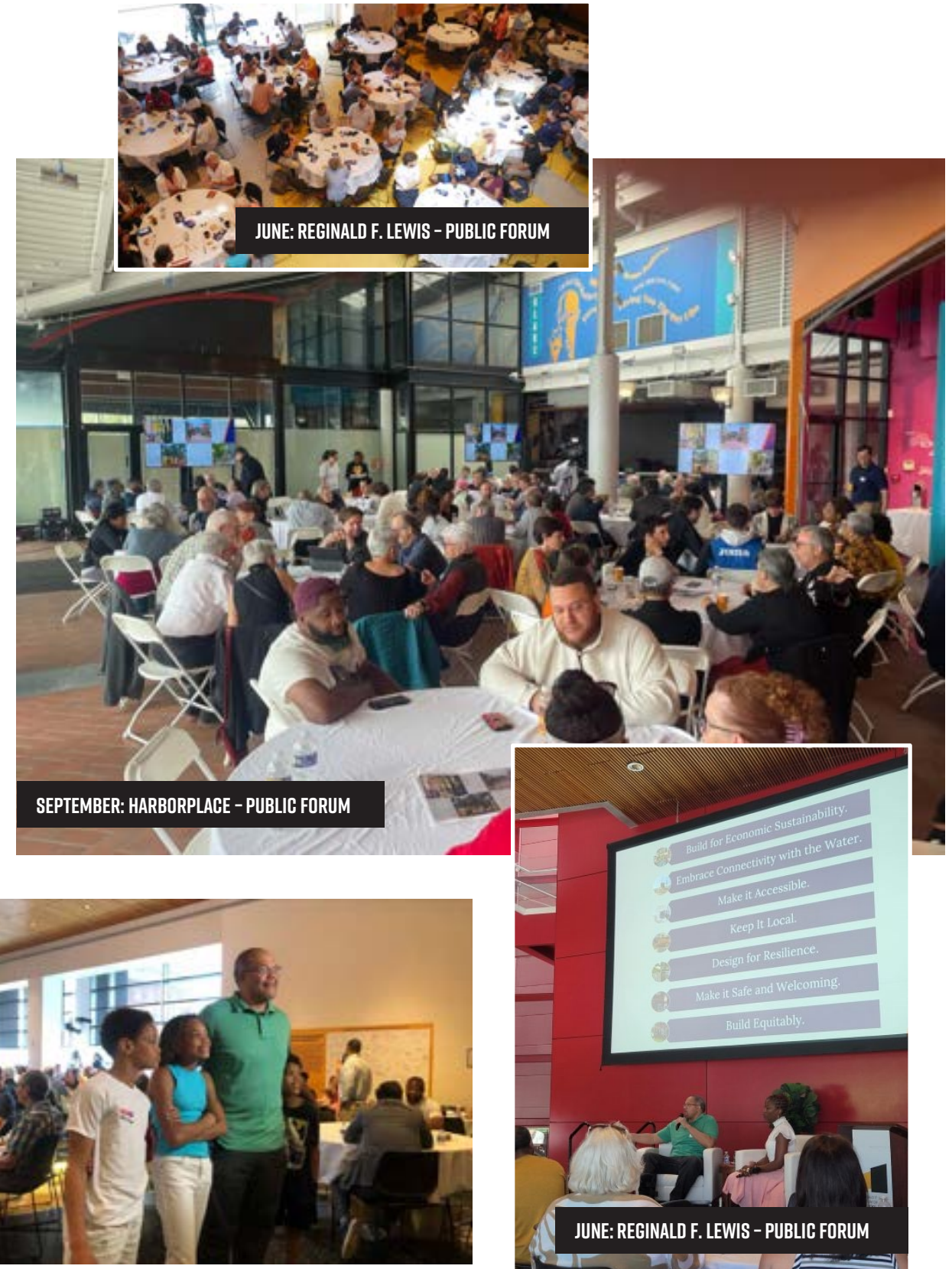
AUGUST: WAXTER SENIOR CENTER - SENIOR FORUM

Large Format Forums

A facilitated series of public meetings to solicit broad feedback on the desired future vision and characteristics of Harborplace.

Over the course of the year, we hosted three public forums across the city. The first forum, held June 3 at the Reginald F. Lewis Museum, focused on big picture ideas. What makes Harborplace great? What can make it better? What does it mean to design and build for everyone? Our second public forum at the Waxter Senior Center in August sought to engage Baltimore's senior citizens and focus

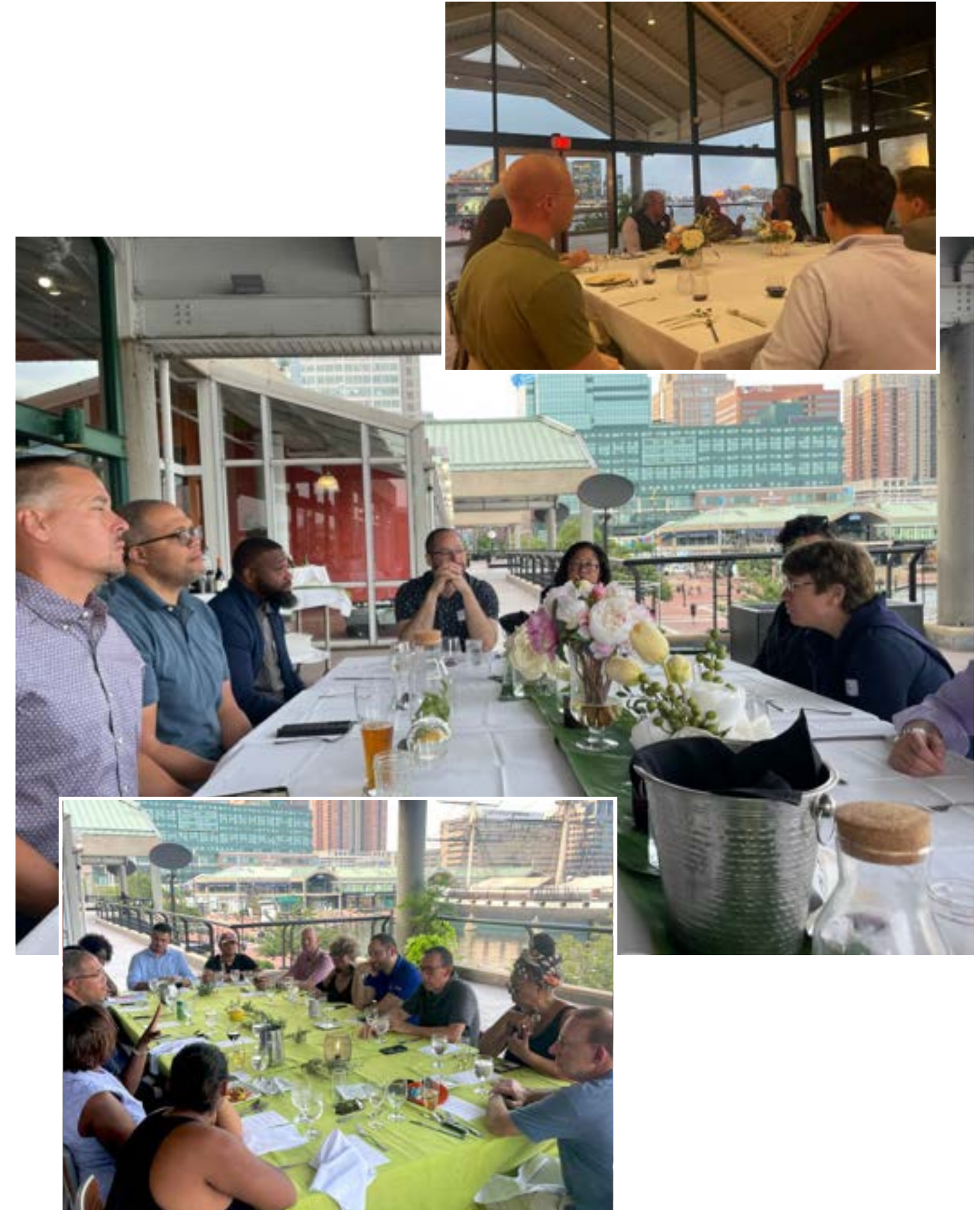
on how we can ensure that Harborplace is inviting, exciting, and accessible to our seniors. Our third public forum held at Harborplace in September sought reactions to precedent images reflective of the inputs we had received to date. We will hold a fourth public forum in the winter months to get community feedback on ideas and designs that have come from all of the community input to date.



Small Format Forums

“Dinner with the Developers” series

Members of the development team hosted small monthly dinners at Harborplace to have deep conversations with community members about the project. These dinners were for community members only and were invite only, but the invitation list was drawn from the list of resident participants who attended our public forums or who reached out and expressed a desire to engage further.



Youth Engagement

Collectively building a vision for our future by the next generation of Baltimoreans

The OurHarborplace Youthworks team advised on Youth Engagement and shaped the Youth engagement approach. Our Youthworks team visited other Youthworks programs over the summer to share information and listen to what teens and young adults in Baltimore want to see in the new Harborplace. Our Youthworks team met with teens and young adults hosted by the Mayor's Office of African American Male Engagement (MOAAME), as well as those hosted by Media Rhythm Institute (MRI). Many of the teens and young adults in the MOAAME program are former squeegee workers who are now engaging in work readiness programs and looking for safe and sustainable employment. Youth

input was heavily focused on two major recommendations: First, many teens and young adults felt unsafe at Harborplace. When we asked what would make them feel most welcome at Harborplace, they responded with answers like, "Less violence. More security. More things for kids my age to do", and "I would like to make sure we are safe", and "more security around the water". Second, many felt that there wasn't anything designed for them or geared toward their entertainment. Harborplace served more as a gathering place than a destination for activities, food, or entertainment. Additionally, many teens and young adults also want to see local, black-owned restaurants and vendors and improved cleanliness and safety.

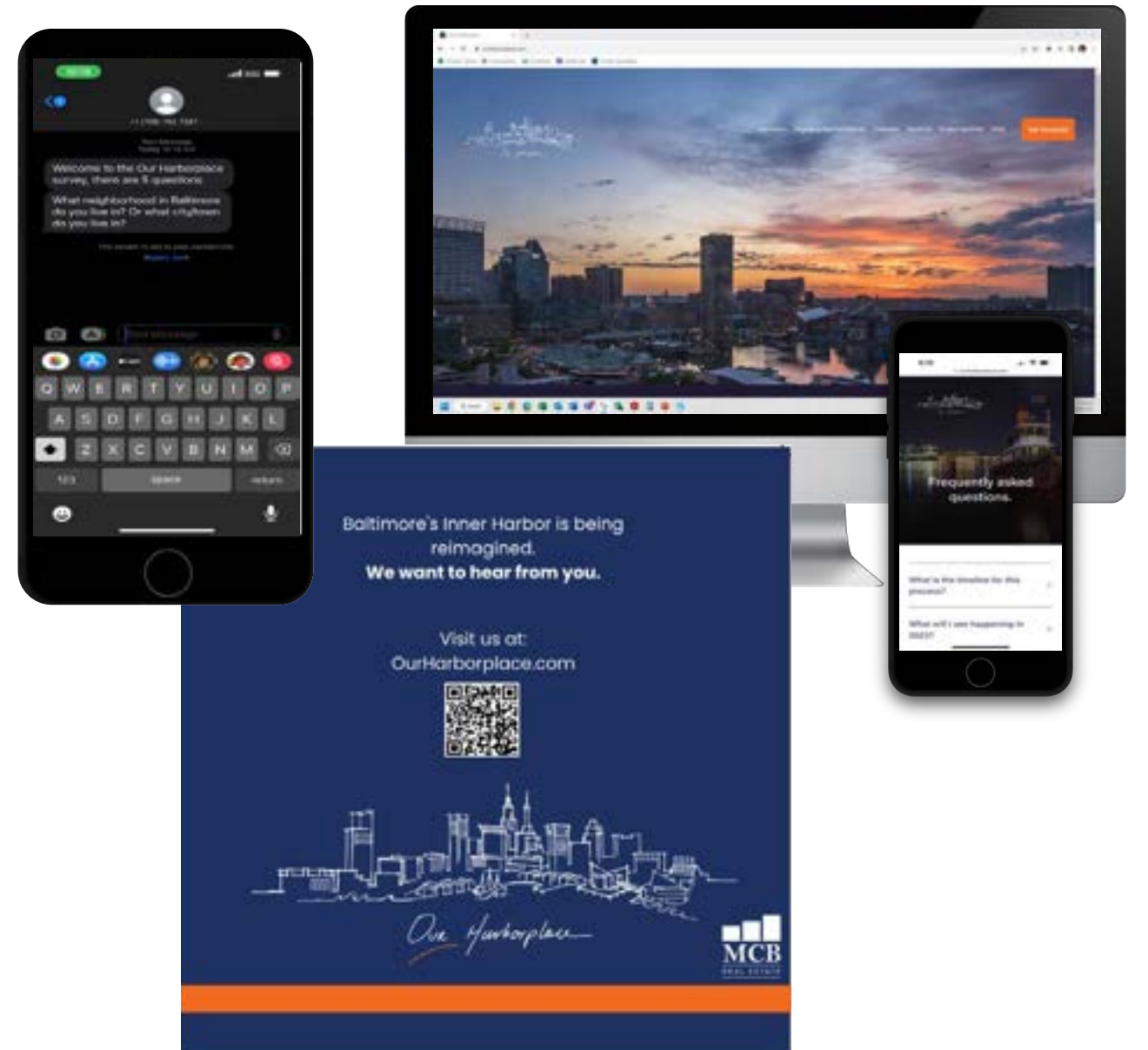


Grassroots Engagement

Engagement avenues that seek to meet people where they are and reduce barriers to meaningful community participation.

Grassroots engagement leveraged mobile advertising to enable direct communication between the development team and local residents through an automated text platform with established prompts for reaction and input. Additional analog and digital methods of engagement were employed including canvassing and website engagement, too. In coordination with youthworks, the OurHarborplace team went door to door in a variety of neighborhoods throughout the city. The team knocked over 1,000 doors to make sure people were aware of the opportunity to share their aspirations for Harborplace.

Additionally, at OurHarborplace.com, thousands of residents have submitted comments; many including ideas, suggestions, or hopes for the new Harborplace. These inputs are encapsulated in our 30-day, interim, and fall community reports which are available on the project updates page.



What We Heard

Residents collectively imagined what Harborplace's can be. Major themes emerged time and again:



Retain the Authentic Character of Baltimore's Art, Music, and Food



Create a Welcoming, Accessible, and Affordable Place



Remove Barriers Created by Existing Streets and by the Pavilions Separating Us from Our Waterfront



Accommodate Flooding and Sea Level Rise in the Future Design



Enhance Safety By Adding Residential and Active Social Uses



Better Connect the Sports and Entertainment District and City Neighborhoods to the Waterfront

Imagining a Harborplace that is Authentically Baltimore

The Harborplace of the future balances the realities of Baltimore today with design strategies rooted in history.



A WATERFRONT CITY WITH A HISTORY OF MARITIME INDUSTRY

The founding of Baltimore at the basin of the Patapsco River proved a strategic outpost for trading; eventually supporting other maritime industries tied to shipping and shipbuilding. While the Inner Harbor has shifted away from heavy industry towards tourism and commerce, **the city's relationship to the waterfront remains an important aspect of Baltimore's cultural identity and livelihood** that should be celebrated and enhanced at Harborplace.

NEIGHBORHOODS DISCONNECTED FROM HARBORPLACE

A **physical and psychological separation** currently exists between residents and their neighborhoods to the Inner Harbor. This results from years of some feeling excluded and perceptions of safety, physical connectivity, and lack of cultural attractions. The design of the future Harborplace should not reflect a singular point of view or cultural identity, but rather **represent and interconnect the many diverse populations and neighborhoods** that have shaped the unique vibe and personality of Baltimore.

EXPERIENCED BY FOOT, BY BIKE, BY TRANSIT, BY CAR, AND BY BOAT

While vehicular mobility has been prioritized over recent decades, **Baltimore remains a relatively compact and walkable city**. Cycling infrastructure has slowly expanded accompanied by the launch of the Blueways network (kayaks). The proximity of Downtown and other major employment, entertainment, and recreation anchors on or near the waterfront offers **opportunities to enhance non-vehicular modes of experiencing Baltimore**.

FOCUSED INVESTMENTS DOWNTOWN & CONNECTING GREEN CORRIDORS

Private development efforts have injected billions of dollars into the local economy, **growing the residential population base**, expanding the diversity of workplace environments, and **enriching the cultural and entertainment offerings of Downtown**. Simultaneously, the City's commitment to the Green Network Plan has been **directing investments towards public infrastructure that links residents to green spaces and other cultural assets** throughout Baltimore.



A TRAILBLAZING PROJECT WITH YET UNTAPPED POTENTIAL

Our waterfront has reinvented itself time and again. Harborplace played a central role in revitalizing Downtown and transforming Baltimoreans relationship to the water, attracting millions of visitors from near and far over its history. However, since its opening in 1980, the world has changed dramatically. The pavilions were designed in such a way that **they visually and physically separate the city from the water** and lack the grand architectural language one would expect for such a central waterfront site. Since then, we've also developed deep knowledge of our local ecology and technological advancements in building performance have change how we **design and build for sustainability and resiliency**. Finally, it is important to remember that Harborplace was conceived during a tumultuous period in Baltimore's history, following decades of civil rights struggles, downtown disinvestment, and increasing socioeconomic inequities. The Harborplace of the future must provide **equitable access to the experience of the Inner Harbor** by incorporating safe and engaging spaces, programming, and events that provide something for everyone, regardless of their social identities or economic means.

CREATING A MORE ACCESSIBLE, RESILIENT WATERFRONT

21st century cities are boldly reimagining their relationship to their waterfronts. The most successful waterfront redevelopments around the globe incorporate several core tenets. The foundation of all these projects is the **presence of a democratic ground plane** that links together high-quality open spaces, provides free and direct access to the waterfront, and creates an inclusive environment that welcomes all of Baltimore's diversity. From here, vertical development incorporates a **diversity of uses and architectural expression**, offering indoor and outdoor spaces for people of different backgrounds and socioeconomic statuses to recreate, gather, shop, sell, eat, drink, live, work, and collectively share in the experience of being on the waterfront. Individual projects intentionally **mitigate environmental impacts in construction and operations** and prepare these developments to face our changing climatic conditions and rising coastal waters through durable and agile designs that facilitate fast recovery. Cities have reinvested billions of dollars in public infrastructure that creates **enhanced multimodal access and more safe, healthy, and walkable waterfronts** for pedestrians.

Successful Waterfronts



The Wharf
Washington, D.C.



The Yards
Washington, D.C.



Research and
Development District
(RaDD)
San Diego, CA



East Bayfront
Toronto, Ontario



Coal Harbour
Vancouver, BC



HafenCity
Hamburg, Germany



Copenhagen Harbor
Copenhagen, Denmark

Successful Waterfronts

The Wharf

WASHINGTON, D.C..

The Wharf is a mile-long, mixed-use redevelopment along the shores of the Potomac River that invites residents and visitors to reconnect with their waterfront in a walkable, urban community.



BACKGROUND

In 2003, the Anacostia Waterfront Corporation was created to steer the redevelopment of D.C.'s Southwest waterfront. Just over a decade later, ground broke on The Wharf, with the final redevelopment completed in 2022. The Wharf today hosts roughly 3.2 million square feet of mixed-use waterfront development including, retail, residential, hospitality, office, and entertainment space. It has enjoyed success as a new neighborhood and regional destination for waterfront activities, events, and festivals.

WHAT WE ADMIRE

- Robust open space network, anchored by an active waterfront promenade, parks, and public piers
- Varied public programming and events
- Provision of affordable and workforce housing units
- Gold certified LEED Neighborhood Development

SNAPSHOT

District Size	24 ac
Redevelopment Year	2017 (Phase I) 2022 (Phase II)
Walkscore	94
Transit Score	87
Bike Score	85
Main Cultural Assets	Potomac River Waterfront Promenade Maine Ave Fish Market The Anthem concert hall Piers and Marina Waterfront Park



Successful Waterfronts

The Yards

WASHINGTON, D.C..

The Yards is a waterfront redevelopment in D.C.'s Navy Yard neighborhood. The development celebrates the area's naval history while providing water-based recreational and cultural attractions and programming in an active, urban waterfront neighborhood.



BACKGROUND

The Yards comprises the largest waterfront redevelopment in Washington, D.C. At full buildout, it will include upwards of two million square feet of office space, 3,400 residential units, 7.5 acres of parks and open space, and nearly 775,000 square feet of retail space including award-winning restaurants and shops. Six acres of waterfront development connects a rich mix of cultural amenities including sports and entertainment venues and the U.S. Navy Museum via a riverwalk trail.

SNAPSHOT

District Size	48 ac (The Yards)
Redevelopment Year	2014 (Phase I) 2024 (Phase II - expected)
Walkscore	96
Transit Score	79
Bike Score	90
Main Cultural Assets	Washington Nationals Audi Field (D.C. United) U.S. Navy Museum The Yards Park

WHAT WE ADMIRE

- Water play as an active recreational amenity (Yard Park Splash Pool, Ballpark Boathouse)
- Extensive parks and open space system
- Integration of site's naval heritage and historical architecture in redevelopment
- Seasonal programming at Canal Park



Successful Waterfronts

Research & Development District

SAN DIEGO, CALIFORNIA

One of the West Coast's newest life science campuses situates along the shoreline of the San Diego Bay, offering unparalleled waterfront employment opportunities and new open spaces.



BACKGROUND

Situated on more than 10 acres and occupying six blocks, RaDD represents one of the largest urban commercial waterfront sites on California's Pacific coast. This iconic life science district will transform Downtown San Diego's waterfront by adding over 5 acres of green space, retail, outdoor dining, public art, and event space. The area remains connected to local and regional multimodal transportation networks via the Trolley, Amtrak, the Coronado ferry, and the San Diego International Airport.

WHAT WE ADMIRE

- Mix of publicly accessible indoor and outdoor spaces
- Pedestrian-oriented street network within the campus boundaries
- Concentration of well-paying jobs in life sciences and innovation along the water
- Transit connections between the Convention Center, Stadium, Gas Lamp District, and the waterfront

SNAPSHOT

District Size	10 ac
Redevelopment Year	ongoing
Walkscore	88
Transit Score	76
Bike Score	78
Main Cultural Assets	Tuna Harbor Park Broadway Pier USS Midway Museum Cruise Ship Terminal Santa Fe Depot



Successful Waterfronts

East Bayfront

TORONTO, ONTARIO

East Bayfront is the latest in a series of waterfront neighborhood redevelopments in Toronto, creating a sizable new mixed-use residential community in the downtown core as well as a new employment hub with concentrated focus in innovation space.



BACKGROUND

The area which today comprises East Bayfront was a former marine freight transfer facility in a what was once a heavily industrial quarter of downtown Toronto. The ongoing redevelopment of this neighborhood is creating a vibrant, mixed-use community with a particular focus on creating innovation space and providing direct public access to the Don River waterfront and high-quality parks and open spaces in a highly sustainable community.

WHAT WE ADMIRE

- Waterfront residential with stepped architectural massing that preserves and maximizes views to the water
- Publicly accessible ground-level open spaces within private inner blocks
- High-speed fiber-optic network to entice creative and technology industries

SNAPSHOT

District Size	55 ac
Redevelopment Year	2013 (start)
Walkscore	83
Transit Score	95
Bike Score	75
Main Cultural Assets	Waterfront Innovation Centre George Brown College Sugar Beach Sherbourne Common Aitken Place Park



Successful Waterfronts

Coal Harbour

VANCOUVER, BRITISH COLUMBIA

Regional attractions link to local shops, restaurants, and cultural venues via an extensive off-street public space network, including lush urban waterfront parks and a continuous seawall loop trail.



BACKGROUND

Coal Harbour lies between the downtown financial district, the West End, and Stanley Park. The neighborhood is comprised of high-rise residential towers with mixed-use retail and townhome podiums. There are many maritime-related cultural assets as well as lush parks and green spaces connected along a waterfront seawall. The Vancouver Convention Center and Canada Place sit adjacent to the neighborhood, welcoming visitors from near and far to the city and its attractions.

WHAT WE ADMIRE

- Coal Harbour seawall loop trail, linking parks, squares, and attractions to the convention center and cruise terminal
- Balanced mix of local food and beverage with regional attractions and cultural entertainment venues
- Waterfront residential activated by lush ground plane

SNAPSHOT

District Size	130 ac
Redevelopment Year	1990s (start)
Walkscore	93
Transit Score	92
Bike Score	94
Main Cultural Assets	Seawall Loop Trail Jack Poole Plaza Convention Center Canada Place Vancouver Harbor Water Aerodrome



Successful Waterfronts

HafenCity

HAMBURG, GERMANY

HafenCity is Europe's largest urban redevelopment zone and serves as an exemplary model of future-oriented mixed-use waterfront development with increased ecological sustainability and deliberate interaction between people and the water.



BACKGROUND

HafenCity transformed what was historically a free port along the Elbe River in Hamburg, Germany used for heavy industry, shipping, and logistics into a model 21st century, urban waterfront mixed-use urban redevelopment. Along the shores of the Elbe River, this new maritime neighborhood anticipates a final buildout which will include up to 8,000 residential units, retail, hospitality, office and professional services, and cultural and educational institutions.

WHAT WE ADMIRE

- Active dockside promenade linking extensive open space network exceeding 1/3 of total land area
- Architectural heterogeneity
- Repositioning former industrial lands
- Substantial flood protection measures
- Intentional integration of new mass transit line (U-line subway)

SNAPSHOT

District Size	387 ac
Redevelopment Year	2008 (start)
Walkscore	N/A
Transit Score	N/A
Bike Score	N/A
Main Cultural Assets	Elbphilharmonie Grasbrookpark and Marco Polo Terraces HCU: HafenCity Univ. Überseeboulevard Speicherstadtmuseum



Successful Waterfronts

Copenhagen Harbor

COPENHAGEN, DENMARK

Copenhagen is today regarded as one of the world's most livable cities due to decades of incremental investments to improve its water quality: sewer system upgrades, carbon neutral transit, cycling infrastructure, and high-quality waterfront public spaces.



BACKGROUND

Copenhagen's harbor consists of several distinct districts. The Nordhavn is a nascent urban neighborhood, characterized by contemporary architecture and adaptive, mixed-use redevelopment projects. The Inderhavn is at the city's historic core, and as such, features many of Copenhagen's premier cultural venues and institutions. Many tourists visit the Inderhavn as well as the Sydhavnen, where many of the city's harbor baths are cropping up and shopping options abounds..

WHAT WE ADMIRE

- Public baths, swimming areas, and urban beaches along the harbor
- The Harbor Circle trail loop around the waterfront, complete with a cycling and pedestrian bridge
- High-quality, signature residential designs with active public spaces
- Local waterfront bars and restaurants

SNAPSHOT

District Size	Over seven linear miles of waterfront
Redevelopment Year	ongoing
Walkscore	N/A
Transit Score	N/A
Bike Score	N/A
Main Cultural Assets	Veteran Ship & Museum Harbor Royal Opera Royal Playhouse Royal Library Harbor Baths, Beaches



Re-envisioning the Future Together

The thoughtfully selected design team brings together years of industry thought leadership coupled with diverse skillsets that lends itself to become a collision of different points of view that incites innovation.

COLLABORATIVE DESIGN TEAM

- **Gensler** (Baltimore)
Lead Master Plan Architect
- **Unknown Studio** (Baltimore)
Landscape Architect
- **3XN** (Copenhagen)
Architect
- **BCT Design Group** (Baltimore)
Architect
- **Sulton Campbell Britt & Associates** (Baltimore)
Architectural Historian, Preservationist
- **STV** (Baltimore)
Civil Engineer
- **The Traffic Group** (Baltimore County)
Traffic Engineer
- **RK&K** (Baltimore)
Traffic Consultant
- **Biohabitats** (Baltimore)
Ecological Resiliency Consultant
- **Moffatt & Nichol** (Baltimore)
Maritime Engineer

DESIGN CHARRETTES

The team held weekly in-person sessions to collaboratively advance design strategies for the master plan.



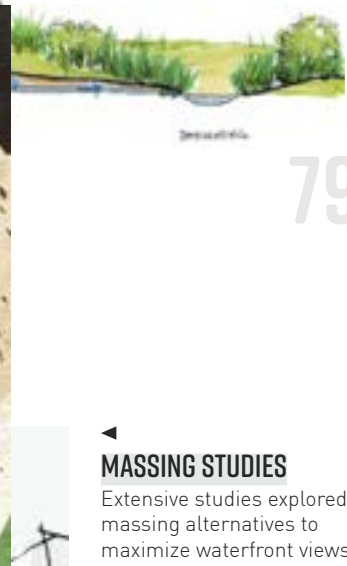
SITE SURVEY

The design team organized numerous site visits to document existing conditions, including constraints and future opportunities.



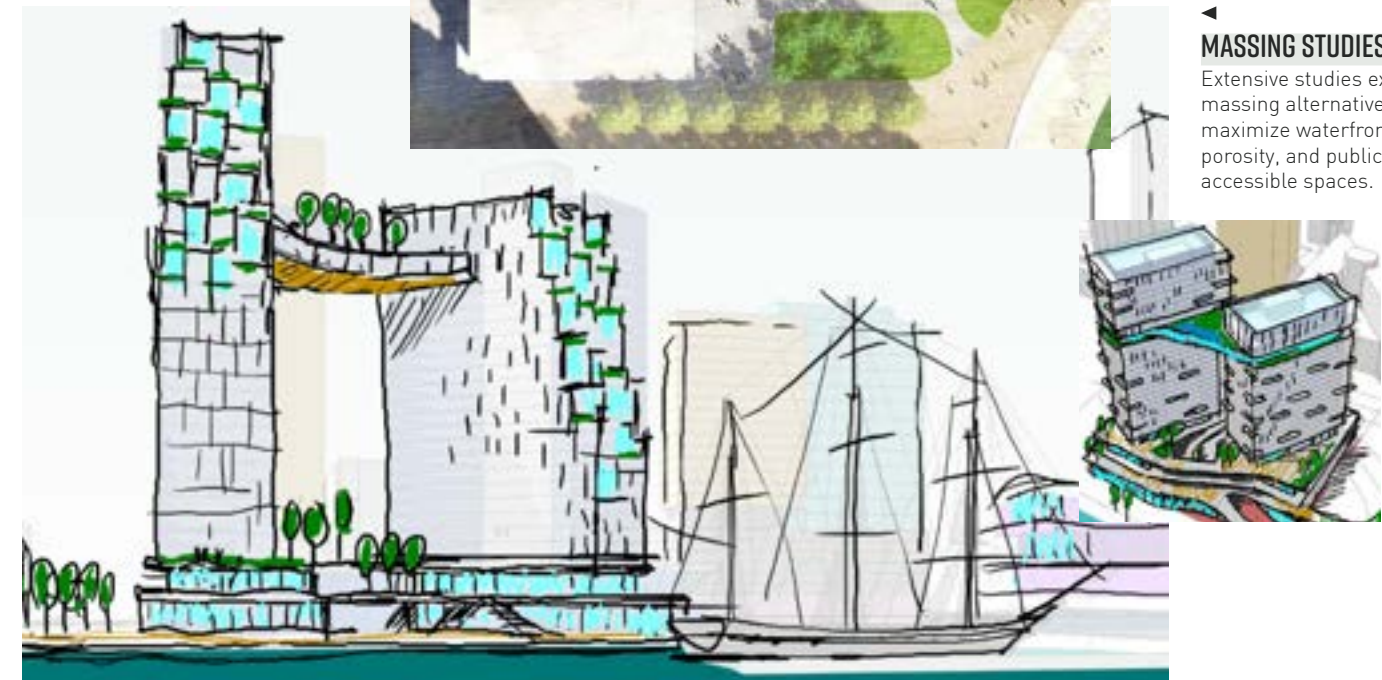
FUNCTIONAL LANDSCAPES

The public realm approach integrates ecologically diverse landscapes featuring native plantings and a healthy mix of hardscapes for people to socialize and relax in nature and ecologically resilient and beautiful landscapes reminiscent of the greater Chesapeake Bay ecosystem.



MASSING STUDIES

Extensive studies explored massing alternatives to maximize waterfront views, porosity, and publicly accessible spaces.



Re-connecting Baltimore to the Chesapeake Bay

Though Baltimore lies at the shoreline of the Chesapeake, the city remains physically and psychologically separated from its regional ecology. The future Harborplace can build spaces that physically and emotionally tie people back to their environment .

Baltimore City has developed a Green Network Plan to focus infrastructure investments on connecting residents to healthy, vibrant, and resilient green spaces by building out a comprehensive system of green corridors and nodes throughout the city. This system will provide myriad public health, equity, livability, and resiliency benefits such as:

- **Safer and Healthier Communities**, by eliminating underutilized vacant lots, connecting more people to green, water assets.
- **Enhanced Community Economic Development**, through stabilized land and property values
- **Cleaner and Greener Environment**, including better stormwater management, as well as increased ecosystem resilience and biodiversity.

The Inner Harbor, and by extension, Harborplace, play an integral role in connecting this network. The plan identifies the Inner Harbor as a “priority corridor” that links critical job and transportation centers, parks, institutions, and neighborhoods. Additionally, the presence of the National Aquarium and floating wetlands classifies this zone as a “nature node” whereby ecosystem services are actively enhanced to further support Baltimore’s environmental resiliency.

The reimagination of Harborplace will thoughtfully align to this framework, applying a range of design strategies that not only enhance building-scale sustainability and performance, but also improve waterfront resiliency, ecological biodiversity, and ecosystem services through significant reinvestment in the green and open space network around the Inner Harbor and waterfront promenade that will stand the test of time.

ENVIRONMENTAL EDUCATION

Educational programming provides opportunities for young Baltimoreans to learn about healthy foods, plants, and their local ecology in a safe and engaging space.



GREEN NETWORK PLAN

The plan introduces the concept of a network of green corridors that connect residents to nodes of activity that include parks and other local institutional assets for a more resilient and healthy Baltimore..



BLUEWAYS & GREENWAYS

Extensive paddle sport and trail networks throughout Baltimore provide residents direct access to healthy outdoor spaces to exercise, socialize, and recreate.



Our Core Planning Pillars



EMBRACE CONNECTIVITY WITH THE WATER.

The Harbor is one of our City's greatest physical assets and a national treasure. Harborplace will be a space to celebrate the waterfront by prioritizing the striking views that allow us all to dream big and see the expansiveness our City has to offer.



BUILD FOR ECONOMIC SUSTAINABILITY.

All thriving cities have vibrant downtowns: communities with places to live, eat, play, build, dream, and connect with one another. For our city to thrive, we need Harborplace to be alive at all times, to incorporate all types of uses, and to be both a destination and a home. Thriving cities across the globe are rethinking how density, transit, residences and recreation unlock economic opportunity. Years ago, Harborplace was the model for waterfront development, and we once again have the opportunity to lead by bringing new vision to our waterfront.



MAKE IT ACCESSIBLE.

Accessibility for walkers, bikers, riders, and the mobility impaired goes hand-in-hand with the vitality of our downtown. A reimagined Harborplace should serve as a gathering place, a home, and a recreation center at the heart of our City. Access to and through Harborplace connects that heart to so much more.



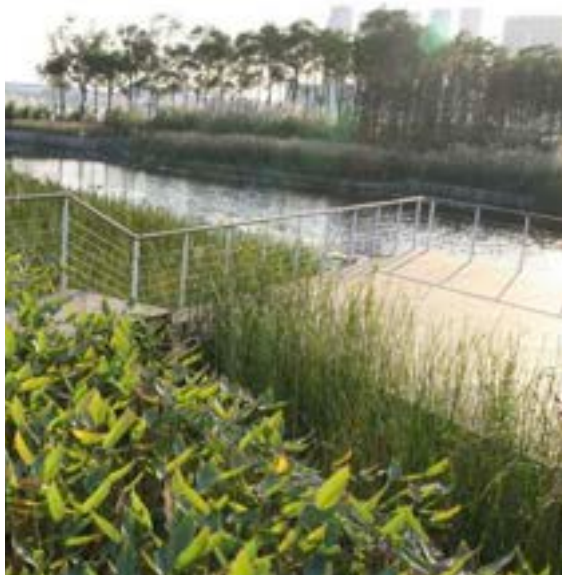
KEEP IT LOCAL.

A quintessentially Baltimorean Harborplace means always focusing on Baltimore. We know how much our City has to offer and we will celebrate all things local at Harborplace. We will seek to bring together our uniquely talented entrepreneurs, restaurateurs, small business owners, makers, designers, artists, and so much more.



MAKE IT SAFE AND WELCOMING.

Realization of the built environment envisioned in our core pillars will yield a Harborplace that is a safe and inviting space for all Baltimore families and our visitors. Safety is our priority as we work to ensure Harborplace will be a space for everyone in Baltimore, a place for people of all ages, backgrounds, and cultures to come together and feel at home.



DESIGN FOR RESILIENCE.

Environmental sustainability is at the forefront of our thinking, beginning with protecting the Chesapeake Bay, our most important ecological asset, through measures such as:

- flood mitigation,
- softer shorelines and new bio retention facilities to treat storm water and runoff,
- interconnection to centralized utilities, and
- contemplation of the next hundred years of use,

Harborplace will be a worldwide model for sustainable, resilient waterfront development.



BUILD EQUITABLY.

The design and vision of Harborplace starts with equity at its core. This will be a place where economic activity will benefit our entire city and all of our residents. For too long we have invested in ways that leave big parts of our community on the sidelines. Here we will provide for all uses of the space: residential, recreational, social, to build a place where all of Baltimore is welcomed and included.



“HARBORPLACE WILL BE AUTHENTICALLY BALTIMORE: OUR WATERFRONT WILL BE A WORLD-CLASS DESTINATION FOR CUISINE, COMMERCE, CULTURE, AND ALL THE BEST THAT BALTIMORE HAS TO OFFER.” - P. DAVID BRAMBLE



DESIGN

Our vision is based upon thousands of ideas and input from all across Baltimore. This vision will evolve as we continue that conversation, get feedback on what follows, and determine what is most feasible for the heart of our city.

92

Site Overview

94

Our Planning Approach

100

The Park at Freedom's Port
and Upper and Lower Promenades

140

301 Light Street

158

201 E. Pratt Street

176

203 E. Pratt Street

194

303 Light Street

214

Building Height Comparison















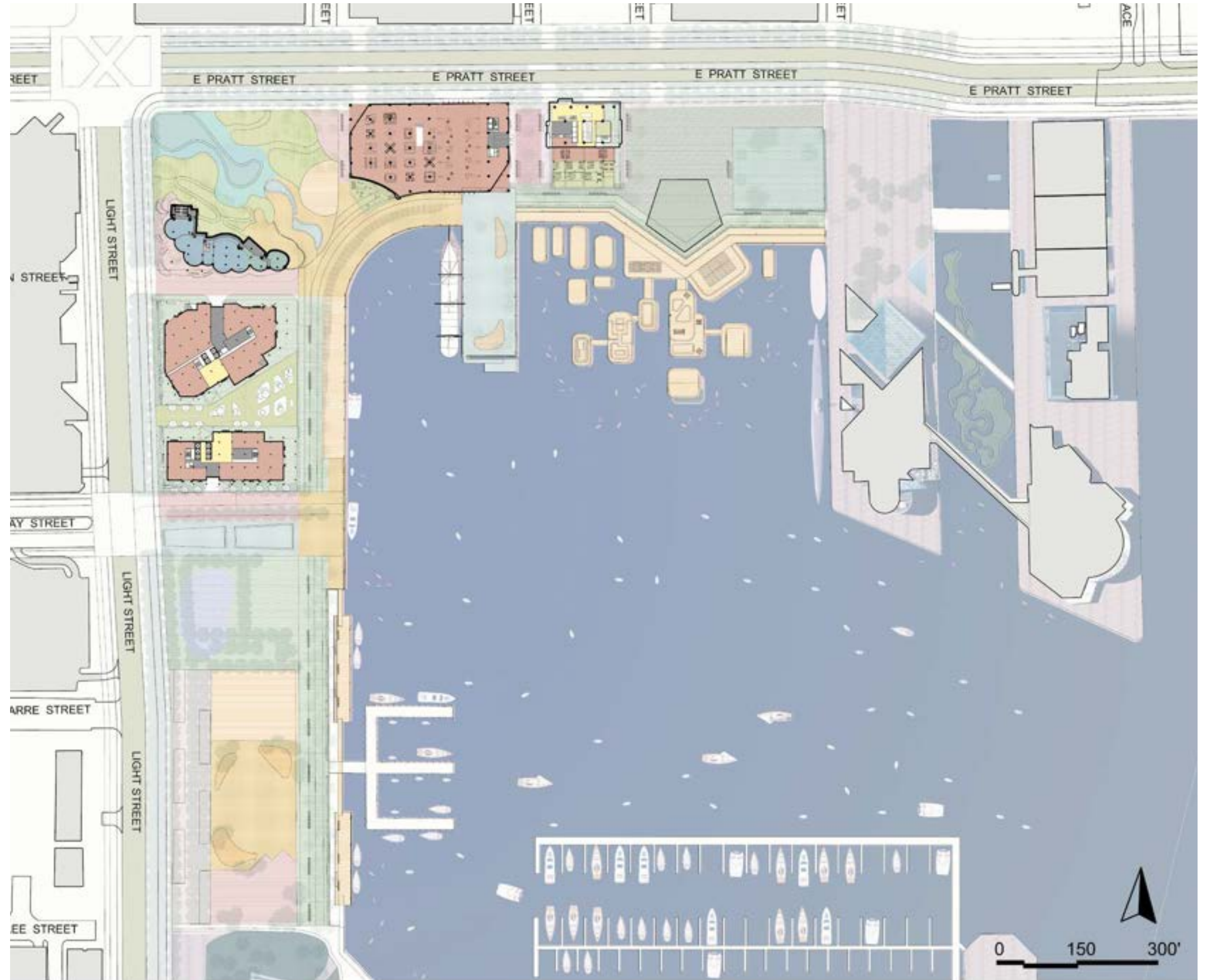


HARBORPLACE VIEW FROM FEDERAL HILL

Site Overview



-  Lobby
-  Retail
-  Food, Beverage, & Entertainment
-  Activating Retail
-  Service / BOH
-  Enhanced Streetscape
-  Aquatic Engagement & Exploration
-  Memorial & Contemplative
-  Native Plantings & Respite
-  Play & Gathering
-  Quiet Gatherings & Shady Respite
-  Performance & Spectating



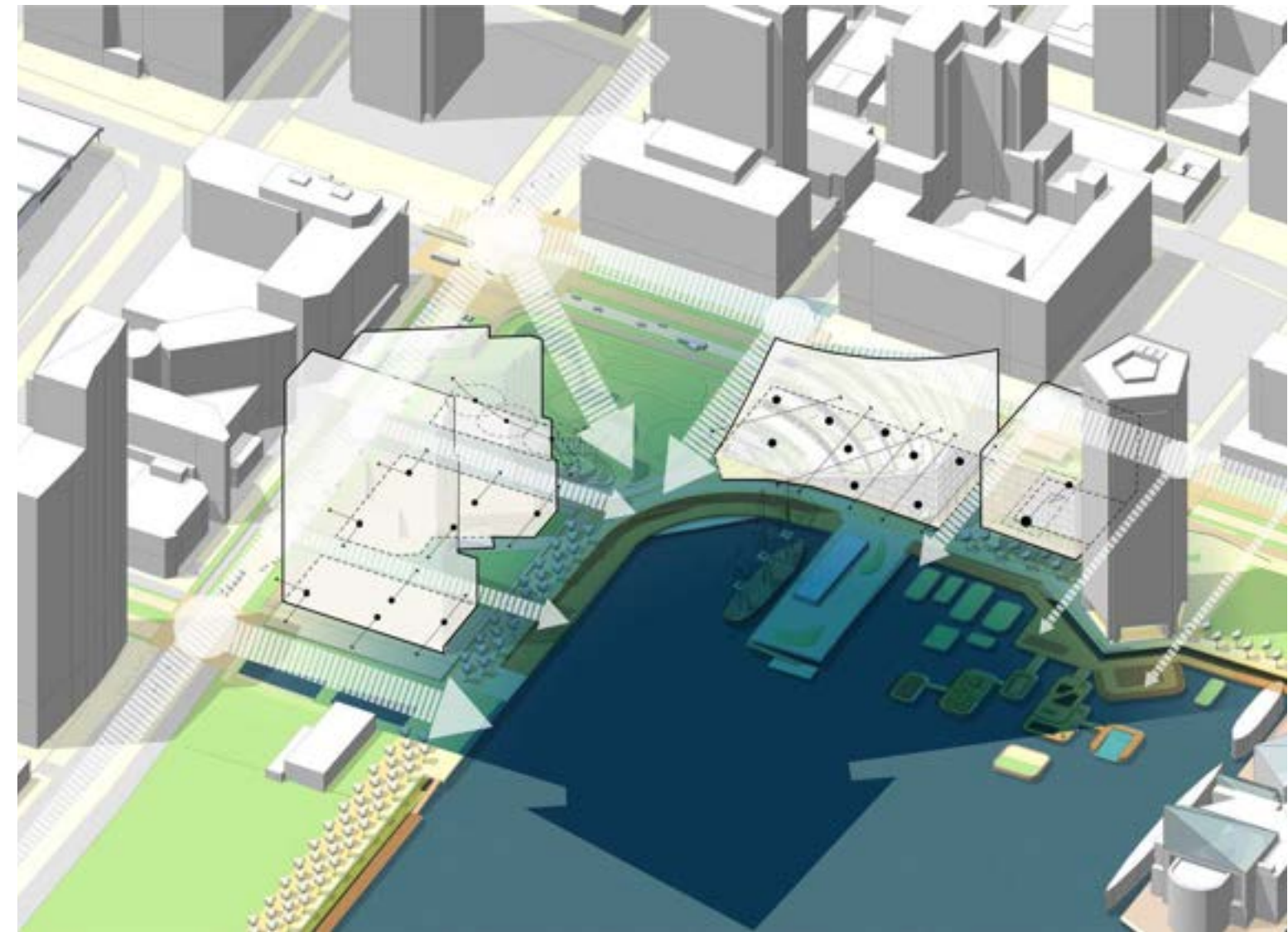
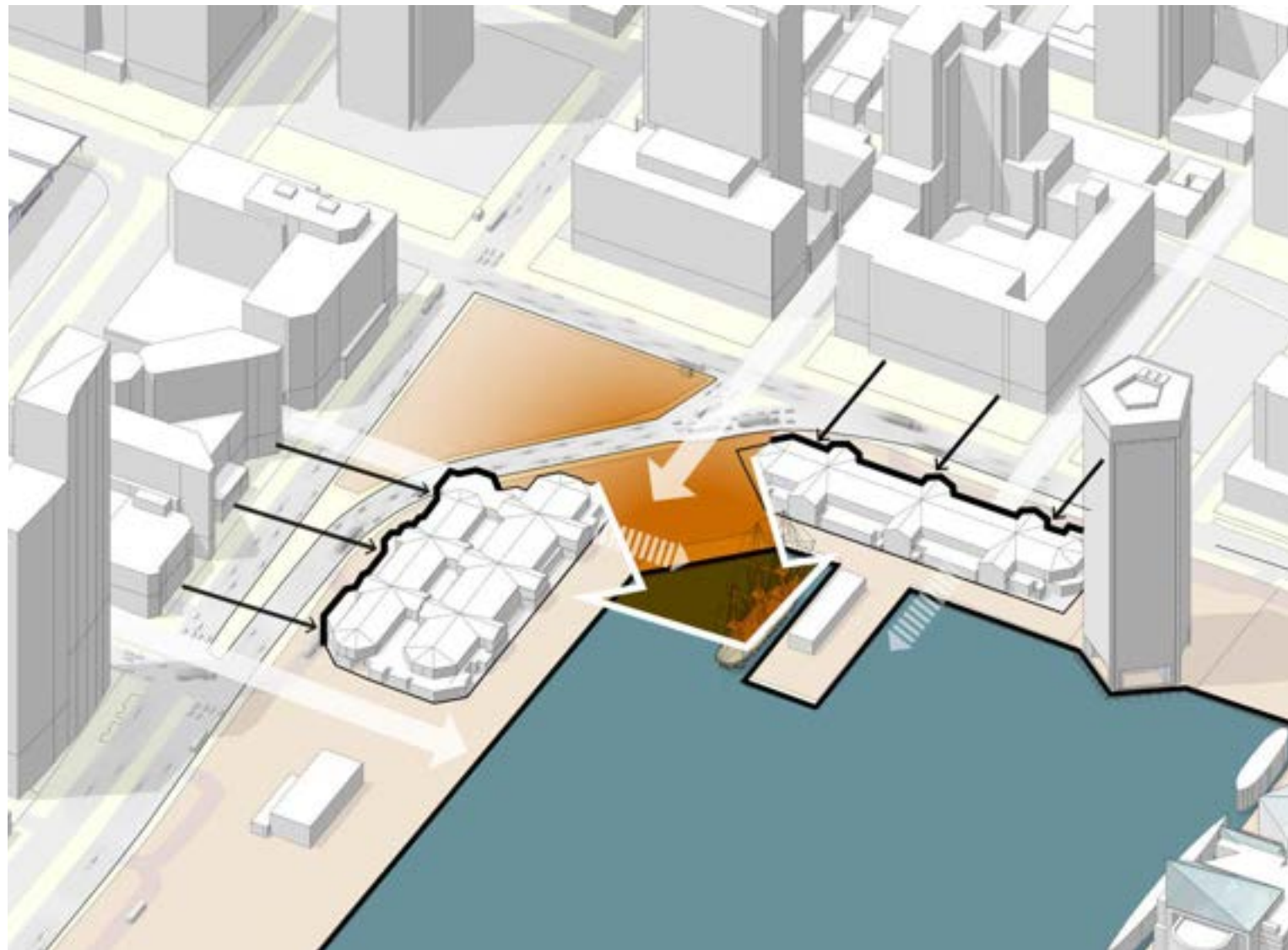
Our Planning Approach

TODAY'S CONDITION

The experience of Baltimore's waterfront is funneled through a small gap in buildings and cut-off by immense traffic on Light St and Pratt St. Once at the water's edge, the experience is flat and limiting. Baltimore has no real relationship with our water, but we can fix that with better visual and physical access.

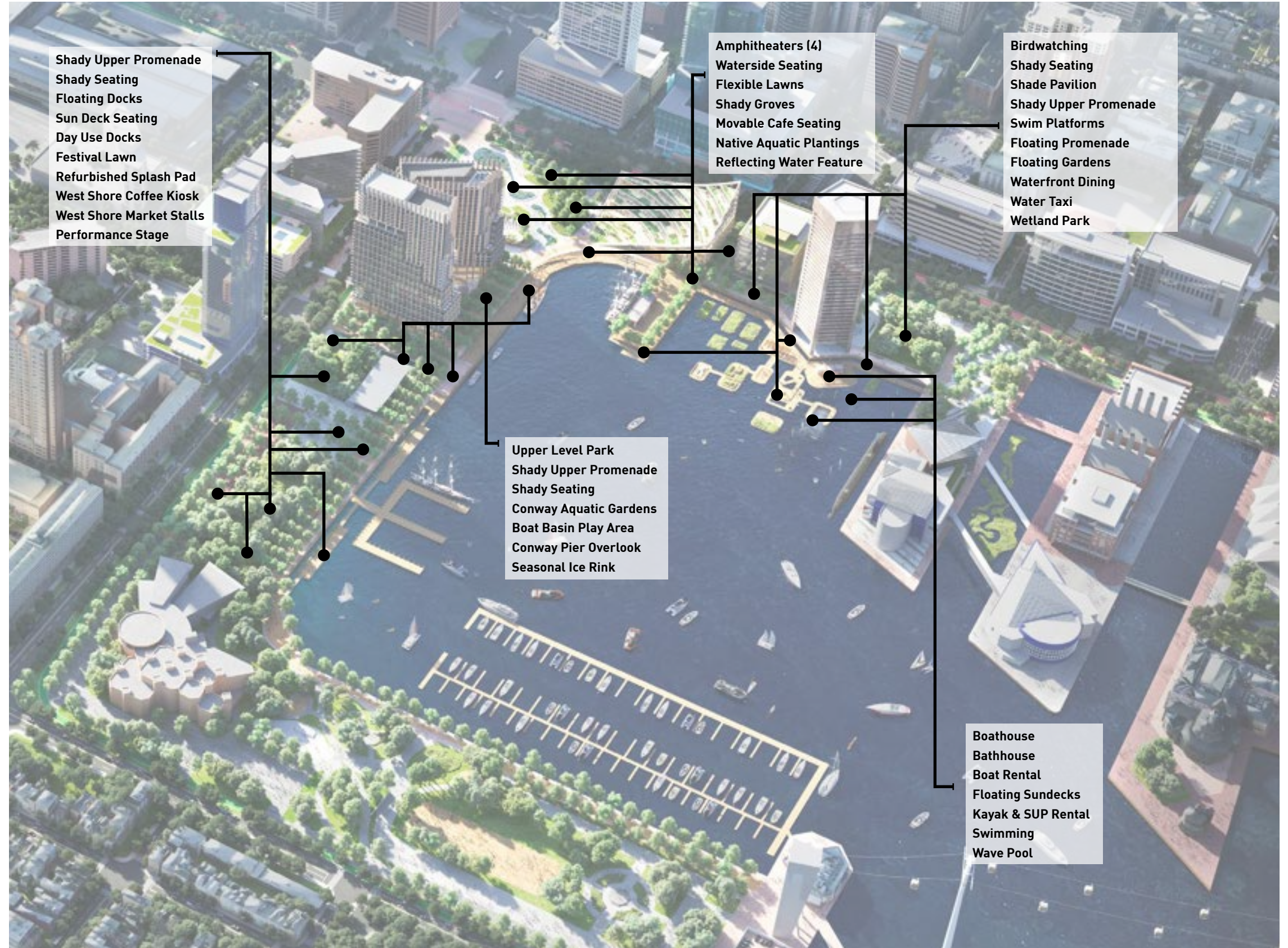
AN EQUITABLE WATERFRONT

We propose creating as much access as possible- extending the city grid to the water and breaking the podiums of the new parcels to allow for clear views and pedestrian access from Light St and Pratt St. These are buildings within an active and engaging park space- and the waterfront is distinctly Baltimore's.



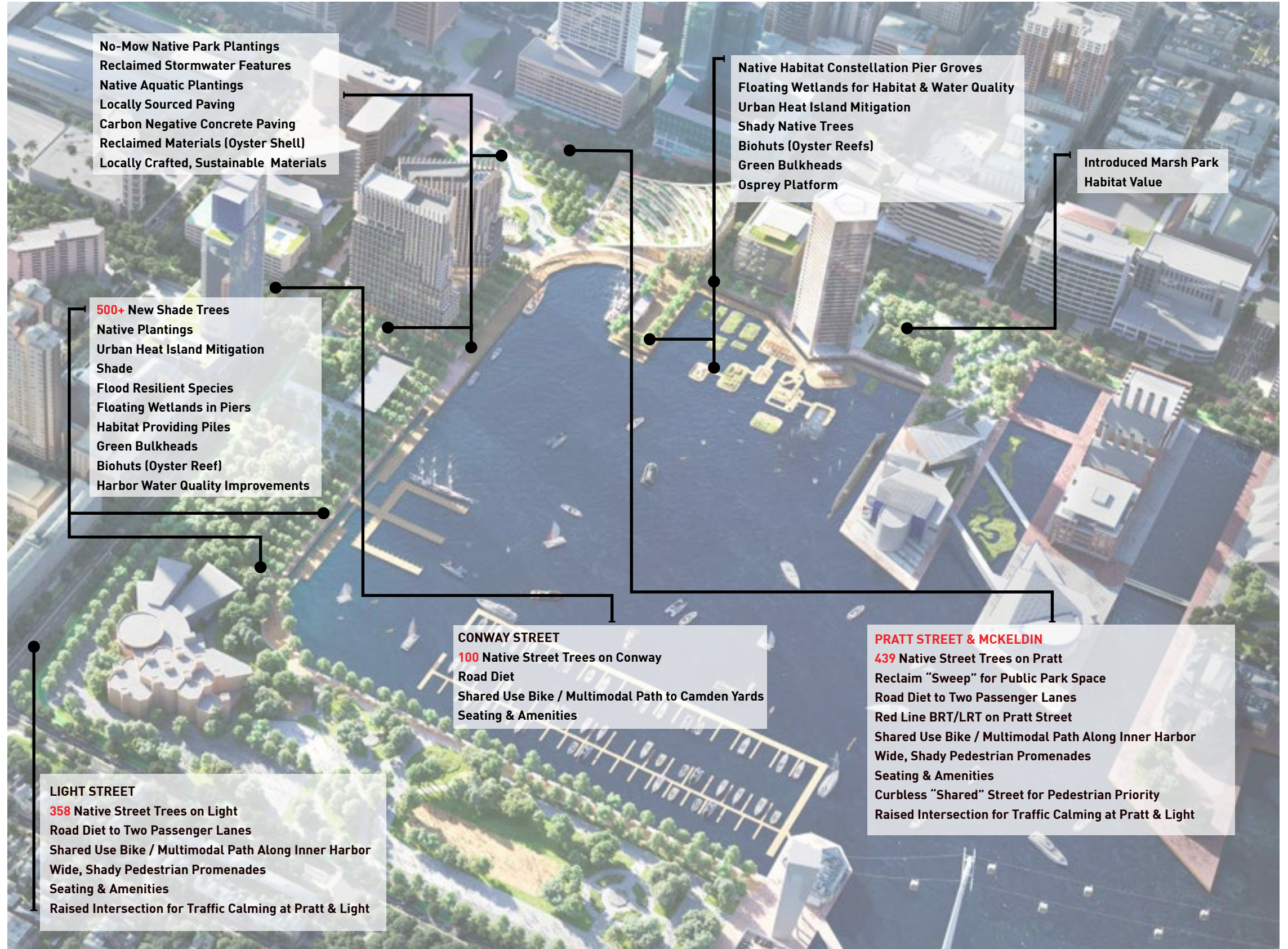
Diverse Activities & Choices

FROM MONO-FUNCTIONAL TO DIVERSE, GREEN, AND EXPERIENTIAL



Impact & Resilience Strategies

A GREENER HARBOR



1

The Public Realm The Park at Freedom's Port and the Promenade



INNER HARBOR VIEW FROM THE CORNER OF PRATT AND LIGHT STREETS

The Park at Freedom's Port and Upper and Lower Waterfront Promenades

- Designed by Unknown Studio

Harborplace's Public Spaces: Reconnecting Baltimore to the Culture and Ecology of the Chesapeake

The redevelopment of Harborplace is founded on a revitalized public realm offering a democratic, inclusive, and resilient future.

Design principles include:

- **Connectivity:** Connect Downtown's Urban Realm to the Waterfront through Streetscape Redesign
- **Democratic Ground Plane:** Focus on Publicness - Barrier Free, Locally Inclusive, Inviting Spaces at-grade
- **Something for Everyone:** Transition from Mono-functional to Choices, Variety, and Ever-Changing Experiences on the Water
- **Work With the Water:** Acknowledge Harbor History, Bring the Experience and Visibility of Water to the City, and Design for Adaptation as the Climate Changes
- **Invest in the Broad Benefits of Green Infrastructure:** Provide urban heat island

mitigation, terrestrial and aquatic habitat value, draw down of embodied carbon, locally sourced, robust materials, public health benefits (physical and mental), non-fossil fuel dependent transit, and beautiful spaces for Baltimore to connect with its natural environment.

The redesign of the public spaces in Downtown Baltimore encompass a variety of areas starting with a total **redesign of key thoroughfares Pratt, Light and Conway in order to connect the City to its waterfront.** Closer to the water, the design builds on the existing parks to create a contiguous waterfront park network, including **The Park at Freedom's Port**, a reflective and celebratory space, key **connector spaces between water and City** at Camden Street, Conway Gardens, and South Street, a shady and spacious **upper promenade** with views to the water, a warm and inviting **lower waterside promenade** linking maritime programs, and revitalized parks at the World Trade Center and West Shore Park.



LOWER SUN DECKS AT THE INNER HARBOR



The Park at Freedom's Port

DESIGN CONCEPT

The reimagination of Harborplace's Public Realm transforms the 1980-era promenade into one of great biodiversity, democracy, choice, programmatic richness, universal accessibility, flexibility, and resiliency to flood levels. Adding complexity and richness to the site, the new vision for Harborplace's Promenades evokes the bustle and energy of Baltimore's historic waterfront – a place full of vitality and very much of place.

AQUATIC POOL EDGE STUDIES

The edge of the pool references Baltimore's iconic white marble "stoop" form as it wraps around the water body. The stoop provides social spaces to sit and socialize with others.



▲ WHITE MARBLE STOOP, BALTIMORE, MD



▲ WHITE MARBLE BENCH, THE MALL, WASHINGTON DC



▲ WATER FEATURE, CITYCENTER, WASHINGTON DC



▲ BEAVER DAM QUARRY, COCKEYSVILLE MARBLE, 1898

DESIGN INSPIRATION

The material and formal inspiration for the Park at Freedom's Port reconnects Baltimore's former water's edge by abstracting the estuarine Chesapeake ecosystem while celebrating the local legacy of material ingenuity and craftsmanship. The palette and atmosphere is intended to be one of tranquility and beauty; providing a setting for cultural and historic interpretation of this important site.

EARLY SETTLEMENT OF BALTIMORE AT THE INNER HARBOR



▲ FEATURES OF THE PARK AT FREEDOM'S PORT



THE PARK AT FREEDOM'S PORT

The Public Realm

How Do We Tell a Story of Erasure and Inspiration?

The flexible and open-ended nature of the site, layers of native planting, paving, and edging, in addition to the backdrop of the Harbor present an opportunity to examine, critique and celebrate Baltimore's Black legacy on the very site of Freedom's Port.



Historic Light Street Corridor, 1935
More Bustle on the Maritime Side,
More Water



Light Street Today
High-capacity roadways and elevated medians
physically separate people from the water



Interpretive of Erasure of Seneca Village (Central Park)
Combination of Interpretive Signage, Events, and Education

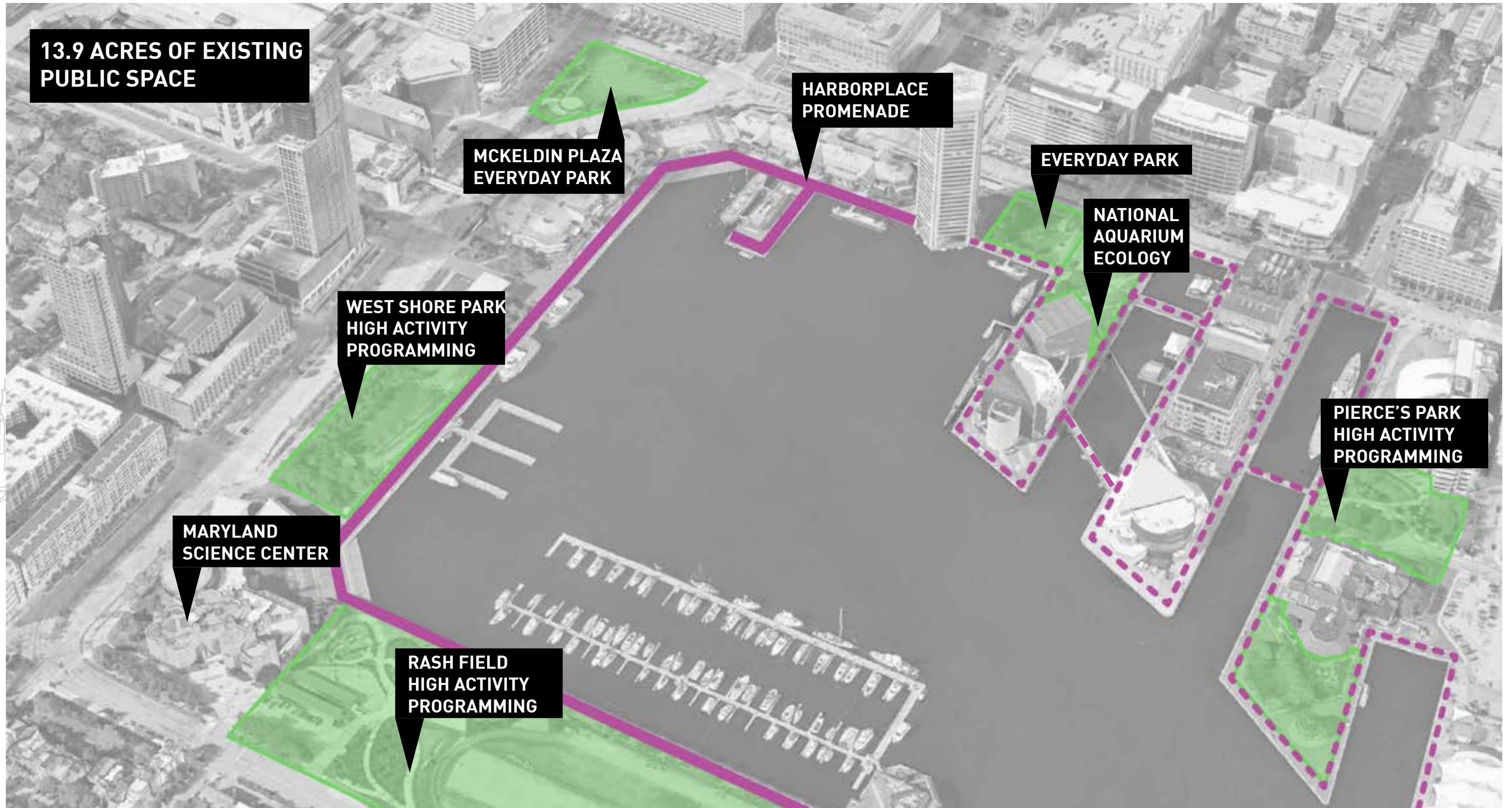




BALTIMORE'S WATERFRONT PATHWAY IS LIKE NOTHING ELSE IN THE WORLD. TO MAKE IT TRULY WORLD-CLASS, WE MUST COMPLETE THE NETWORK AT THE INNER HARBOR

- Existing 8 Miles of Baltimore's Waterfront Promenade
- Harborplace

BALTIMORE WATERFRONT PROMENADE



13.9 ACRES OF EXISTING PUBLIC SPACE

MCKELDIN PLAZA EVERYDAY PARK

HARBORPLACE PROMENADE

EVERYDAY PARK

NATIONAL AQUARIUM ECOLOGY

PIERCE'S PARK HIGH ACTIVITY PROGRAMMING

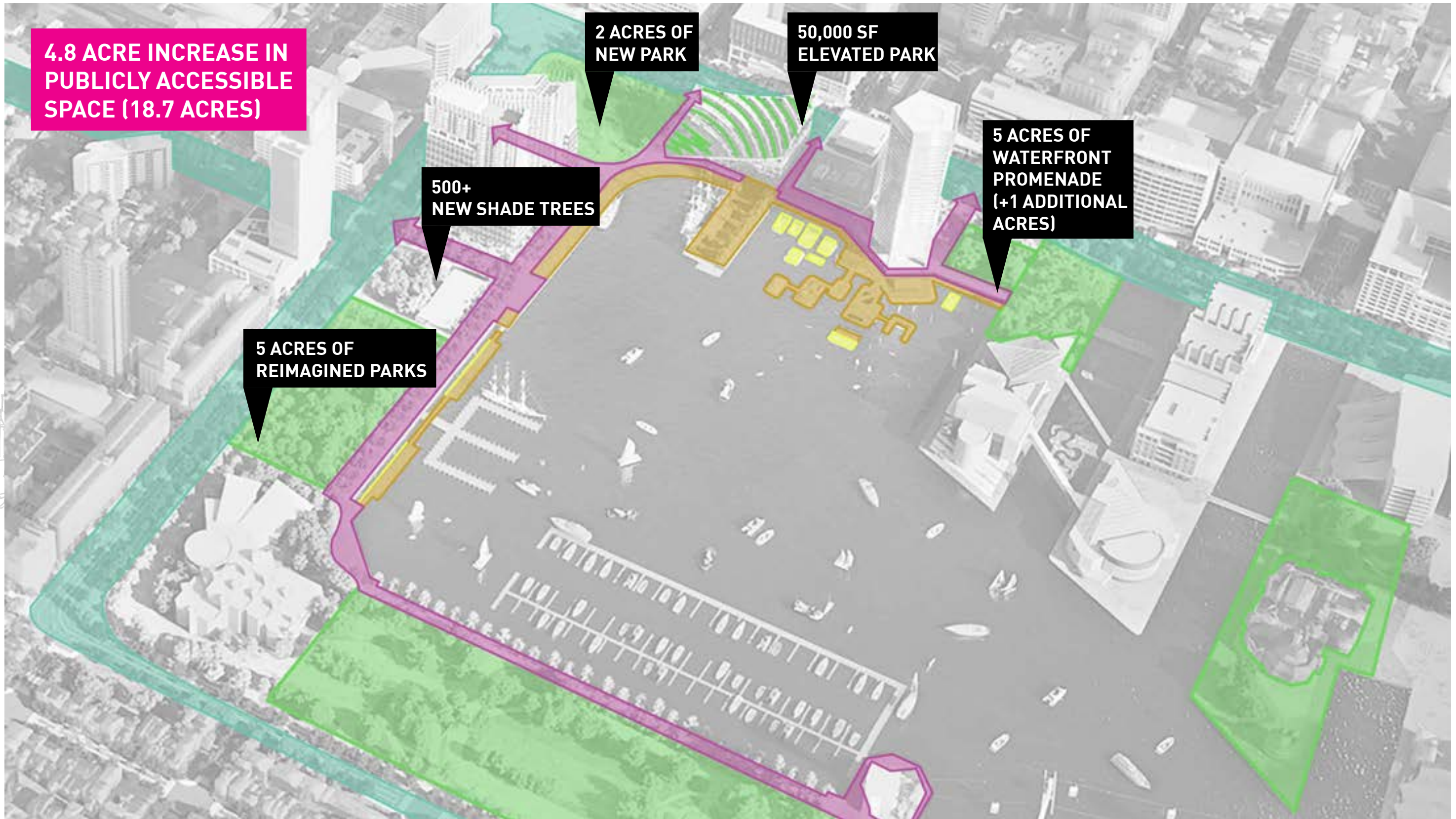
WEST SHORE PARK HIGH ACTIVITY PROGRAMMING

MARYLAND SCIENCE CENTER

RASH FIELD HIGH ACTIVITY PROGRAMMING

- Park Assets
- Inner Harbor Promenade
- - Baltimore Waterfront Promenade

HARBORPLACE EXISTING PARKS AND PLACES



- Shady Upper Promenade
- Parks
- Green Streets
- Lower Sun Deck
- Living Shoreline

HARBORPLACE PUBLIC REALM: MAJOR ZONES



VIEW OF HARBORPLACE FROM THE MARYLAND SCIENCE CENTER

The Upper Promenade

GENEROUS SHADE, GENEROUS SPACE

More opportunities for shade

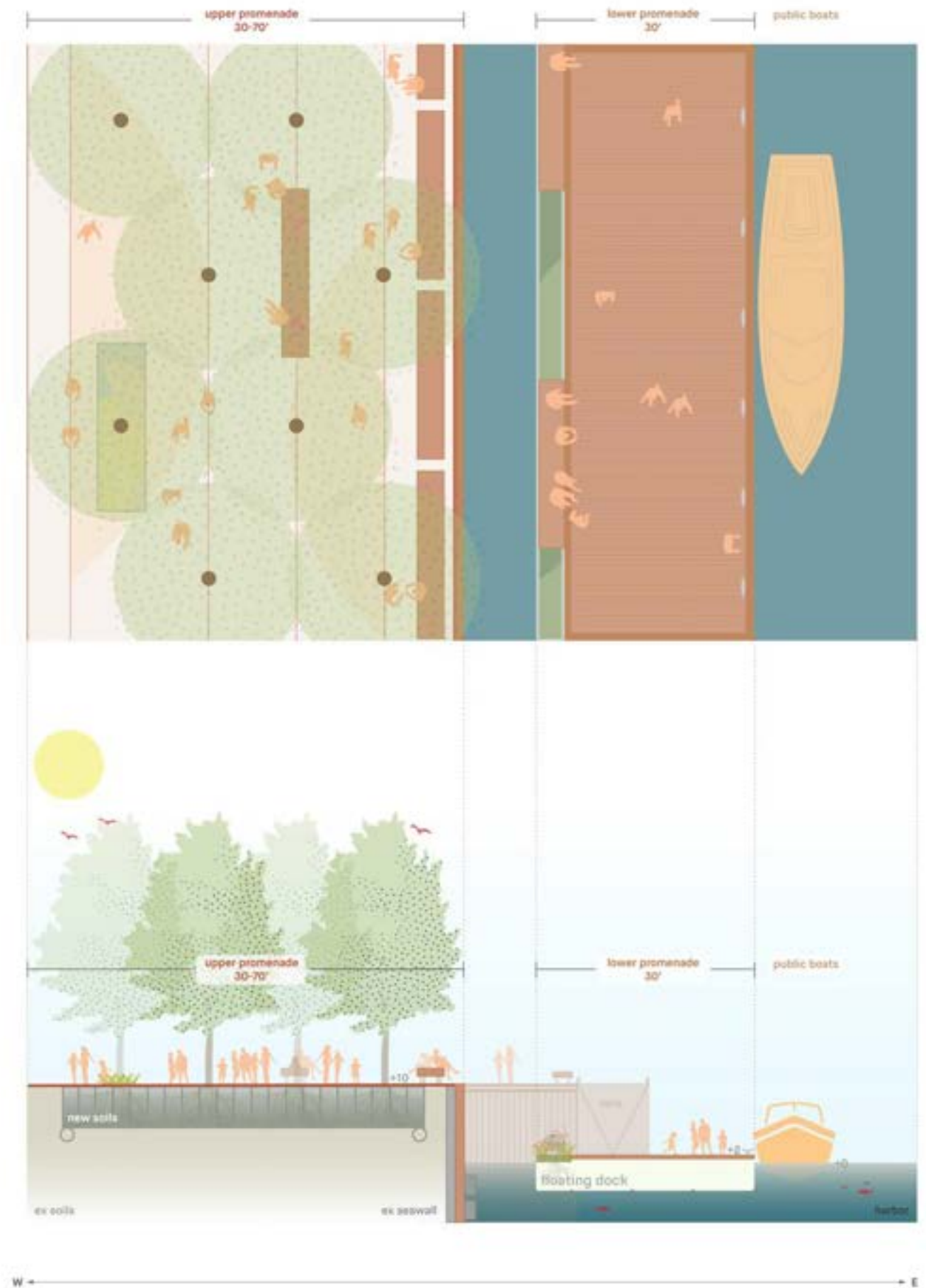
Beautiful cathedral shade canopy along upper promenade created by trees spaced 25 feet on center with a generous soil volume

More places to sit and rest

Custom benches along the upper promenade at the water's edge provide seating above the harbor, under dappled light and with a view; similar benches are sited along the floating docks to provide ample places to sit and rest at the water



Las Ramblas, Barcelona



Resiliency at the Waterfront

DESIGNING FOR THE FUTURE

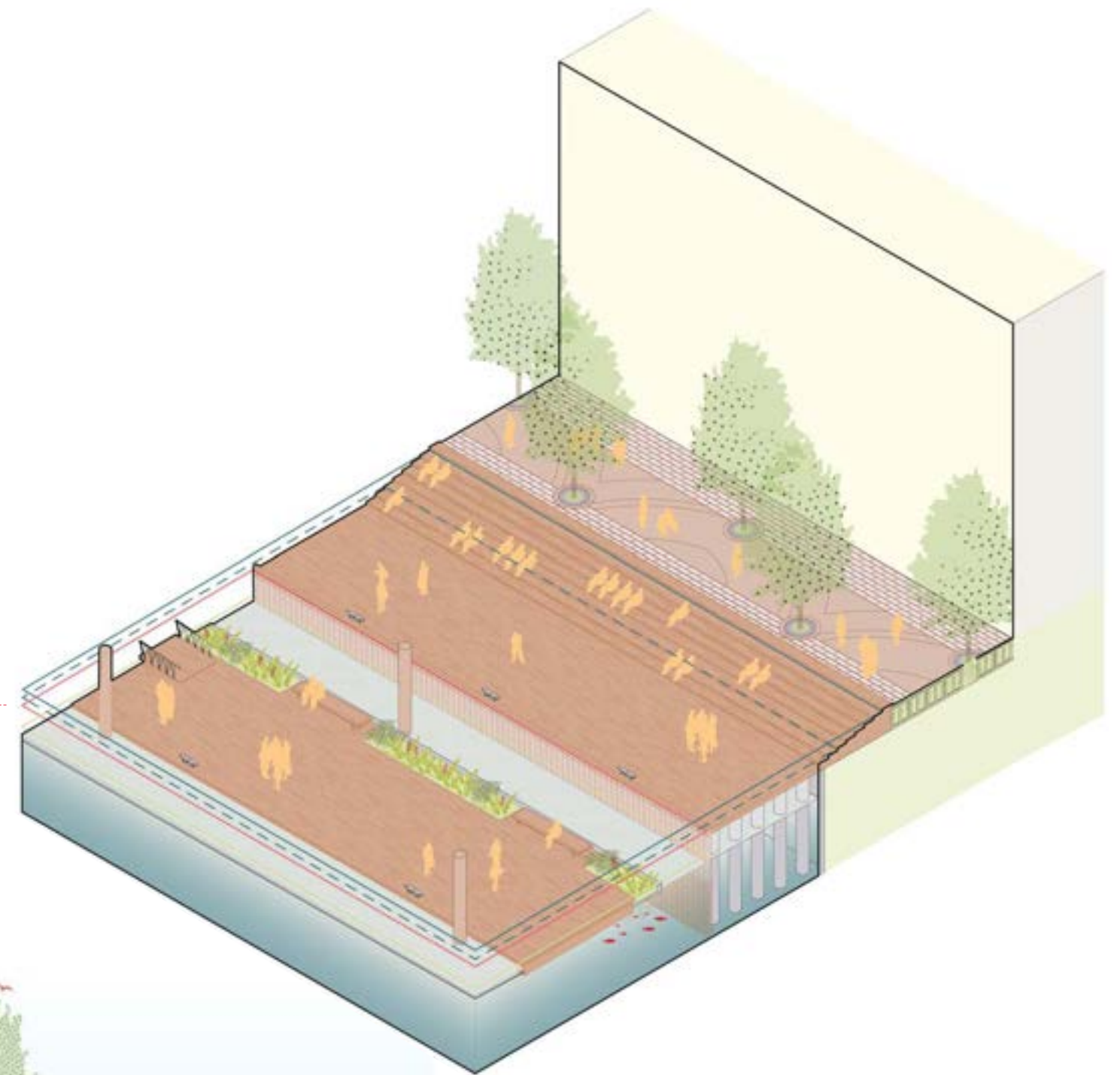
The waterfront promenade will be designed to effectively withstand increased frequency and intensity of environmental disturbances such as flooding and sea level rise.

*For annual risk at +9.5' in the year 2100, using the high emissions sea level rise scenario, this model uses 2.5%. The risk of annual flooding of the upper promenade in the year 2100 is projected to be equal to or less than the present-day annual risk of flooding on the existing promenade.

**Tidal range has been adjusted to Sea Level Rise through 2022



Proposed Upper Promenade +9.5'
 Hurricane Isabel Surge +7.31'
 Existing Relieving Platform +6'
 2023 MHW +0.85'
 NAVD88 +0'
 2023 MLW -0.30'



existing promenade

promenade 30' - 45'

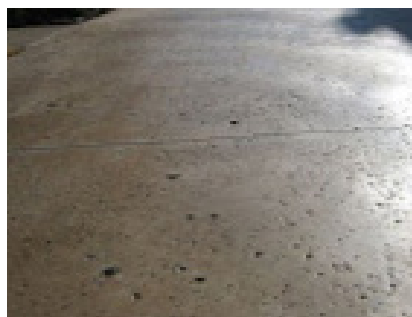
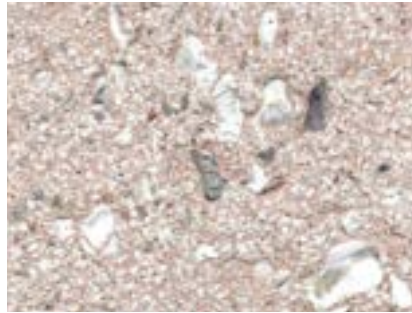


proposed promenade

upper promenade 60' lower promenade 30' public court

Hurricane Sandy Storm Surge +8
 500-Year Flood +7.5
 100-Year Flood +7
 Existing Relieving Platform +6
 MHW +1.85
 MLW +0.57
 +0

OVERALL PAVING STRATEGY



Identity: historic waterfront edge demarcated by modular pavement treatments
 Color: warm and light pink / rose / warm gray / ochre tones

Texture: historically local building materials including rock salt, CIP concrete, and oyster shell aggregates or pavers



▲ **PAVING PATTERN**
 Variations in texture and tone of pavers supports universal design by adding visual differentiation and identity



Not heat absorbing red brick; more contemporary pattern



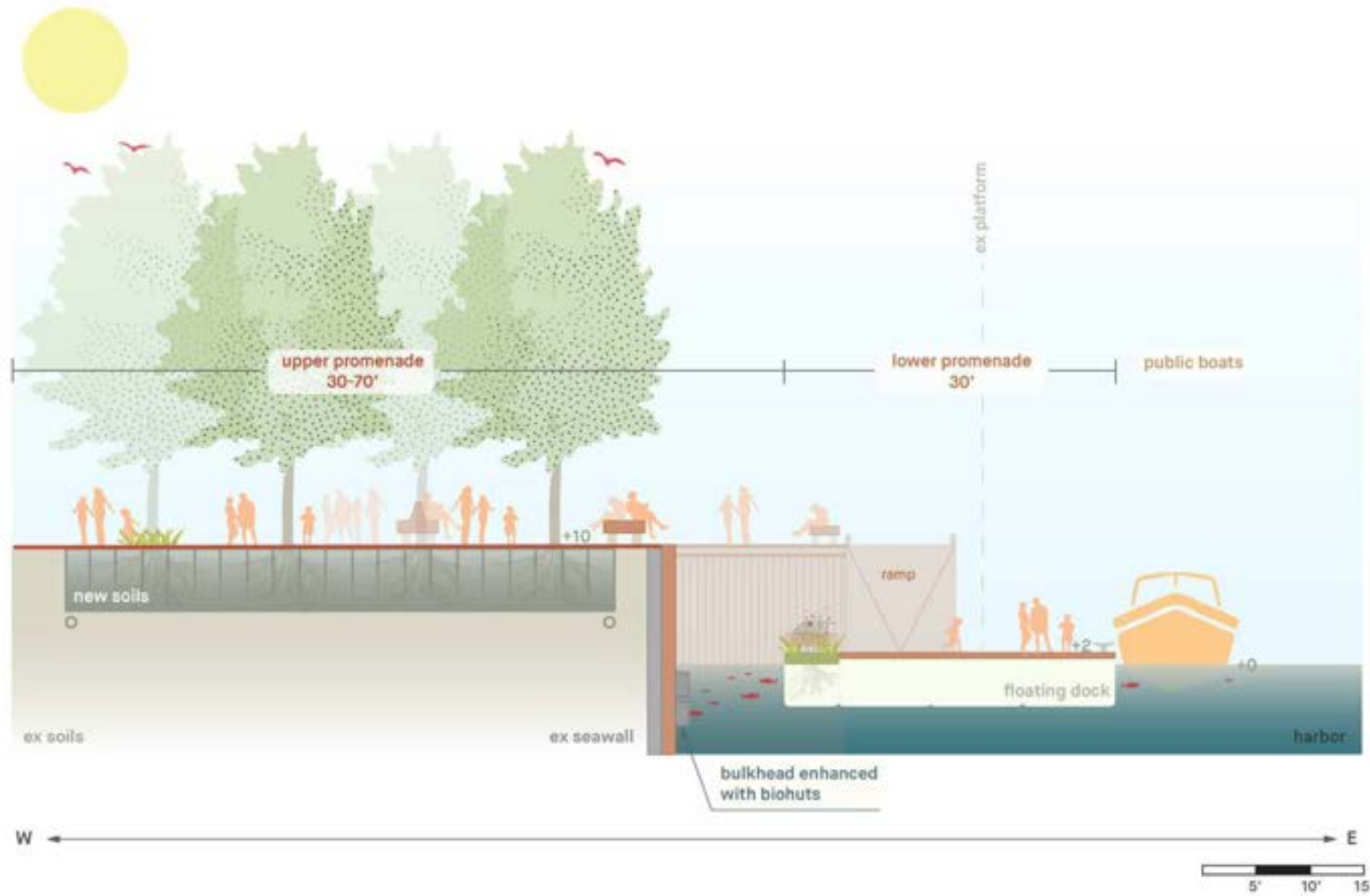
Not gray; add warmth to Downtown



THE UPPER PROMENADE

The Lower Promenade

PUBLIC SLIPS



I & M Ottenheimer, Baltimore Postcard



Historic Light Street Edge, 1876



THE LOWER PROMENADE

Lower Sun Decks



Patterson Park Swimming Pool, 1977



Chicago River, North Branch



Copenhagen, Denmark

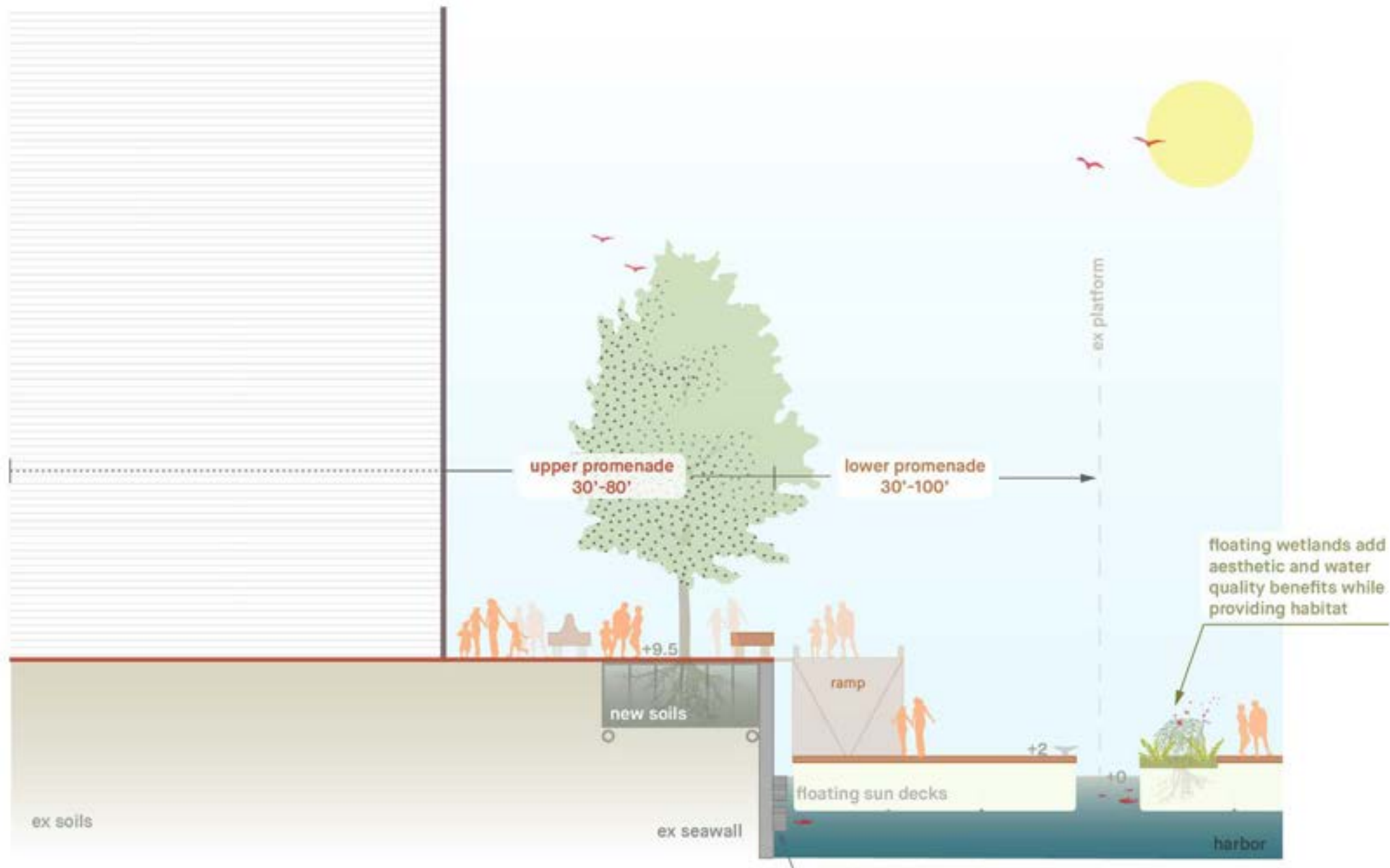


Cologne Sphere, Geneva



Floating Wetlands, Washington DC

PRATT STREET PROMENADE: SHADY UPPER PROMENADE + LOWER SUN DECKS



Halifax Waterfront, Nova Scotia

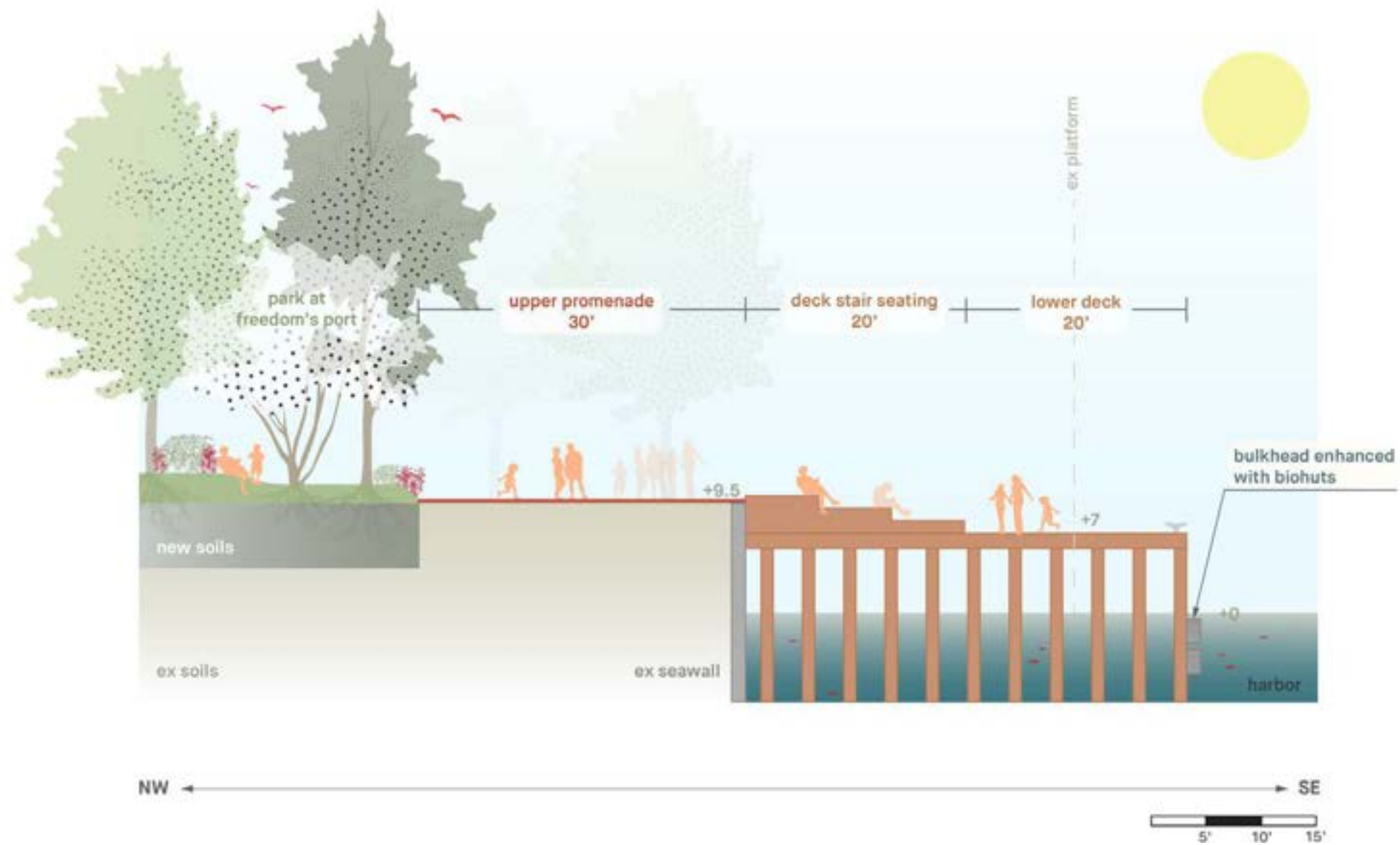


Concept, Copenhagen, Denmark



INNER HARBOR LOWER SUN DECKS

The Crescent Promenade



Chicago Riverwalk



Oslo Waterfront



THE CRESCENT PROMENADE

2

301 Light Street



HARBORPLACE VIEW FROM CAMDEN STREET EXTENSION

301 Light Street Retail / Park

- 8,500 SF
- Use: Retail
- 30,000SF of park space
- 2,000 seat amphitheater
- Designed by BCT Architects

Situated within The Park at Freedom's Port, 301 Light Street is an 'arts and maker walk' that showcases the best of Baltimore.

301 Light Street seeks to unite the natural world of the Park at Freedom's Port with a new centerpiece building of history and culture. In doing so, the design seeks to uplift the long-forgotten history of Freedom's Port. Sloping greens, welcoming pathways, and lush plantings integrate and blur the line of landscape and building. Drawing its planning inspiration from a "string of pearls," 301 Light Street serves as a curation of spaces along East Camden Street. The shopfronts take on an organic shape that both accentuate the path to the water and inspire pause, reflection and observation of the buildings new center of activity. The new spaces will serve as a focus of culture, education, history and what makes Baltimore truly charming.

The rising pedestal forms stem from the curvature of a ships bow and house above an arrangement of balconies and gathering spaces organized around a community amphitheater. The oyster-like terraces offer a new breathtaking public realm overlooking park and harbor. This design uses a vocabulary aimed to invoke distinctively Baltimore materiality of past era timber wharf structures. The power of this immersive design fosters an authentic world class cultural heritage destination dedicated to place making and place knowing. It yields a prominent move to bring to the forefront of the public's consciousness, the overlooked significance of the embodied culture of Freedom's Port.



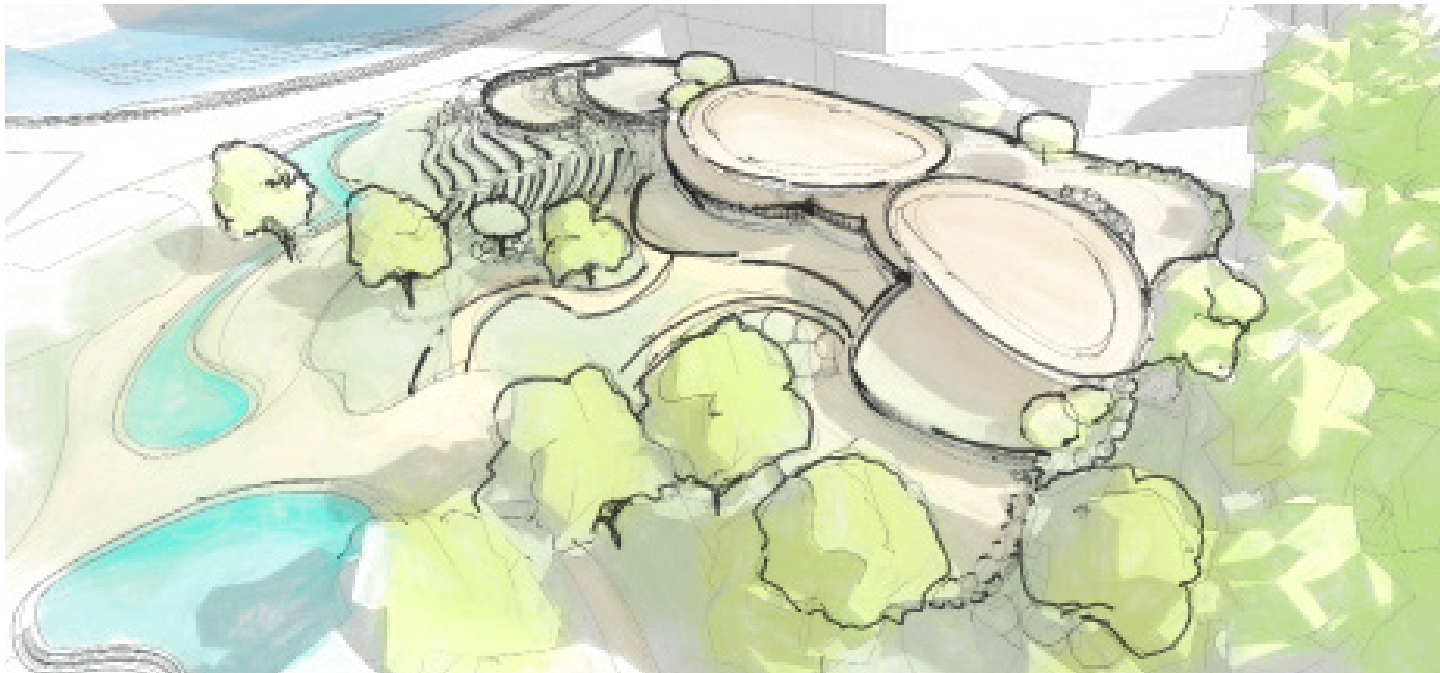
ROOFTOP VIEW TO THE INNER HARBOR



THE AMPHITHEATER

DESIGN CONCEPT

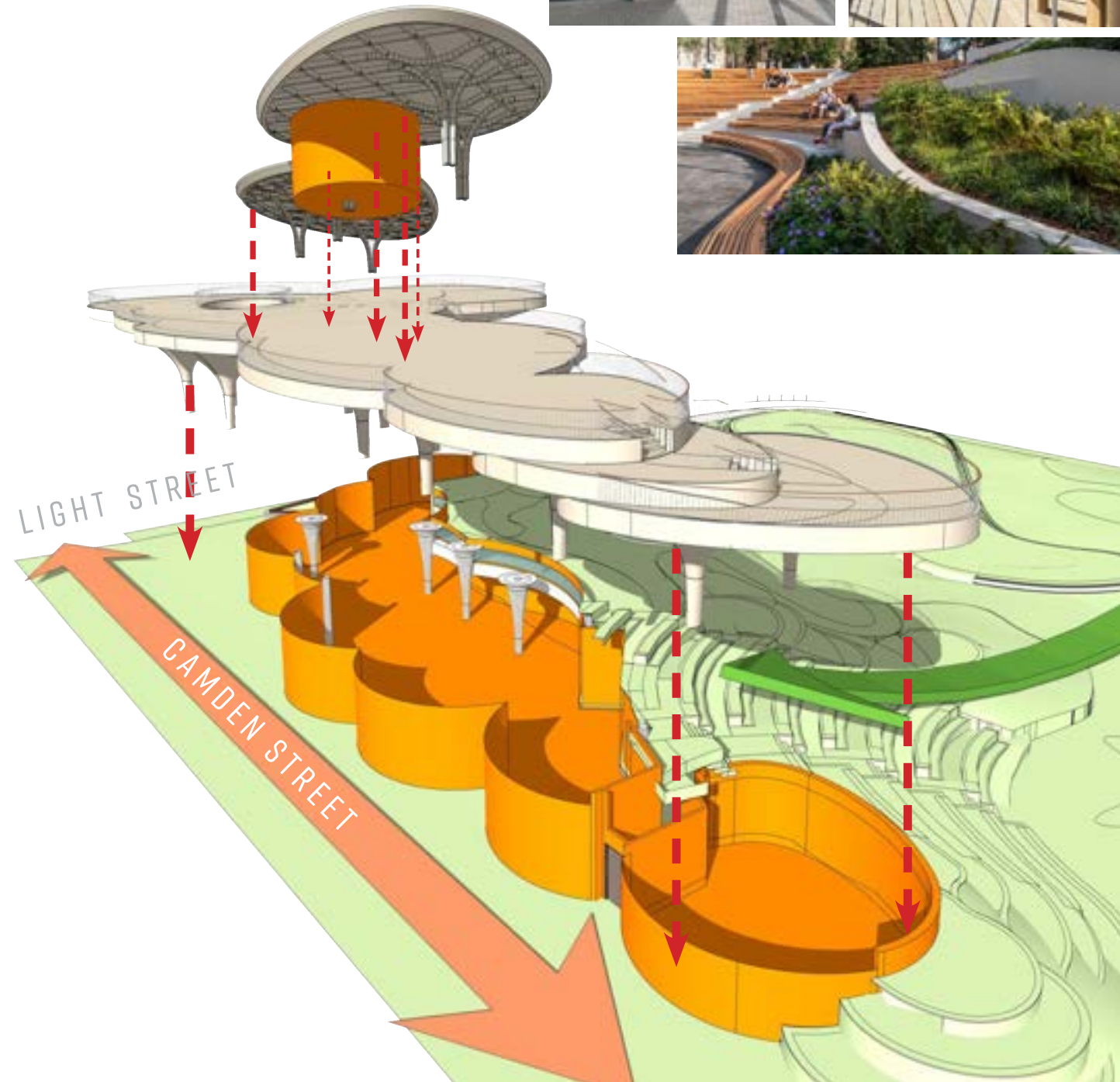
301 Light Street is inspired by the significance of Chesapeake Bay oysters to the Baltimore community.



CAMDEN STREET EXTENSION

DESIGN CONCEPT

Curvilinear lines and forms reminiscent of oysters in water are used to shape space and gathering areas.



CAMDEN STREET EXTENSION



ACTIVATED EXPERIENCE AT 301 LIGHT STREET



▲ GROUND LEVEL



▲ UPPER LEVEL



ACTIVATING RETAIL

Showcase-style storefronts with operable glazing creates interaction with Baltimore's greatest creators.

THE ROOFTOP

The Wildset features a large rooftop terrace with maximum flexibility and public realm placemaking.

THE CANOPY

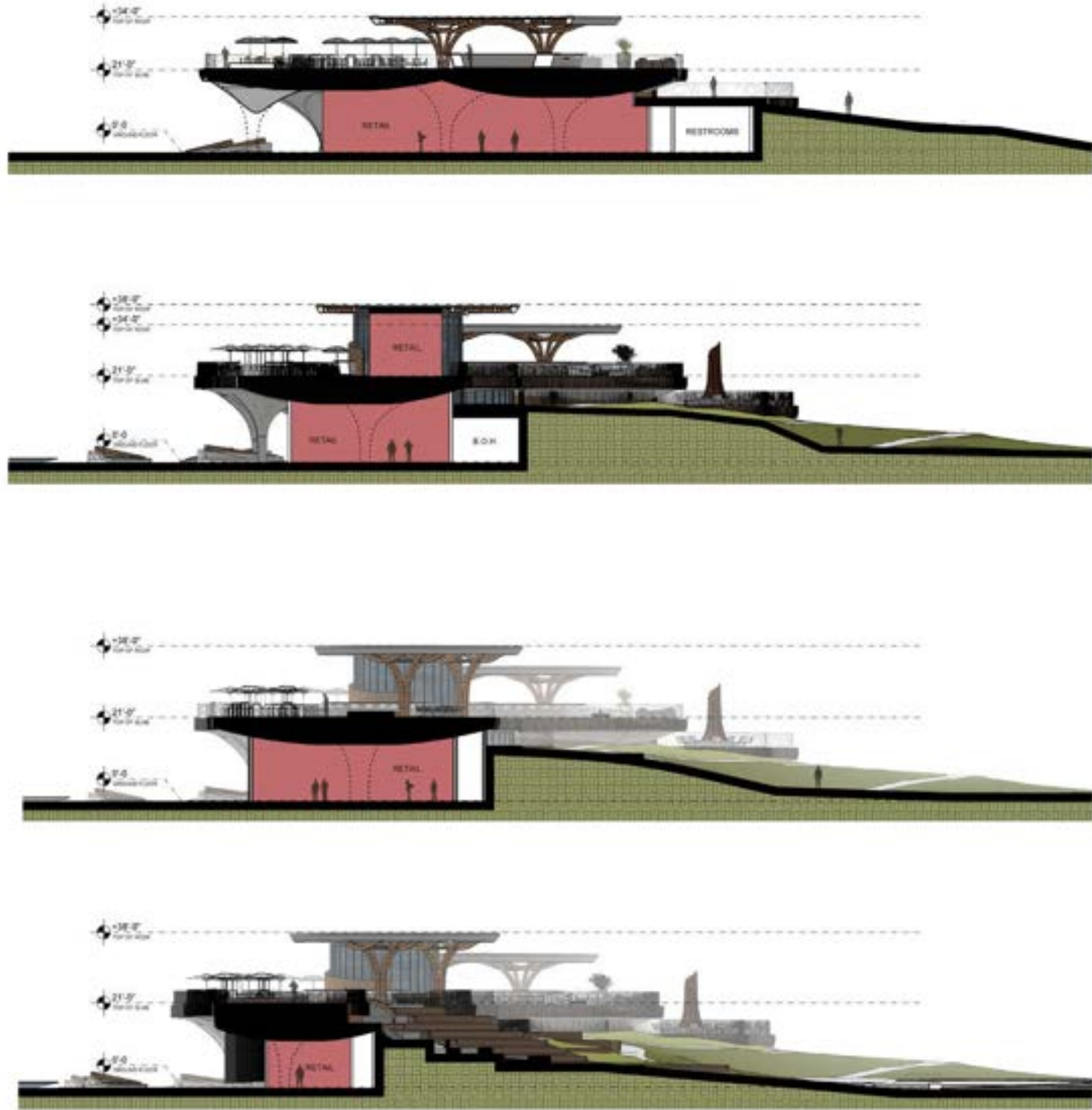
Inspired by the Chesapeake's history in shipbuilding, the Canopy features strapped steel and wood beams creating an icon above the rooftop.

THE PARK

The Park at Freedom's Port rises up to the edge of The Wildset and creates numerous opportunities for people to interact and gather, including a new amphitheater.



SECTION VIEW OF 301 LIGHT STREET



THE CORNER OF LIGHT STREET AND CAMDEN STREET EXTENSION

3

201 E. Pratt Street



201 E PRATT STEPPING DOWN TO GREET THE CRESCENT PROMENADE

201 E. Pratt Street

Retail / Commercial

- 200,000 SF
- Use: Retail, F&B, Commercial
- 50,000 SF rooftop park
- Designed by: 3XN Architects

Inspired by the maritime history of the Inner Harbor, 201 E. Pratt Street is designed as an elevated neighborhood landscape that houses a culinary and waterfront experience unique to the identity and liveliness of Baltimore.

One of the most inspiring characteristics of the Baltimore Inner Harbor is that the waterfront belongs to the people. It does this by inviting the public up into an elevated park within the commercial space. 201 E. Pratt Street is designed to amplify and extend this dedication to public space on the waterfront, creating publicly accessible views towards the new harborside and the Park at Freedom's Port. The curved terraces create relationships among the activities happening on each level, ensuring that people feel included in and inspired by the liveliness around them. The building is tuned to this flow of energy and activity, acknowledging that in practice, two boats can sail in different directions using the same wind. 201 E. Pratt Street provides the framework for a community and retail program, a culinary wharf for Baltimore that

enables community members to flourish in their own way, no matter their heading.

Architecture has profound effects on both people and planet, and 201 E. Pratt Street responds to both social and environmental context. The building is designed in concert with the natural climatic context and responds to the path and strength of solar radiation and prevailing winds. This approach is essential for climate resilience and we aim to design spaces that can act as community refuge during extreme weather events. The design of the building itself enables a variety of strategies for reducing the embodied carbon of the building including the selection of healthy, local, low-carbon materials, and terraces that can support productive landscapes, biodiversity habitats, and native and resilient plant species.



VIEW FROM THE PARK EAST TOWARDS 201 E. PRATT STREET



INNER HARBOR VIEWS FROM PRATT STREET THROUGH 201 E. PRATT



PATIO VIEW OF THE INNER HARBOR



▲ **CONCEPT IMAGE**
Bringing the sail back to Baltimore's Inner Harbor



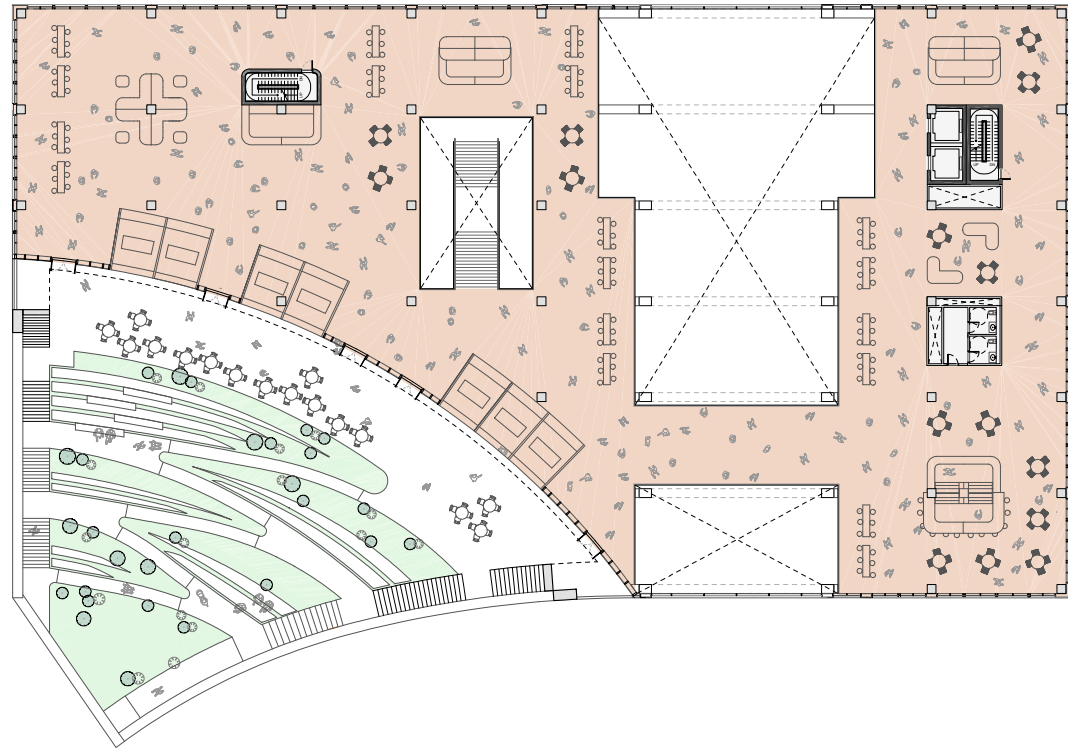
▲ **REFERENCE PROJECT**
Sydney Fish Market by 3XN Architects



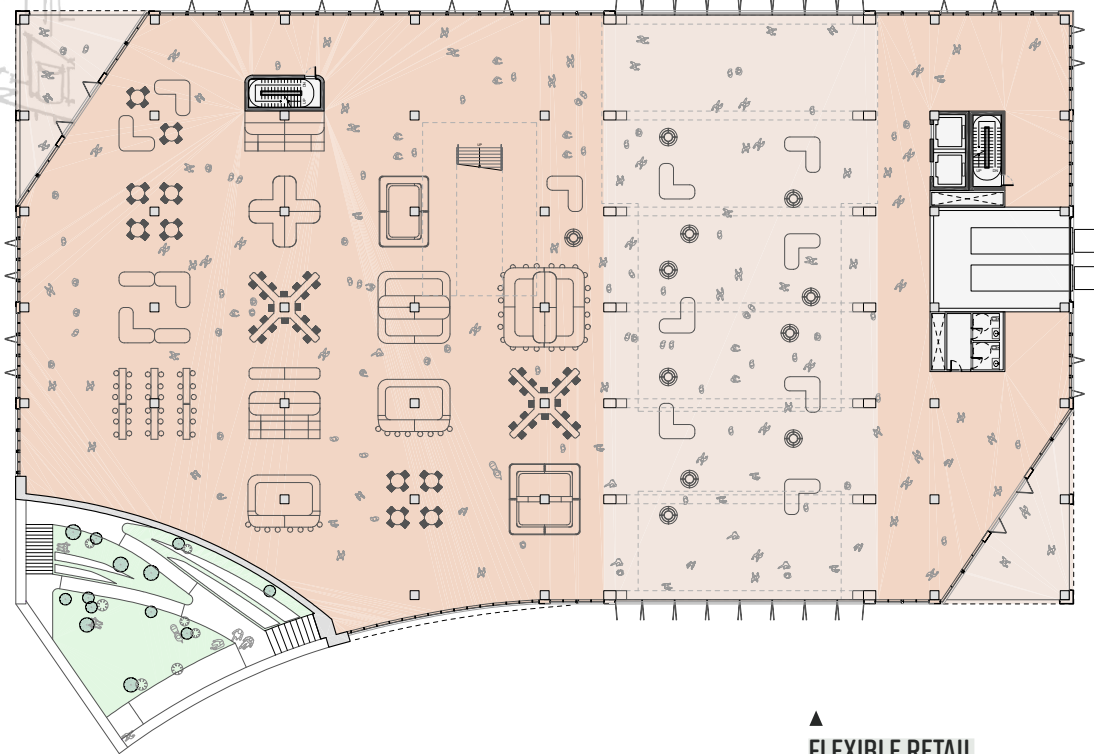
CRAAB HOUSE

OYSTER BAR

CASCADING PATIOS OVERLOOKING THE INNER HARBOR



LEVEL 2 PLAN



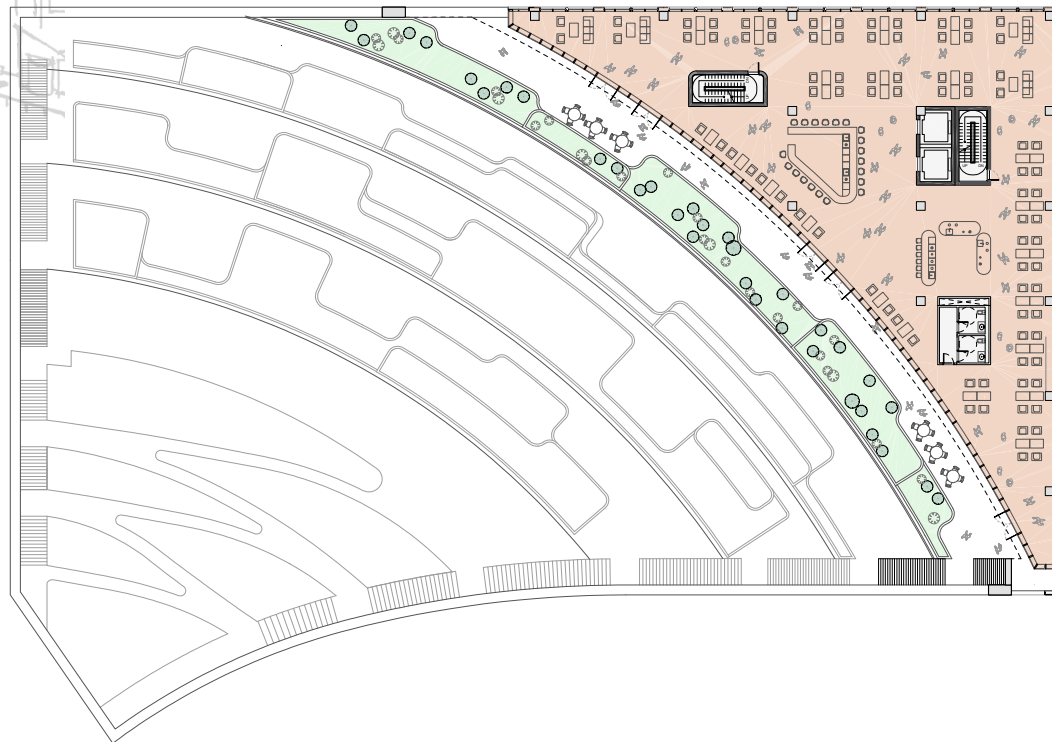
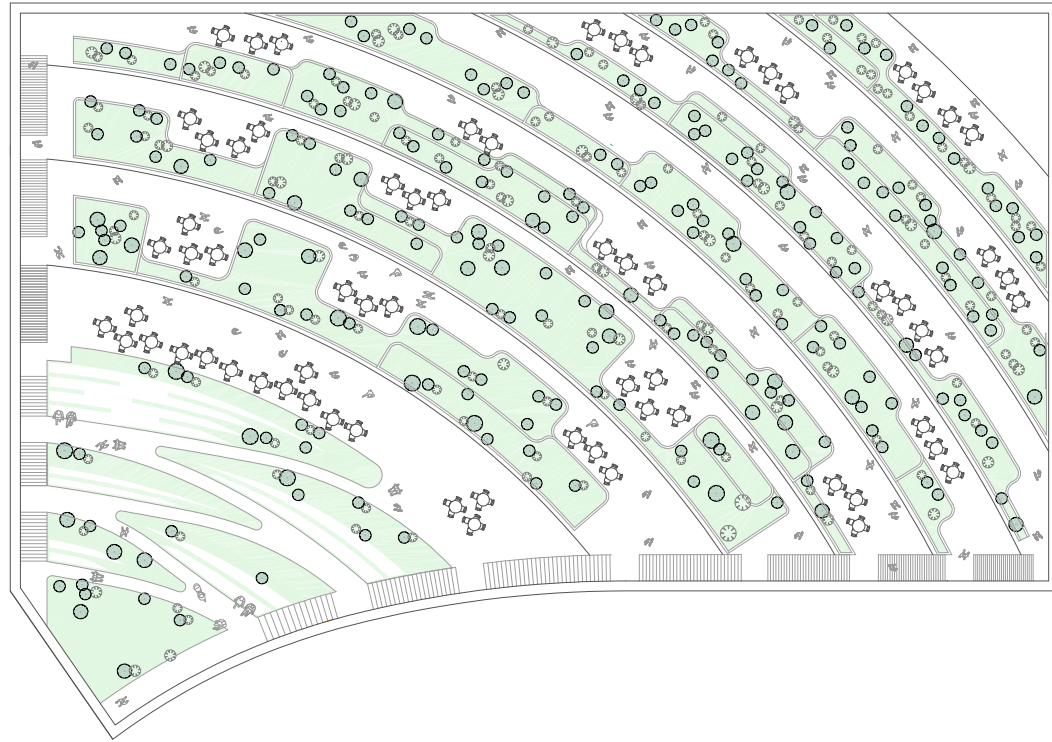
LEVEL 1 PLAN

FLEXIBLE RETAIL

The design allows for a flexible retail and F&B program, enabling community members to flourish in their own way.



INTERIOR VIEW OF 201 E. PRATT STREET



▲ LEVEL 6 PLAN



▲ Creating community space by connecting the park and promenade with elevated view of the Inner Harbor.



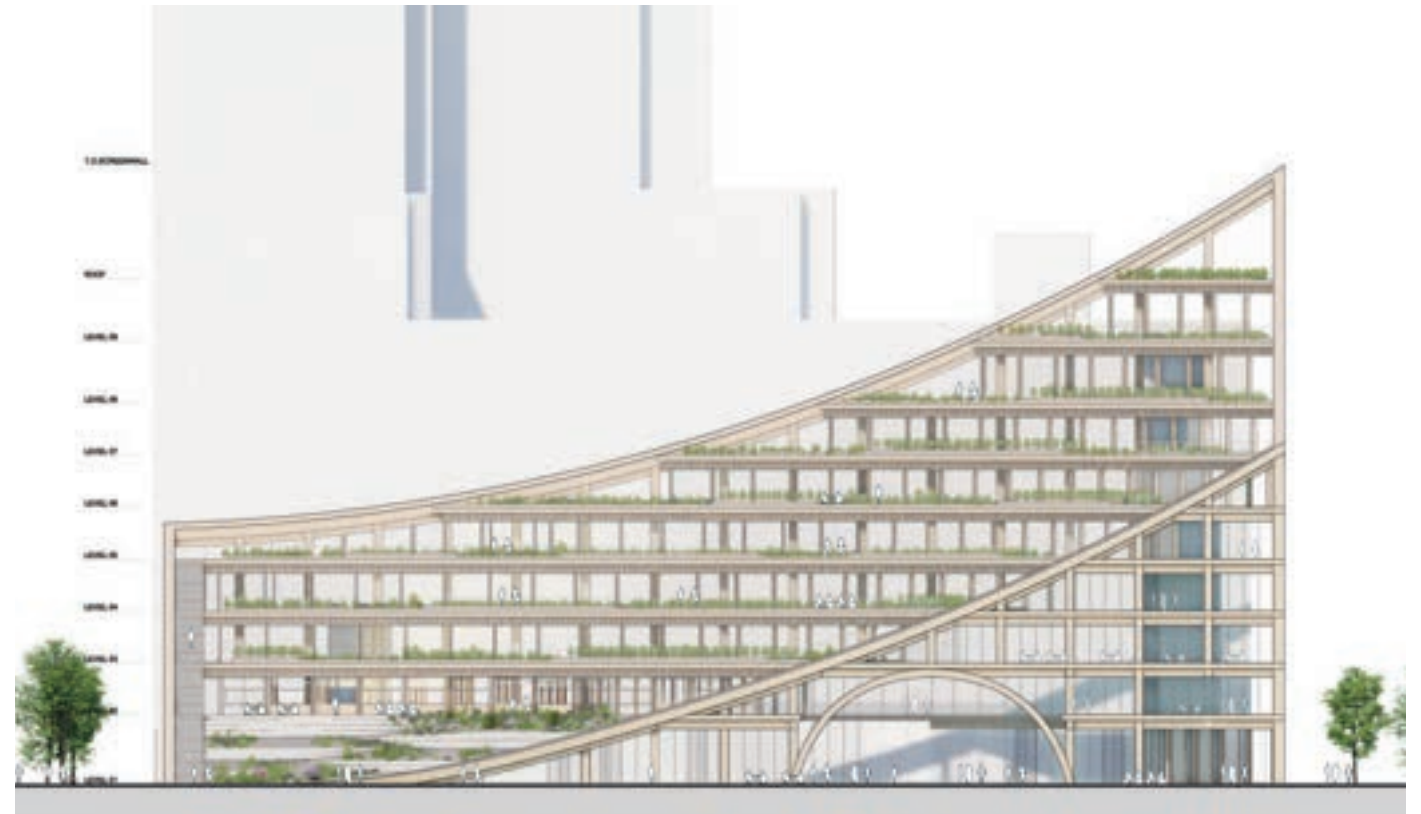
▲ View from Harbor Promenade east towards 201 E. Pratt.



INTERIOR VIEW OF 201 E. PRATT STREET



BUILDING ELEVATION ALONG PRATT STREET



RESILIENT DESIGN

The mass timber design utilizes the selection of healthy, local, low-carbon materials, and terraces that can support productive landscapes, biodiversity, native and resilient plant species.

4 203 E. Pratt Street



HARBOR VIEW OF 203 E. PRATT STREET

203 E. Pratt Street Commercial

- 200,000 SF
- Use: Commercial
- Open public ground floor resilient to sea-level rise and flood protection
- Designed by Gensler

Publicly accessible meeting and workspace steps from the waterfront with indoor and outdoor spaces to gather, relax, and observe.

203 E. Pratt Street lies at the base of the World Trade Center along the edge of the Inner Harbor. The building's base acts as a land-side extension of the public sun decks in the harbor, providing publicly accessible outdoor and indoor spaces for daily use. Small kiosks for local businesses activate the expansive sun deck below the building's base and encourage interaction between office workers and the broader public.

203 E. Pratt Street's material qualities reference the patina and polish of a mooring ring, clad in metal and thin glass to provide moments of greater enclosure and dramatic reveals. Where the building is most "worn away" at its base, habitual use has left the mooring ring smooth and polished. The shiny bronze cladding below the ground level canopy captures and refracts light into and throughout the sun deck to warm and enliven the space. Above, the natural variation of each panel of the building captures light distinctly

at different points of the day and throughout the seasons, grounded in its environmental and in constant dialogue with the harbor.

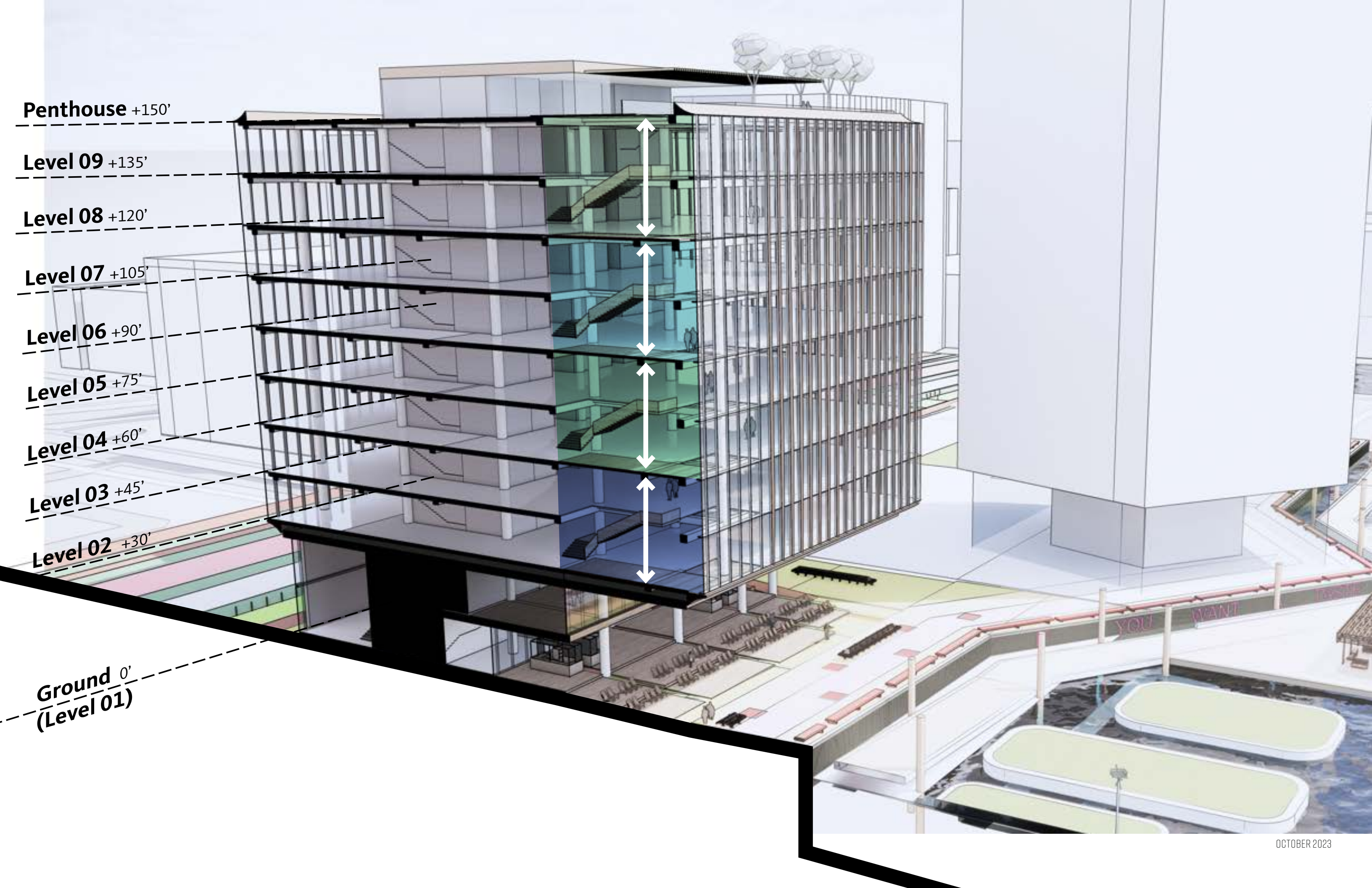
The building's design seeks to:

- Preserve and promote a contiguous, democratic ground plane on and along the Inner Harbor
- Accommodate periodic flooding and mitigate potential impacts to building operations by raising ground floor above the flood level
- Retain visual connections to the water from streets north of Pratt
- Continue existing design legibility around the harbor
- Maximize building efficiency within a highly constrained site





THE UPPER AND LOWER PROMENADE EXPERIENCE AT 203 E. PRATT STREET



Penthouse +150'

Level 09 +135'

Level 08 +120'

Level 07 +105'

Level 06 +90'

Level 05 +75'

Level 04 +60'

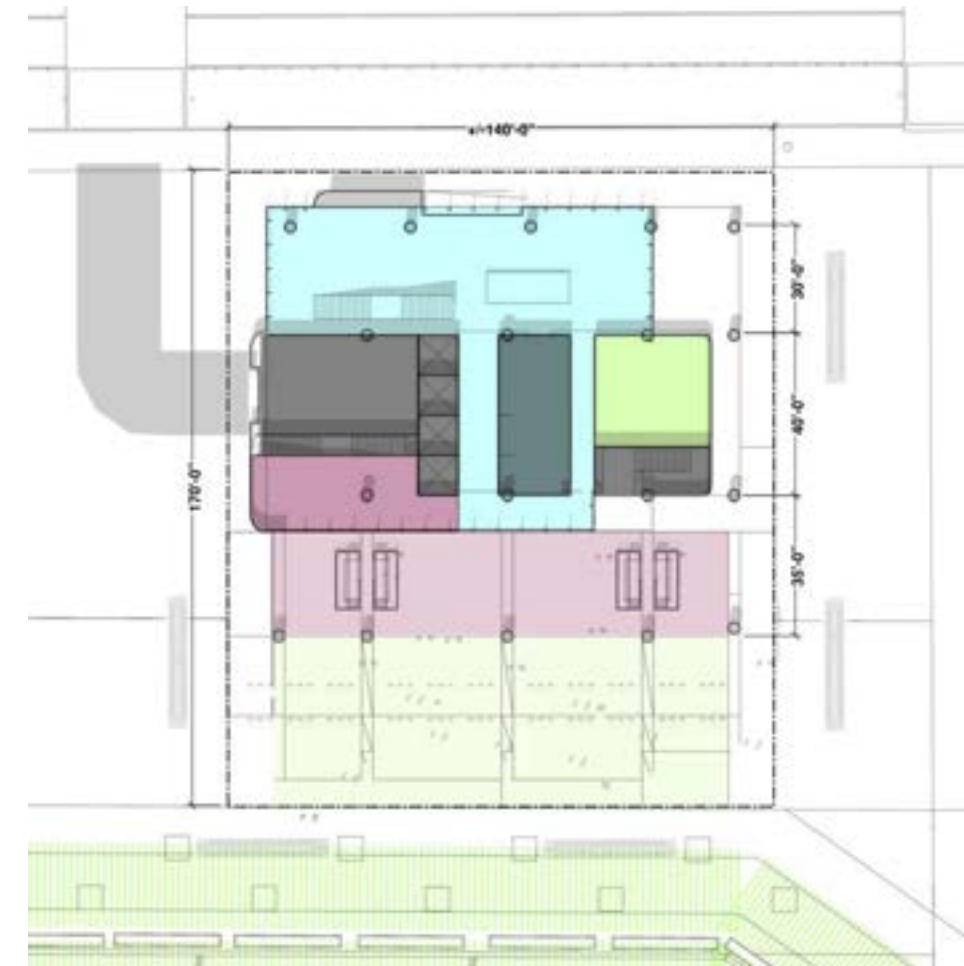
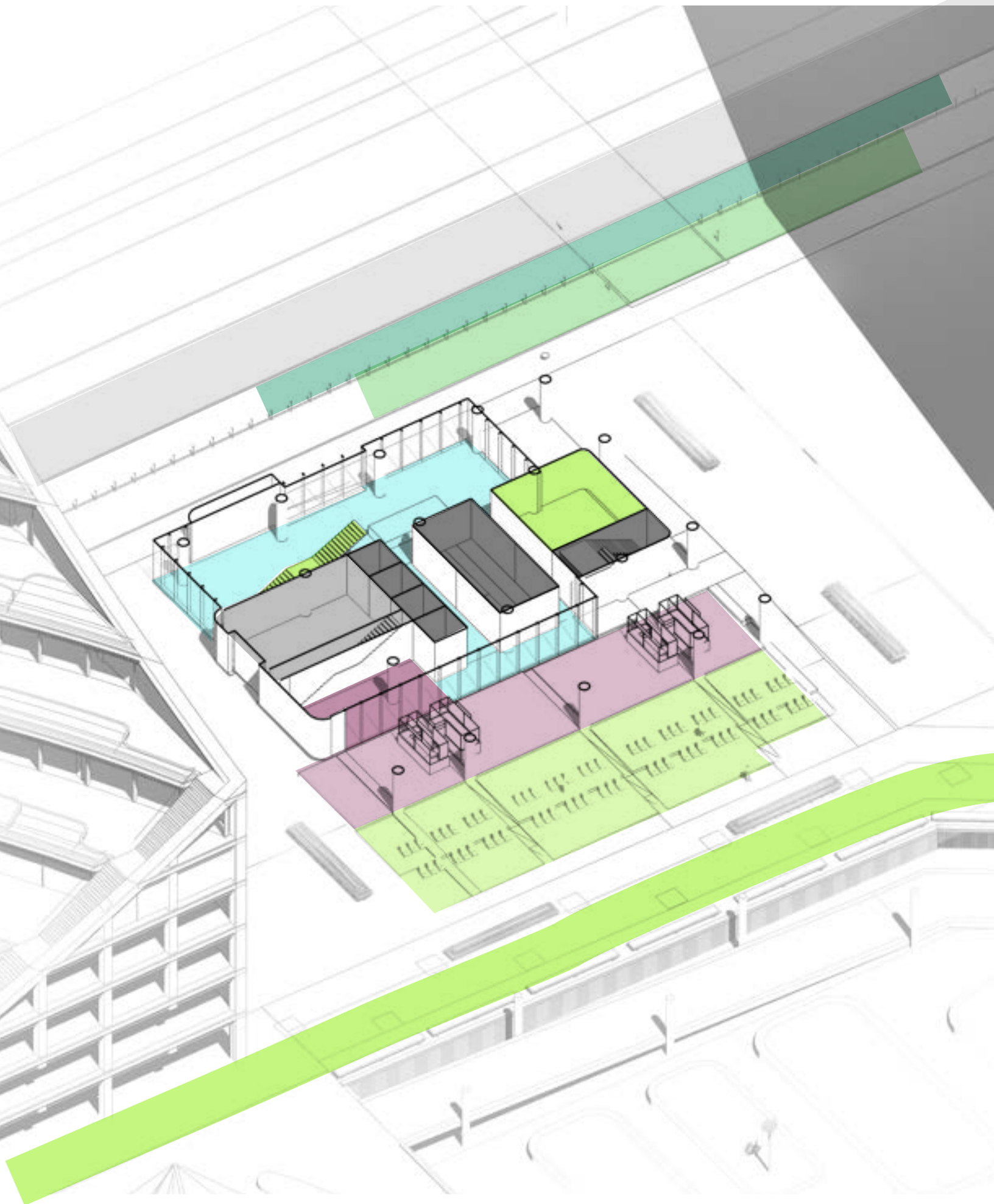
Level 03 +45'

Level 02 +30'

**Ground 0'
(Level 01)**



A GREENER, MULTIMODAL E. PRATT STREET

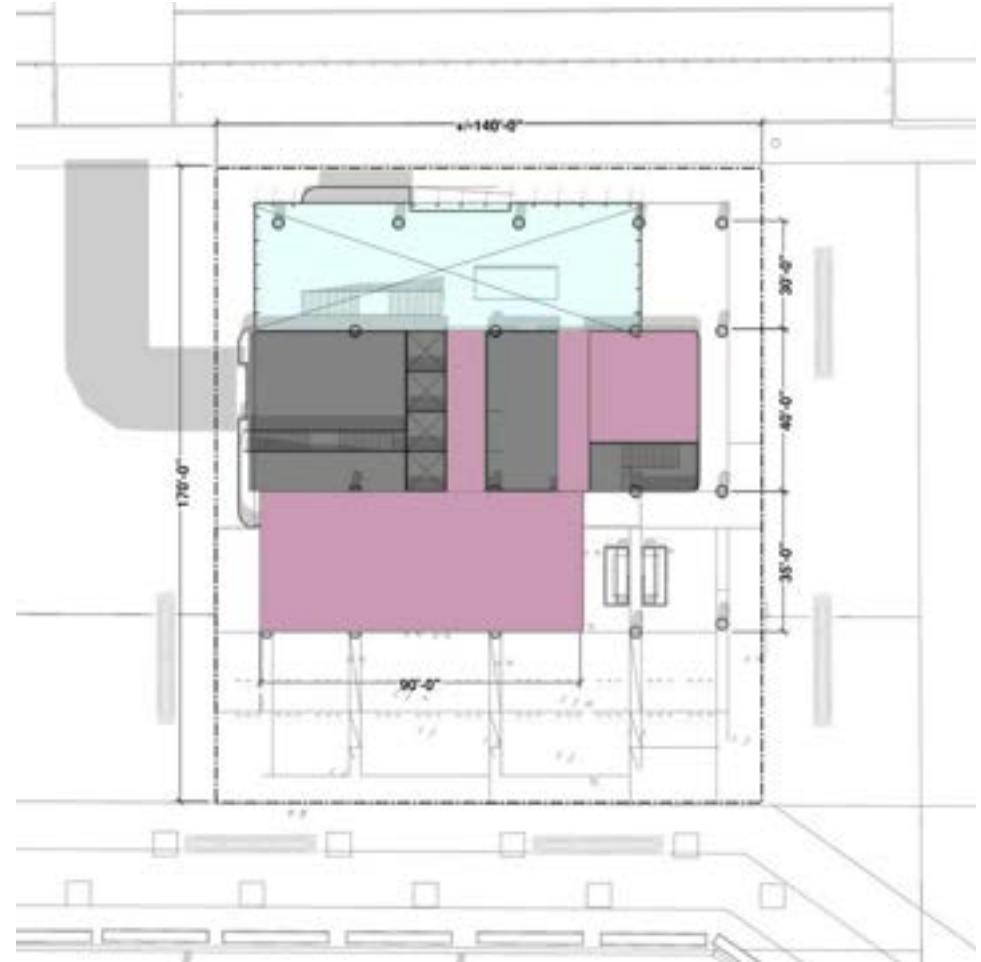
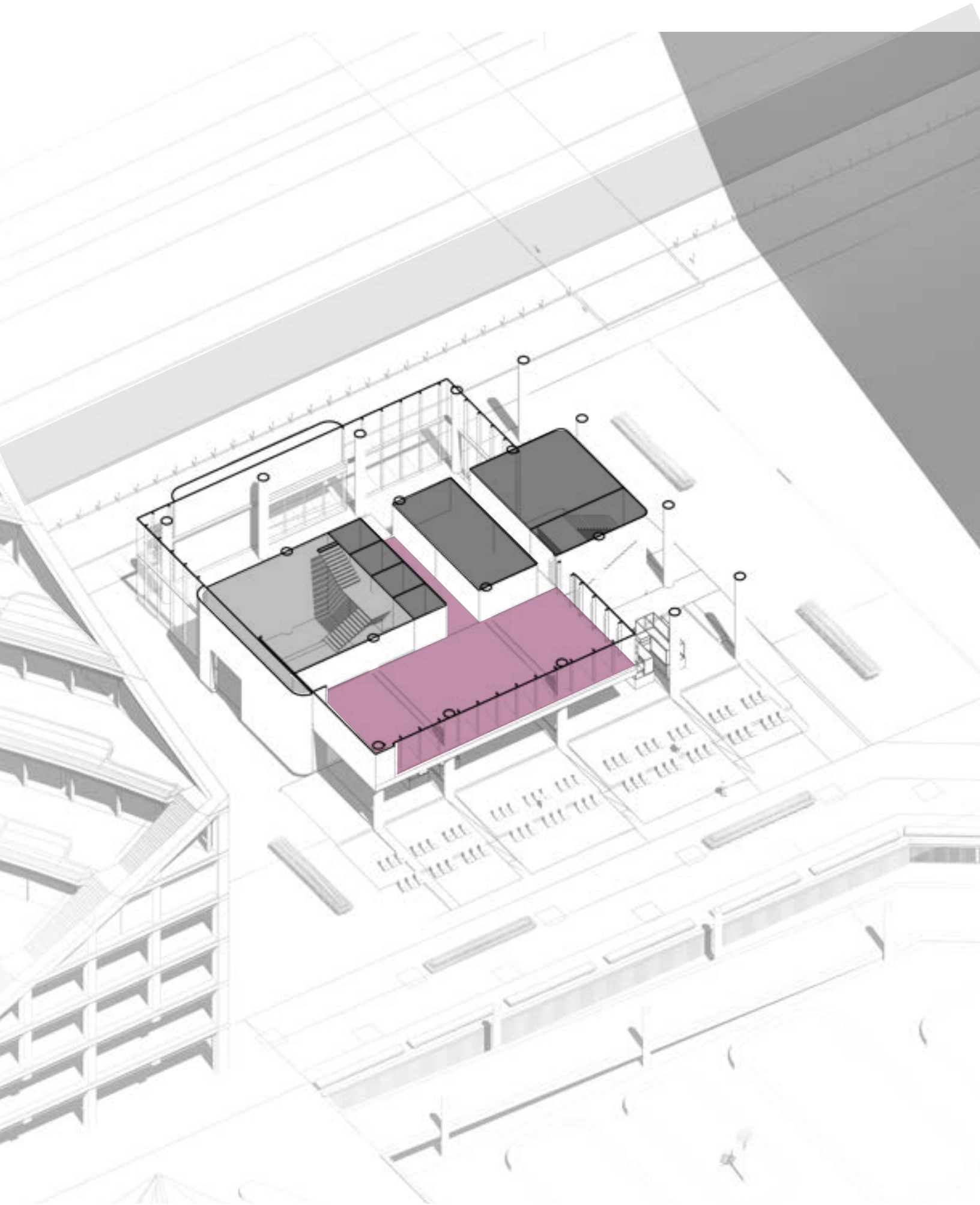


- OFFICE LOBBY
- RETAIL | OFFICE
- PARK | PUBLIC
- TENANT 1
- TENANT 2
- LOADING
- BOH

200K sf OFFICE - 8 Levels
 (+/-22K sf Plates)

**+/-9K sf Ground Level:
 Retail and Office Lobby**

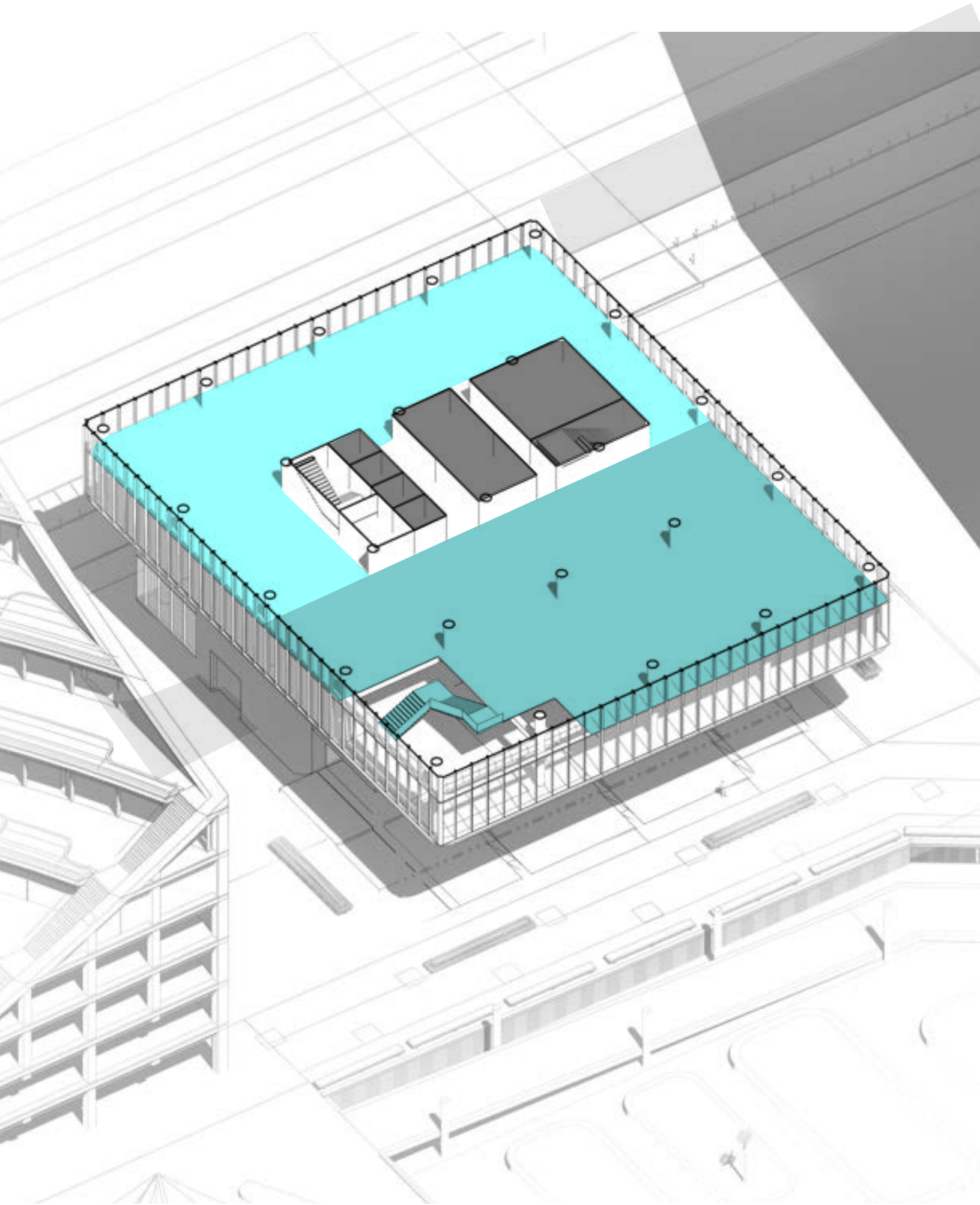




- OFFICE LOBBY
- RETAIL | OFFICE
- PARK | PUBLIC
- TENANT 1
- TENANT 2
- LOADING
- BOH

200K sf OFFICE - 8 Levels
(+/-22K sf Plates)

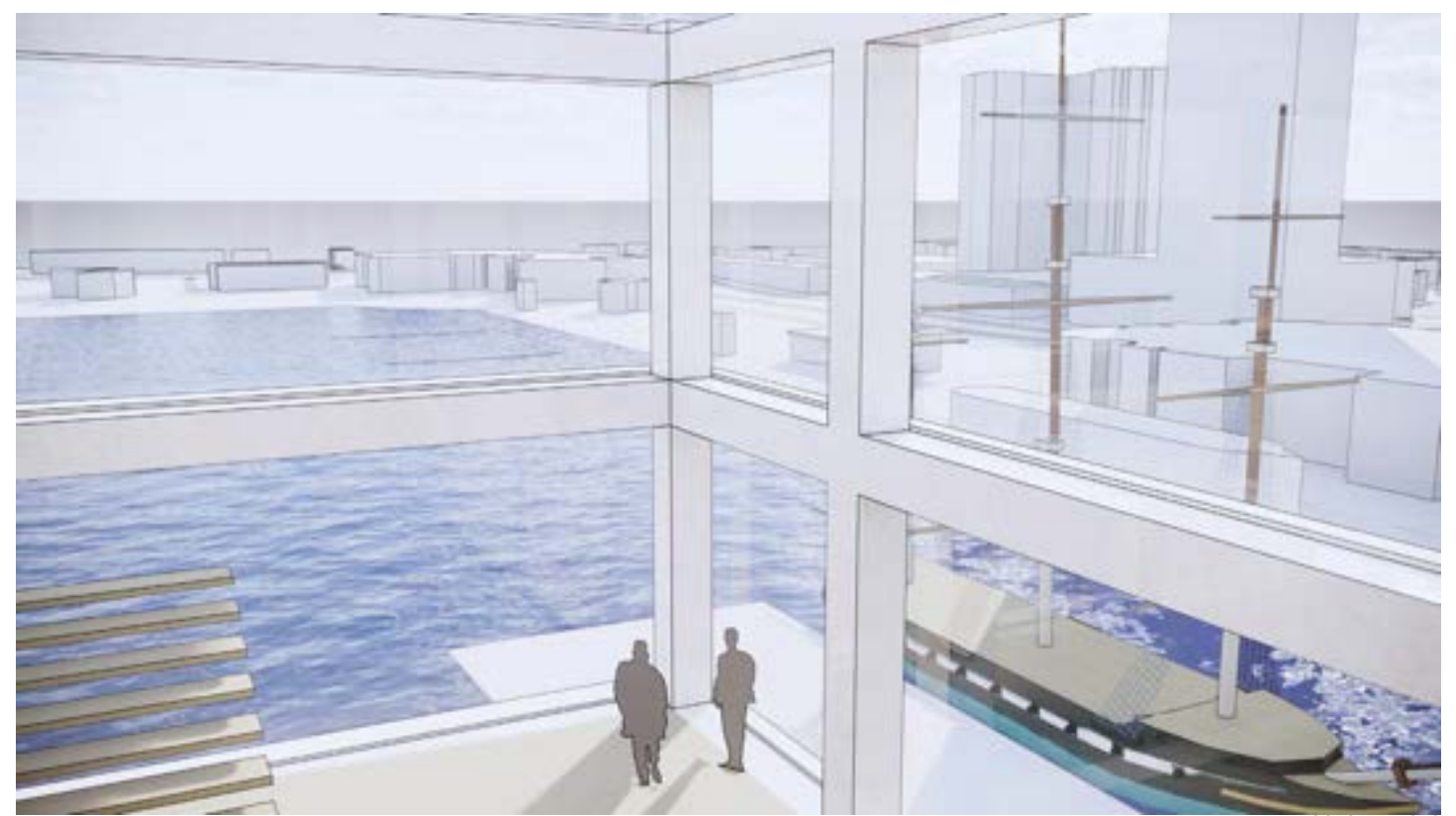




- OFFICE LOBBY
- RETAIL | OFFICE
- PARK | PUBLIC
- TENANT 1
- TENANT 2
- LOADING
- BOH

200K sf OFFICE - 8 Levels
(+/-22K sf Plates)

+/-20K sf Level 03:
Typical Office, 2 Tenant

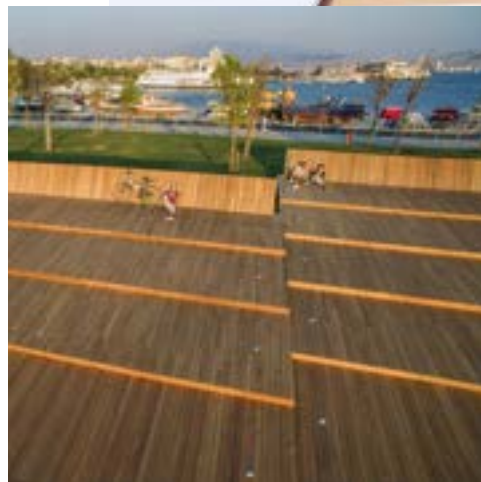




▶ **SHADE CANOPY**
Defined outdoor space that overlooks the public realm.



◀ ▲ **TERRACED PATIO**
Blurring private and public outdoor space to enhance the experience of the upper Promenade.



▲ **RELATIONSHIP TO THE WATER**



▼ ▲ **MOORING & RIGGING**



5 303 Light Street



HARBOR VIEW OF 303 LIGHT STREET

303 Light Street Residential / Retail

- South Tower 32 stories | North Tower: 25 stories
- Use: Mixed-Use Residential
- ~750 - 900 Residential Dwelling Units
- 19,000SF of public space on the second level podium
- Designed by Gensler

Two slender towers move together to frame The Park at Freedom's Port and West Shore Park to create the preeminent waterfront mixed-use destination in Baltimore.

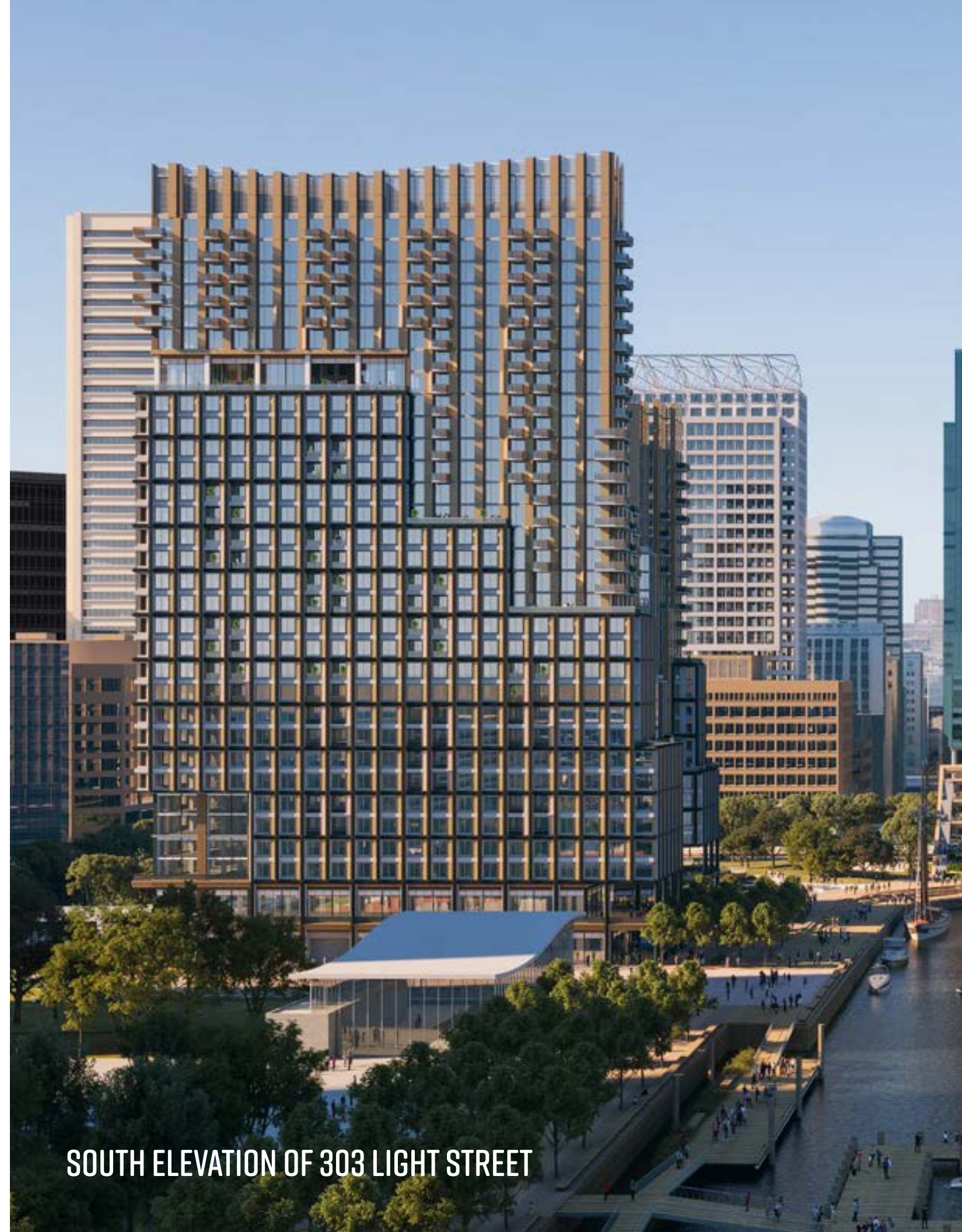
Inspired by Baltimore's prominent role in the shipbuilding industry during the 20th Century, 303 Light Street reflects the materials and craft of the city's maritime history while boldly mixing contemporary forms and massing that project Baltimore's culture of fierce determination and boundless optimism.

The building's form adheres to five core design principles that ensure its harmonious integration into Inner Harbor waterfront:

- To preserve waterfront views from buildings on the opposite edge of Light Street
- To maximize harbor views from residential units and from publicly accessible spaces
- To internalize service and loading access to mitigate impacts to public right-of-ways
- To integrate vertical and horizontal massing breaks to visually engage the waterfront
- To interconnect the two towers to foster vertical and horizontal communities

The design consists of an outer "urban" facade composed in a stoic dark grid representing the hull or the vessel, with an inner skin of wood as a counterpoint and reflecting the cockpit or cabins: tactile, warm, and connected.

A new, porous urban edge reframes Light Street as a critical boulevard within the city's fabric rather than as a highway as it currently functions. The mixed-use base of the building bridges commercial activity from Downtown along Pratt Street towards to the water, providing an activated ground plane that connects Light Street to the waterfront promenade through an intimate interior courtyard with views across the harbor and out to the USS Constellation. On the building's north face, a revived pedestrian promenade extends from Camden Street to the water's edge, creating a symbiotic relationship with 203 E Pratt Street that fosters authentic cultural exchanges and local community commerce.



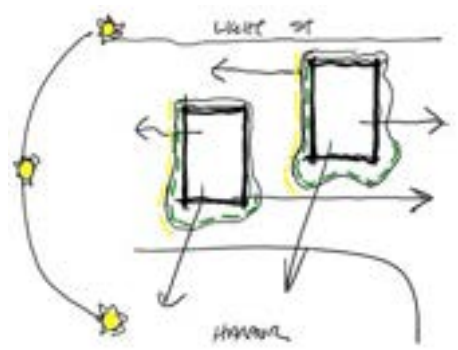
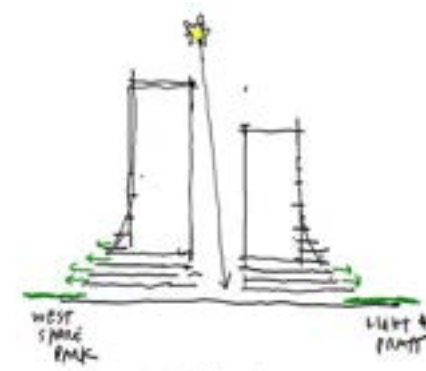
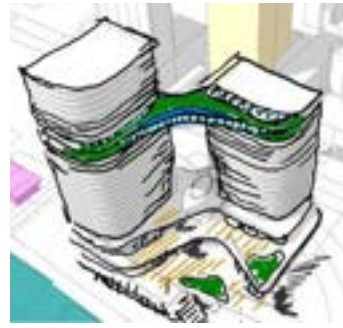
SOUTH ELEVATION OF 303 LIGHT STREET



WATERFRONT EXPERIENCE AT 303 LIGHT STREET

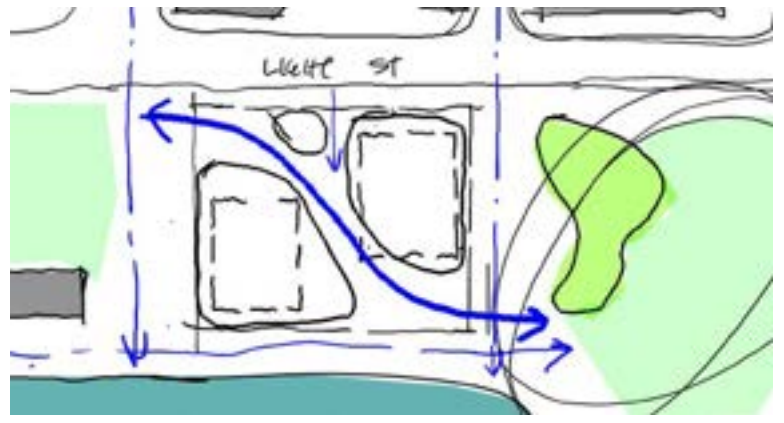
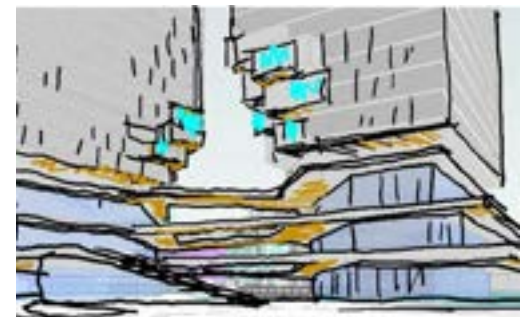


AERIAL VIEW OF 303 LIGHT STREET



▶ **MASSING ALTERNATIVES**

Iterative design alternatives explored different podium connections, sight lines, and publicly accessible areas, as well as signature massing and facade treatments.



◀ **LIGHT AND VIEWS**

Tower orientation was tested to optimize public waterfront views and direct daylight exposure

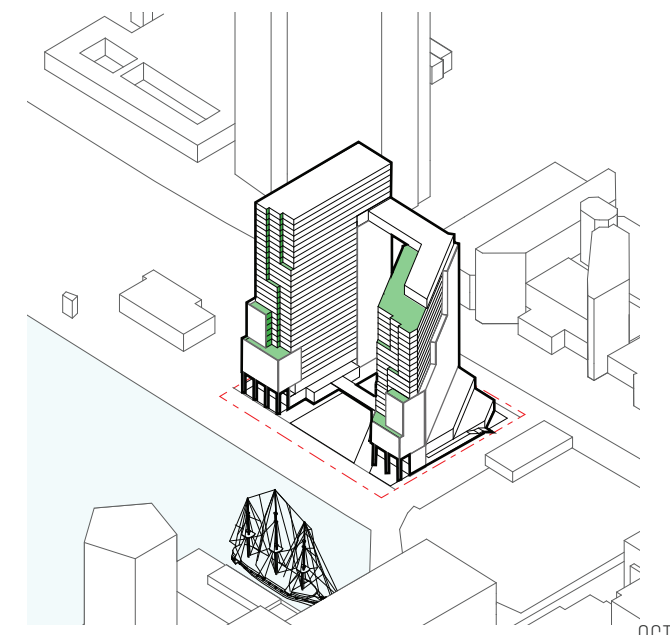
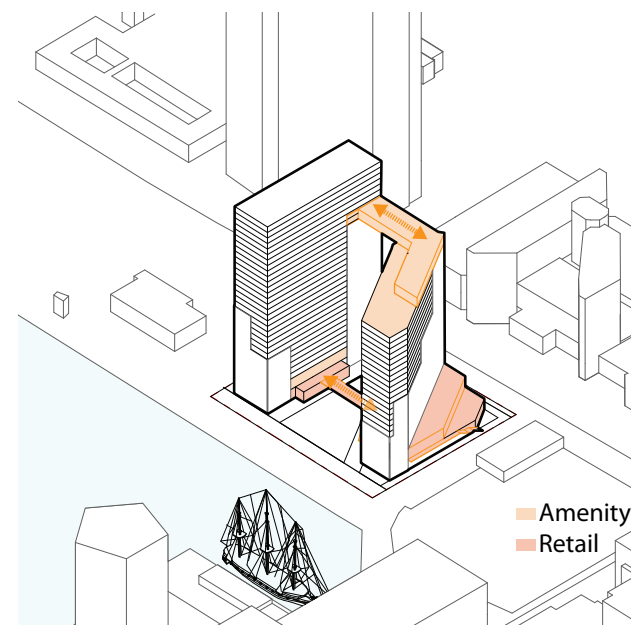
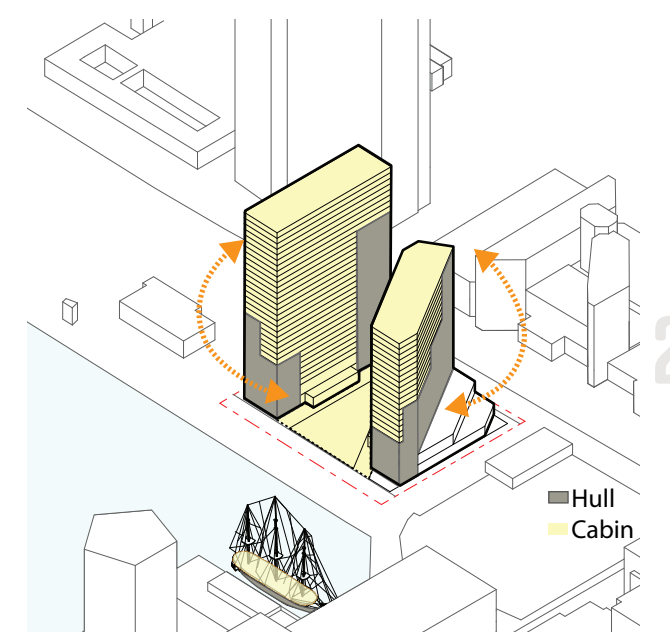
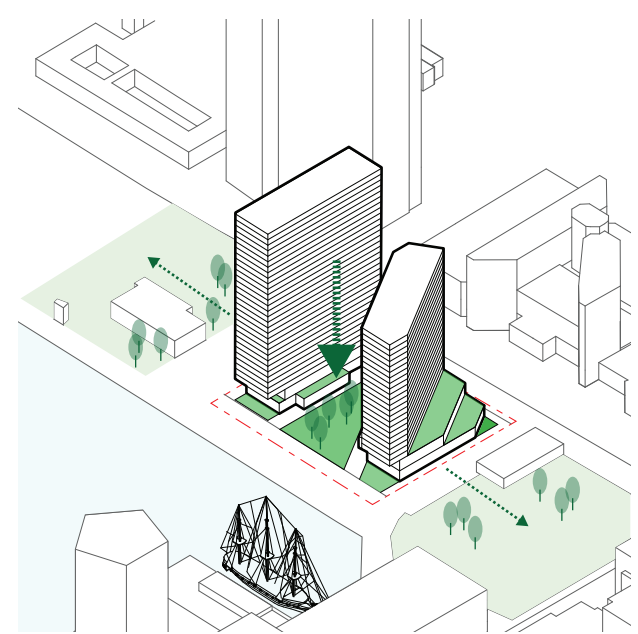
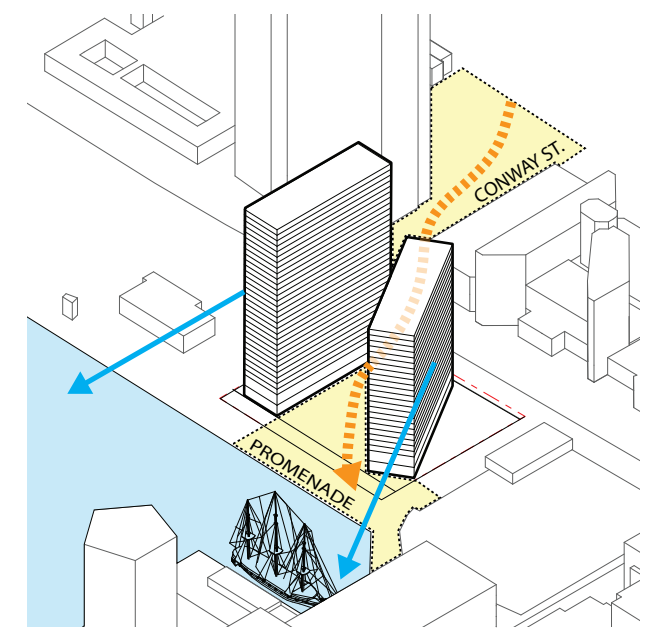
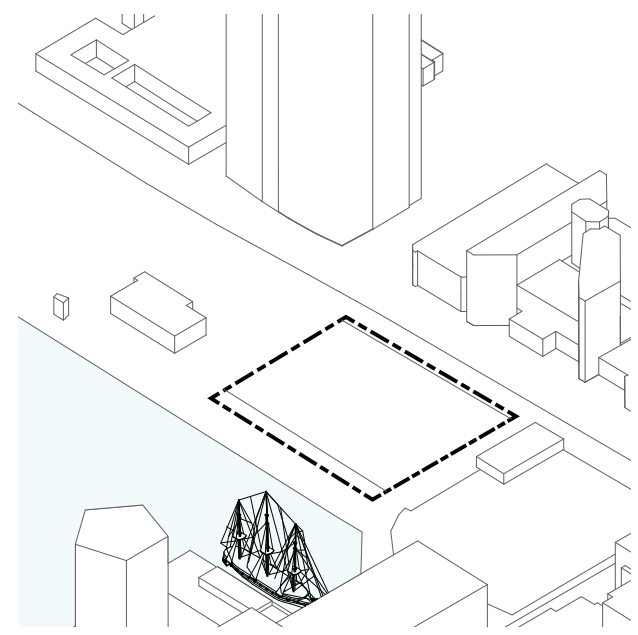
▲ **POROUS GROUND PLANE**

The building's base was designed to preserve views and pedestrian movement from street to waterfront





CONWAY STREET ARRIVAL TO HARBORPLACE





VIEW OF 303 LIGHT STREET LOOKING NORTH



COURTYARD AT 303 LIGHT STREET



▲ LEVEL I PLAN



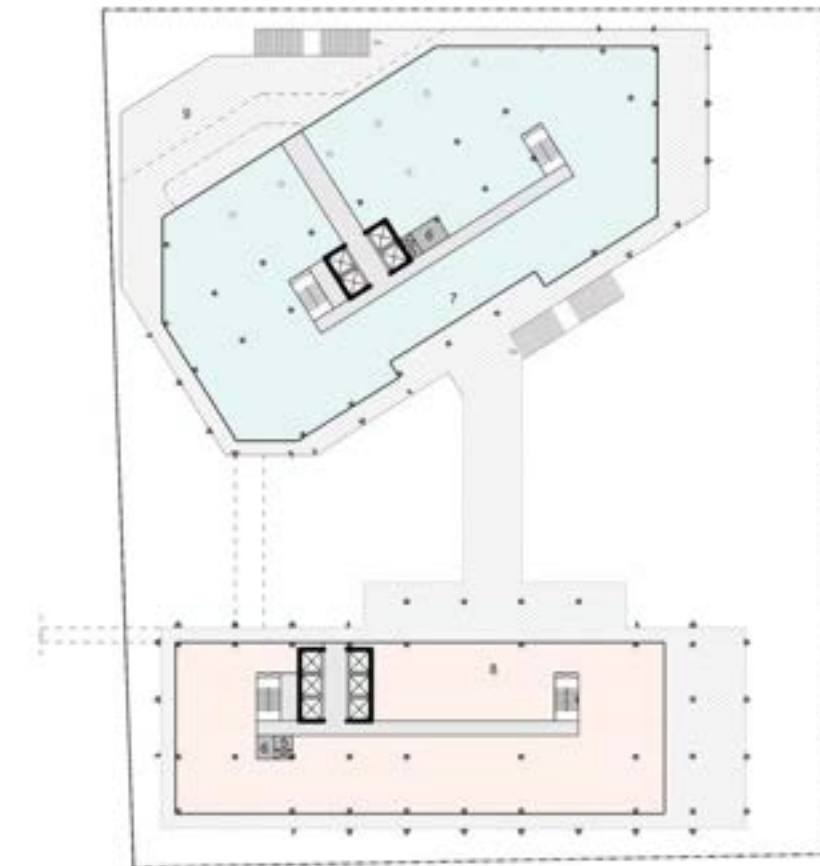


COURTYARD AT 303 LIGHT STREET

▲ LEVEL 3 PLAN

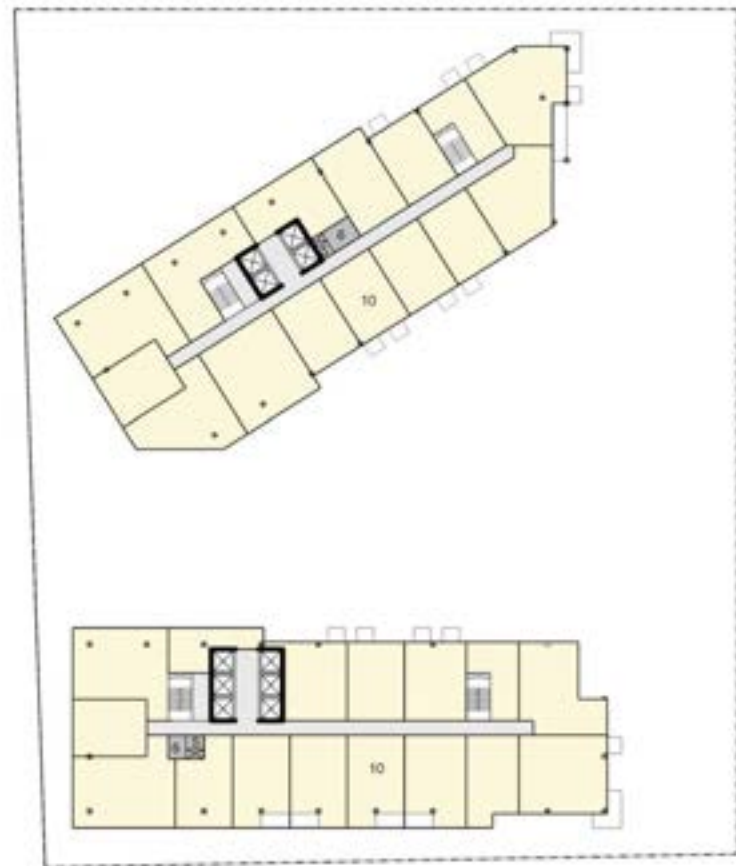
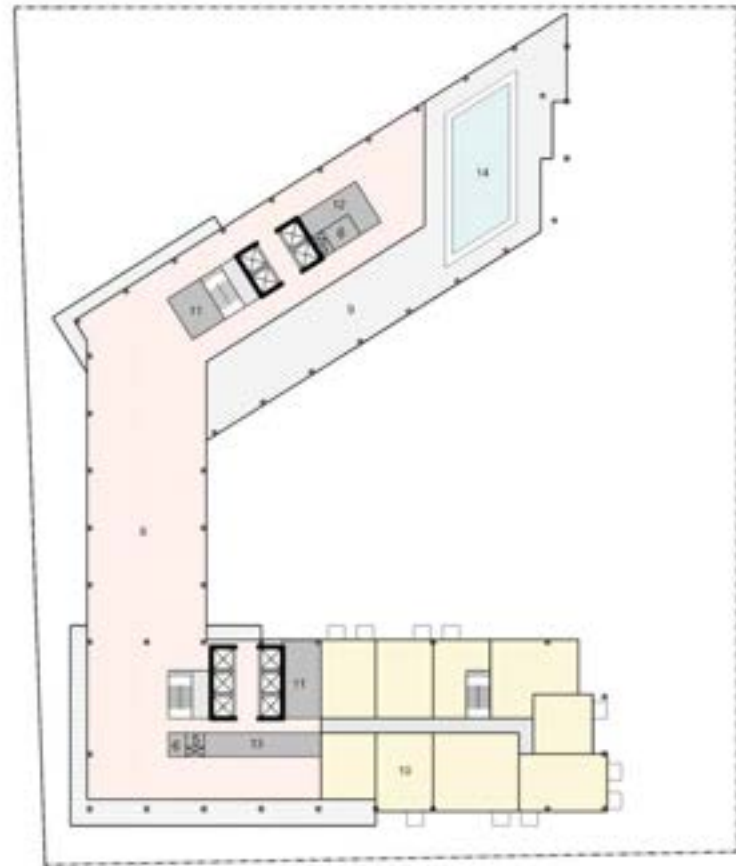


▲ LEVEL 2 PLAN



- Property Line
- 1. Lobby
- 2. Trash Room
- 3. Elev. Mech.
- 7. Community Space
- 8. Residential Amenity
- 9. Terrace
- 10. Residential Units





- Property Line
- 5. Trash Room
- 6. Elec./Mech
- 7. Residential Amenity
- 8. Terrace
- 9. Residential Units
- 10. Office/Reception
- 11. Bar
- 12. Restroom
- 13. Pool



▲
TYPICAL FLOOR PLAN



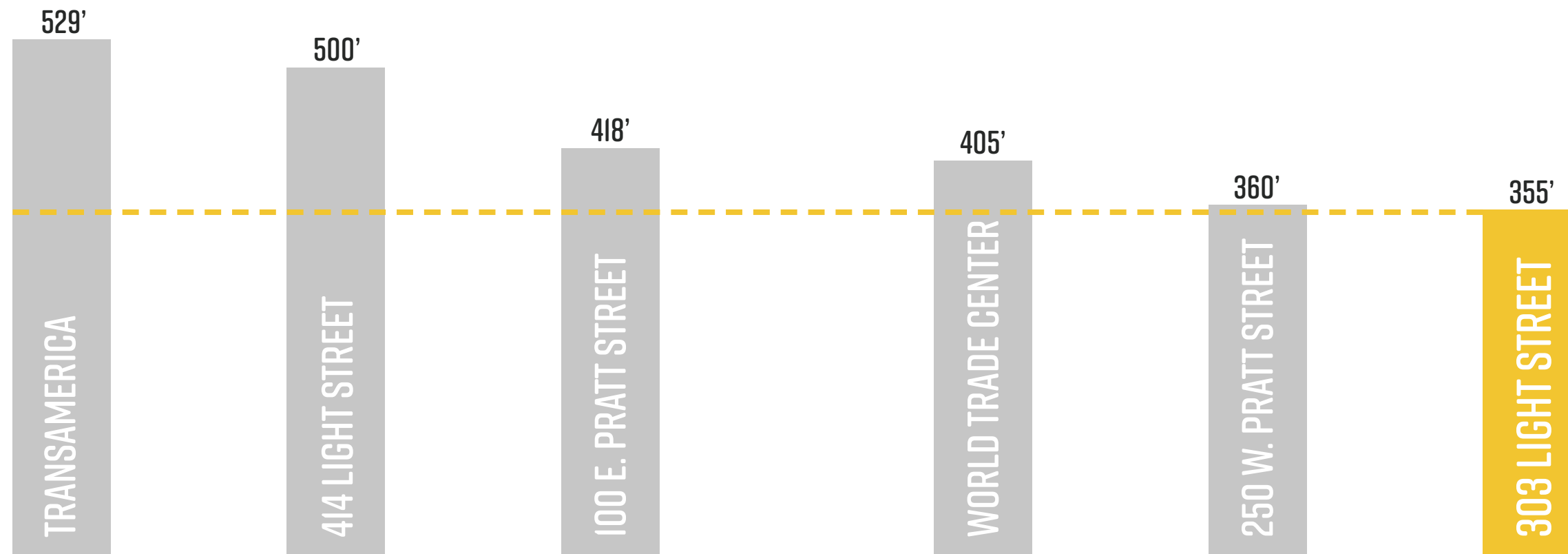
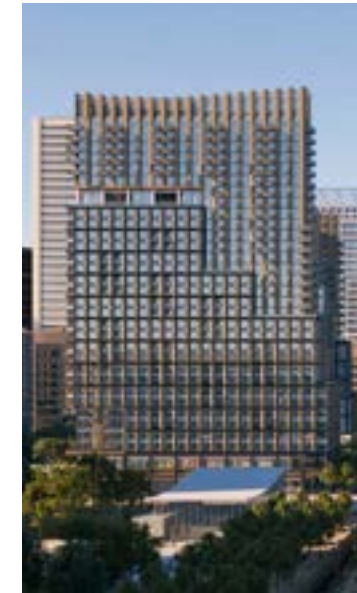
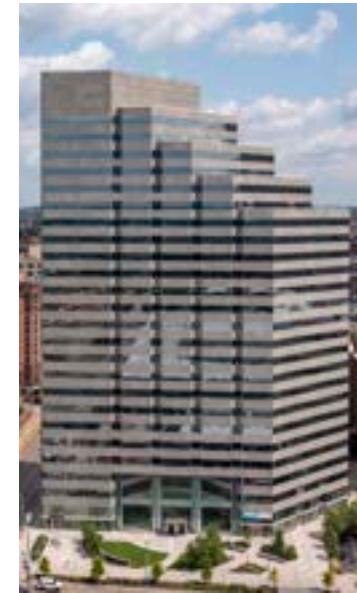
Roof +355.0'
L32 +344.5'
L31 +334.0'
L30 +323.5'
L29 +313.0'
L28 +302.5'
L27 +292.0'
L26 +281.5'
L25 +271.0'
L24 +260.5'
L23 +250.0'
L22 +239.5'
L21 +229.0'
L20 +218.5'
L19 +208.0'
L18 +197.5'
L17 +187.0'
L16 +176.5'
L15 +166.0'
L14 +155.5'
L13 +145.0'
L12 +134.5'
L11 +124.0'
L10 +113.5'
L09 +103.0'
L08 +92.5'
L07 +82.0'
L06 +71.5'
L05 +61.0'
L04 +50.5'
L03 +40'
L02 +20'
Ground 0'

L25 +271.0'

SECTION



Height Comparison





CONWAY STREET ARRIVAL TO HARBORPLACE

PUBLIC RIGHT-OF-WAY

220

Pratt Street

224

Light Street

228

Conway Street

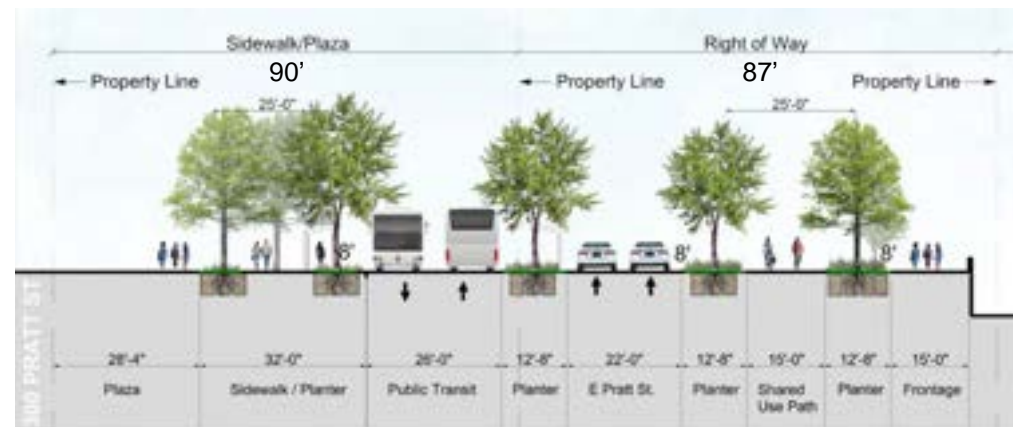


Pratt Street

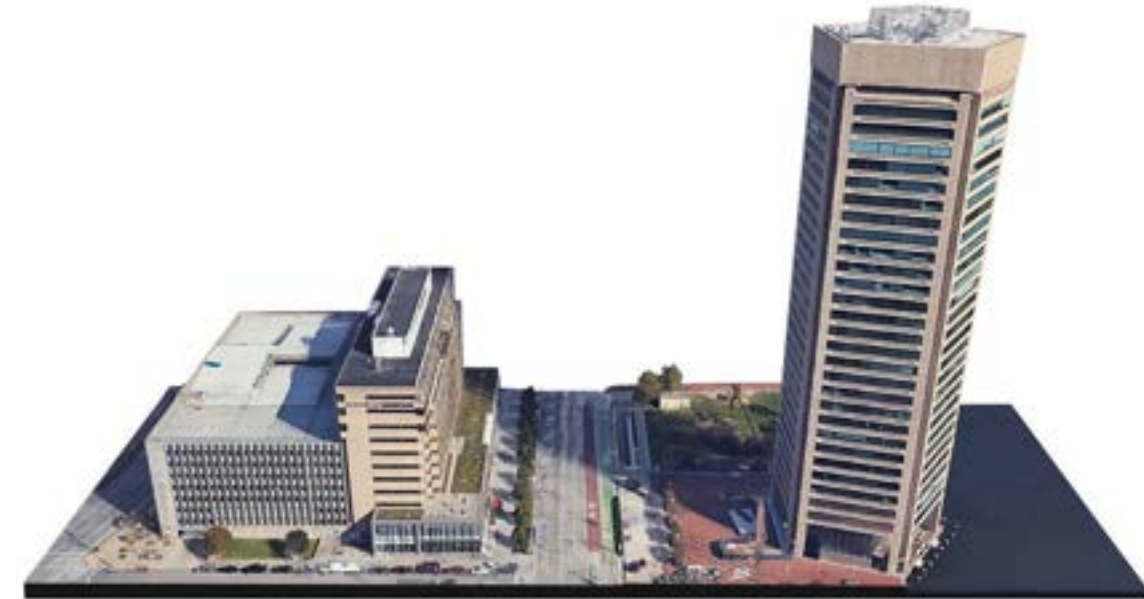
- CAR CIRCULATION
- PEDESTRIAN CIRCULATION
- CAR ACCESS/NON-PEDESTRIAN
- PLANTING
- TRANSIT
- SHARED USE PATH



EXISTING CONDITION



PROPOSED CONDITION



Pratt Street

PROGRAMMING ELEMENTS

A safe, lush, shaded and activated Pratt Street corridor that can be navigated on foot, by bicycle, by car and by mass transit is possible by the implementation of a planning strategy that prioritizes experience and place making.

► **SIDEWALK PLANTINGS**
Beauty, definition and character at transit stops.



INFRASTRUCTURE ELEMENTS

▼ **DEDICATED TRANSIT LANES**
Safe and clearly defined transit lanes, articulated by planter zones.



▲ **HIGH STREET RETAIL**
Pratt Street will host a variety of locally-owned small businesses and global brands in an engaging, attractive, and comfortable streetscape.



▲ **STREET-SIDE PARKLETS**
Shaded gathering areas are planned to facilitate respite and moments to linger.



▲ **PROTECTED CYCLE TRACK**
Allowing for Pratt Street to safely be experienced and enjoyed by large groups on bicycles.



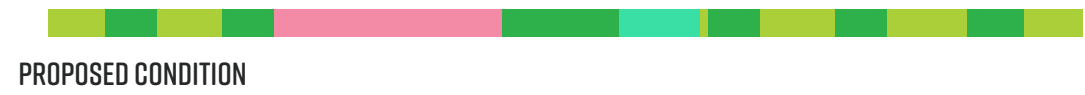
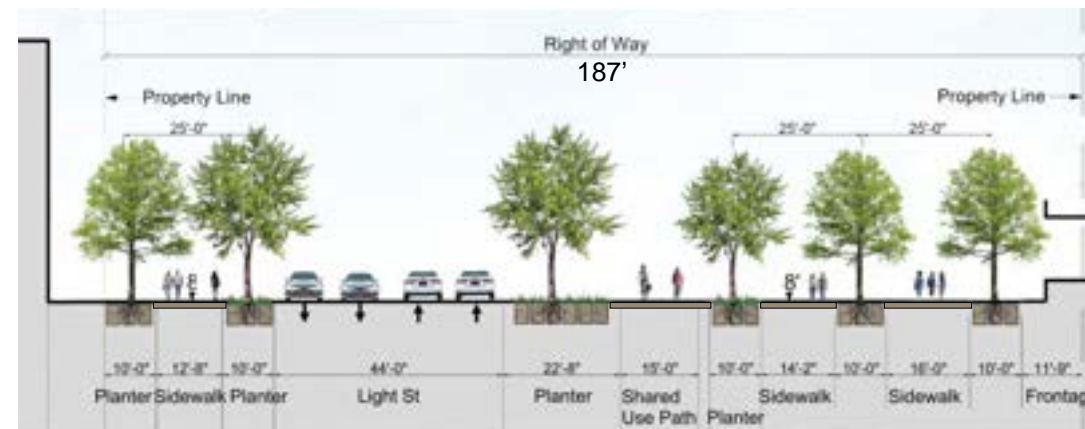
▲ **AN URBANE STREET**
Pratt Street will seamlessly integrate wonderful native tree canopy, landmark transportation, and designated multimodal and pedestrian access.

Light Street

- CAR CIRCULATION
- PEDESTRIAN CIRCULATION
- CAR ACCESS/NON-PEDESTRIAN
- PLANTING
- TRANSIT
- SHARED USE PATH



EXISTING CONDITION



PROPOSED CONDITION



Light Street

PROGRAMMING ELEMENTS

Light Street will be activated by street-facing retail and truly become a connector of Downtown to Federal Hill. Public art could thoughtfully be integrated into the experience of Light Street. With traffic speed significantly reduced, it will grow in it's flexibility to host changing events.

► STREET-SIDE PARKLETS

Parklets and sidewalk seating areas will help to blur the edges of Light Street and support street activation and socializing.



▲ PROTECTED CYCLETRACK

Separating through traffic by bicycle limits the points of potential pedestrian conflicts along a bustling stretch of waterfront.



▲ UTILITARIAN DETAILS

Public utility infrastructure could thoughtfully be integrated into Light Street.

INFRASTRUCTURE ELEMENTS

▼ ► STREETScape DETAILS

Planters, pavers, signage, and clear striping will create safe, intuitive and attractive street crosswalks.



▲ SEASONAL EVENTS AND FESTIVALS

Light Street is well-positioned to seasonally accommodate crowd spillover for larger programmed festivals and events in Westshore Park on a temporary basis.

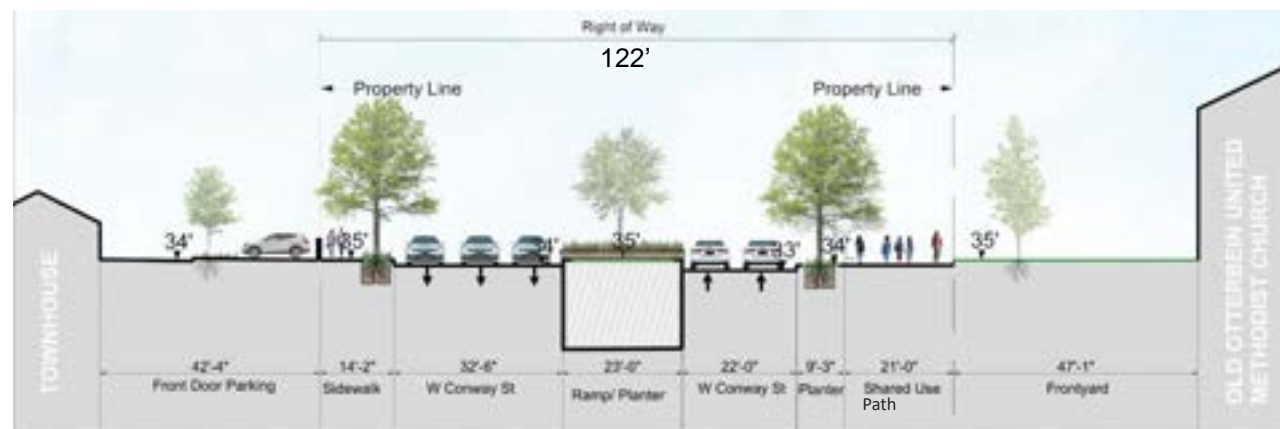


Conway Street

- CAR CIRCULATION
- PEDESTRIAN CIRCULATION
- CAR ACCESS/NON-PEDESTRIAN
- PLANTING
- TRANSIT
- SHARED USE PATH



EXISTING CONDITION



PROPOSED CONDITION



Conway Street

PROGRAMMING ELEMENTS

Conway Street serves a number of important functions as a major gateway into Downtown Baltimore, receiving visitors, workers, and residents alike. The street also connects Camden Yards to the Inner Harbor, and as such, has great potential to become a much more socially active and engaging street. The large right-of-way also provides opportunities for flexible event programming before, during, and after sporting or other sponsored events.



▲ STREET-SIDE PLANTING ZONES

Shade trees will grow to provide street edge definition and shade for pedestrian comfort and enjoyment.



▲ FLEXIBLE PUBLIC REALM

The gracious pedestrian connection between Camden Yards and the Inner Harbor can be seasonally programmed for a variety of uses ranging from gameday markets to art installations.

INFRASTRUCTURE ELEMENTS

▼ SHARED USE PATHS

Pavement treatments clearly delineate zones for Conway Street to safely be experienced and enjoyed by foot or by bicycle, particularly during major events.



▼ UNIQUE DETAILS

Public art could thoughtfully be integrated into the medians of Conway Street to announce arrival.





THE HEART OF OUR CITY: BALTIMORE'S INNER HARBOR

Abu Dhabi
Atlanta
Austin
Baltimore
Bangalore
Bangkok
Beijing
Birmingham
Boston
Charlotte
Chicago
Dallas
Denver
Detroit
Dubai
Houston
Hong Kong
La Crosse
Las Vegas
London
Los Angeles
Mexico City
Miami
Minneapolis
Morristown
New York
Newport Beach
Oakland
Philadelphia
Phoenix
Pittsburgh
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San Diego
San Francisco
San Jose
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