



February 25, 2026

Re: **Harborplace – Inner Harbor Park and Promenade (IHPP) Redevelopment Project**
Tidal Authorization Number: 25-WL-1148
Nontidal Authorization Number: 26-NT-0021
Tracking Number: 202561793

Event	Primary Schedule	Weather Delay Schedule*
Public Notice Begins	February 26, 2026	February 26, 2026
Public Hearing	March 18, 2026	March 25, 2026
Comment Deadline	April 1, 2026	April 8, 2026

**The Weather Delay Schedule will ONLY apply if the March 18 hearing is canceled due to severe weather when state offices are closed.*

To Whom It May Concern:

MCB HP BALTIMORE LLC has submitted the *Joint Federal/State Application for the alteration of any Floodplain Waterway or Tidal Wetland in Maryland*, with associated plans and forms, to obtain authorization to perform work in Nontidal Floodplain and Tidal wetlands associated with the Inner Harbor Park and Promenade (IHPP) Redevelopment Project within Baltimore City. The proposed project is located at 201, 203, and 399 East Pratt Street, Baltimore MD 21202 and includes the redevelopment of approximately 3,400 linear feet of the Inner Harbor between Pier 3 and the eastern end of the southern promenade. A public informational hearing will be held for this project.

Project Details:

Nontidal Waterway Impacts:

The proposed work includes improvements to 201 and 203 East Pratt Street within the Inner Harbor Park and Promenade Redevelopment project. The project has proposed a permanent impact of 56,731 square feet (1,265 cubic yards of fill) to the nontidal floodplain of Jones Falls.

Tidal Wetland Impacts:

The proposed work includes the demolition of 84,365 square feet of the existing promenade and piers and other associated structures; and the reconstruction of 71,540 square feet of replacement fixed promenade and fixed piers of various lengths and widths and 20,220 square feet of floating promenade, piers and gangways of various lengths and widths between Pier 3 and the southwest

corner of the Inner Harbor. The project also includes the construction of 24,806 square feet of floating tidal wetlands, 6,985 square feet of planter modules with tidal plantings over the existing revetment along the southern promenade, 1,505 square feet of tidal marsh plantings in the southwest corner of the inner harbor, approximately 2,500 linear feet of replacement sheet pile bulkhead, pile repair, the relocation of existing dock space that includes non-water dependent information and ticketing kiosks, approximately 600 square feet of pier signage, and the construction of up to 10 new stormwater outfalls and the extension of up to eight existing stormwater outfalls. Mitigation for impacts to the Patapsco resulting in loss of open water may be assessed.

Enclosed is a general overview of the proposed project plans. A detailed project plan set, as well as additional information on this project, and public hearing updates can be found at the Maryland Department of the Environment (MDE) Project Page:

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

Project information can be found at the Developer's Project Page:

<https://www.ourharborplace.com/>

In addition, a copy of the detailed plan set and supporting project information will be located at the following locations and will be made available upon request:

- Enoch Pratt Library - Central Branch: 400 Cathedral Street, Baltimore, MD 21201
- Enoch Pratt Library - Light Street Branch: 1251 Light Street, Baltimore, MD 21230

Hearing Details:

A public informational hearing will be held to gather testimony and information to assist the MDE in its evaluation of applications for a Tidal Wetlands License and a Nontidal Wetland and Waterway Permit.

Participation Options:

- **In-Person:** Attendance at the physical meeting location (details below).
- **Virtual:** Stakeholders may participate remotely via a virtual platform.

<https://meet.google.com/ytj-hhjq-mcp?authuser=0>

Testimony and Comments: Statements in support of or in opposition to this project may be presented orally during the hearing (either in person or virtually) or submitted in writing. For instructions on written testimony, please refer to the "**How to Submit Comments**" section below.

Accessibility and Accommodations: The physical meeting location is accessible to individuals with disabilities in accordance with the Americans with Disabilities Act (ADA).

If you require a reasonable accommodation or a language interpreter to participate in either the in-person or virtual session, please contact MDE at mde.accommodations@maryland.gov or call 410-537-3152 (MD Relay TTY: 7-1-1). Requests should be made at least five (5) business days prior to the meeting date.

Hearing Schedule:

- Date:** Wednesday, March 18, 2026
- Inclement Weather Back-Up Date:** Wednesday, March 25, 2026 (*This will only be held if the March 18 hearing is canceled due to weather when state offices are closed.*)
- In-person Location:** **Patagonia Outlet Baltimore**
700 South Caroline Street
Baltimore, MD 21231
(410) 207-0893
- Link to Virtual Option:** <https://meet.google.com/ytj-hhjq-mcp?authuser=0>
- Poster Session:** 6:00 PM to 7:00 PM
- Hearing:** 7:00 PM to 8:00 PM (hearing will extend past 8:00 PM if members of the public are present in person or virtually and interested in making or submitting comments)
- Public Comment Closing Date:** April 1, 2026 (If the hearing is postponed to March 25, back-up date, this comment deadline will automatically be extended to April 8, 2026).

How to Submit Comments:

If you cannot attend the hearing or prefer to submit your comments in writing, please do so by **April 1, 2026**. (*If the hearing is postponed to March 25 due to weather, the comment deadline will automatically be extended to April 8, 2026*). Please be sure to include the Tracking Number (202561793) on any correspondence. Please direct your comments to the appropriate project manager based on your topic.

- **By Email or Phone:**
 - **Tidal Wetlands:** Send to matthew.wallach@maryland.gov or Call (410) 207-0893
 - **Waterway Construction:** Send to phatta.thapa@maryland.gov or Call (410) 537-3641
- **By Mail:** Send to the address below and include the appropriate "Attn" line: Maryland Department of the Environment – 1800 Washington Boulevard, Suite 430, Baltimore, MD 21230 (*Attn: Matt Wallach for tidal wetlands OR Attn: Phatta Thapa for waterway construction*)

MDE will review all submitted comments to help determine whether to issue, modify, or deny the State authorizations. Anyone who submits a comment will be added to the interested persons list and will receive mailed or emailed updates regarding the final permit decisions.

Sincerely,

Matthew Wallach

Matt Wallach
Tidal Wetlands Division
Maryland Department of the Environment

Phatta Thapa

Phatta Thapa
Waterway Construction Division
Maryland Department of the Environment

**Enclosure: Proposed project overview plans (6 pages)