

<b>FOR AGENCY USE ONLY</b>	<b>ABBREVIATED JOINT FEDERAL / STATE APPLICATION FOR THE ALTERATION OF ANY TIDAL WETLAND AND/OR TIDAL WATERS IN MARYLAND</b>	MDE Permit #:	
		Tracking #:	
MDSPPG Category:	<input type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> 240-day <input type="checkbox"/> 90-Day <input type="checkbox"/> MHT <input type="checkbox"/> WHD <input type="checkbox"/> PN	MDE AI #:	
This abbreviated application should only be used for projects that are eligible for federal authorization under the Maryland State Programmatic General Permit (MDSPPG).		MDE Reviewer:	County:

Pre-Application Meeting Held?  with MDE    with USACE   AI# (if given): \_\_\_\_\_

Reviewer's Name(s): Mr. Matthew Wallach

\*MAILING AND REVIEW FEE INSTRUCTIONS LOCATED ON 2<sup>ND</sup> PAGE OF THIS APPLICATION\*

Applying for:  Authorization    Modification   **(Applicant will be copied on all correspondence, unless they opt out, BY INITIAL AND SIGNATURE, in Section 12)**

**1. APPLICANT INFORMATION:** *(Please note that the applicant is not the contractor/agent applying on behalf of a riparian property owner)*

Name: MCB HP BALTIMORE LLC, Attn: Adam D. Genn   Home Telephone: 443-202-8900

Address: 2002 Clipper Park Rd, Suite 105   Email Address: agenn@mcbrealestate.com

City: Baltimore   State: MD   Zip: 21211

**2. RIPARIAN PROPERTY OWNER INFORMATION:** *(If different from the applicant)*

Name: Mayor & City Council of Baltimore c/o Baltimore Development Corporation, Attn: Kimberly Clark   Home Telephone: 410-779-3868

Address: 36 S. Charles St, Suite 2100   Email Address: kclark@BaltimoreDevelopment.com

City: Baltimore   State: MD   Zip: 21201-3014

**3. AUTHORIZED AGENT / PRINCIPAL CONTACT INFORMATION:**

Name: Paul Nevenglosky, NMP Engineering Consultants, Inc.   Home Telephone: 410-771-9808 x107

Address: Executive Plaza 1, Ste 600, 11350 McCormick Rd   Email Address: pnevenglosky@nmpengineering.com

City: Hunt Valley   State: MD   Zip: 21031

**4. CONTRACTOR INFORMATION:** *(If currently unknown, required to be provided to MDE's Tidal Wetland Division prior to construction of project)*

Company Name: TBD

Principle Contact: \_\_\_\_\_   Email Address: \_\_\_\_\_

Maryland Marine Contractor License #: \_\_\_\_\_   Telephone: \_\_\_\_\_

**5. PROJECT DESCRIPTION:** *(Attach additional pages if necessary)*

Construction of the Inner Harbor Park and Promenade Redevelopment Project - See attached Project Description.

Does the application propose temporary fill impacting wetlands or waterways that will remain in place for more than one year?  
N/A    Yes   N/A    No

**6. PROJECT PURPOSE:** (Check all that apply)

<input type="checkbox"/> Beach Nourishment	<input checked="" type="checkbox"/> Create/Improve Habitat	<input type="checkbox"/> Shore Erosion Control	<input type="checkbox"/> Fill
<input checked="" type="checkbox"/> Create/Improve Infrastructure	<input type="checkbox"/> Utility Installation	<input type="checkbox"/> Erosion/Sediment Control	<input type="checkbox"/> Marina
<input type="checkbox"/> Other: (describe) _____		<input type="checkbox"/> Residential/Commercial Development	

**7. PROJECT LOCATION:** (If project site has no address, please include the lot # and/or nearest address with a clear description of the site)

County: Baltimore City   Name of Waterway: Inner Harbor, Patapsco River

Site Address or Location: 399 E Pratt St, Baltimore, MD 21202

Latitude: 39°17'8.5"N   Longitude: 76°36'42.0"W

Directions from nearest intersection of two state roads: From the intersection of I-95 N and I-395, take I-395 N toward Downtown/Inner Harbor for 1.6 miles. Continue onto S Howard St for 0.2 miles. Turn right onto W Pratt St for 0.4 miles.

**8. FEDERALLY AUTHORIZED CIVIL WORKS PROJECTS:** Is the project located in, on, or adjacent to a U.S. Army Corps of Engineers' federally authorized civil works project, structure, property, or easement (e.g., federal navigation channel, flood control levees, dams and reservoirs, lake property, etc.)?    Yes    No

If yes, has a review pursuant to 33 U.S.C. 408 (Section 408) been initiated?    Yes    No

**9. VERIFICATIONS:**

**a) Best Management Practices:** I verify that my project will meet all Endangered Species Act Best Management Practices applicable to work in tidal waters and wetlands as required by the MDSPPG (see Section VII, General Conditions #14-15).  
 Yes    No    Unknown   *Refer to the application instructions and the MDSPPG for additional information regarding these Best Management Practices.*

**b) Property Restrictions:** Is the proposed work located in an area encumbered by an existing site protection instrument such as a conservation easement, deed restriction, or declaration of restrictive covenants required as a condition of a prior U.S. Army Corps of Engineers', Maryland Department of the Environment, or Environmental Protection Agency  
 Yes    No    Unknown

**10. TYPE OF PROJECT** (check all that apply and provide all applicable information):

**This abbreviated application should only be used for projects that are eligible for federal authorization under the Maryland State Programmatic General Permit (MDSPPG). Please refer to the MDSPPG for eligible activities.**

Work Proposed	Overall Length (Ft.)	Average Width (Ft.)	Volume of Fill Material (cu. yards.)	Total Area Impacted (Sq. Ft.)		Maximum Distance Channelward from Mean High Water Line (Ft.)	New Work	Maintenance /Repair	Work Started/Completed
				Permanent	Temporary				
<input checked="" type="checkbox"/> Bulkhead							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input type="checkbox"/> Revetment							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input type="checkbox"/> Breakwater							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input type="checkbox"/> Groins, Jetties, or Low Profile Sill							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input checked="" type="checkbox"/> Living Shoreline (vegetated area)							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input checked="" type="checkbox"/> Pier							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input type="checkbox"/> Finger Pier							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input checked="" type="checkbox"/> Platform							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input checked="" type="checkbox"/> Pile(s) (#: )   <input type="checkbox"/> Osprey Pole							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input type="checkbox"/> Boat Lift (including support piles)							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input type="checkbox"/> Boat Ramp							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input type="checkbox"/> Utility Line							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input type="checkbox"/> Construction Access/Mats							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input type="checkbox"/> Dredging (Maintenance or New Minor)							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input type="checkbox"/> Hydraulic / <input type="checkbox"/> Mechanical									
<input checked="" type="checkbox"/> Other: See attached Project Description for details							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *

**\*For any work started or completed, please clearly and accurately depict those portions of the project on the plans**

**11. DESCRIPTION OF AVOIDANCE, MINIMIZATION, AND COMPENSATION:** Please be advised that unavoidable losses of tidal wetlands and/or aquatic resources may require compensatory mitigation. Please provide a separate sheet(s) that addresses the proposed project's avoidance, minimization, and compensation (if required) which includes any clearing, grading, or excavation required before, during, and after the proposed project.

**12. STATE CERTIFICATION AND FEDERAL PRIVACY ACT STATEMENT:**

Application is hereby made for a permit or permits to authorize the work described in this application. I hereby designate and authorize the agent named above to act on my behalf in the processing of this application and to furnish any information that is requested. I certify that the information on this form and on the attached plans and specifications is true and accurate to the best of my knowledge and belief. I understand that any of the agencies involved in authorizing the proposed works may request information in addition to that set forth herein as may be deemed appropriate in considering this proposal. I grant permission to the agencies responsible for authorization of this work, or their duly authorized representative, to enter the project site for inspection purposes during working hours. I will abide by the conditions of all permit(s) or license(s) if issued and will not begin work without the appropriate authorization. I also certify that the proposed works are consistent with Maryland's Coastal Zone Management Plan.

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers, 33 CFR 320-332. Principal Purpose: Information provided on this JPA will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice. Submission of requested information is voluntary, however, if information is not provided, the permit application cannot be evaluated nor can a permit be issued.

All information, including permit applications and related materials, submitted to MDE may be subject to public disclosure consistent with the Maryland Public Information Act, §4-101 *et seq.*, General Provisions Article of the Maryland Code.

I am the riparian property owner/applicant and do not want to be contacted by MDE. All correspondence should occur with my authorized agent/principal contact designated in Section 3, located on the 1<sup>st</sup> page of this application. (By initializing the box, you are acknowledging that you will not receive any correspondence directly from MDE). I understand a copy of MDE's final decision regarding this application will be sent to me. This opt-out option does not apply to the U.S. Army Corps' correspondence, which will continue to be with the applicant/permittee.

**RIPARIAN PROPERTY OWNER MUST SIGN:**  **Date:** 12/15/25

**IMPORTANT:**

**PLEASE MAIL SEVEN (7) COPIES OF THE APPLICATION, SITE PLAN, AND VICINITY MAP (WITH PROJECT LOCATION PINPOINTED) TO:**

MDE/WATER AND SCIENCE ADMINISTRATION  
REGULATORY SERVICES SECTION  
MONTGOMERY PARK BUSINESS CENTER – STE 430  
1800 WASHINGTON BOULEVARD  
BALTIMORE, MD 21230-1708  
(410) 537-3752

**SEND THE APPLICABLE APPLICATION FEE AND A COPY OF THE FIRST PAGE OF THE APPLICATION TO:**

MDE  
P.O. BOX 2057  
BALTIMORE, MD 21203-2057  
PCA: 13910 OBJ: 4142  
FOR FURTHER INSTRUCTIONS, PLEASE REFER TO OUR WEBSITE INCLUDING REVIEW FEES  
<http://mde.maryland.gov/programs/Water/WetlandsandWaterways>  
Wetlands & Waterways Protection Program Fee Schedule

## Inner Harbor Park and Promenade Redevelopment Project Description

### **PROJECT SUMMARY**

**Harborplace, Baltimore** is “One of the supreme achievements of large-scale urban design and development in U.S. history” according to the American Institute of Architects. MCB HP Baltimore LLC (“MCB”) has secured approvals to reimagine Baltimore’s Inner Harbor as a vibrant, mixed-use destination through the revitalization of approximately fourteen (14) acres of existing public park and promenade, the addition of over four (4) acres of new public space, and delivery of over 1.4 million square feet of privately owned commercial, retail, and residential space along the Inner Harbor waterfront. The Project is anticipated to catalyze growth in downtown Baltimore and restore its Inner Harbor as one of the foremost examples of sustainable waterfront development in the world. More information can be found at [www.ourharborplace.com](http://www.ourharborplace.com).

The Project impacts 23.93-acres of public space bounded by Pratt Street to the North, Key Highway to the South, Light Street to the West, and the Inner Harbor Basin to the East. Project marine improvements include reconstruction and realignment of the existing sheet pile bulkhead, raising landside grade elevations to increase coastal resiliency from sea-level rise and extreme storm events, a reduction of water coverage from fixed structures and pile area through select removal of existing promenade, incorporation of approximately 24,800 SF of floating wetlands in partnership with the National Aquarium, construction of approximately 8,850 SF of living shoreline to provide ecological and water quality improvements, improved vessel docks and mooring opportunities, and creation of a fully accessible upper fixed promenade and lower floating promenade connected by pedestrian gangways making the site universally accessible. The Project seeks to improve Baltimore’s historic waterfront for the next century of use.

### **PROJECT PURPOSE**

The purpose of the proposed project is to:

- Improve public access and connectivity to the water;
- Provide structural improvements for increased coastal resiliency and flood protection: new bulkhead and raised site elevations;
- Maintain current maritime functions: daily use, events (e.g. fleet week), and historical ship display;
- Improve maritime infrastructure and amenities for transient vessel tourism;
- Improve public access to maritime transportation;
- Improve water-based recreational and educational opportunities;
- Introduce additional floating wetlands to create habitat, improve water quality and expand on National Aquarium wetlands.

Based on the economic impact analysis performed for the project, economic benefits of the proposed Project include:

Construction:

- Generate more than \$2.1 billion in economic activity in Baltimore;
- Create over 11,000 jobs earning over \$850 million in labor income; and
- Generate an estimated \$96.3 million in state and local government revenues.

Operation:

- Annually create or support over \$500 million in economic activity in Baltimore;
- Support over 2,500 jobs earning over \$200 million in labor income; and
- Annually generate an estimated \$15.7 million in Baltimore City government revenues.<sup>[1]</sup>

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<sup>[1]</sup> “The Economic and Workforce Development Impacts of the Baltimore City Harborplace Redevelopment Project” prepared by the University of Baltimore Jacob France Institute, Richard Clinch, Director

# PROPOSED IMPROVEMENTS – OVERALL PLAN



## **PROJECT DETAILS**

### **SOUTHERN PROMENADE**

#### **Existing Conditions** (Sheets 4-5)

- 998' long mortared granite and riprap hardened shoreline revetment

#### **Proposed Conditions** (Sheets 24-25)

- Install marine grade wire mesh planter modules (7' long x 4' wide each, installed adjacent to one another) on top of the existing mortared granite and riprap revetment along the entire 998' shoreline (6,985 SF total planter module area), 5' max channelward of existing MHW. Planter modules to be attached to existing shoreline revetment using stainless steel wedge anchors and filled with No. 57 stone and sand blend planting media (170 CY total).
- Existing Rusty Scupper Pier to receive substructure pile repairs (maintenance).

### **ECOLOGICAL OVERLOOK**

#### **Existing Conditions** (Sheet 6)

- 182'-5" long x 33'-0" wide trapezoidal shaped fixed platform (5,840 SF) and supporting 12" diameter timber piles to be demolished and removed.

#### **Proposed Conditions** (Sheet 26)

- Install 210 LF of new steel sheet pile bulkhead 18" channelward of the existing bulkhead.
- Install 214 LF of new steel sheet pile bulkhead landward of the existing bulkhead.
- Remove upland area landward of existing bulkhead / MHW (1,650 CY excavation) to create 1,505 SF of tidal marsh plantings and 1,180 SF of riprap slope using 805 CY of Class 2 riprap, 35 CY of Class 3 riprap, and 110 CY of marsh fill, all 18" max channelward of existing MHW (behind the new channelward bulkhead).
- Ecological Overlook: Construct new fixed pier, max 50' width (3,230 SF total), mostly landward of existing MHW (72 SF channelward of existing MHW), all 5' max channelward of existing MHW.

### **WEST SHORE, CRUISE PIER, & LIGHT AT PRATT (Ecological Overlook to Pier 1)**

#### **Existing Conditions** (Sheets 7-10)

- 1,550' long x 27'-2" to 38'-6" wide fixed promenade (44,910 SF) and supporting 12" diameter timber piles to be demolished and removed.
- Eight (8) existing fender piles (Light at Pratt) to be demolished and removed.
- Existing Cruise Pier consisting of three (3) 144'-9" long x 21' wide finger piers attached to a 229' long x 20'-8" wide base pier, connected to the existing promenade by a 35'-5" long by 21' to 64' wide pier (15,320 SF total) and supporting 12" diameter timber piles to be demolished and removed.
- Eight (8) existing timber dolphin pile groups located between Cruise Pier finger piers to be demolished and removed.

#### **Proposed Conditions** (Sheets 27-29)

- Install 741' of new steel sheet pile bulkhead 18" to 66" channelward of the existing bulkhead (from Ecological Overlook to Conway Pier).
- Install 139'-9" of new steel sheet pile bulkhead landward of the existing bulkhead (behind Conway Pier)
- Install 677'-3" of new steel sheet pile bulkhead landward of the existing bulkhead (Conway Pier to Pier 1).
- Upper Promenade Fixed Structure (Ecological Overlook to Conway Pier): Construct new 741' long x 4'-8" to 9' wide fixed structure (4,260 SF total), 9' max channelward of existing MHW.
- Lee Street Pier: Construct new 32'-6" long x 25' wide fixed pier (800 SF), 32'-6" max channelward of proposed MHW (41'-6" max channelward of existing MHW).

- Lower Promenade Floating Dock: Construct new 620'-4" long x 15' to 75' wide floating dock (17,305 SF), 81' max channelward of proposed MHW (85'-8" max channelward of existing MHW).
- Fixed Platforms for gangway connections:
  - Fixed Platform A: Construct new 23'-6" long x 12' wide irregular shape fixed platform (308 SF), 23'-6" max channelward of proposed MHW (28'-2" max channelward of existing MHW).
  - Fixed Platform B: Construct new 15' long x 12' wide fixed platform (180 SF), 24'-6" max channelward of proposed MHW (29'-2" max channelward of existing MHW).
  - Fixed Platform C: Construct new 23'-6" long x 16' to 21' wide fixed platform (425 SF), 23'-6" max channelward of proposed MHW (28'-2" max channelward of existing MHW).
  - Fixed Platform D: Construct new 18' long x 15' wide fixed platform (270 SF), 47'-8" max channelward of existing/proposed MHW.
- Conway Pier: Construct new 139'-9" long x 100' wide fixed pier (13,975 SF), 100' max channelward of existing/proposed MHW.
- Upper Promenade Fixed Platform (Conway Pier to Pier 1): Construct new 677'-3" long x 29'-8" to 42'-8" wide fixed platform (20,230 SF total), 42'-8" max channelward of existing/proposed MHW.
- Floating Day Docks: Construct new 230' long x 10' wide floating dock (2,300 SF), 62'-8" max channelward of existing/proposed MHW.
- Floating Dock for Gangway Landing to Floating Day Docks: Construct new 15' long x 18' wide floating dock (270 SF), 52'-8" max channelward of existing/proposed MHW.
- New Gangways:
  - Gangway A: 75' long x 8' wide
  - Gangway B: 70' long x 8' wide
  - Gangway C: 75' long x 8' wide
  - Gangway D: 85' long x 8' wide
  - Gangway E: 85' long x 8' wide
  - Gangway F: 55' long x 8' wide
  - Gangway G: 80' long x 8' wide

### **PIER 1 & NORTH SHORE (Pier 1 to Pier 3)**

#### **Existing Conditions** (Sheets 11-14)

- 103' long x 33'-10" wide fixed promenade at the base of Pier 1 (3,475 SF) and supporting 12" diameter timber piles to be demolished and removed.
- 238' long x 33'-8" to 38'-10" wide fixed promenade east of Pier 1 and west of WTC (8,840 SF) and supporting 12" diameter timber piles to be demolished and removed.
- 199'-3" long x 31'-2" wide fixed promenade east of WTC and west of Pier 3 (5,980 SF) and supporting 12" diameter timber piles to be demolished and removed.
- 128' long x 20' to 25' wide (2,735 SF) Paddle Boatdock floating dock with 27'-2" long x 6'-7" wide gangway west of WTC to be relocated.
- 80' long x 20' wide (1,600 SF) Paddle Boatdock floating dock with 25'-1" long x 6'-7" wide gangway east of WTC to be relocated.

#### **Proposed Conditions** (Sheets 30-33)

- Install 103 LF of new steel sheet pile bulkhead landward of the existing bulkhead (behind Pier 1).
- Install 238 LF of new steel sheet pile bulkhead landward of the existing bulkhead (from Pier 1 to WTC).
- Install 157 LF of new steel sheet pile bulkhead landward of the existing bulkhead (between WTC and Pier 3).
- Promenade Fixed Platform (at base of Pier 1): Construct new 103' long x 33'-10" wide fixed platform (3,475 SF), 33'-10" max channelward of existing/proposed MHW.
- Promenade Fixed Platform (Pier 1 to WTC): Construct new 238' long x 33'-5" to 38'-2" wide fixed platform (8,840 SF), 38'-2" max channelward of existing/proposed MHW.

- Promenade Fixed Platform (WTC to Pier 3): Construct new 199'-3" long x 31'-4" wide fixed platform (6,015 SF), 31'-4" max channelward of existing/proposed MHW.
- Install relocated 208' long x 20'-0" to 25'-0" wide (4,335 SF total combined) Paddle Boatdock floating docks, 283' max channelward of existing/proposed MHW.
- Floating Dock for Gangway Landing to relocated Paddle Boatdock: Construct new 30' long x 11'-6" wide floating dock (345 SF).
- New Gangway H: 70' long x 7' wide
- Historic Ship Walk: Construct new 8'-6" to 36' wide fixed pier boardwalk (12,690 SF) to extend the promenade around WTC, 160' max channelward of existing/proposed MHW.
- Existing Pier 1 to receive substructure pile repairs (maintenance).
- Existing Pier 3 to receive substructure pile repairs (maintenance).

### **STORM DRAIN OUTFALLS**

- Southern Promenade
  - Existing 36", Existing 42" to remain (not impacted)
- Ecological Overlook
  - Existing 21" to be extended through new bulkhead, max 2' channelward
- West Shore & Light at Pratt
  - Existing 60", New 18", Existing 48", New 18" to be extended through new bulkhead, max 2' channelward
  - New 18", Existing 36", New 24", New 24", Existing 90", New 24", New 18", Existing 54", New 24" to be extended through existing bulkhead, max 2' channelward
- North Shore
  - New 18", Existing 42", New 24", Existing 54" to be extended through existing bulkhead, max 2' channelward

### **NON-WATER DEPENDENT STRUCTURES**

- West Shore
  - Demolish and remove two (2) existing buildings on Cruise Pier (180 SF & 140 SF).
- North Shore
  - Four (4) existing structures to remain on relocated Paddle Boatdock floating docks (255 SF, 225 SF, 225 SF, & 200 SF).

### **FLOATING WETLANDS**

- Install up to thirteen (13) Floating Wetland cells as shown on plans, ranging in size from 468 SF to 4,095 SF, 225' max channelward of existing/proposed MHW. Total area of new floating wetlands max 24,806 SF.

## **AVOIDANCE & MINIMIZATION OF IMPACTS SUMMARY**

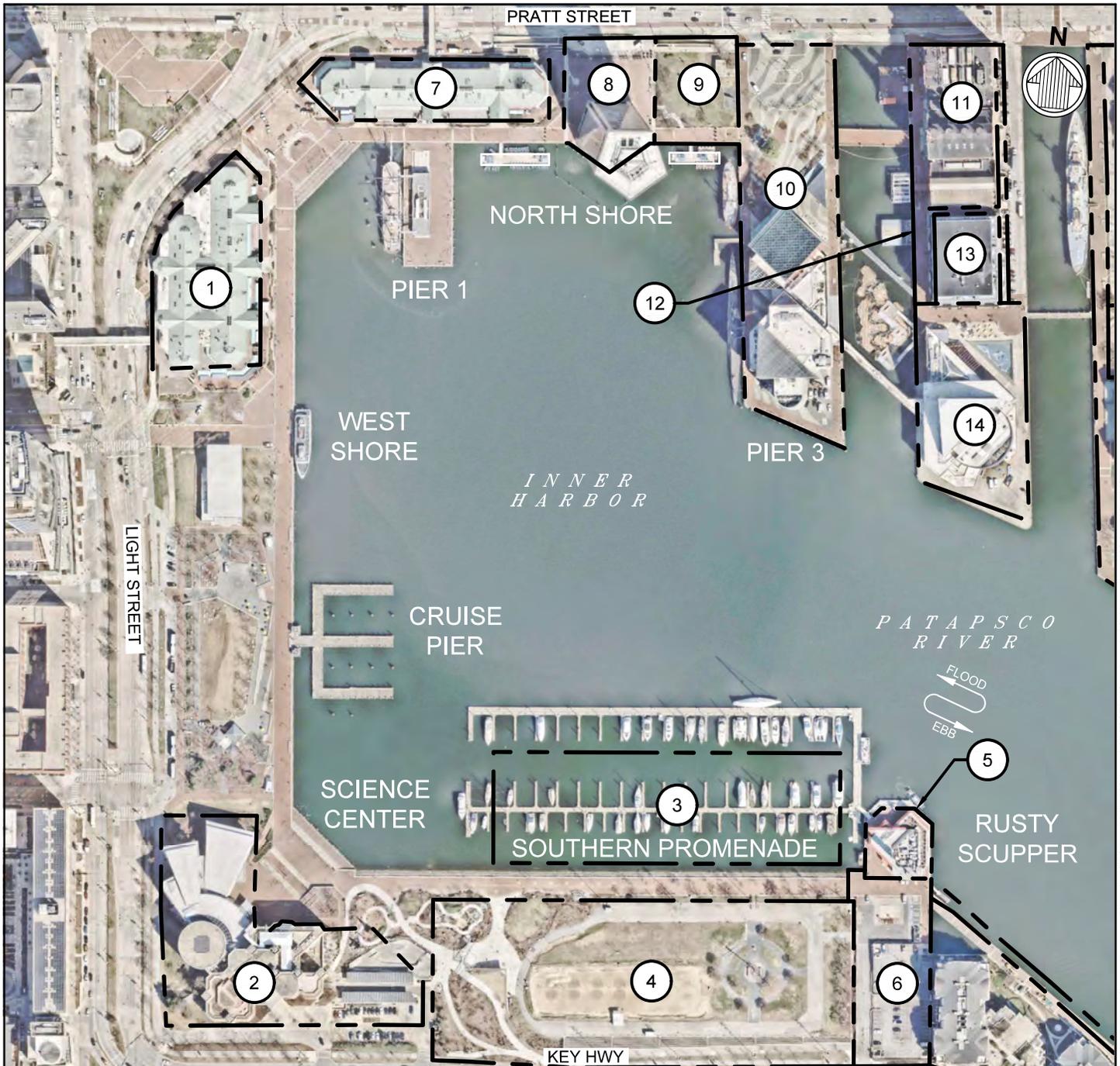
In response to comments from Maryland Department of the Environment on the initial concept design received during the September 10, 2025 Pre-Application Meeting, the following reductions in proposed impacts have been made:

- Reduced the proposed width of the majority of the Lower Floating Promenade from 18 FT to 15 FT. Docks are designed for docking transient vessels, docking event ships (e.g. Fleet Week), and to serve as a lower level of public promenade. This minimum width is required to accommodate for ADA compliant access for two-way pedestrian traffic along with space for mooring hardware and safety buffer due to close proximity to the water. The length is designed to provide for docking of large vessels during events (event ships with Length Overall ~400 FT);
- Removed the proposed 2,872 SF Surf Pool Pier;
- Reduced the proposed width of the majority of the Historic Ship Walk boardwalk from 14 – 20 FT to 8.5 – 16 FT. Also removed the additional outer loop that consisted of floating docks. The structure is now entirely fixed pier with no floating dock components. The purpose of this boardwalk is to provide continuous waterside connection where there is currently no waterfront promenade;
- Relocating existing floating docks used for recreational paddle boats in place of constructing new floating docks;
- Reduced the proposed non-water dependent building structures from 6 to 3, and then again from 3 to none.

Other reductions in proposed impacts that have been made in the current design include:

- Reduced the proposed length of the Lee Street Pier from 105 FT to 32.5 FT, reducing footprint from 3,460 SF to 800 SF. This pier also doubles as a gangway landing for the adjacent floating dock to avoid the need for another fixed platform;
- Removed an 18 FT wide fixed pier boardwalk that connected the Lee Street Pier with the Ecological Overlook;
- Reoriented the design of the Floating Day Docks (north of Conway Pier) to one linear 230 FT x 10 FT (2,300 SF) floating dock instead of 4,435 SF finger piers;
- Area of floating wetlands has been reduced from 34,585 SF to 24,806 SF.
- The proposed Ecological Overlook and associated new open water / planting area will mostly be constructed landward of existing MHW. Only 72 SF of the structure will be channelward of existing MHW.





### ADJACENT PROPERTIES MAP

#### ADJACENT OWNERS:

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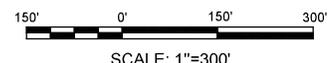
#### APPLICATION BY:

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



### INNER HARBOR PARK AND PROMENADE REDEVELOPMENT

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



DATE: 2026-01-15

SHEET 2 OF 46



**EXISTING CONDITION - OVERALL**

**LEGEND**

-  FIXED STRUCTURE
-  FLOATING STRUCTURE
-  REVETMENT

**APPLICATION BY:**

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



**INNER HARBOR PARK AND PROMENADE REDEVELOPMENT**

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



SCALE: 1"=300'

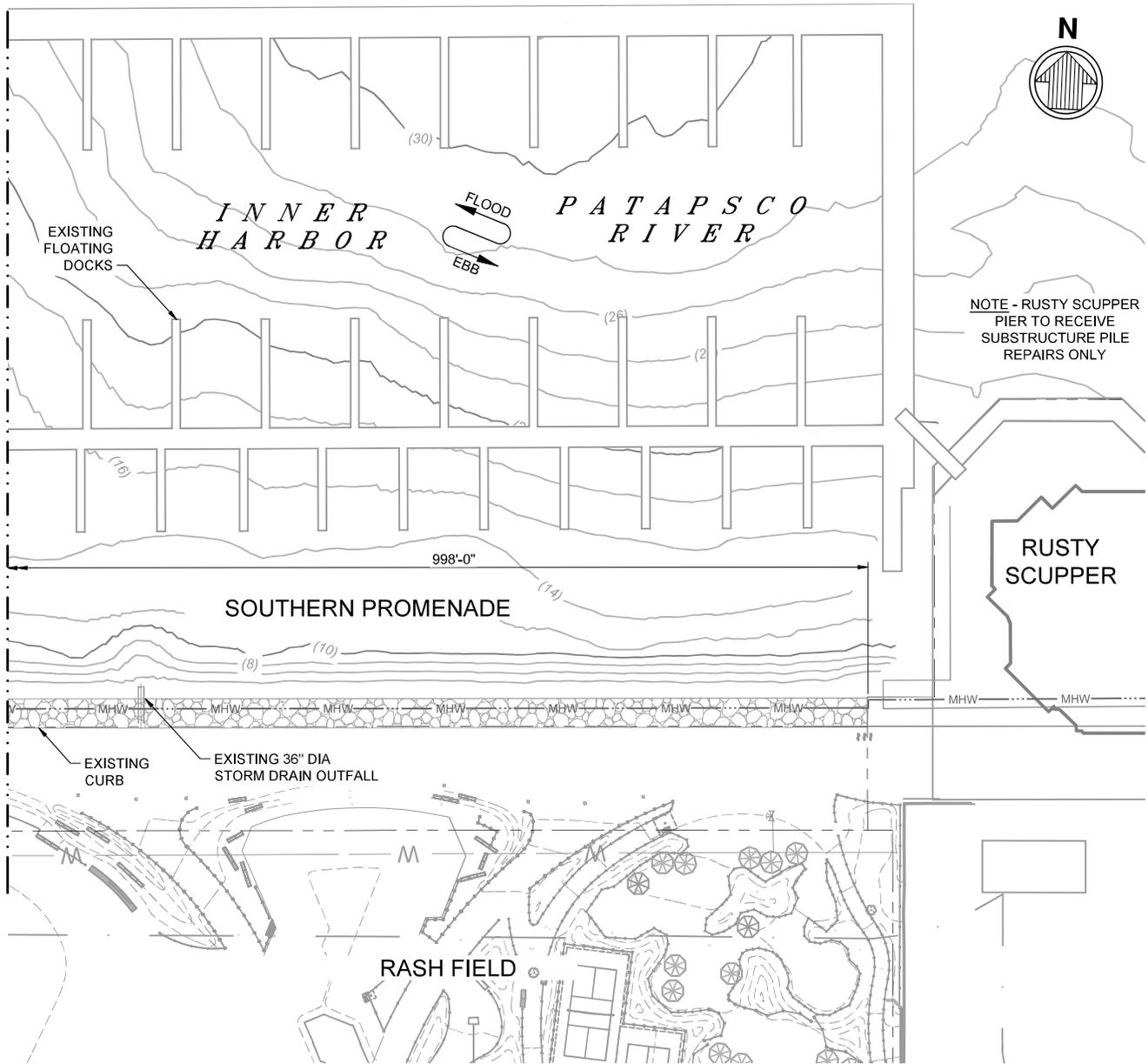
DATE: 2026-01-15

SHEET 3 OF 46

File: I:\mme.net\projects\IBA1243394\20 CAD\1\_Active\_Permit\JPA Waterside\Sheets\24339400P-003-Ex-Overall - Plotted: 1/20/2026 11:28 AM by CLARITY TASK 2 - Saved: 1/14/2026 1:23 PM by PICELKER



MATCH LINE - NEXT SHEET



NOTE - RUSTY SCUPPER PIER TO RECEIVE SUBSTRUCTURE PILE REPAIRS ONLY

RUSTY SCUPPER

SOUTHERN PROMENADE

998'-0"

EXISTING CURB  
EXISTING 36" DIA STORM DRAIN OUTFALL

RASH FIELD

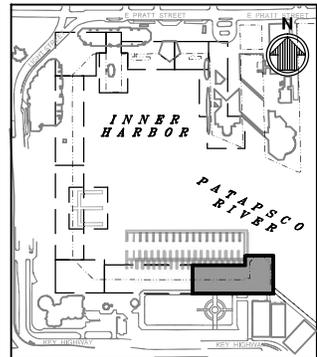
**EXISTING CONDITION - SOUTHERN PROMENADE**

**LEGEND**

-  REVETMENT
-  EXISTING MAJOR BATHYMETRY CONTOUR
-  EXISTING MINOR BATHYMETRY CONTOUR
-  EXISTING MEAN HIGH WATER

**NOTE:**

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



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



SCALE: 1"=80'

DATE: 2026-01-15

SHEET 4 OF 46

APPLICATION BY:

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



**INNER HARBOR PARK AND PROMENADE REDEVELOPMENT**

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

MATCH LINE - NEXT SHEET

MATCH LINE - PREVIOUS SHEET

INNER HARBOR

PATAPSCO RIVER

EXISTING FLOATING DOCKS

SOUTHERN PROMENADE

RASH FIELD

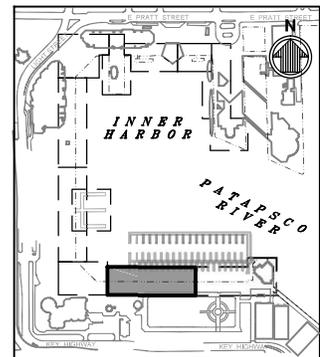
EXISTING CONDITION - SOUTHERN PROMENADE

LEGEND

-  REVETMENT
-  EXISTING MAJOR BATHYMETRY CONTOUR
-  EXISTING MINOR BATHYMETRY CONTOUR
-  EXISTING MEAN HIGH WATER

NOTE:

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



APPLICATION BY:

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



INNER HARBOR PARK AND  
PROMENADE REDEVELOPMENT

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



SCALE: 1"=80'

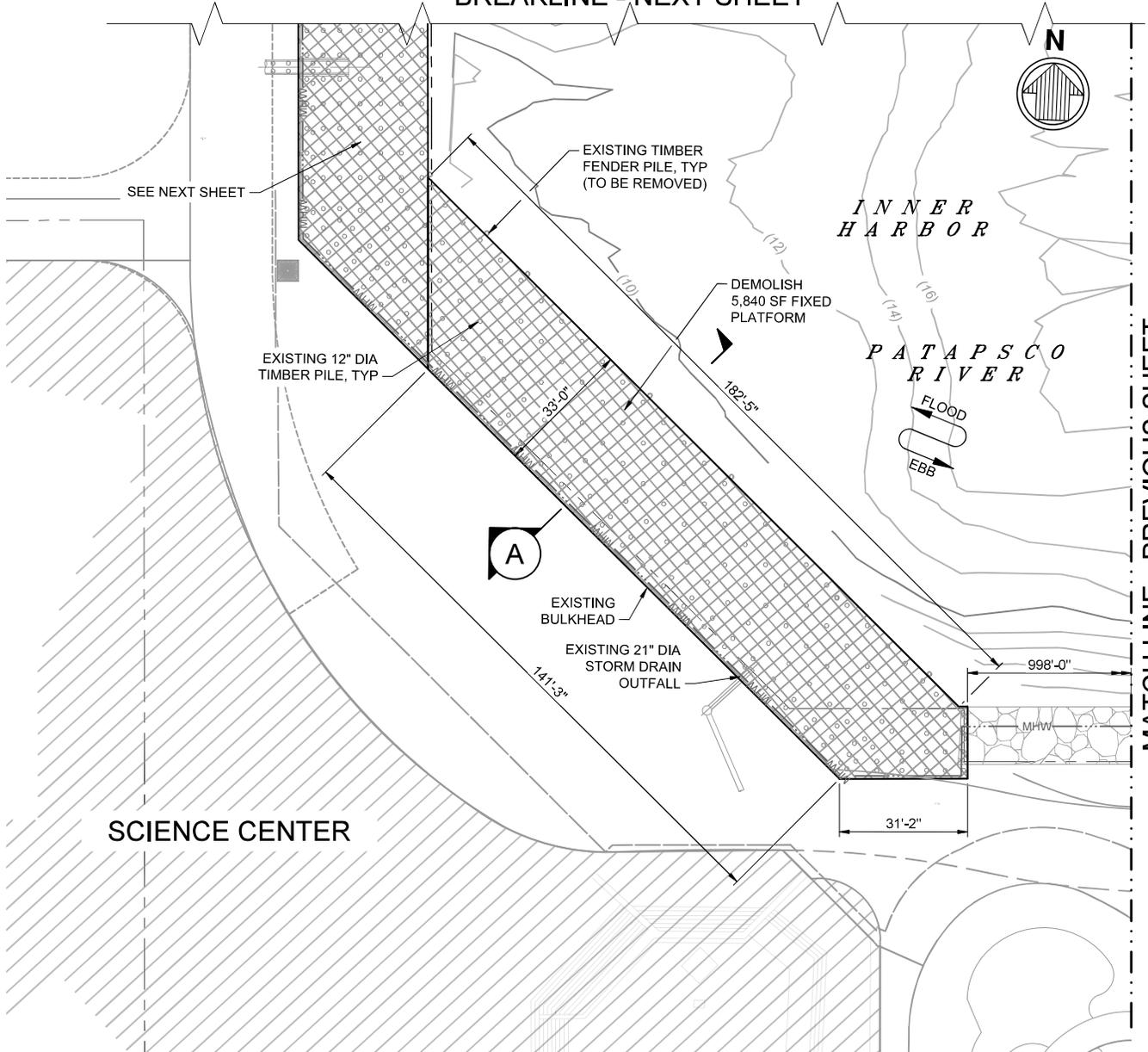
DATE: 2026-01-15

SHEET 5 OF 46

BREAKLINE - NEXT SHEET



MATCH LINE - PREVIOUS SHEET



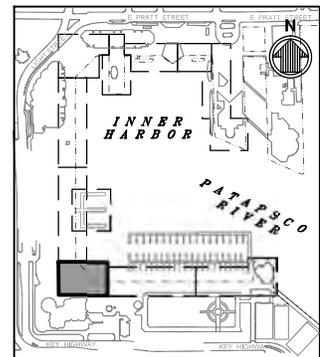
EXISTING CONDITION - ECOLOGICAL OVERLOOK

**LEGEND**

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

**NOTE:**

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



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

**APPLICATION BY:**

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



**INNER HARBOR PARK AND PROMENADE REDEVELOPMENT**

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

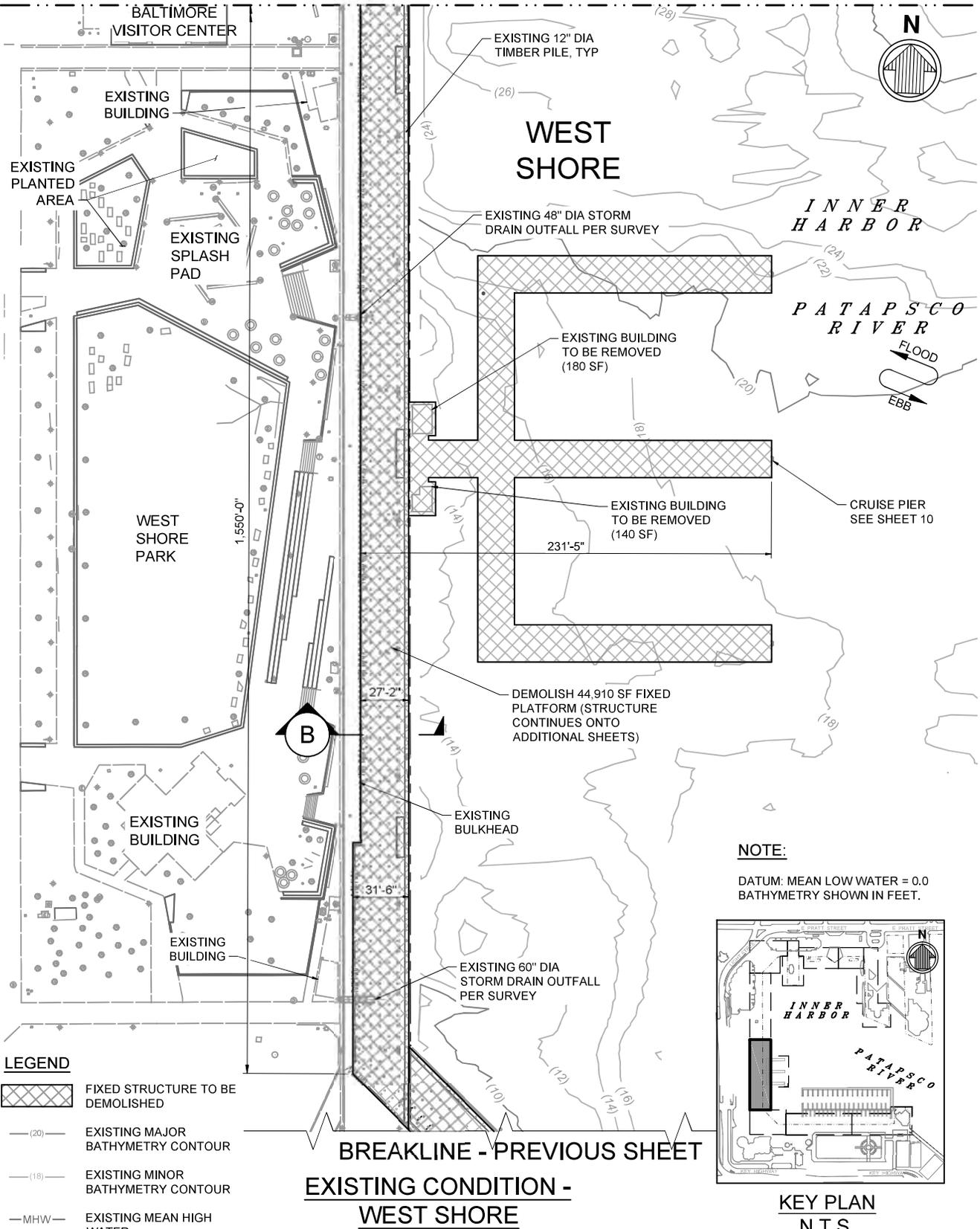


SCALE: 1"=40'

DATE: 2026-01-15

SHEET 6 OF 46

MATCH LINE - NEXT SHEET



APPLICATION BY:

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



INNER HARBOR PARK AND  
 PROMENADE REDEVELOPMENT

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



SCALE: 1"=80'

DATE: 2026-01-15

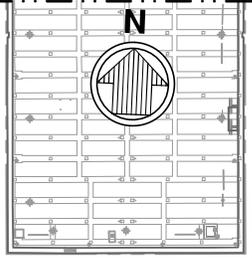
SHEET 7 OF 46

MATCH LINE - NEXT SHEET

HARBORPLACE  
LIGHT STREET  
PAVILLION

EXISTING 90" STORM  
DRAIN OUTFALL

TIMBER PILE  
GROUP, TYP



PIER 1 SEE SHEET 11

EXISTING BULKHEAD

INNER  
HARBOR

PATAPSCO  
RIVER

PARCEL BOUNDARY, TYP

WEST  
SHORE



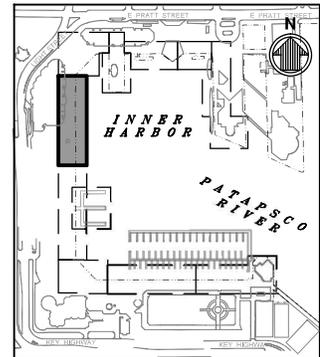
EXISTING 36" DIA STORM  
DRAIN OUTFALL PER SURVEY



EXISTING 12" DIA  
TIMBER PILE, TYP

**NOTE:**

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



KEY PLAN  
N.T.S.

**LEGEND**

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

MATCH LINE - PREVIOUS SHEET

EXISTING CONDITION -  
WEST SHORE

APPLICATION BY:

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



INNER HARBOR PARK AND  
PROMENADE REDEVELOPMENT

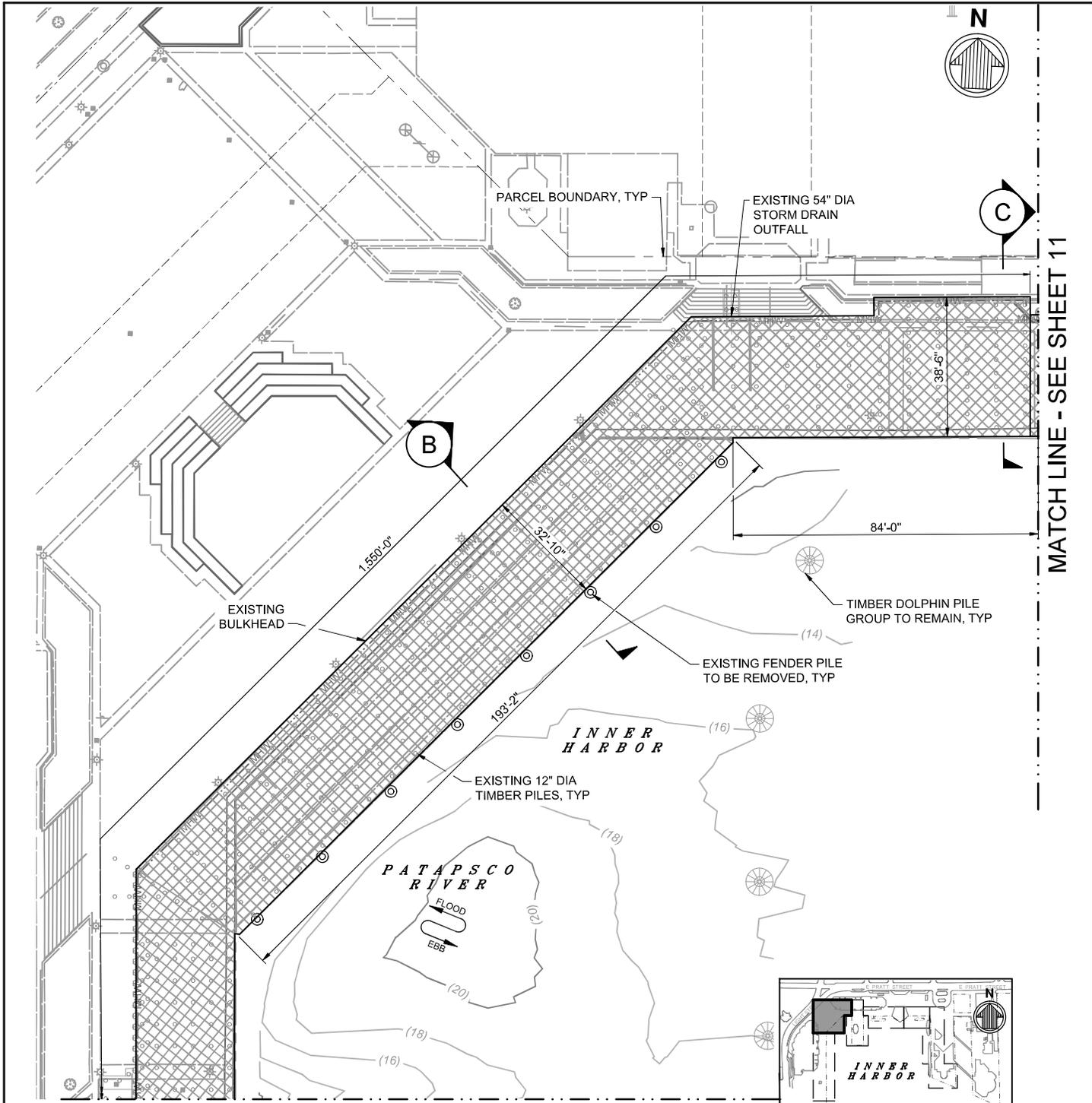
PROJECT LOCATION:  
PATAPSCO RIVER, INNER HARBOR  
BALTIMORE CITY, MARYLAND



SCALE: 1"=80'

DATE: 2026-01-15

SHEET 8 OF 46



MATCH LINE - SEE SHEET 11

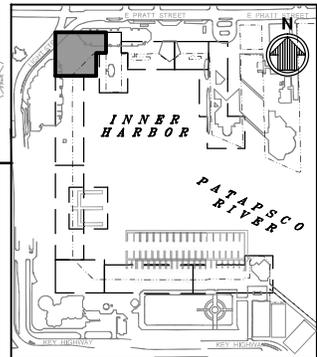
MATCH LINE - PREVIOUS SHEET

**LEGEND**

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

**EXISTING CONDITION -  
LIGHT AT PRATT**

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



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

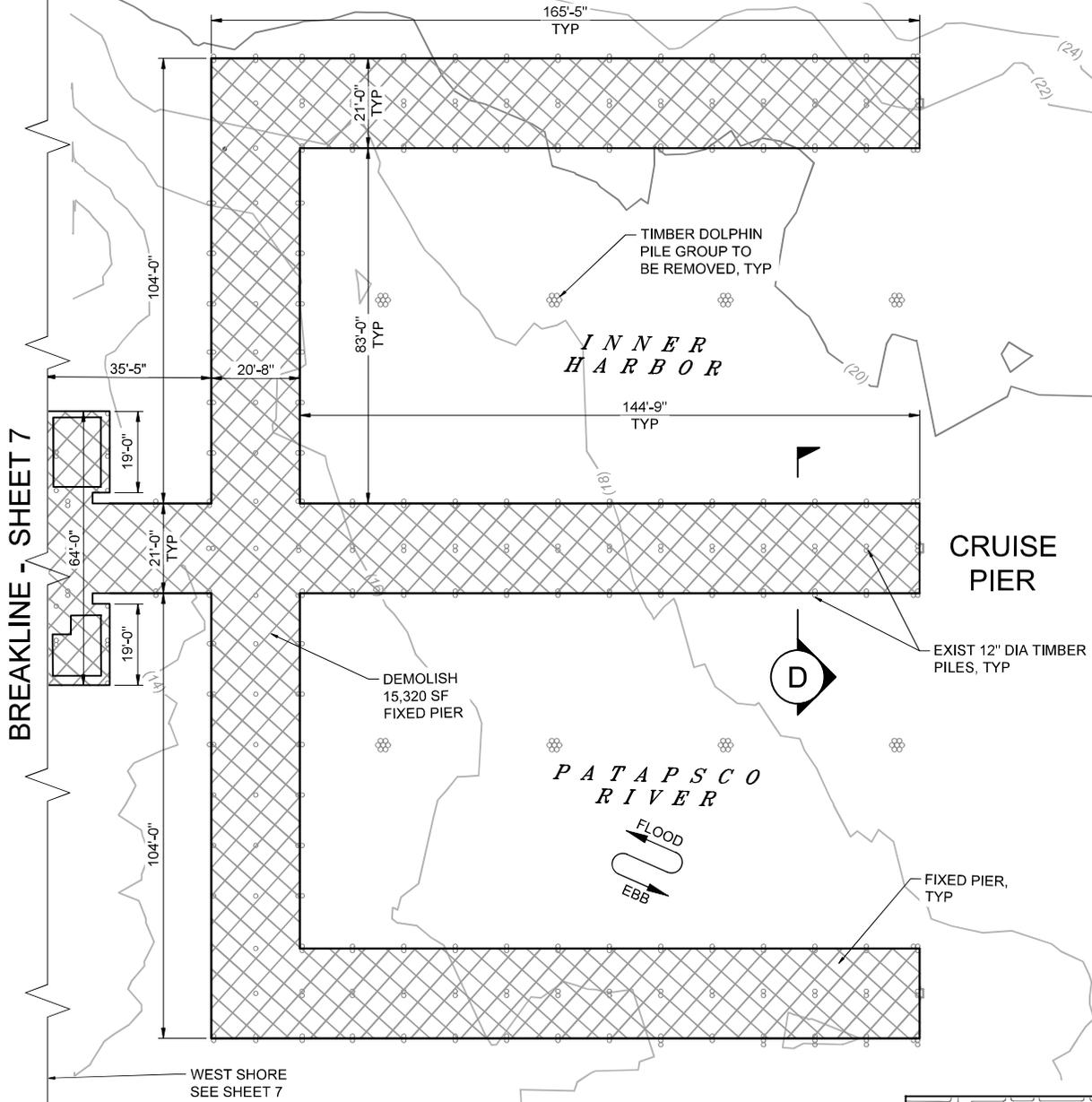
**APPLICATION BY:**  
MCB HP BALTIMORE LLC  
2002 CLIPPER PARK ROAD, SUITE 105  
BALTIMORE, MD 21211

**INNER HARBOR PARK AND  
PROMENADE REDEVELOPMENT**

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

SCALE: 1"=40'  
 DATE: 2026-01-15  
 SHEET 9 OF 46

BREAKLINE - SHEET 7



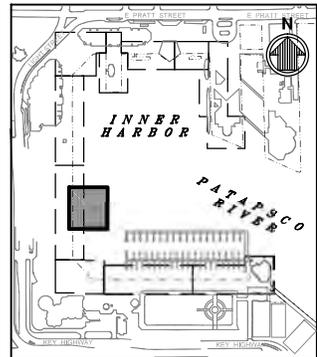
**EXISTING CONDITION - CRUISE PIER**

**LEGEND**

-  FIXED STRUCTURE TO BE DEMOLISHED
-  (20) EXISTING MAJOR BATHYMETRY CONTOUR
-  (18) EXISTING MINOR BATHYMETRY CONTOUR

**NOTE:**

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



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

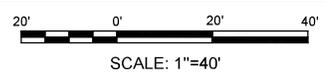
**APPLICATION BY:**

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



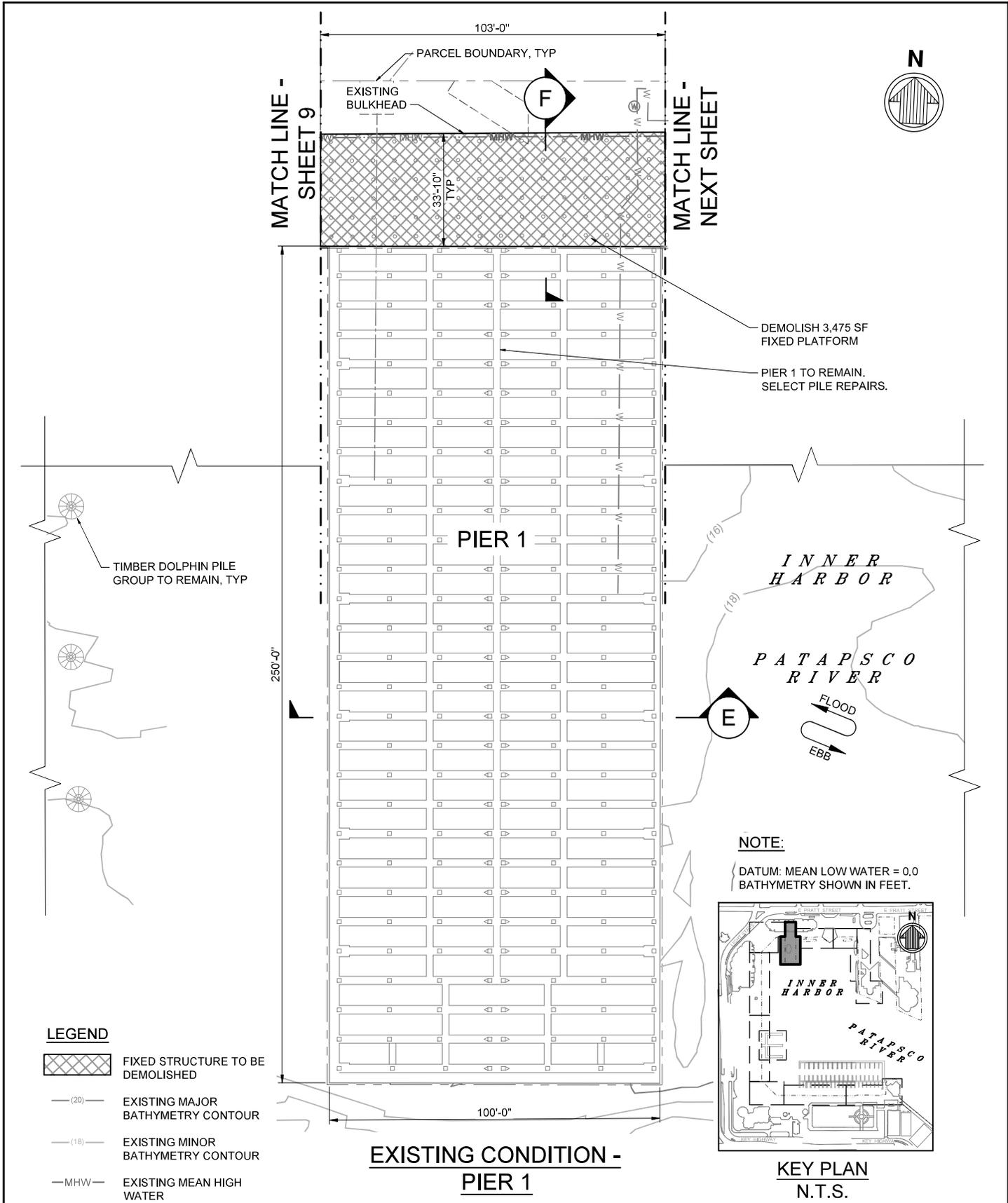
**INNER HARBOR PARK AND PROMENADE REDEVELOPMENT**

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



DATE: 2026-01-15

SHEET 10 OF 46



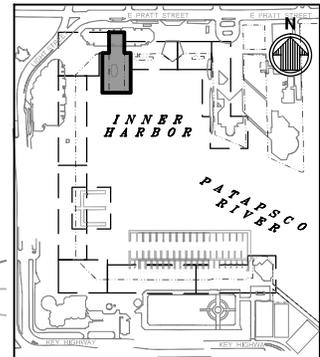
**LEGEND**

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

**EXISTING CONDITION -  
PIER 1**

**NOTE:**

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



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

**APPLICATION BY:**

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



**INNER HARBOR PARK AND  
PROMENADE REDEVELOPMENT**

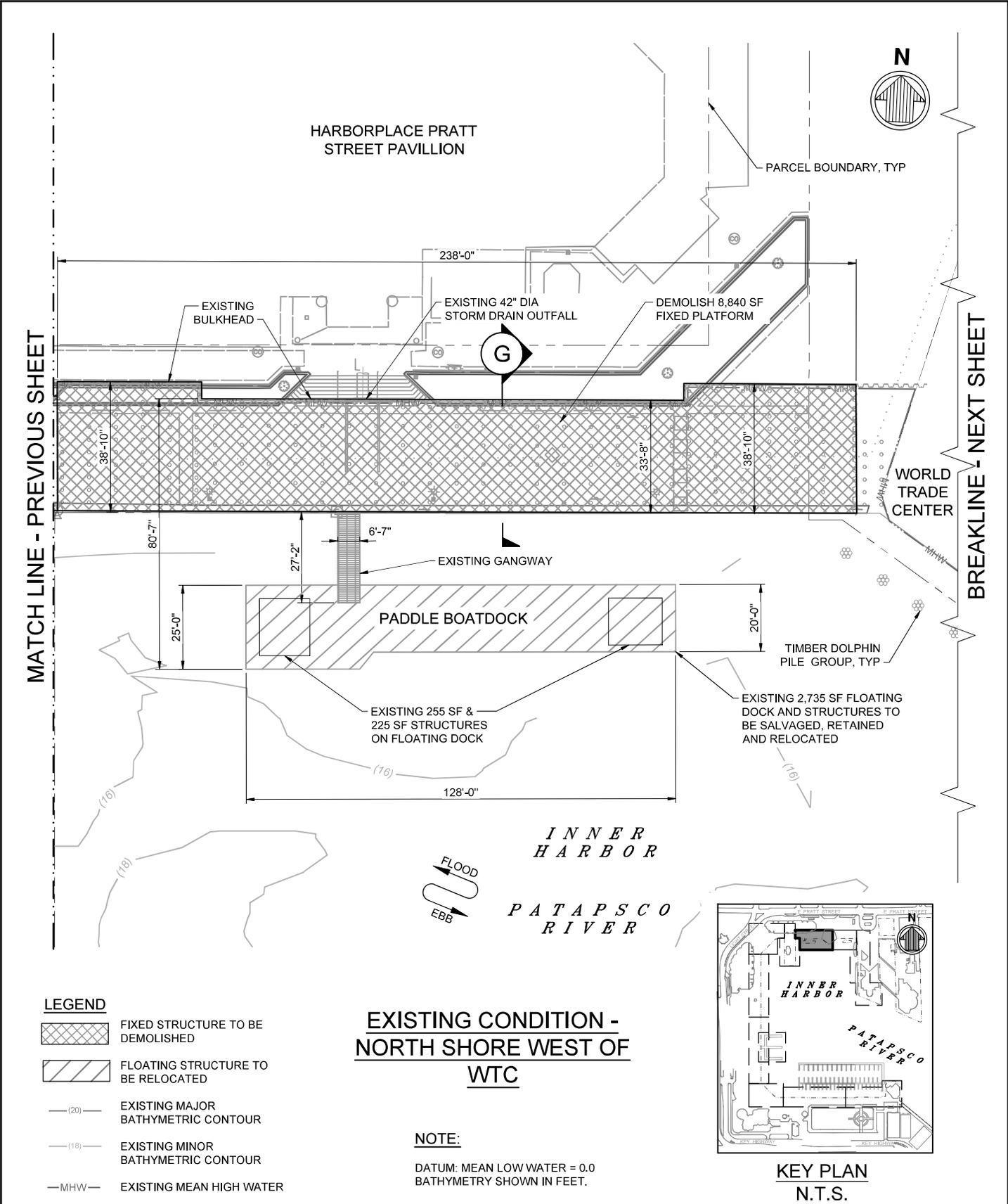
PROJECT LOCATION:  
PATAPSCO RIVER, INNER HARBOR  
BALTIMORE CITY, MARYLAND



SCALE: 1"=40'

DATE: 2026-01-15

SHEET 11 OF 46



MATCH LINE - PREVIOUS SHEET

BREAKLINE - NEXT SHEET

APPLICATION BY:

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

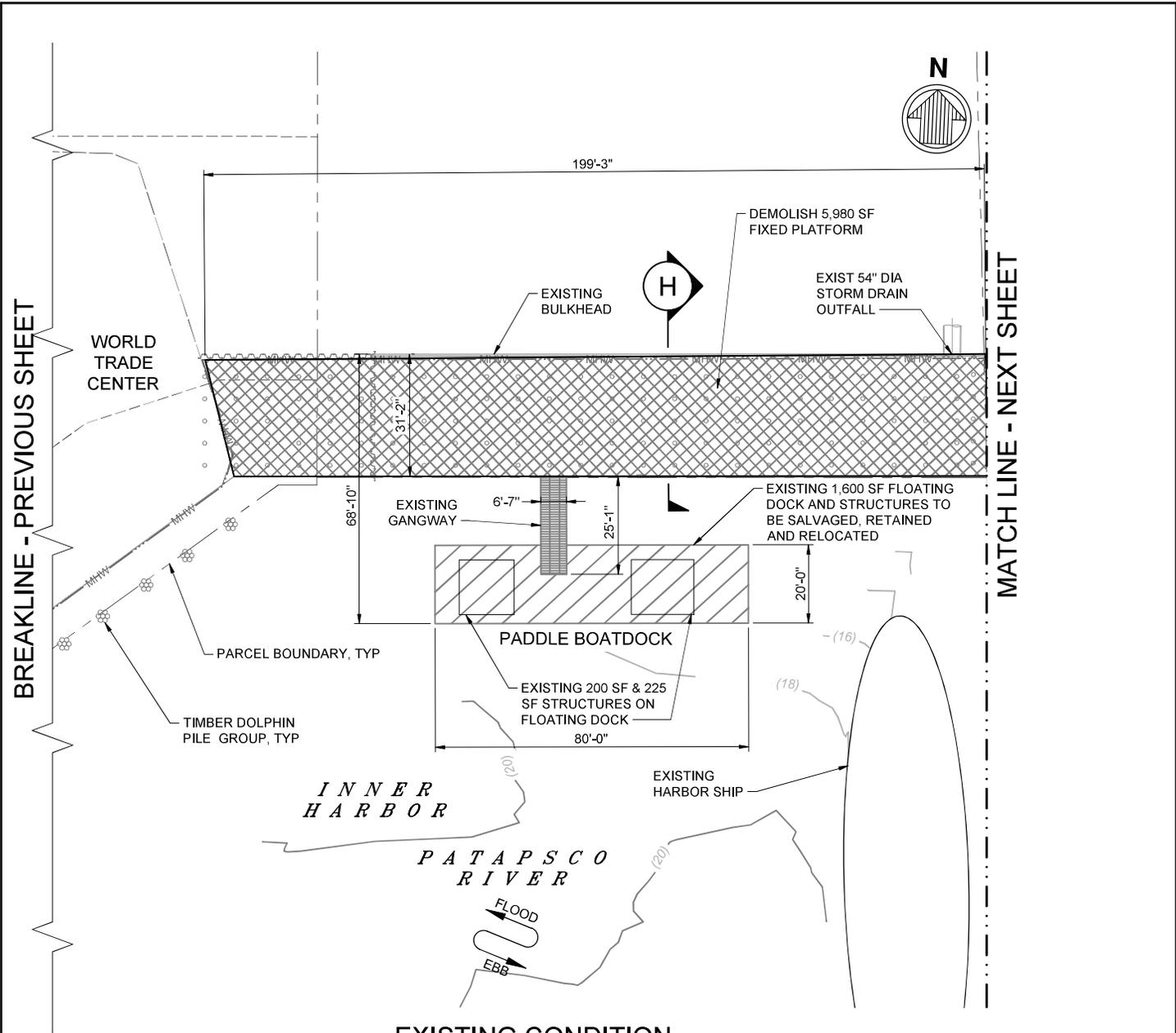
**moffatt & nichol**

**INNER HARBOR PARK AND PROMENADE REDEVELOPMENT**

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

DATE: 2026-01-15

SHEET 12 OF 46



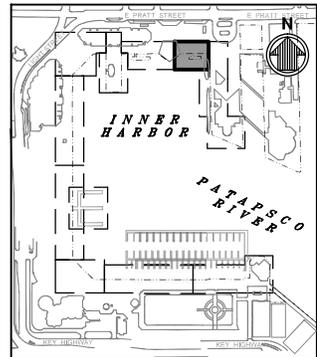
**EXISTING CONDITION -  
NORTH SHORE EAST OF WTC**

**LEGEND**

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

**NOTE:**

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



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

**APPLICATION BY:**

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



**INNER HARBOR PARK AND  
PROMENADE REDEVELOPMENT**

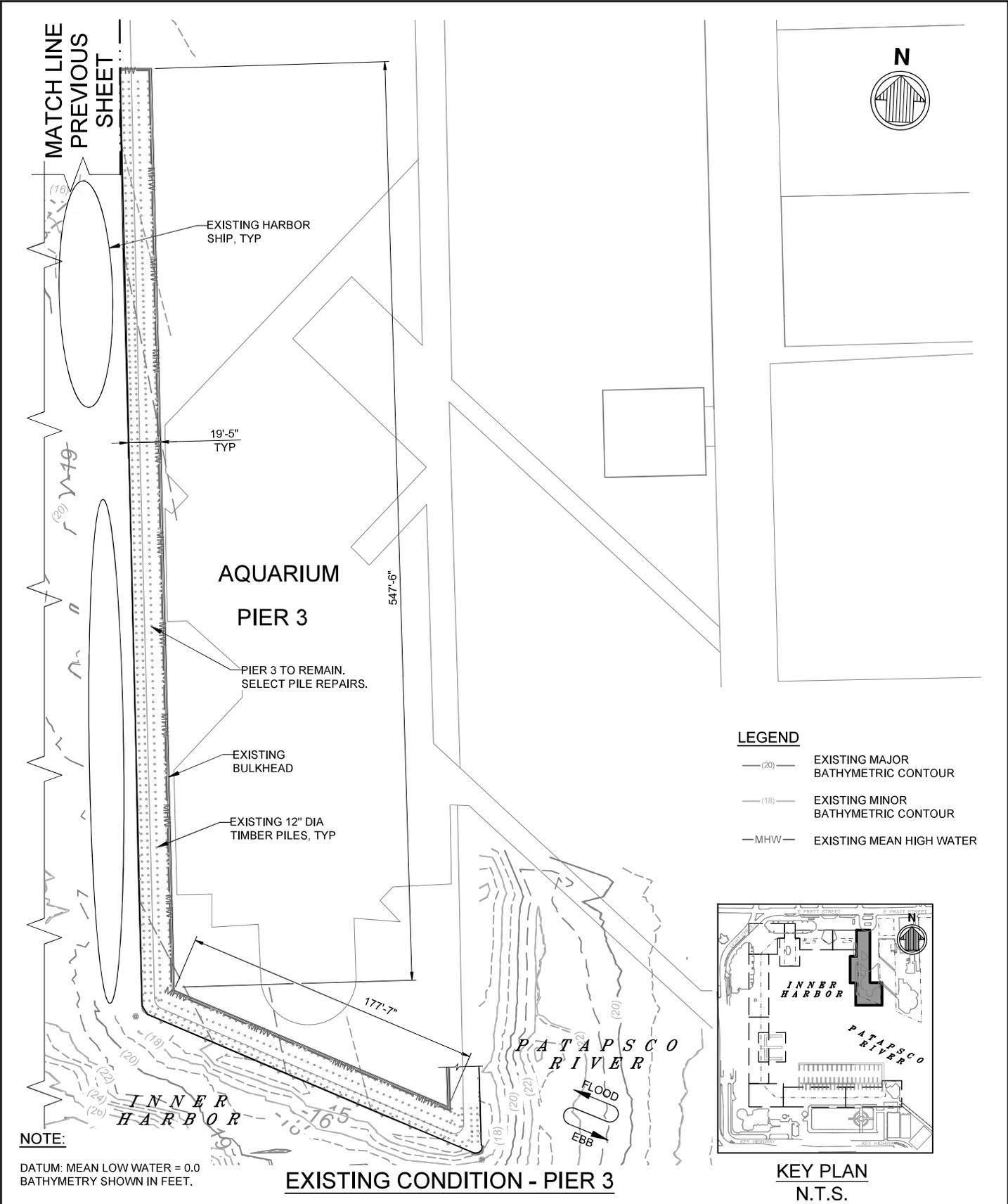
PROJECT LOCATION:  
PATAPSCO RIVER, INNER HARBOR  
BALTIMORE CITY, MARYLAND



SCALE: 1"=40'

DATE: 2026-01-15

SHEET 13 OF 46



**APPLICATION BY:**

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



**INNER HARBOR PARK AND PROMENADE REDEVELOPMENT**

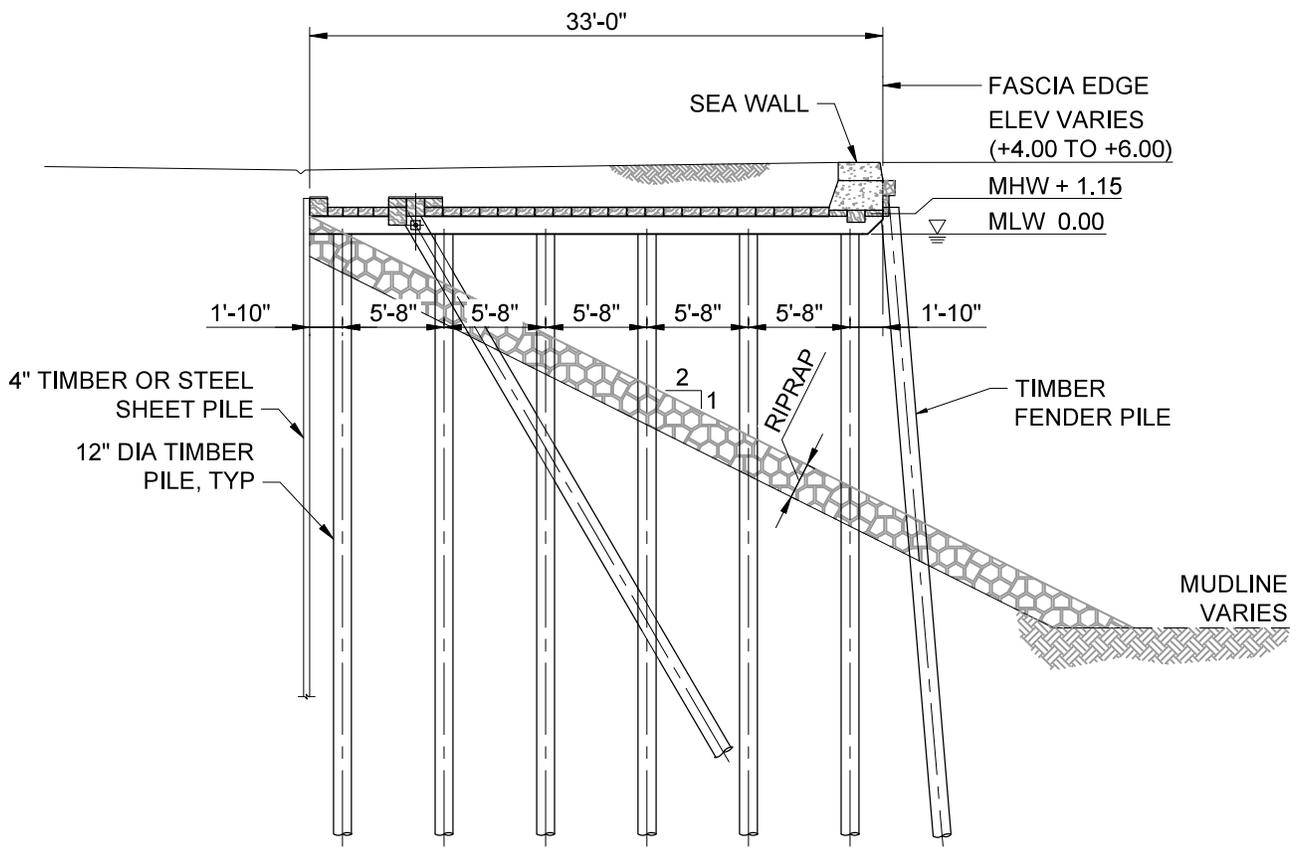
**PROJECT LOCATION:**  
PATAPSCO RIVER, INNER HARBOR  
BALTIMORE CITY, MARYLAND



SCALE: 1"=80'

DATE: 2026-01-15

SHEET 14 OF 46



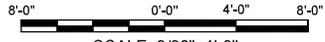
**A** EXISTING - TYPICAL SECTION -  
ECOLOGICAL OVERLOOK

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



INNER HARBOR PARK AND  
 PROMENADE REDEVELOPMENT

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

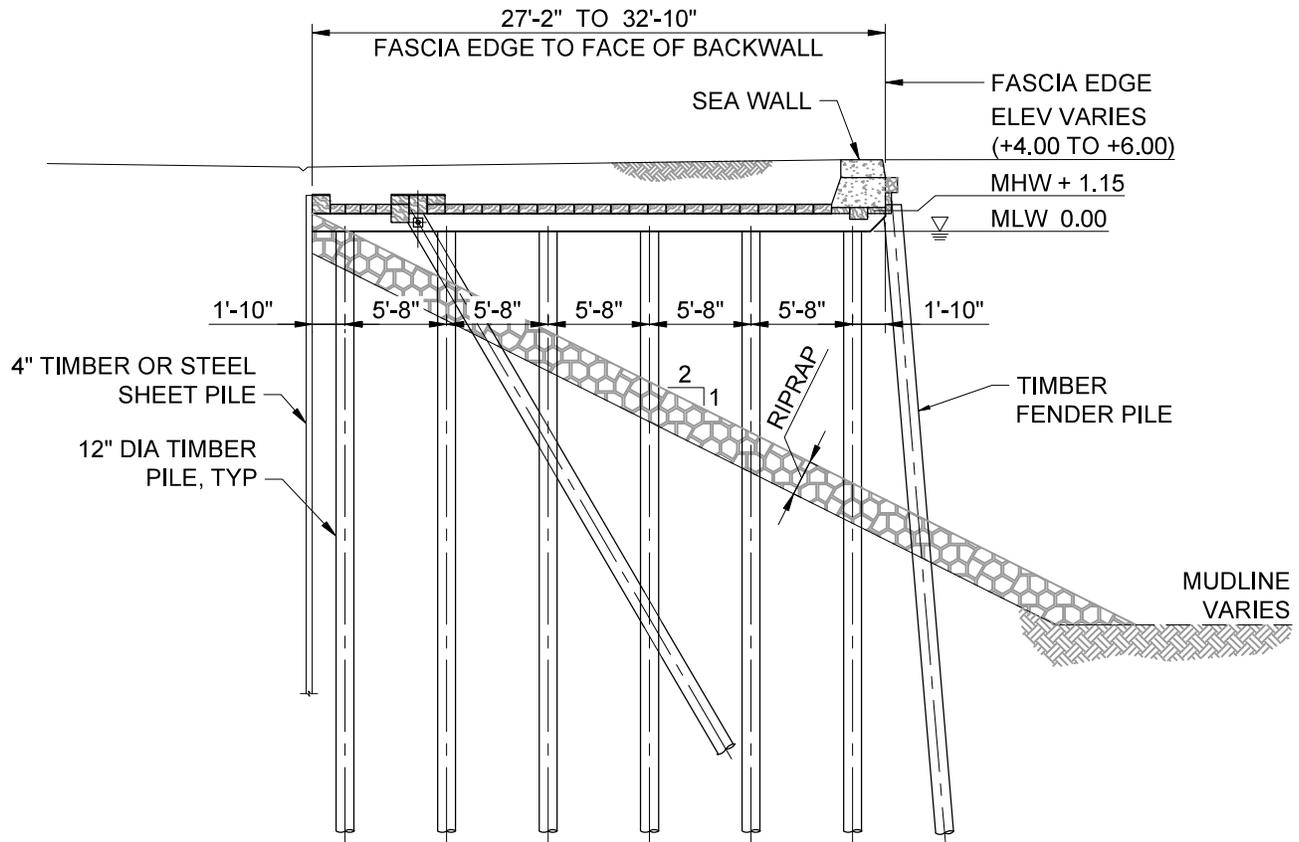


SCALE: 3/32"=1'-0"

DATE: 2026-01-15

SHEET 15 OF 46

File: I:\mme.net\projects\IB\1243394\20 CAD\1\_Active\_Permit\JPA Waterside\Sheets\24339400P-01-5-Ex-Typ Sec-Eco Overlook - Plotted: 1/20/2026 12:07 PM by CLARITY TASK 2, Saved: 1/14/2026 1:22 PM by P/CELKER



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

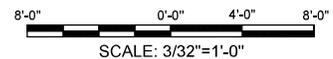
APPLICATION BY:

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



INNER HARBOR PARK AND  
PROMENADE REDEVELOPMENT

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

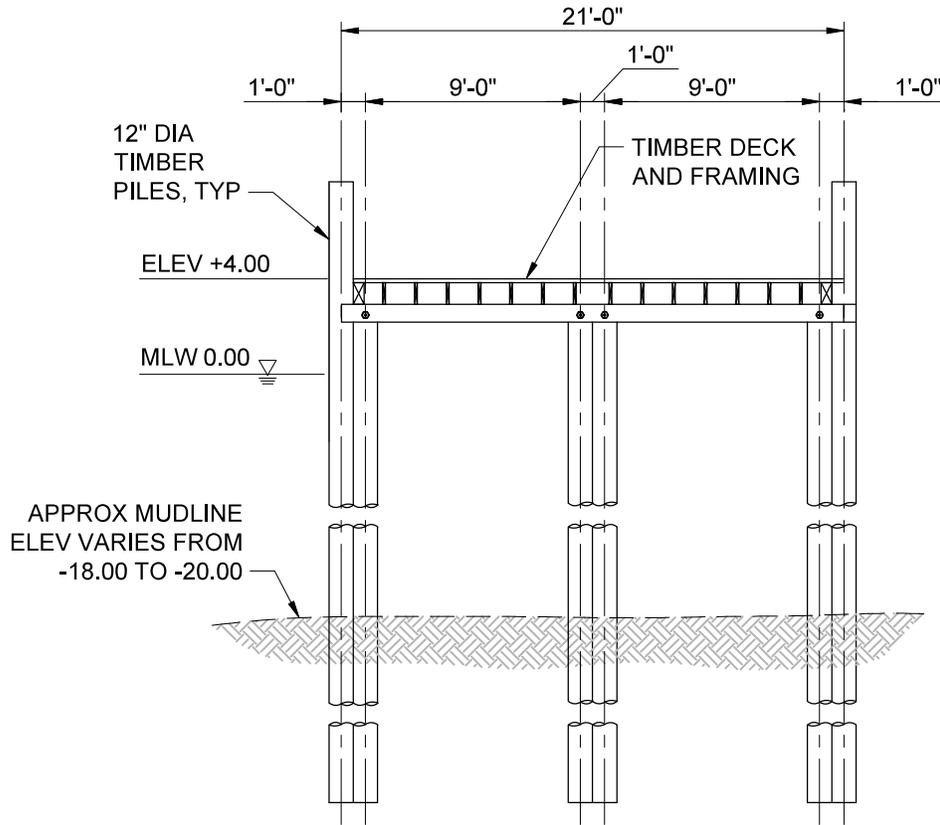


SCALE: 3/32"=1'-0"

DATE: 2026-01-15

SHEET 16 OF 46





**D** EXISTING - TYPICAL SECTION -  
CRUISE PIER

APPLICATION BY:

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



INNER HARBOR PARK AND  
PROMENADE REDEVELOPMENT

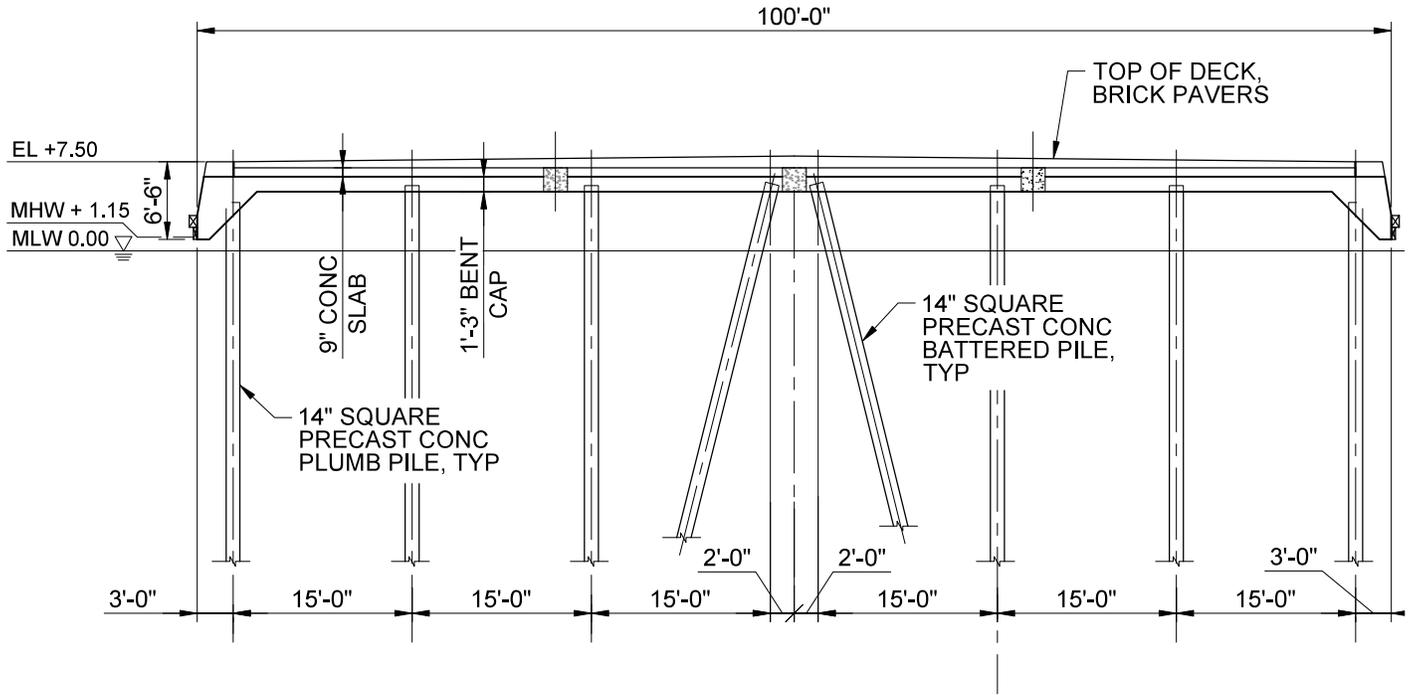
PROJECT LOCATION:  
PATAPSCO RIVER, INNER HARBOR  
BALTIMORE CITY, MARYLAND



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

DATE: 2026-01-15

SHEET 18 OF 46



**E** EXISTING - TYPICAL SECTION -  
PIER 1

APPLICATION BY:

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



INNER HARBOR PARK AND  
PROMENADE REDEVELOPMENT

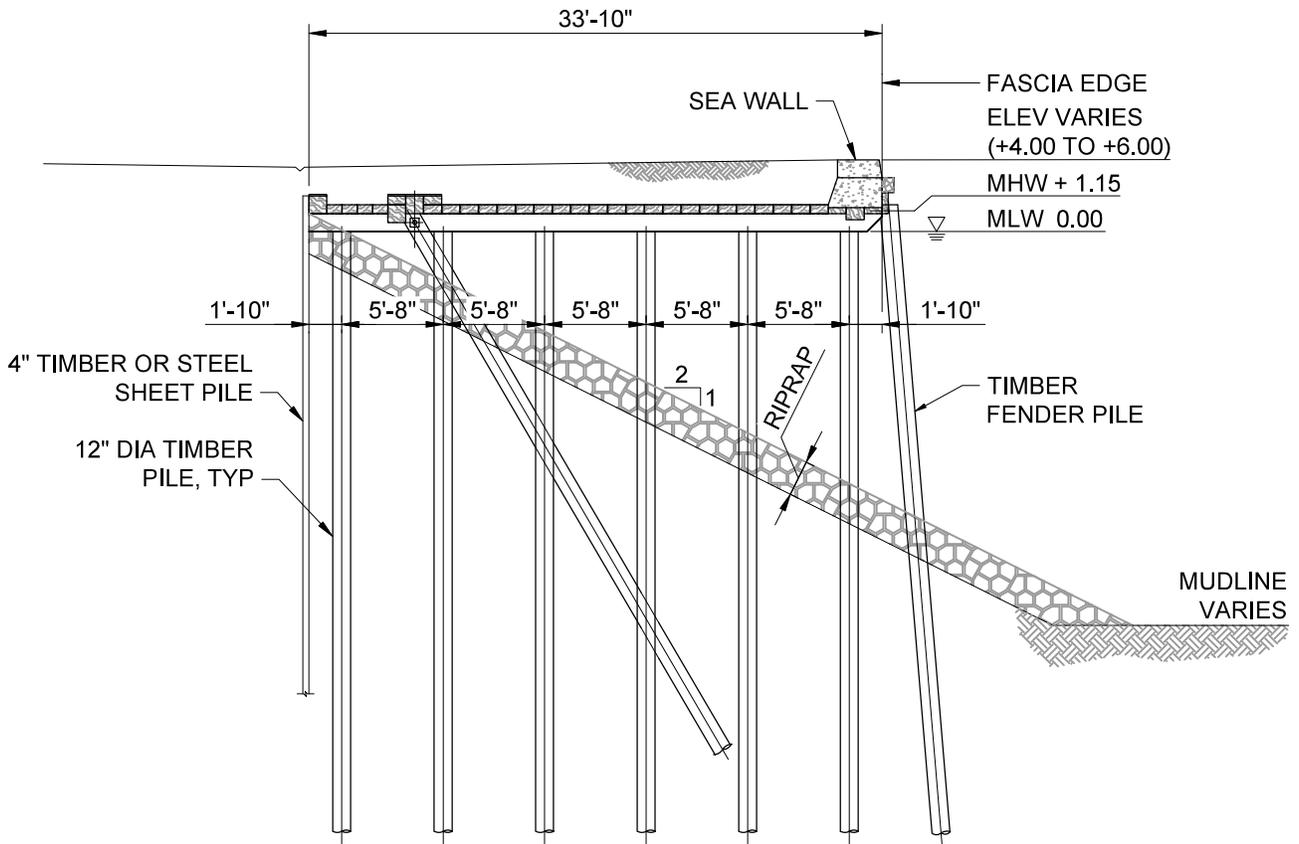
PROJECT LOCATION:  
PATAPSCO RIVER, INNER HARBOR  
BALTIMORE CITY, MARYLAND



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

DATE: 2026-01-15

SHEET 19 OF 46



**F** EXISTING - TYPICAL SECTION -  
NORTH SHORE PROMENADE AT BASE OF PIER 1

APPLICATION BY:

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



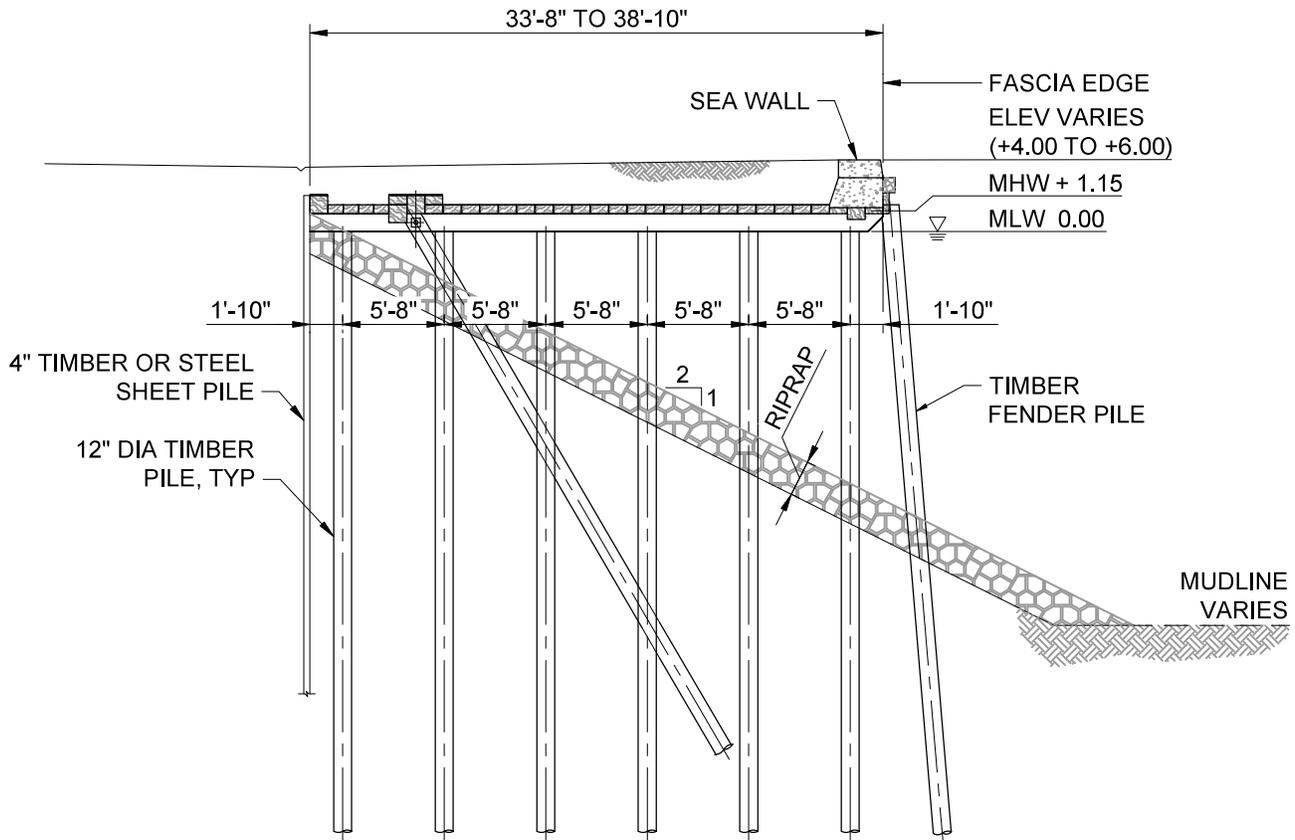
INNER HARBOR PARK AND  
PROMENADE REDEVELOPMENT

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



DATE: 2026-01-15

SHEET 20 OF 46



**G** EXISTING - TYPICAL SECTION -  
NORTH SHORE WEST OF WTC

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



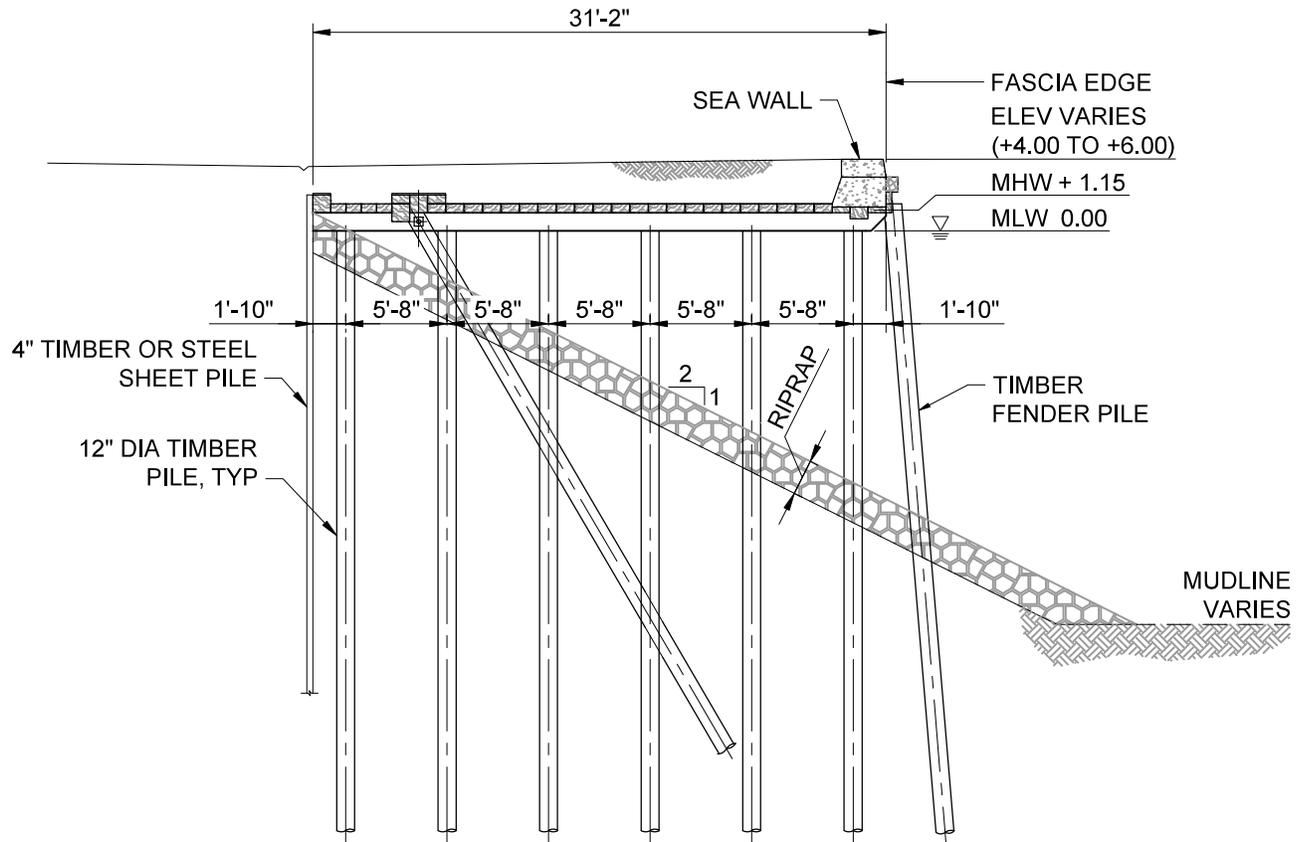
INNER HARBOR PARK AND  
 PROMENADE REDEVELOPMENT

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

DATE: 2026-01-15

SHEET 21 OF 46

File: I:\mme.net\projects\IB\1243394\20 CAD\1\_Active\_Permit\JPA Waterside\Sheets\24339400P-021-Ex-Typ Sec-NS West of WTC.dwg; Plotted: 1/20/2026 12:10 PM by CLARITY TASK 2; Saved: 1/20/2026 11:00 AM by PVOELKER



**H** EXISTING - TYPICAL SECTION -  
NORTH SHORE EAST OF WTC

APPLICATION BY:

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



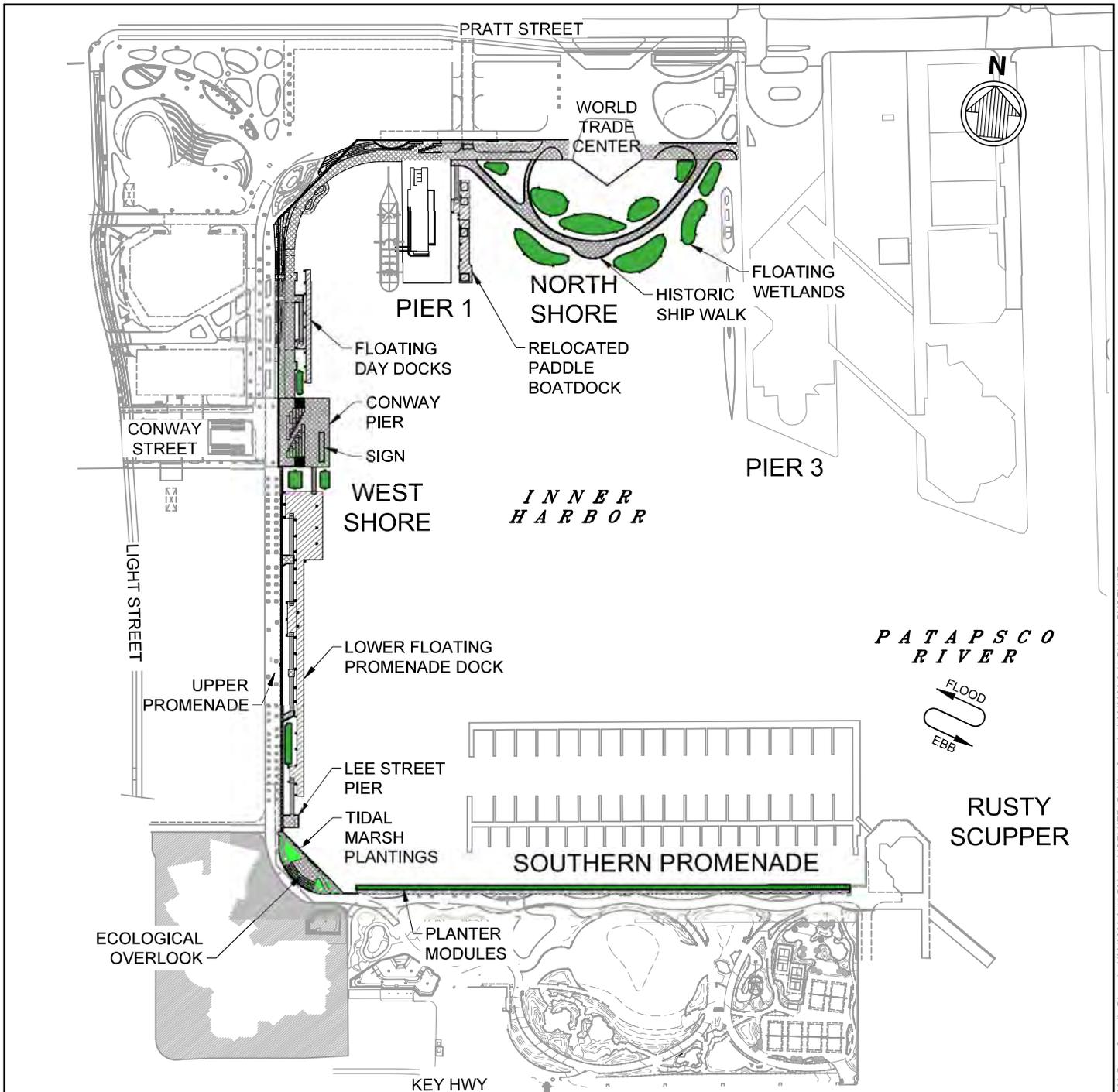
INNER HARBOR PARK AND  
PROMENADE REDEVELOPMENT

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



DATE: 2026-01-15

SHEET 22 OF 46



**PROPOSED CONDITION - OVERALL**

**LEGEND**

-  FIXED STRUCTURE
-  FLOATING STRUCTURE
-  GANGWAY
-  FLOATING WETLAND
-  TIDAL MARSH PLANTINGS
-  RIPRAP

**NOTES:**

1. AMENITIES ON NEW PIERS AND FLOATING DOCKS TO INCLUDE LANDSCAPING, PLANTERS, STAIRS/TERRACES, STEPS, ACCESS RAMPS, BENCHES, HANDRAILS, LEAN RAILS, LIGHTING, SIGNAGE, BOLLARDS, AND CLEATS.
2. 10 NEW AND 10 EXISTING STORM DRAIN OUTFALLS TO BE EXTENDED THROUGH THE NEW AND EXISTING BULKHEADS.

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



**INNER HARBOR PARK AND PROMENADE REDEVELOPMENT**

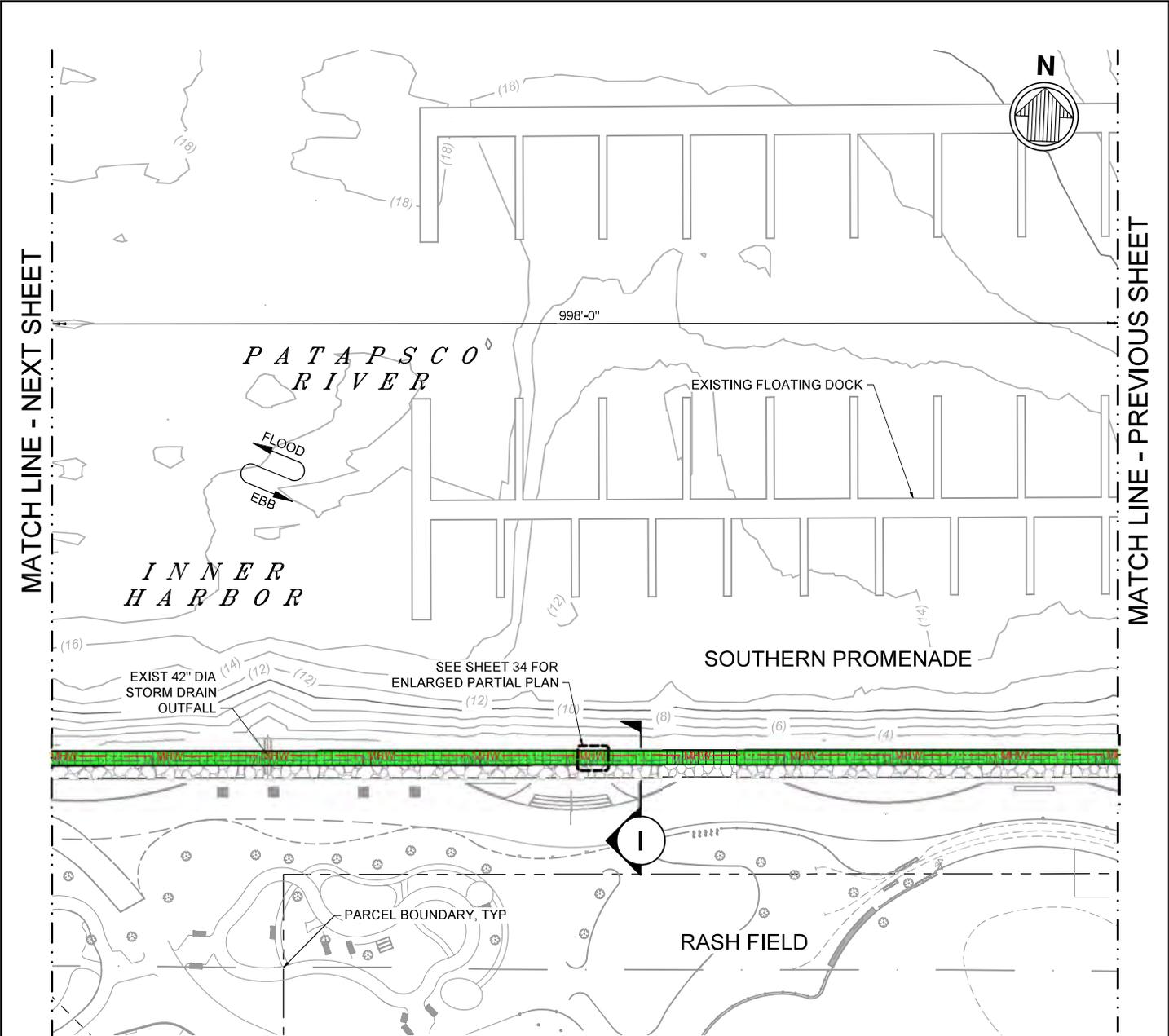
PROJECT LOCATION:  
 PATAPSCO RIVER, INNER HARBOR  
 BALTIMORE CITY, MARYLAND

150' 0' 150' 300'  
 SCALE: 1"=300'

DATE: 2026-01-15

SHEET 23 OF 46





MATCH LINE - NEXT SHEET

MATCH LINE - PREVIOUS SHEET

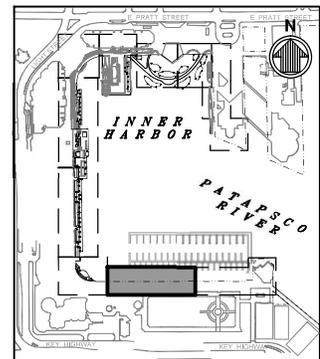
**PROPOSED CONDITION - SOUTHERN PROMENADE**

**LEGEND**

- (20)— EXISTING MAJOR BATHYMETRY CONTOUR
- (18)— EXISTING MINOR BATHYMETRY CONTOUR
- MHW— EXISTING MEAN HIGH WATER
- MHW— PROPOSED MEAN HIGH WATER
- PLANTER MODULES WITH TIDAL PLANTINGS

**NOTE:**

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



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

**APPLICATION BY:**

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



**INNER HARBOR PARK AND PROMENADE REDEVELOPMENT**

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



SCALE: 1"=80'

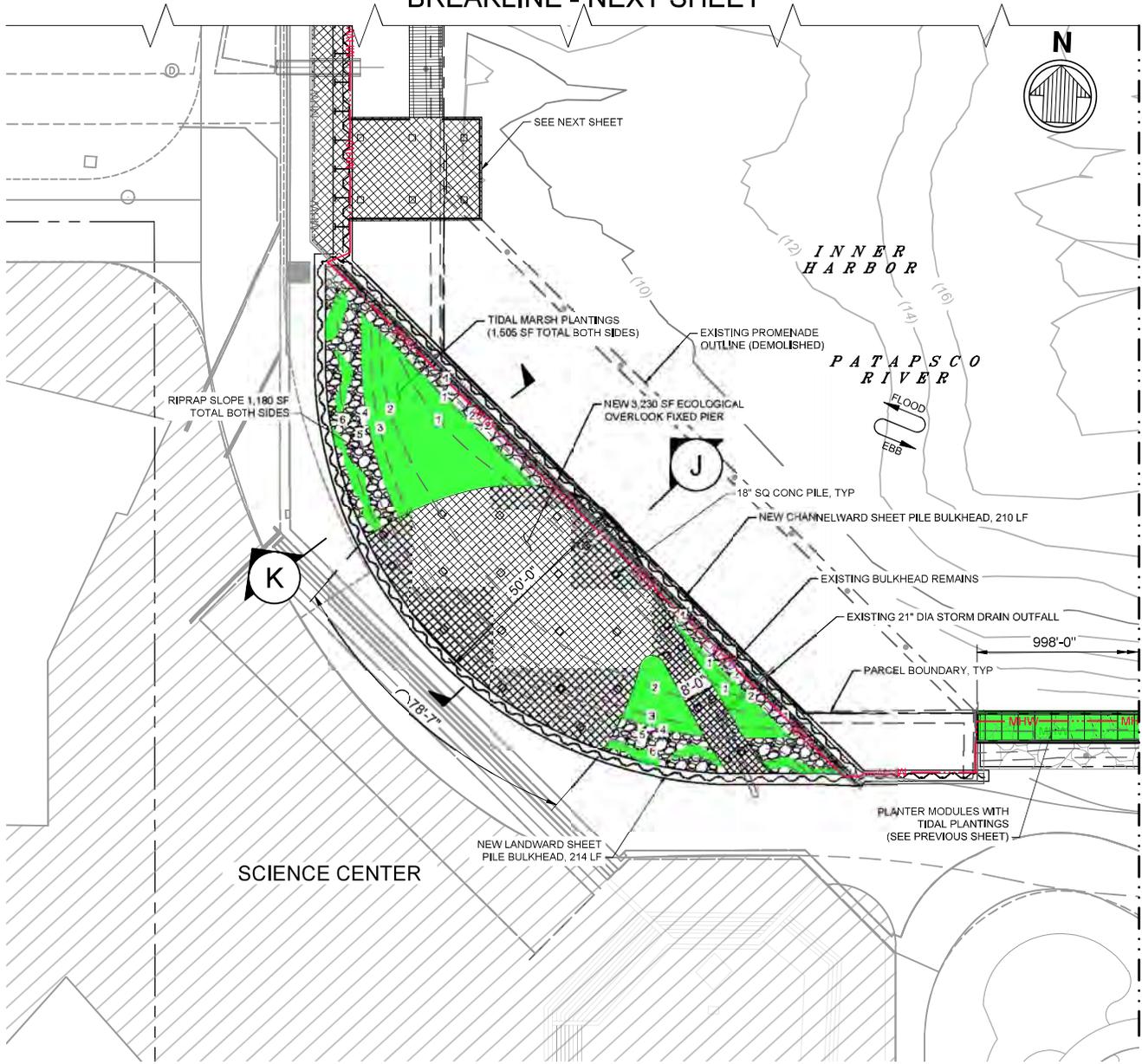
DATE: 2026-01-15

SHEET 25 OF 46

BREAKLINE - NEXT SHEET



MATCH LINE - PREVIOUS SHEET



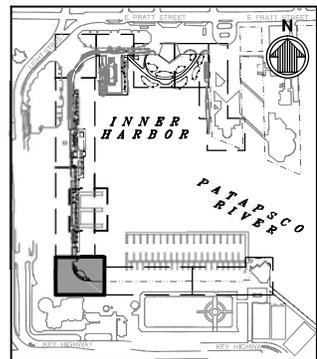
**PROPOSED CONDITION - ECOLOGICAL OVERLOOK**

**LEGEND**

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

**NOTES:**

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



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

**APPLICATION BY:**

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



**INNER HARBOR PARK AND PROMENADE REDEVELOPMENT**

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



SCALE: 1"=40'

DATE: 2026-01-15

SHEET 26 OF 46

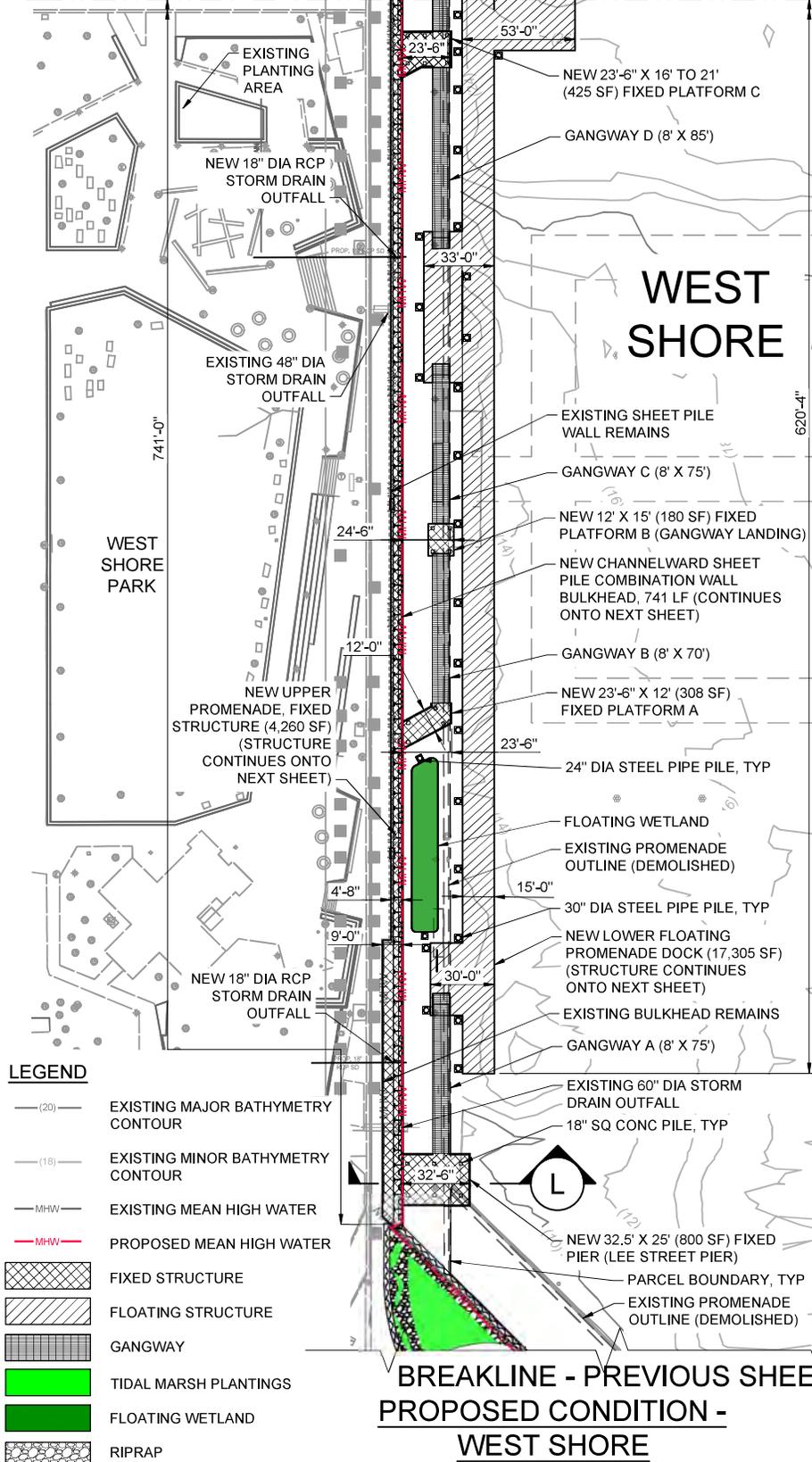
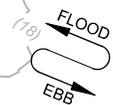
MATCH LINE - NEXT SHEET



WEST SHORE

INNER HARBOR

PATAPSCO RIVER

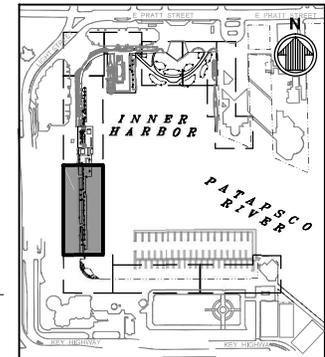


LEGEND

- (20) EXISTING MAJOR BATHYMETRY CONTOUR
- (18) EXISTING MINOR BATHYMETRY CONTOUR
- MHW EXISTING MEAN HIGH WATER
- MHW PROPOSED MEAN HIGH WATER
- FIXED STRUCTURE
- FLOATING STRUCTURE
- GANGWAY
- TIDAL MARSH PLANTINGS
- FLOATING WETLAND
- RIPRAP

NOTES:

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



KEY PLAN  
N.T.S.

BREAKLINE - PREVIOUS SHEET  
PROPOSED CONDITION -  
WEST SHORE

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

INNER HARBOR PARK AND  
PROMENADE REDEVELOPMENT

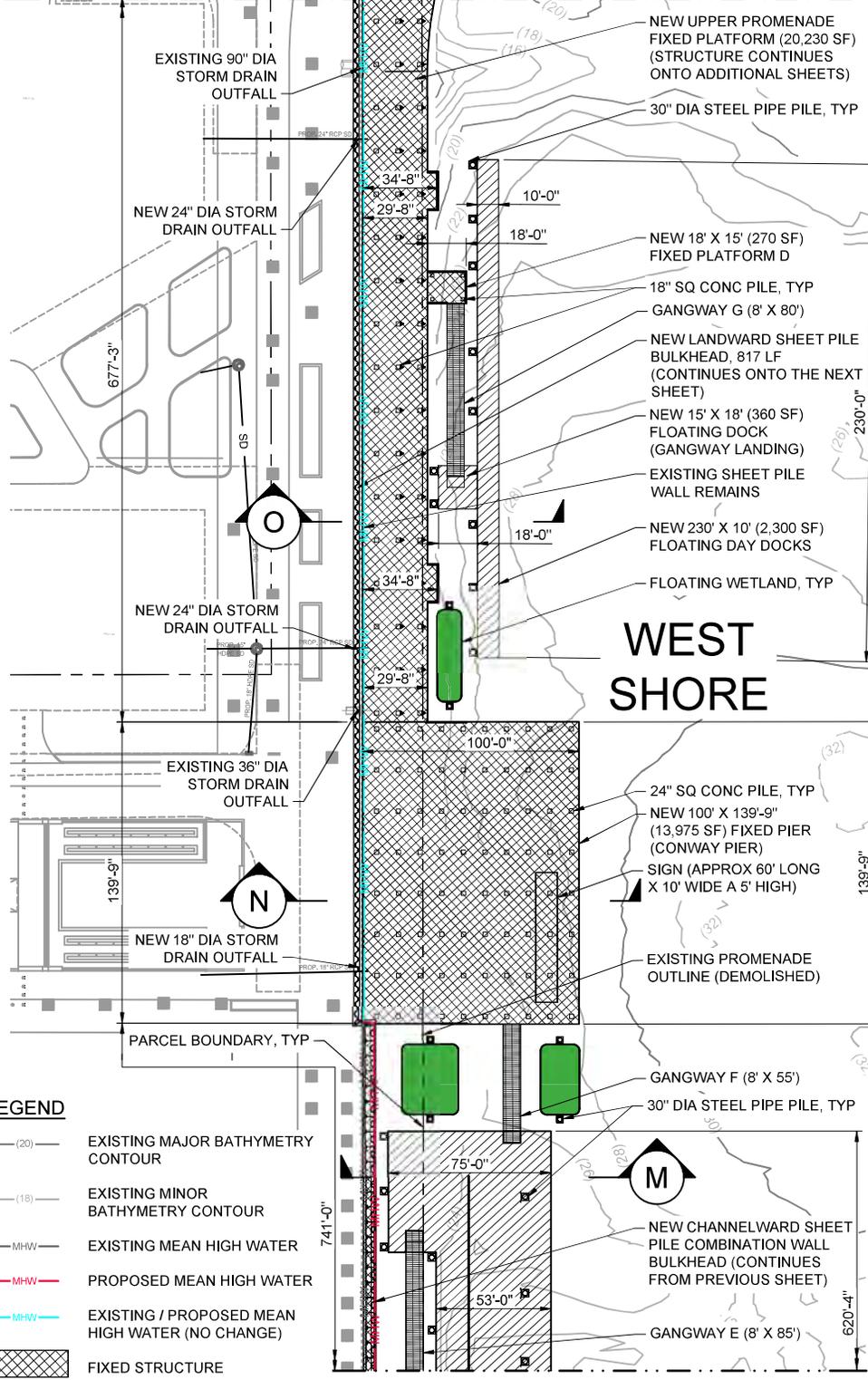
PROJECT LOCATION:  
PATAPSCO RIVER, INNER HARBOR  
BALTIMORE CITY, MARYLAND

SCALE: 1"=80'

DATE: 2026-01-15

SHEET 27 OF 46

MATCH LINE - NEXT SHEET



WEST SHORE

PIER 1 SEE SHEET 30

INNER HARBOR

PATAPSCO RIVER



NOTES:

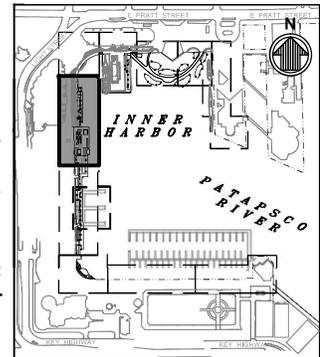
1. DATUM: MEAN LOW WATER = 0.0 BATHYMETRY SHOWN IN FEET.
2. STORM DRAIN OUTFALLS TO BE EXTENDED 2' MAX CHANNELWARD OF EXISTING BULKHEAD. SEE PLAN FOR LOCATIONS.

LEGEND

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

MATCH LINE - PREVIOUS SHEET

PROPOSED CONDITION - WEST SHORE



KEY PLAN  
N.T.S.

APPLICATION BY:

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



INNER HARBOR PARK AND PROMENADE REDEVELOPMENT

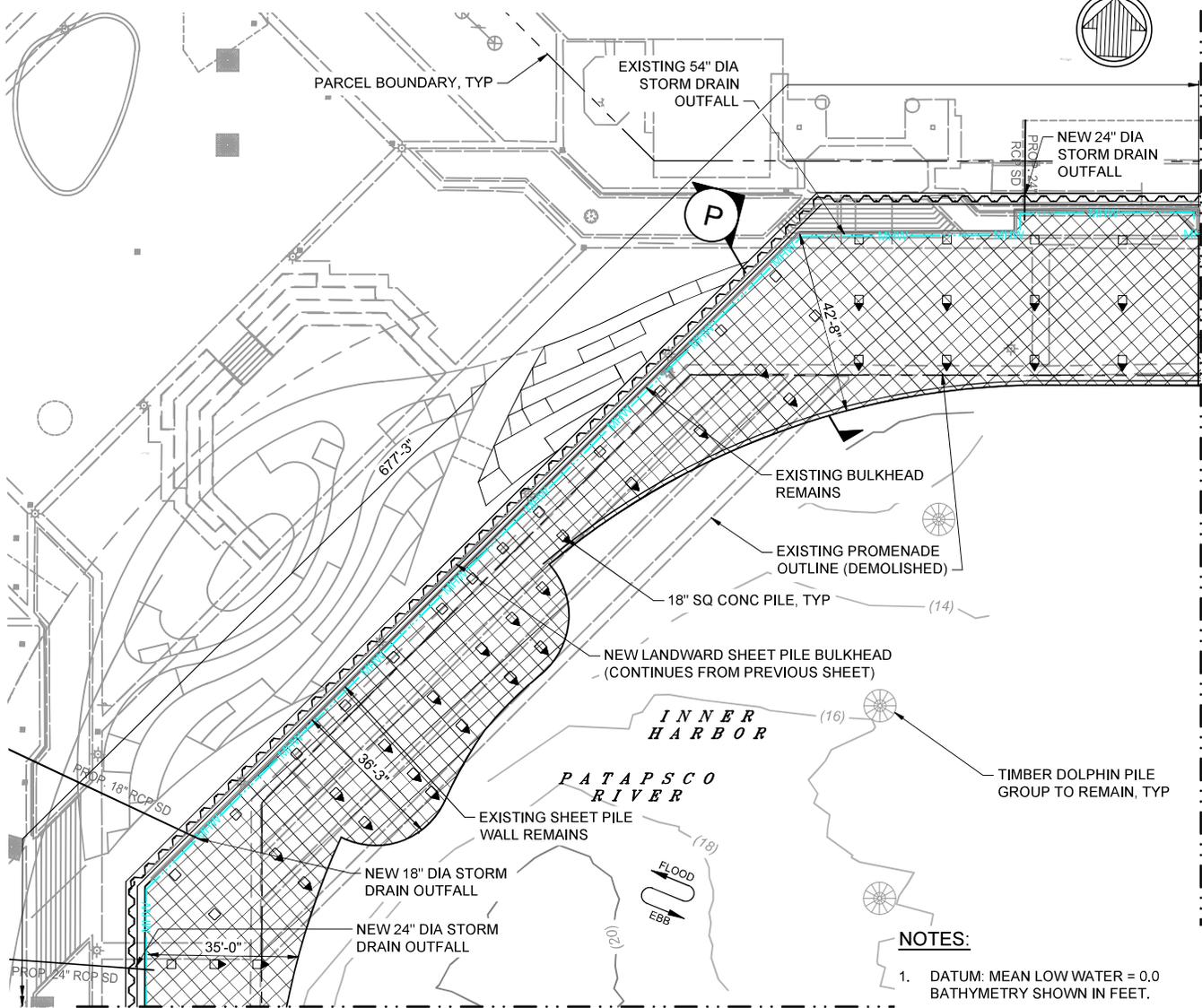
PROJECT LOCATION:  
PATAPSCO RIVER, INNER HARBOR  
BALTIMORE CITY, MARYLAND



SCALE: 1"=80'

DATE: 2026-01-15

SHEET 28 OF 46



MATCH LINE - NEXT SHEET

MATCH LINE - PREVIOUS SHEET

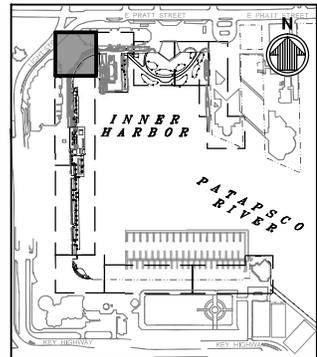
**PROPOSED CONDITION -  
LIGHT AT PRATT**

**NOTES:**

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

**LEGEND**

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

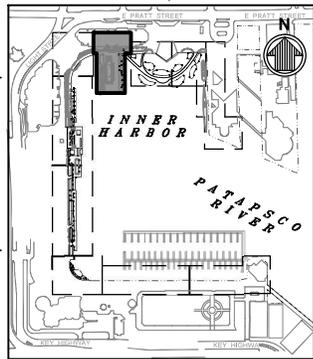
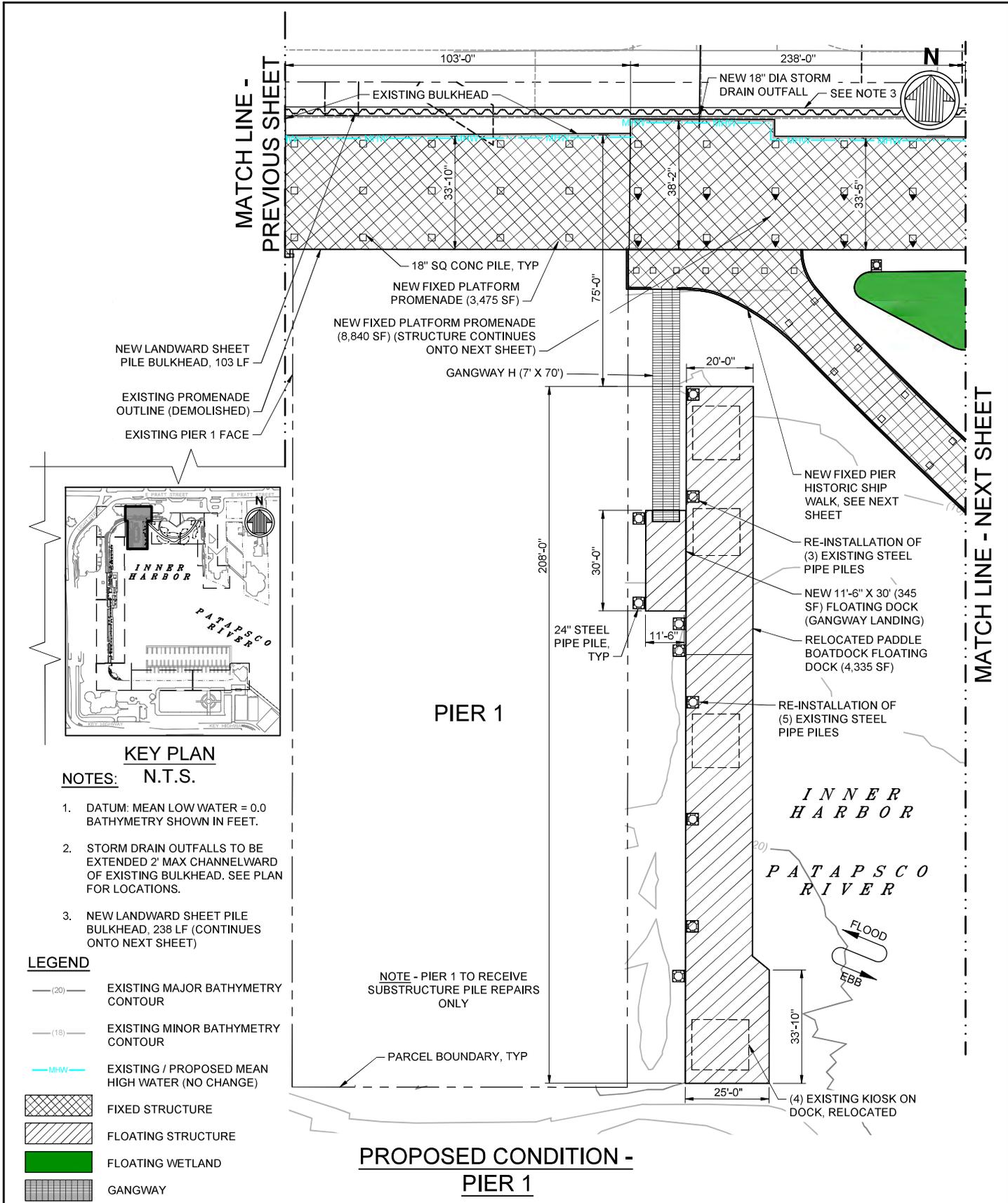


**KEY PLAN  
N.T.S.**

APPLICATION BY:  
  
 MCB HP BALTIMORE LLC  
 2002 CLIPPER PARK ROAD, SUITE 105  
 BALTIMORE, MD 21211  
  
**moffatt & nichol**

**INNER HARBOR PARK AND  
PROMENADE REDEVELOPMENT**  
  
 PROJECT LOCATION:  
 PATAPSCO RIVER, INNER HARBOR  
 BALTIMORE CITY, MARYLAND

SCALE: 1"=40'  
  
 DATE: 2026-01-15  
  
 SHEET 29 OF 46



**KEY PLAN**

NOTES: N.T.S.

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

**LEGEND**

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

NOTE - PIER 1 TO RECEIVE SUBSTRUCTURE PILE REPAIRS ONLY

**PROPOSED CONDITION - PIER 1**

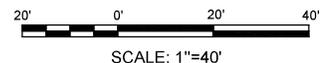
APPLICATION BY:

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



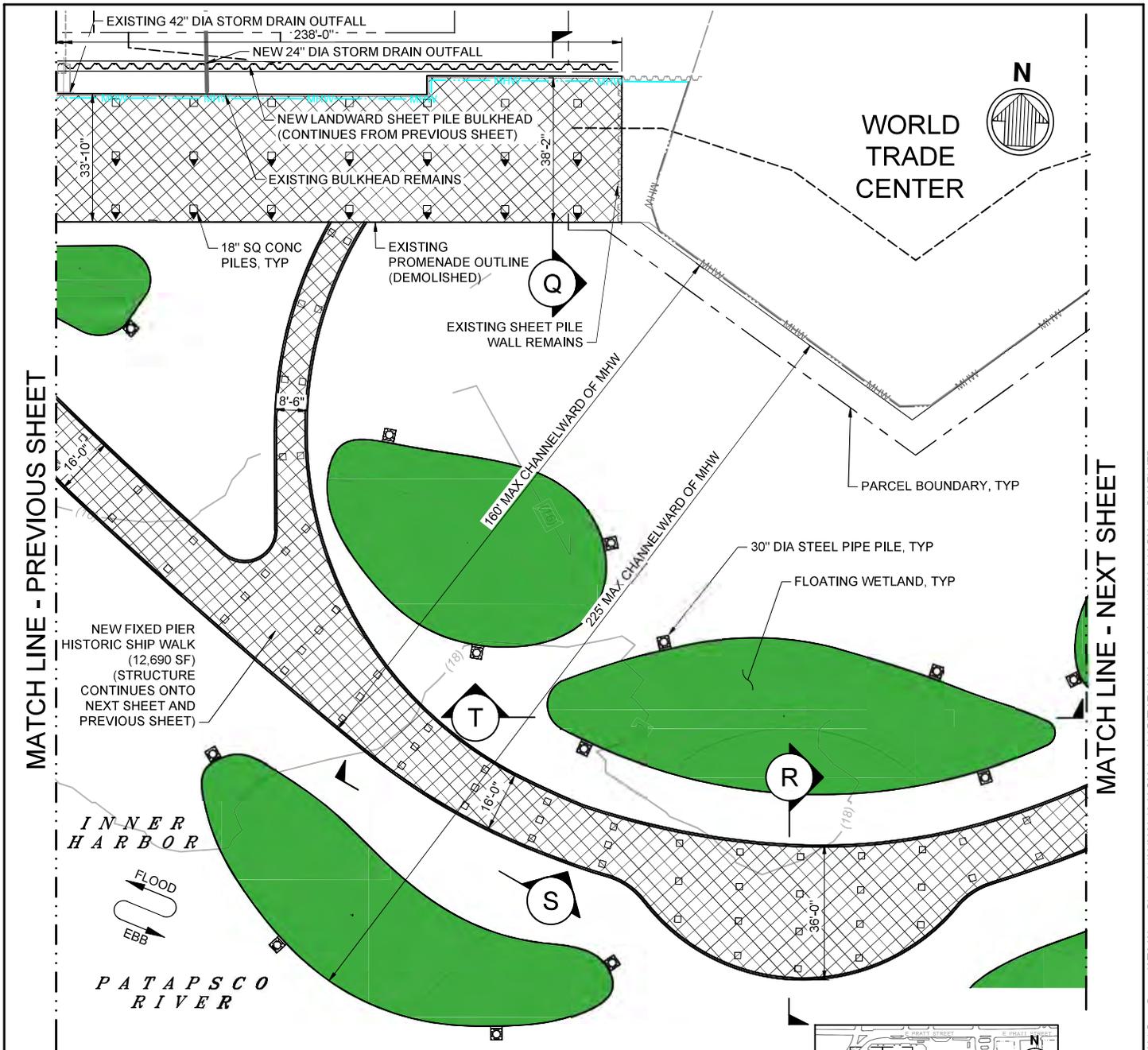
**INNER HARBOR PARK AND PROMENADE REDEVELOPMENT**

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



DATE: 2026-01-15

SHEET 30 OF 46



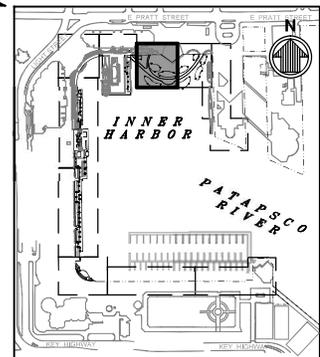
**LEGEND**

- (20) — EXISTING MAJOR BATHYMETRY CONTOUR
- (18) — EXISTING MINOR BATHYMETRY CONTOUR
- MHW — EXISTING / PROPOSED MEAN HIGH WATER (NO CHANGE)
- [Cross-hatched box] FIXED STRUCTURE
- [Green box] FLOATING WETLAND

**PROPOSED CONDITION - PRATT AT WTC WEST**

**NOTES:**

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



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

**APPLICATION BY:**

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



**INNER HARBOR PARK AND PROMENADE REDEVELOPMENT**

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

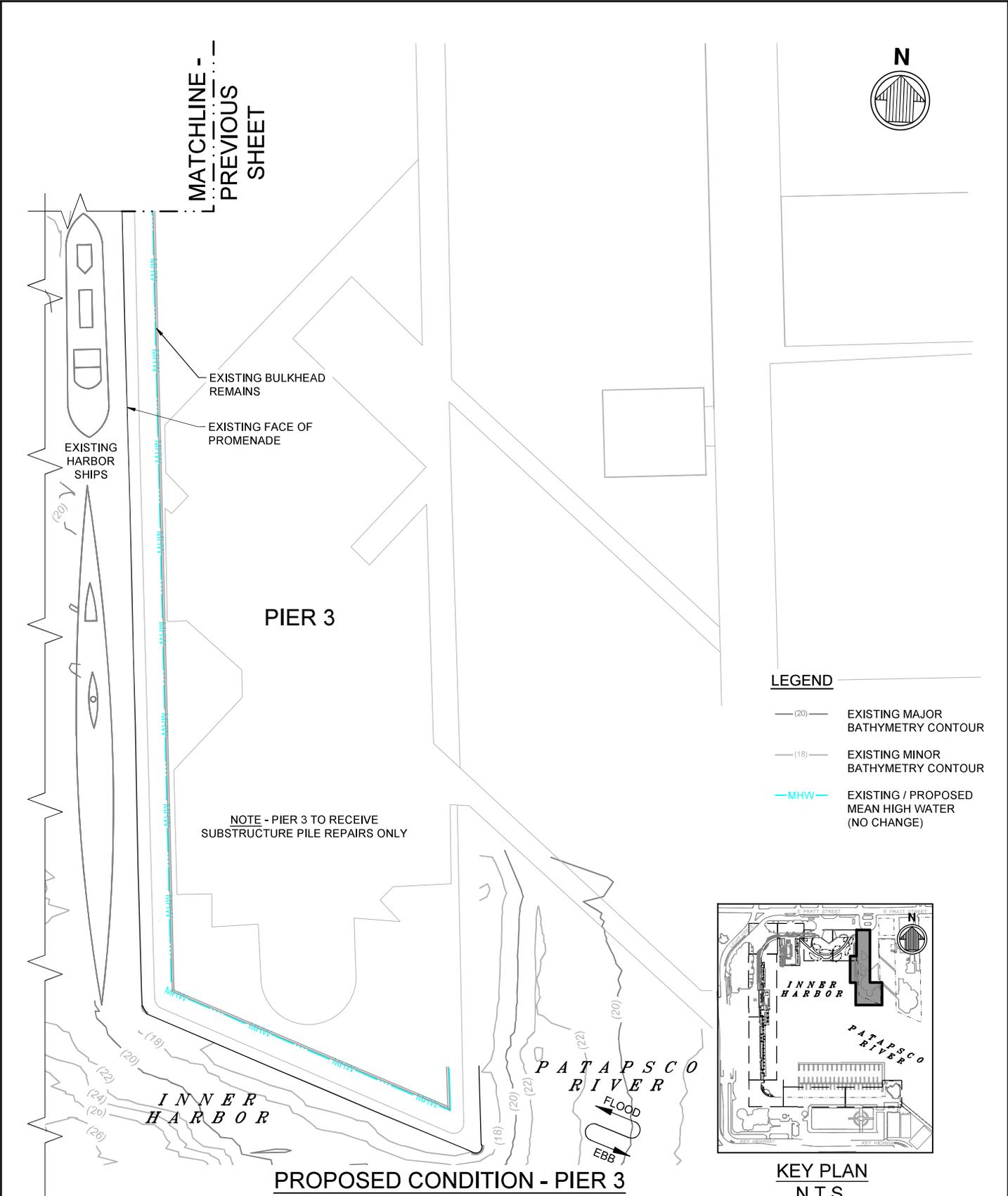


SCALE: 1"=40'

DATE: 2026-01-15

SHEET 31 OF 46





**APPLICATION BY:**

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



**INNER HARBOR PARK AND PROMENADE REDEVELOPMENT**

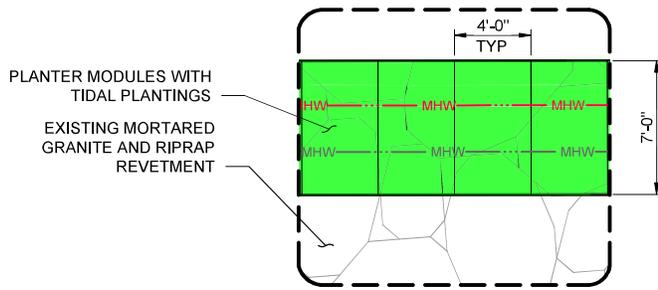
PROJECT LOCATION:  
PATAPSCO RIVER, INNER HARBOR  
BALTIMORE CITY, MARYLAND



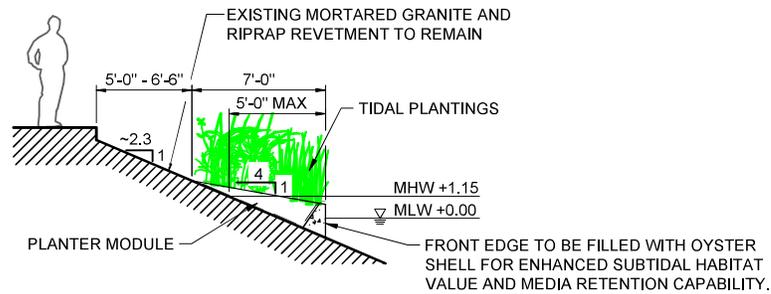
SCALE: 1"=80'

DATE: 2026-01-15

SHEET 33 OF 46



## PROPOSED - PARTIAL PLAN - PLANTER MODULES



## PROPOSED - TYPICAL SECTION - SOUTHERN PROMENADE WITH PLANTER MODULE

### NOTES:

1. PLANTING MODULES TO BE INSTALLED ON TOP OF EXISTING MORTARED GRANITE AND RIPRAP REVETMENT, ABUTTING ONE ANOTHER TO CREATE A CONTINUOUS TIDAL PLANTING AREA ACROSS ENTIRE SOUTHERN PROMENADE.
2. PLANTING MODULES WILL PROVIDE A SHALLOWER SLOPE FOR INCREASED TIDAL PLANTING AREA.
3. SEE PLANTING MODULE DETAILS AND ANCHORING PLAN ON NEXT SHEETS.

### APPLICATION BY:

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



### INNER HARBOR PARK AND PROMENADE REDEVELOPMENT

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



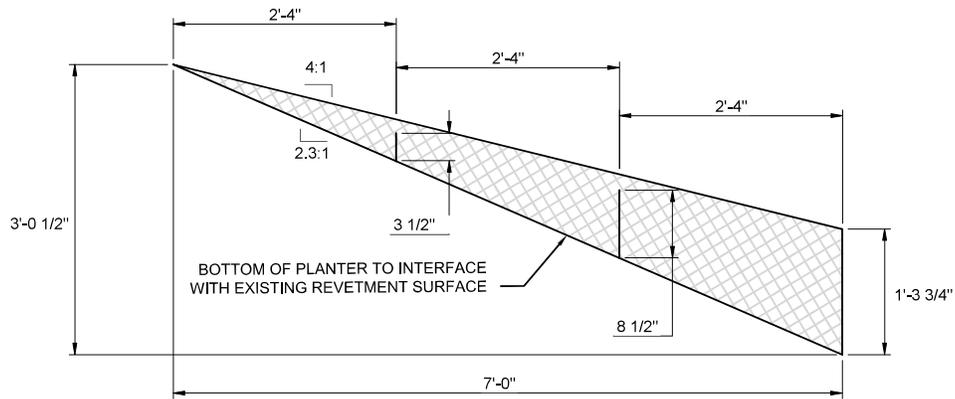
SCALE: 1"=10'

DATE: 2026-01-15

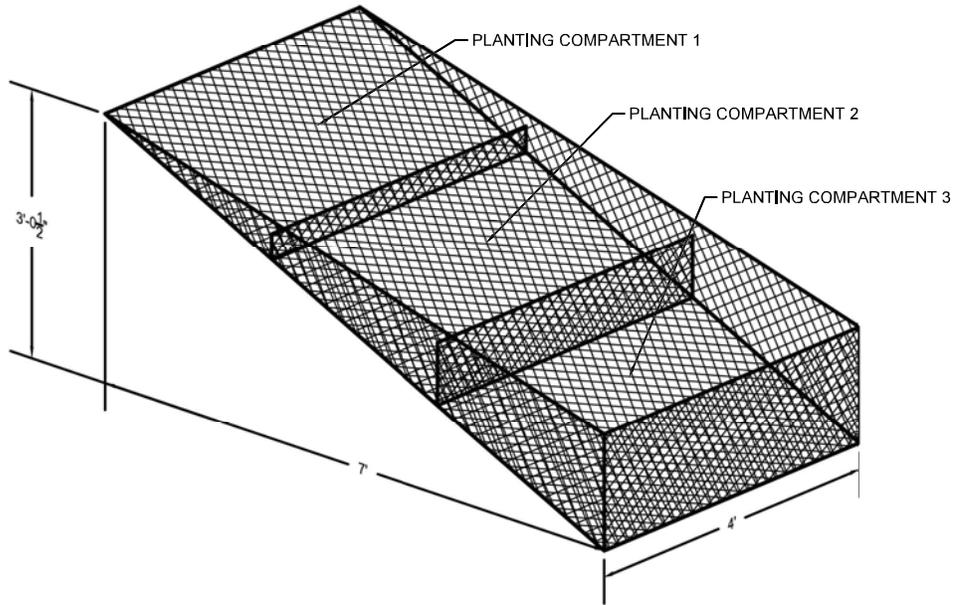
SHEET 34 OF 46

**NOTES:**

1. PLANTER MODULE TO BE FABRICATED FROM MARINE GRADE POLY-COATED WIRE MESH WITH 1/2" X 1/2" SPACING WITH MINIMUM 16 GAUGE WIRE. AQUAMESH BY RIVERDALE MILLS IS BASIS OF DESIGN.
2. GEOTEXTILE TO BE LAYED ACROSS BOTTOM OF PLANTING COMPARTMENTS TO RETAIN MEDIA.
3. USE NO. 57 STONE AND SAND BLEND FOR PLANTING MEDIA, (TOTAL 170 CY)



**SIDE VIEW**



**ISOMETRIC VIEW**

**DETAIL - PLANTER MODULE**

**APPLICATION BY:**

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



**INNER HARBOR PARK AND  
PROMENADE REDEVELOPMENT**

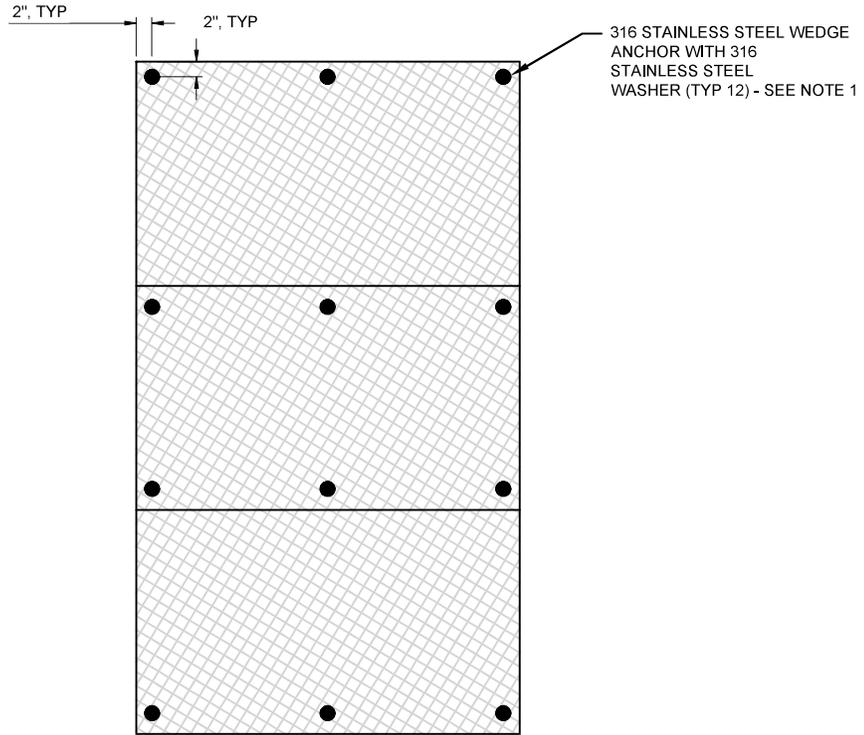
PROJECT LOCATION:  
PATAPSCO RIVER, INNER HARBOR  
BALTIMORE CITY, MARYLAND

DATE: 2026-01-15

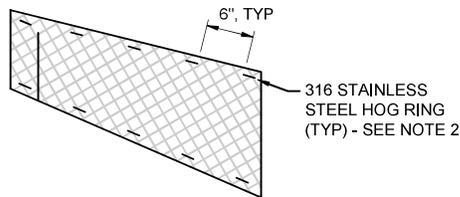
SHEET 35 OF 46

**NOTES:**

1. EACH PLANTER MODULE SHALL BE ANCHORED TO THE EXISTING REVETMENT BY USE OF 12 WEDGE ANCHORS, PLACED 2" ON CENTER FROM EDGE OF PLANTER AND/OR EDGE OF PLANTING COMPARTMENT PARTITION AS SHOWN ON PLAN. WEDGE ANCHOR SHALL BE 1/4" X 2-1/4" IN SIZE AND 316 STAINLESS STEEL MATERIAL. ANCHOR SHALL UTILIZE 1/4" X 1" 316 STAINLESS STEEL FENDER WASHER WITH 1/16" MINIMUM THICKNESS TO PIN PLANTER TO MORTARED GRANITE MASONRY. INSTALL WEDGE ANCHOR PER MANUFACTURER'S GUIDELINES.
2. EACH PLANTER MODULE SHALL BE TIED TO THE ADJACENT PLANTER MODULE WITH 316 STAINLESS STEEL HOG RINGS SPACED A MAXIMUM 6" APART ALONG THE TOP AND BOTTOM OF THE PLANTER SIDE WALLS.



PLAN VIEW



SIDE VIEW

**DETAIL - PLANTER MODULE ANCHORING PLAN**

**APPLICATION BY:**

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

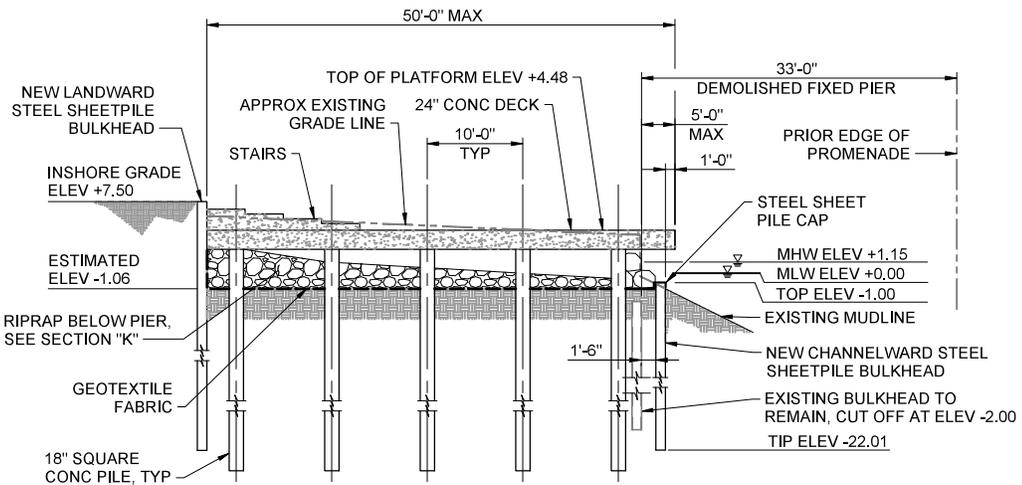


**INNER HARBOR PARK AND  
PROMENADE REDEVELOPMENT**

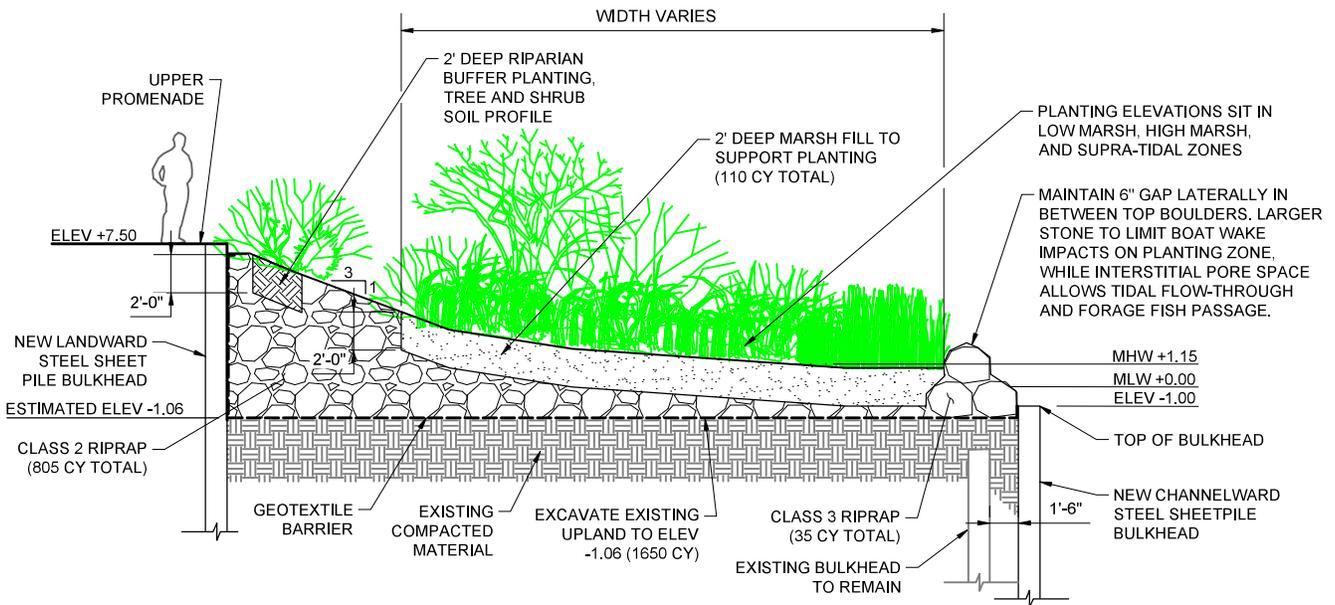
PROJECT LOCATION:  
PATAPSCO RIVER, INNER HARBOR  
BALTIMORE CITY, MARYLAND

DATE: 2026-01-15

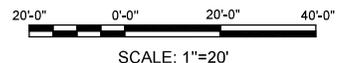
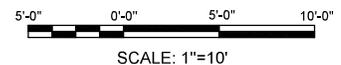
SHEET 36 OF 46



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



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



APPLICATION BY:

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

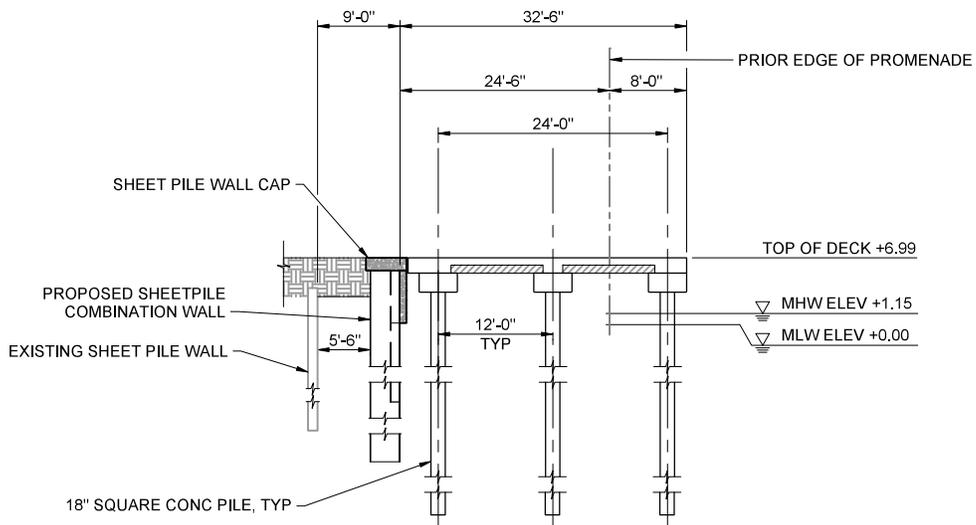


INNER HARBOR PARK AND  
 PROMENADE REDEVELOPMENT

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

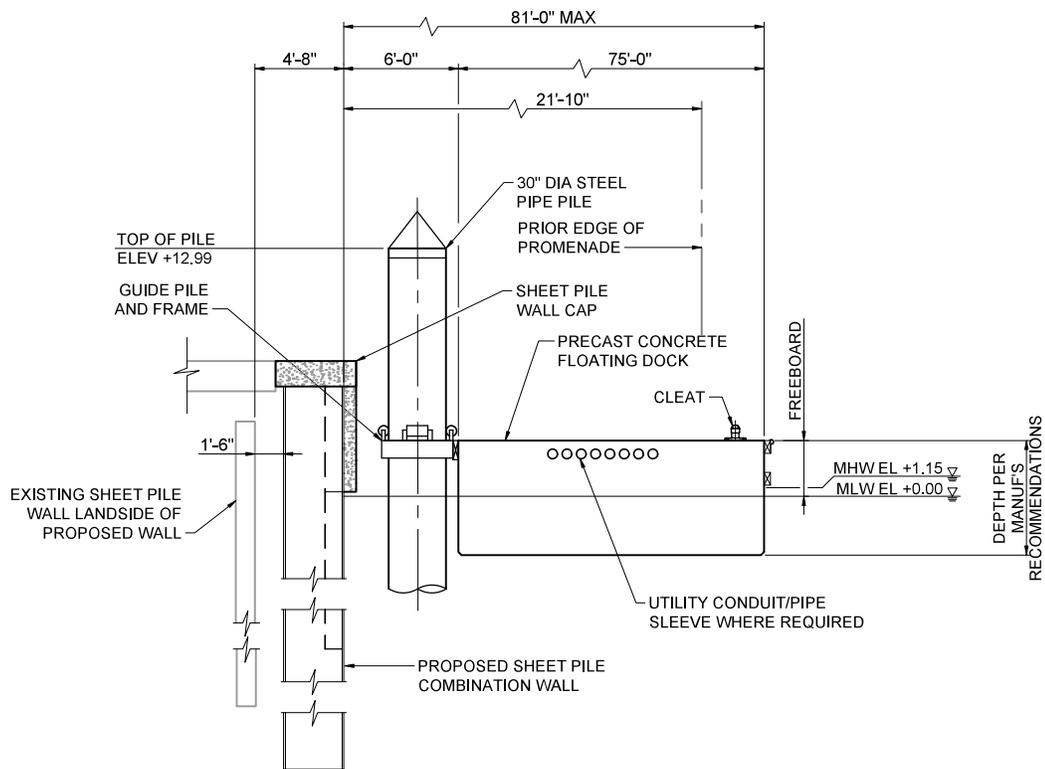
DATE: 2026-01-15

SHEET 37 OF 46



L

**PROPOSED - TYPICAL SECTION -  
LEE STREET PIER**



M

**PROPOSED - TYPICAL SECTION -  
NEW LOWER PROMENADE FLOATING DOCK**

APPLICATION BY:

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



**INNER HARBOR PARK AND  
PROMENADE REDEVELOPMENT**

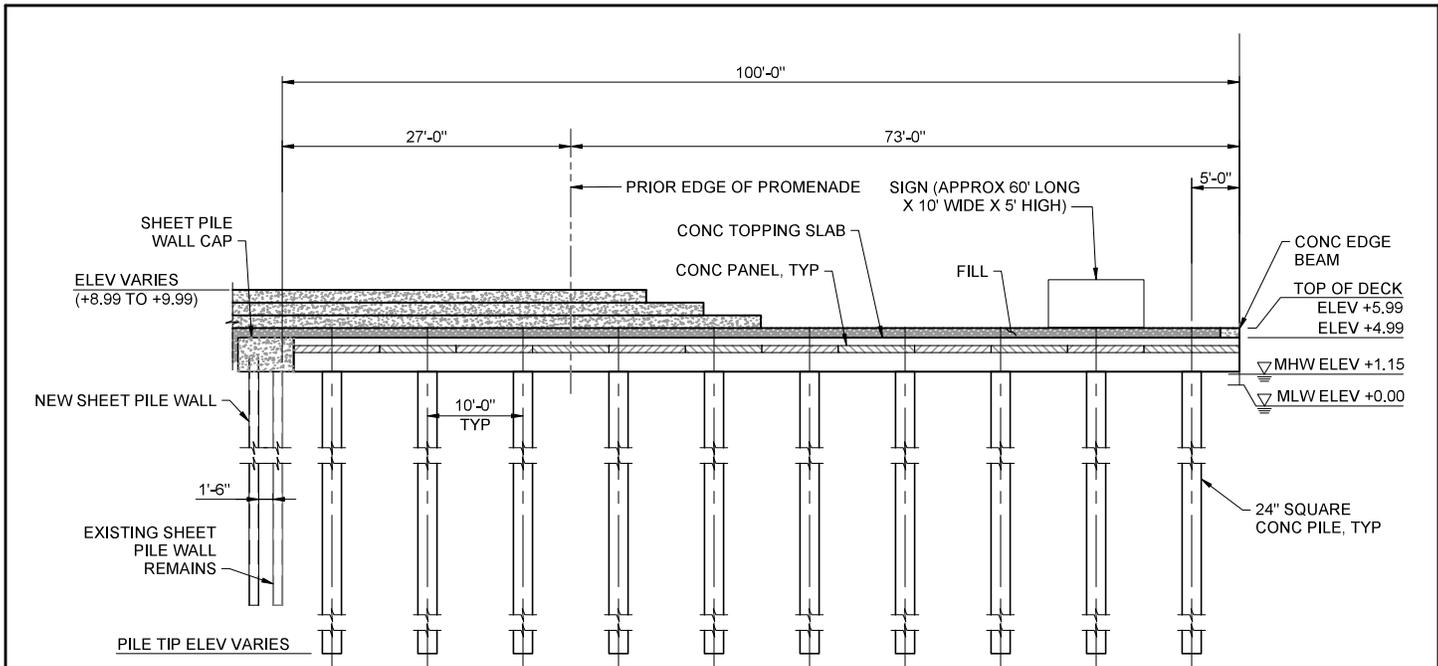
PROJECT LOCATION:  
PATAPSCO RIVER, INNER HARBOR  
BALTIMORE CITY, MARYLAND



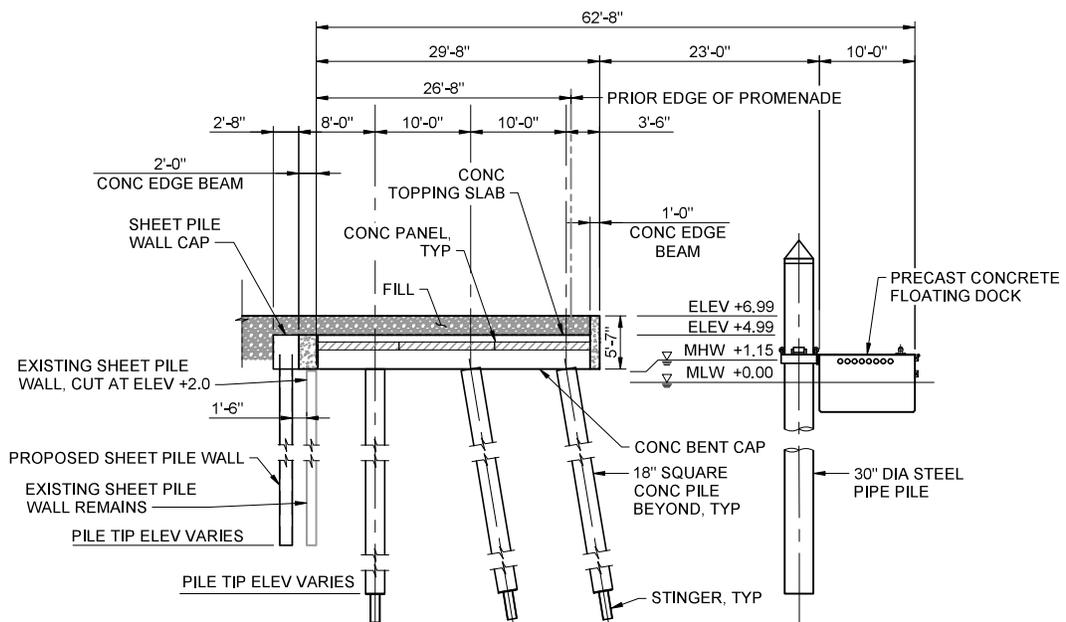
SCALE: 1"=20'

DATE: 2026-01-15

SHEET 38 OF 46



**N** PROPOSED - TYPICAL SECTION - CONWAY STREET PIER



**O** PROPOSED - TYPICAL SECTION - FLOATING DAY DOCKS

APPLICATION BY:

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



INNER HARBOR PARK AND  
PROMENADE REDEVELOPMENT

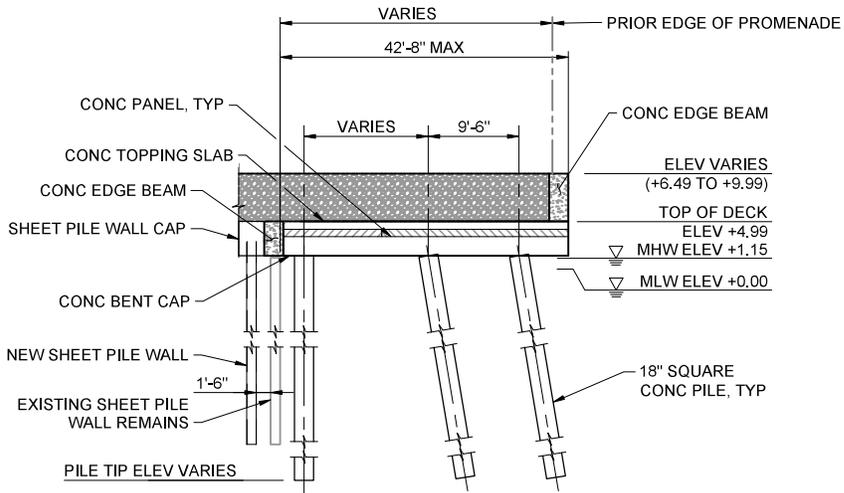
PROJECT LOCATION:  
PATAPSCO RIVER, INNER HARBOR  
BALTIMORE CITY, MARYLAND



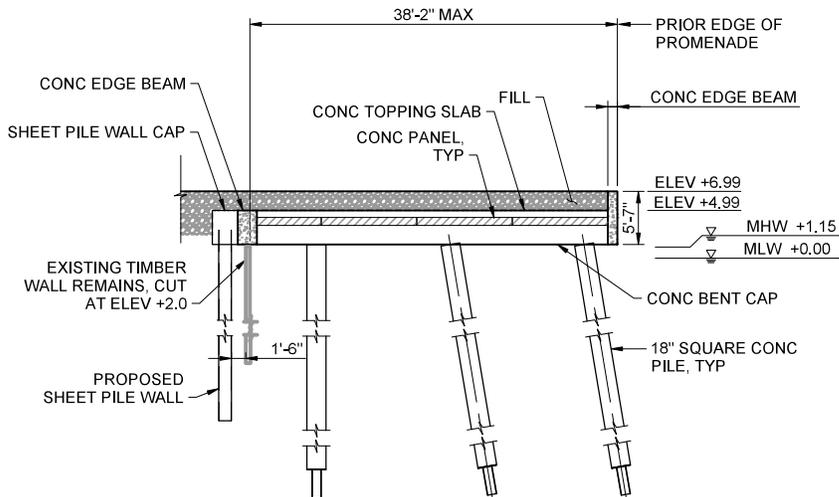
SCALE: 1"=20'

DATE: 2026-01-15

SHEET 39 OF 46



**P** PROPOSED - TYPICAL SECTION - WEST SHORE UPPER PROMENADE



**Q** PROPOSED - TYPICAL SECTION - NORTH SHORE PROMENADE

APPLICATION BY:

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



INNER HARBOR PARK AND PROMENADE REDEVELOPMENT

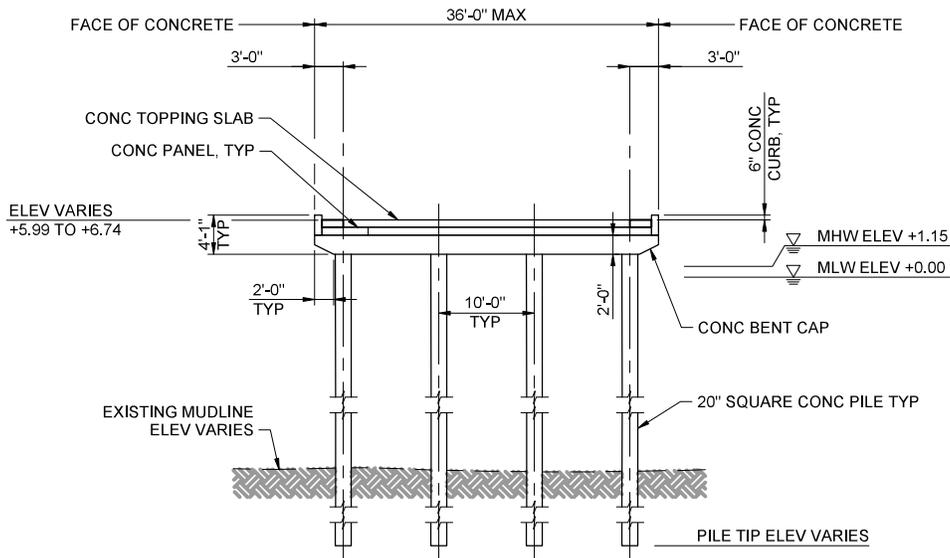
PROJECT LOCATION:  
PATAPSCO RIVER, INNER HARBOR  
BALTIMORE CITY, MARYLAND



SCALE: 1"=20'

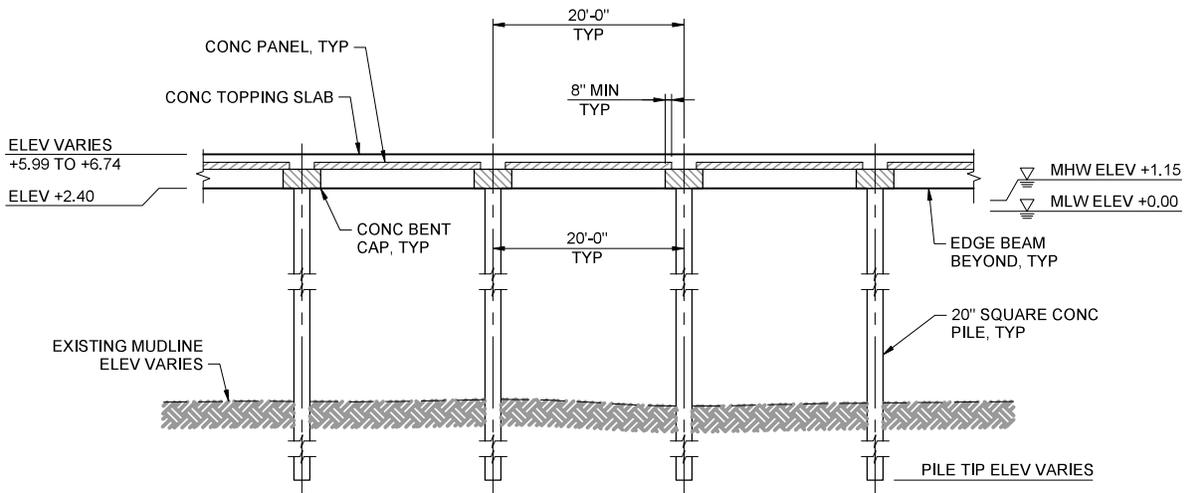
DATE: 2026-01-15

SHEET 40 OF 46



R

PROPOSED - TYPICAL SECTION -  
HISTORIC SHIP WALK FIXED PIER



S

PROPOSED - TYPICAL ELEVATION -  
HISTORIC SHIP WALK FIXED PIER

APPLICATION BY:

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



INNER HARBOR PARK AND  
PROMENADE REDEVELOPMENT

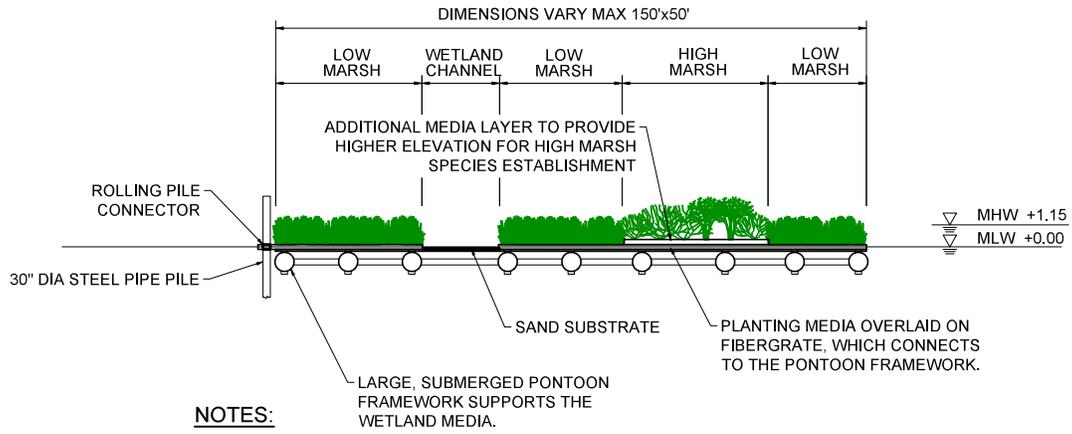
PROJECT LOCATION:  
PATAPSCO RIVER, INNER HARBOR  
BALTIMORE CITY, MARYLAND



SCALE: 1"=20'

DATE: 2026-01-15

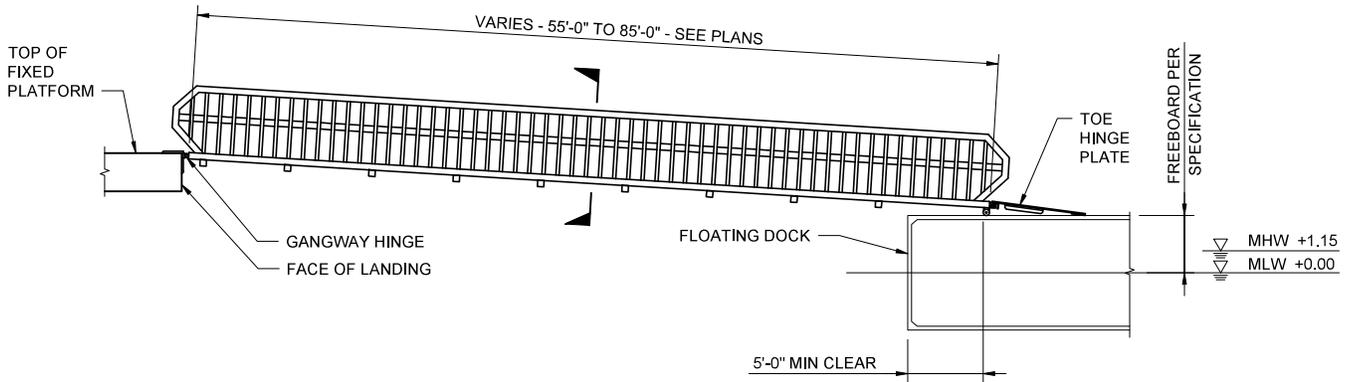
SHEET 41 OF 46



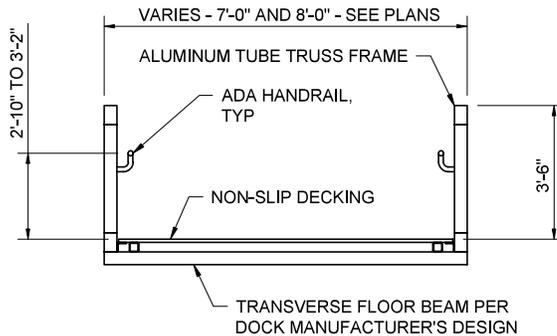
**NOTES:**

1. AREA OF PROPOSED WETLAND CHANNEL, LOW MARSH, AND HIGH MARSH TO VARY THROUGHOUT 13 TOTAL WETLAND CELLS.
2. PROPOSED WETLAND CELLS TO VARY IN SIZE FROM 468 SF TO 4,095 SF. TOTAL PROPOSED FLOATING WETLAND CELL AREA 24,806 SF

**PROPOSED - TYPICAL SECTION -  
FLOATING WETLAND**



**PROPOSED - TYPICAL ELEVATION -  
GANGWAY**



**PROPOSED - TYPICAL SECTION -  
GANGWAY**

APPLICATION BY:

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



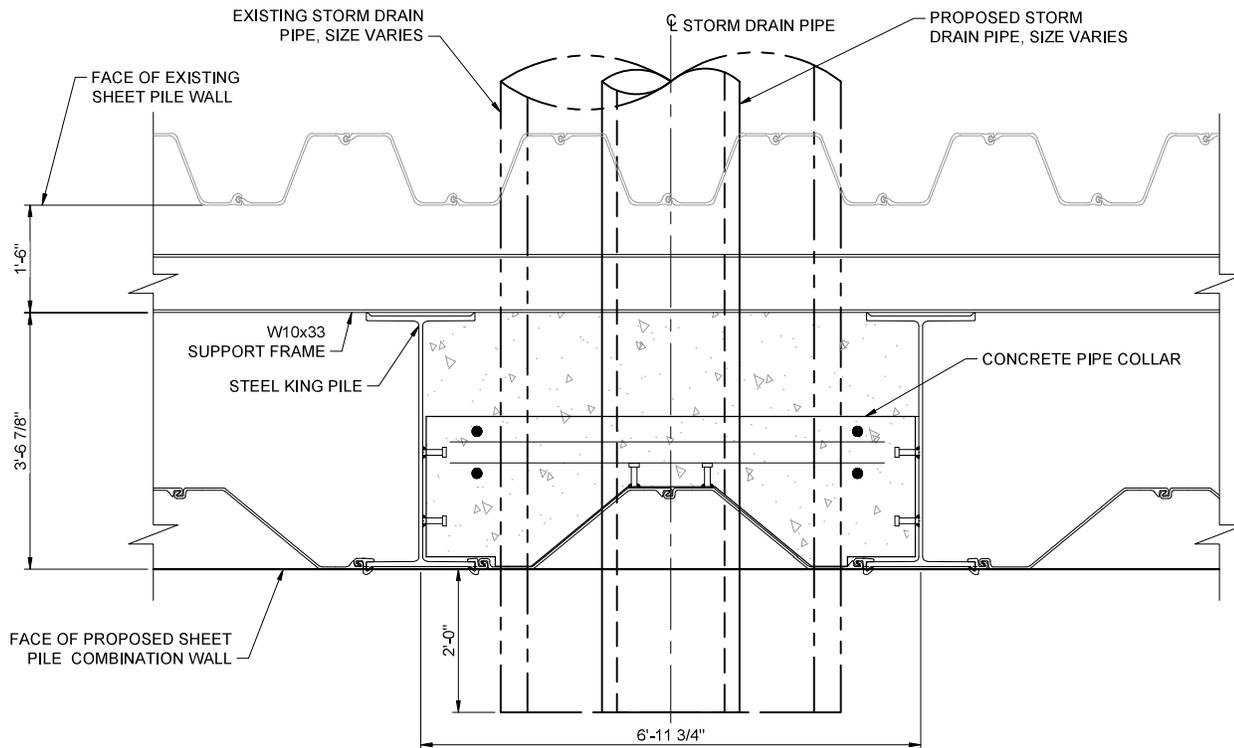
INNER HARBOR PARK AND  
PROMENADE REDEVELOPMENT

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

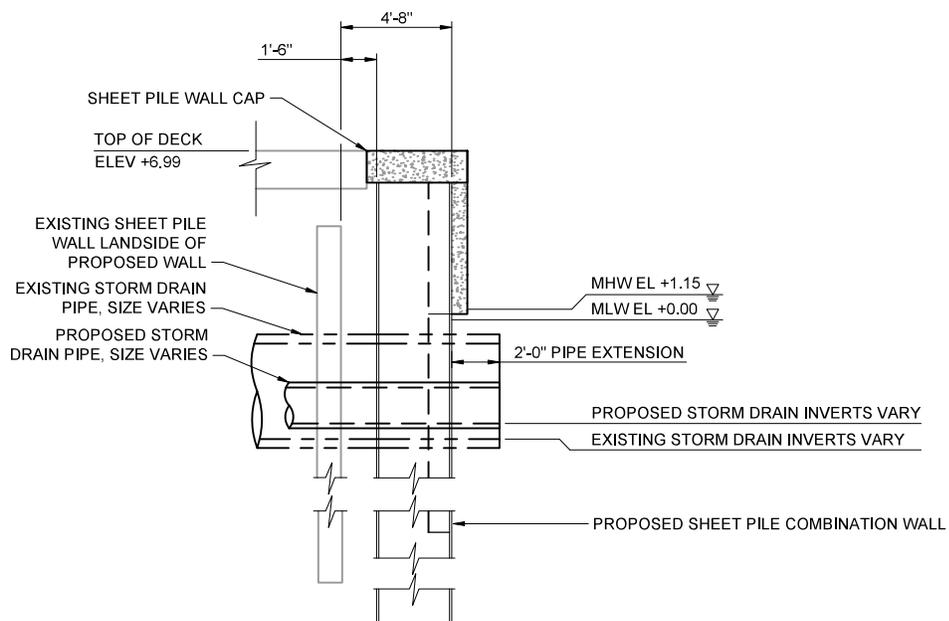


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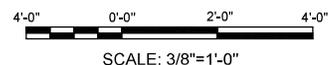
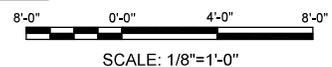
SHEET 42 OF 46



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



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



**APPLICATION BY:**

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

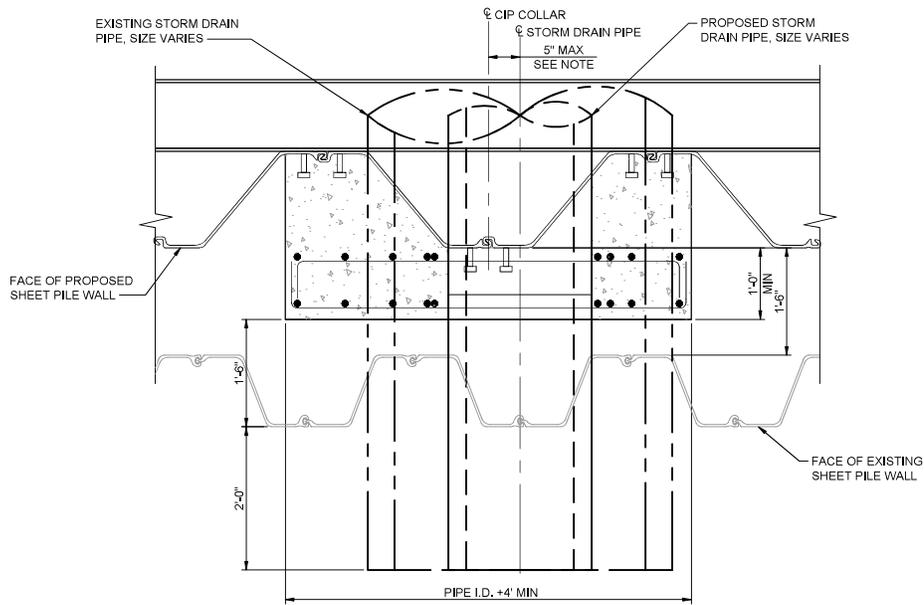


**INNER HARBOR PARK AND  
PROMENADE REDEVELOPMENT**

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

DATE: 2026-01-15

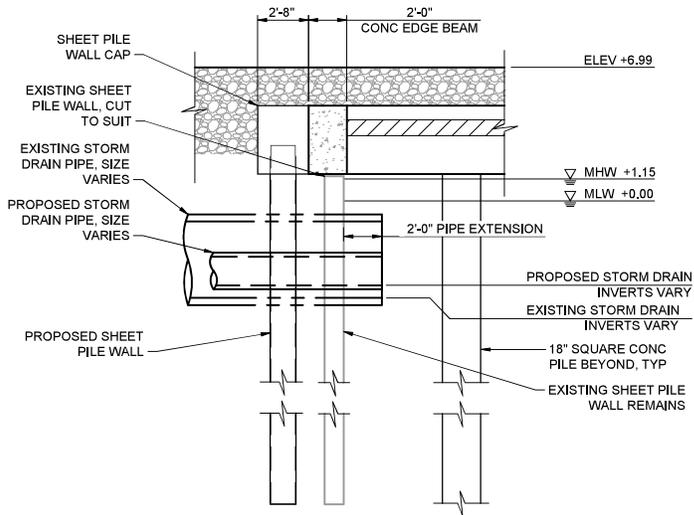
SHEET 43 OF 46



**NOTES**

MAINTAIN NEW SSP INSATALLATION TO ALIGN  $\phi$  PIPE WITHIN 5" OF  $\phi$  INSET INTERLOCK. THE END CORNER TRANSITION FABRICATIONS CAN BE UTILIZED TO ACHIEVE FITMENT.

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



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

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

APPLICATION BY:

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



**INNER HARBOR PARK AND PROMENADE REDEVELOPMENT**

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



SCALE: 1/32"=1'-0"

DATE: 2026-01-15

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TABLE 1: COVERAGE SUMMARY – FIXED AND FLOATING STRUCTURES			
FEATURE	EXISTING COVERAGE REMOVED [SF]	PROPOSED COVERAGE CONSTRUCTED [SF]	DIFFERENCE [SF]
FIXED STRUCTURES	84,365	71,540	-12,825
FLOATING STRUCTURES	N/A	20,220	20,220

**NOTE:**

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

TABLE 2: COVERAGE SUMMARY – ECOLOGICAL IMPROVEMENTS	
FEATURE	AREA [SF]
PLANTER MODULES WITH TIDAL PLANTINGS (SOUTHERN PROMENADE)	6,985
TIDAL MARSH PLANTINGS (ECOLOGICAL OVERLOOK)	1,505
FLOATING WETLAND (13 CELLS THROUGHOUT PROJECT AREA) MAX TOTAL AREA	24,806

TABLE 3: PILE SUMMARY				
EXISTING PILES				
TYPE	SIZE [in]	AREA PER PILE [ft <sup>2</sup> ]	NO. OF PILES	TOTAL AREA [ft <sup>2</sup> ]
TIMBER PILES	12	0.80	2,817	2,212
STEEL PILES	14	1.1	8	9
		TOTAL	2,825	2,221

PROPOSED PILES				
TYPE	SIZE [in]	AREA PER PILE [ft <sup>2</sup> ]	NO. OF PILES	TOTAL AREA [ft <sup>2</sup> ]
PC/PS SQ	18	2.3	167	376
PC/PS SQ	20	2.8	81	225
PC/PS SQ	24	4.0	193	772
SPP	14	1.1	37	40
SPP	24	3.1	14	44
SSP	30	4.9	34	167
		TOTAL	526	1,623

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<b>LOW MARSH</b>	
<b>HERBACEOUS PLANTS</b>	
Vegetation Strata/Species Name	COMMON NAME
<i>Sporobolus alterniflorus</i>	SMOOTH CORDGRASS
<i>Scirpus validus</i>	SOFT-STEMMED BULRUSH
<i>Bolboschoenus robustus</i>	STURDY BULRUSH
<b>HIGH MARSH</b>	
<b>SHRUBS</b>	
Vegetation Strata/Species Name	Common Name
<i>Baccharis halimifolia</i>	GROUNDSEL TREE
<i>Hibiscus moscheutos</i>	MARSH HIBISCUS
<i>Kosteletzkya virginica</i>	SEASHORE MALLOW
<i>Iva frutescens</i>	MARSH ELDER
<b>HERBACEOUS PLANTS</b>	
Vegetation Strata/Species Name	Common Name
<i>Bolboschoenus robustus</i>	STURDY BULRUSH
<i>Distichlis spicata</i>	SALTGRASS
<i>Pluchea odorata</i>	SWEETSCENT
<i>Schoenoplectus pungens</i>	COMMON THREE-SQUARE BULRUSH
<i>Schoenoplectus tabernaemontani</i>	SOFTSTEM BULRUSH
<i>Sporobolus cynosuroides</i>	BIG CORDGRASS
<i>Amaranthus cannabinus</i>	TIDALMARSH AMARANTH
<i>Schoenoplectus americanus</i>	OLNEY'S THREE-SQUARE BULRUSH
<i>Kosteletzkya pentacarpos</i>	VIRGINIA SALTMARSH MALLOW
<i>Sporobolus pumilus</i>	SALTMEADOW CORDGRASS
<i>Solidago sempervirens</i>	SEASIDE GOLDENROD
<b>SUPRA-TIDAL</b>	
<b>SHRUBS</b>	
Vegetation Strata/Species Name	Common Name
<i>Baccharis halimifolia</i>	Groundsel tree
<i>Hibiscus moscheutos</i>	Marsh hibiscus
<i>Kosteletzkya virginica</i>	Seashore Mallow
<i>Iva frutescens</i>	Marsh elder
<i>Morella pennsylvanica</i>	Northern Bayberry
<i>Morella cerifera</i>	Wax Myrtle
<i>Prunus maritima</i>	Beach Plum
<b>HERBACEOUS PLANTS</b>	
Vegetation Strata/Species Name	Common Name
<i>Panicum virgatum</i>	Switchgrass
<i>Spartina patens</i>	Saltmarsh Hay
<i>Amaranthus cannabinus</i>	Tidalmarsh amaranth
<i>Solidago sempervirens</i>	Seaside Goldenrod

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