



Our Harborplace

ABOUT MCB

HEADQUARTERED IN BALTIMORE

ACQUISITIONS/DISPOSITIONS DEVELOPMENT/

REDEVELOPMENT

ASSET MANAGEMENT

LEASING

PROPERTY MANAGEMENT/ACCOUNTING LEASING

OPERATIONS

OPERATIONS

PRIVATE EQUITY

REAL ESTATE FINANCE

WORKOUTS

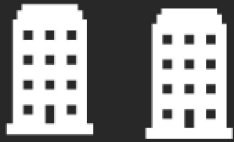
OPPORTUNITY ZONE INVESTMENTS



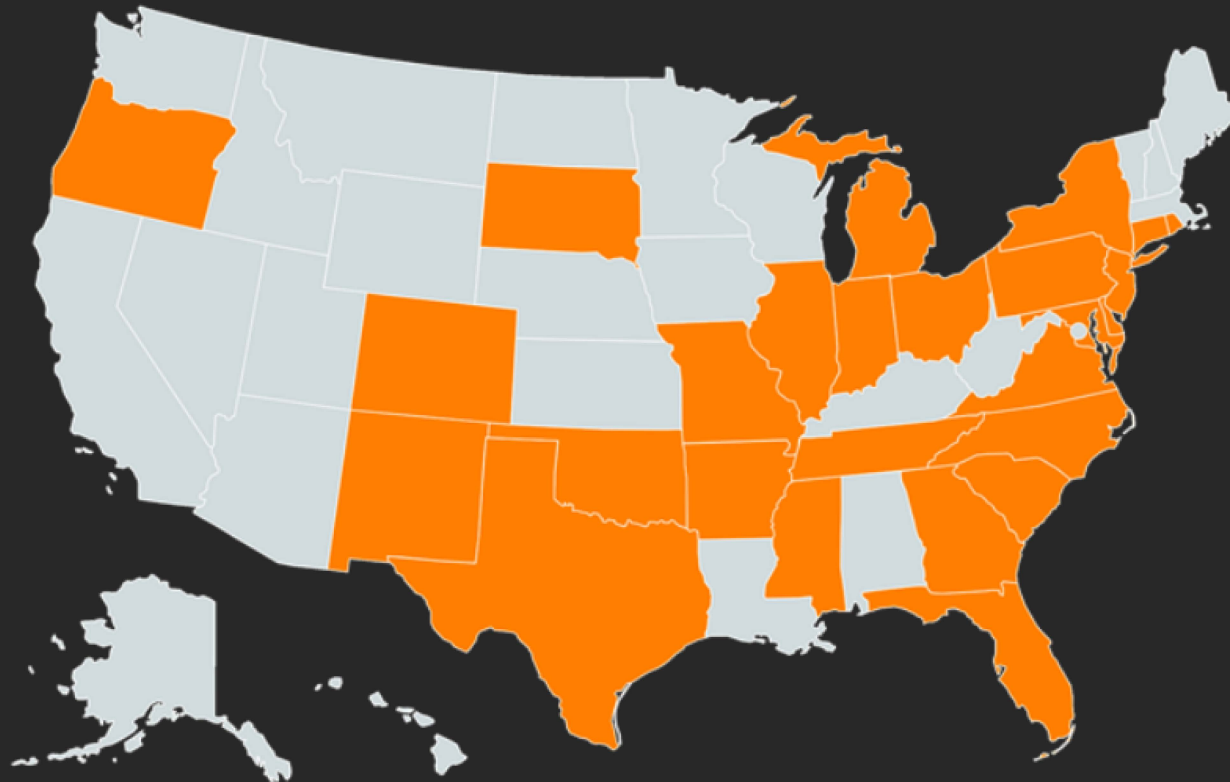
MCB'S GROWTH STORY

2007

2023



2 OFFICE BUILDINGS
\$20M



\$3+ BILLION
IN ASSETS



14+ MILLION SF
OWNED &
OPERATED



150+ YEARS
COMBINED
EXPERIENCE



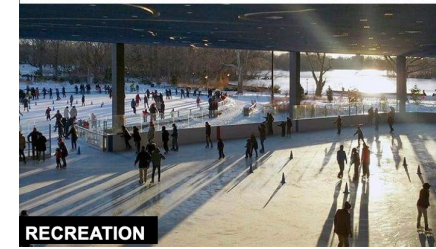


**We didn't start by drawing, we
started with community engagement
and defining principles**

Build for Economic Sustainability

REIMAGING OUR WATERFRONT FOR FUTURE GENERATIONS

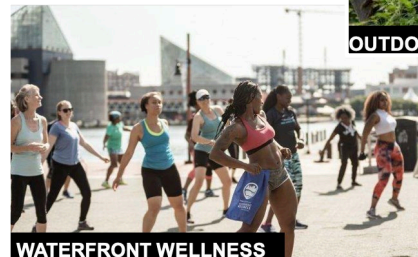
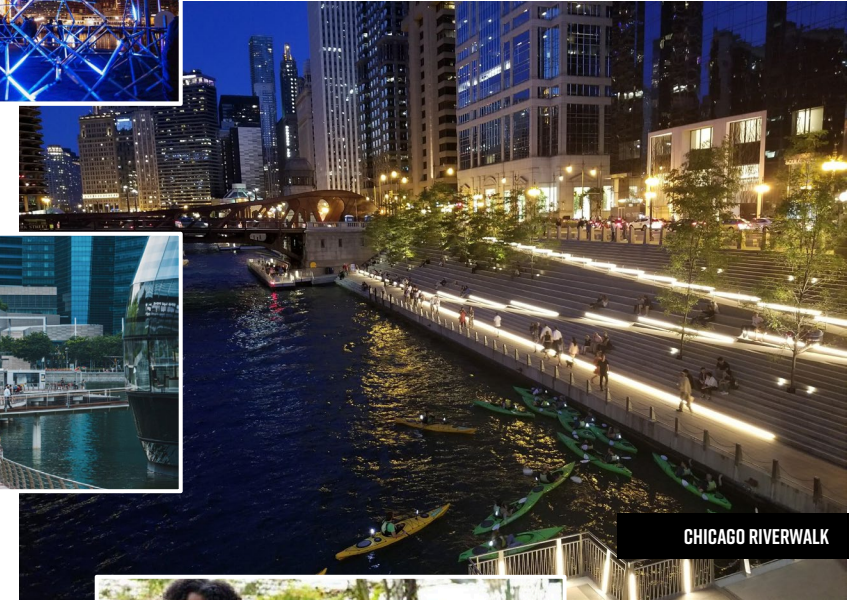
ALL THRIVING CITIES HAVE VIBRANT DOWNTOWNS: COMMUNITIES WITH PLACES TO LIVE, EAT, PLAY, BUILD, DREAM, AND CONNECT WITH ONE ANOTHER. FOR OUR CITY TO THRIVE, WE NEED HARBORPLACE TO BE ALIVE AT ALL TIMES, TO INCORPORATE ALL TYPES OF USES, AND TO BE BOTH A DESTINATION AND A HOME. THRIVING CITIES ACROSS THE 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.



Embrace Connectivity to the Waterfront

RECONNECTING WITH OUR ASSET

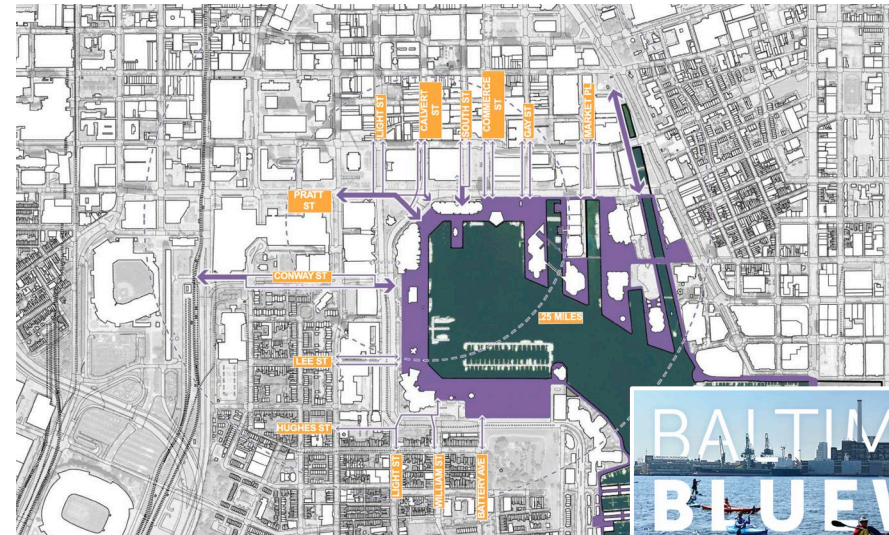
THE HARBOR IS ONE OF OUR CITY'S GREATEST PHYSICAL ASSETS AND A NATIONAL TREASURE. HARBORPLACE WILL BE A SPACE TO CELEBRATE THE WATERFRONT BY PRIORITIZING THE STRIKING VIEWS THAT ALLOW US ALL TO DREAM BIG AND SEE THE EXPANSIVENESS OUR CITY HAS TO OFFER.



Make it Accessible

CREATING AN INTERCONNECTED DOWNTOWN

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



BY BALTIMORE FOR BALTIMORE

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.

Meet BxB 2023's Producers

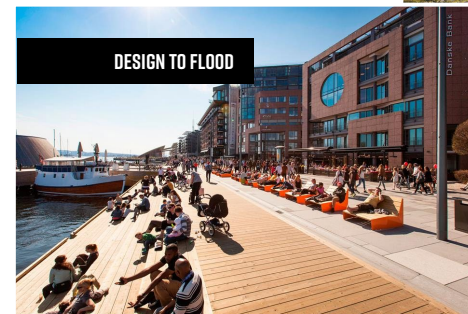


Design for Resilience

PROTECTING AND ENHANCING OUR WATERFRONT

ENVIRONMENTAL SUSTAINABILITY IS AT THE FOREFRONT OF OUR THINKING, BEGINNING WITH PROTECTING THE CHESAPEAKE BAY, OUR MOST IMPORTANT ECOLOGICAL ASSET. THROUGH MEASURES LIKE:

- 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.



Make it Safe

ACTIVE SPACES ARE SAFE SPACES

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.



Build Equitably

CREATING A PLACE FOR EVERYONE

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.



PUBLIC FORUMS



MGB TEAM



DINNER WITH THE DEVELOPER SERIES



YOUTHWORKS ENGAGEMENT & PUBLIC CANVASING



10,000+
INTERACTIONS



80+
NEIGHBORHOODS



THOUSANDS OF DIRECT
COMMENTS RECEIVED

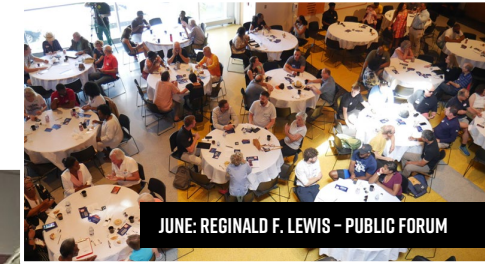
Community Engagement

SEEKING INPUT FROM EVERY CORNER 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.



AUGUST: WAXTER SENIOR CENTER – SENIOR FORUM



JUNE: REGINALD F. LEWIS – PUBLIC FORUM



SEPTEMBER: HARBORPLACE – PUBLIC FORUM

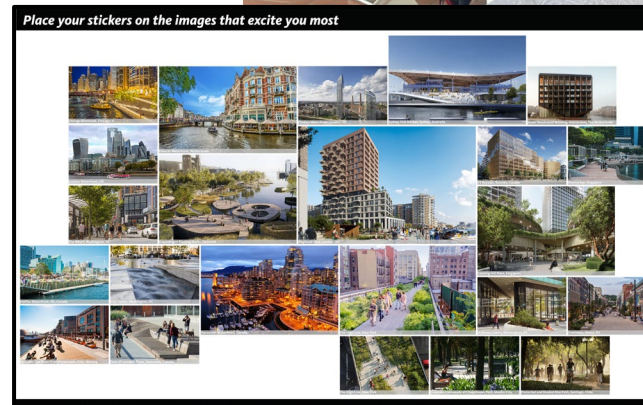
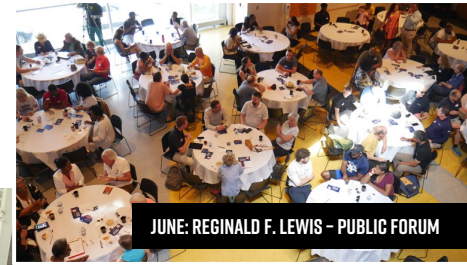


JUNE: REGINALD F. LEWIS – PUBLIC FORUM

Large Format Forums

PUBLIC MEETING SERIES

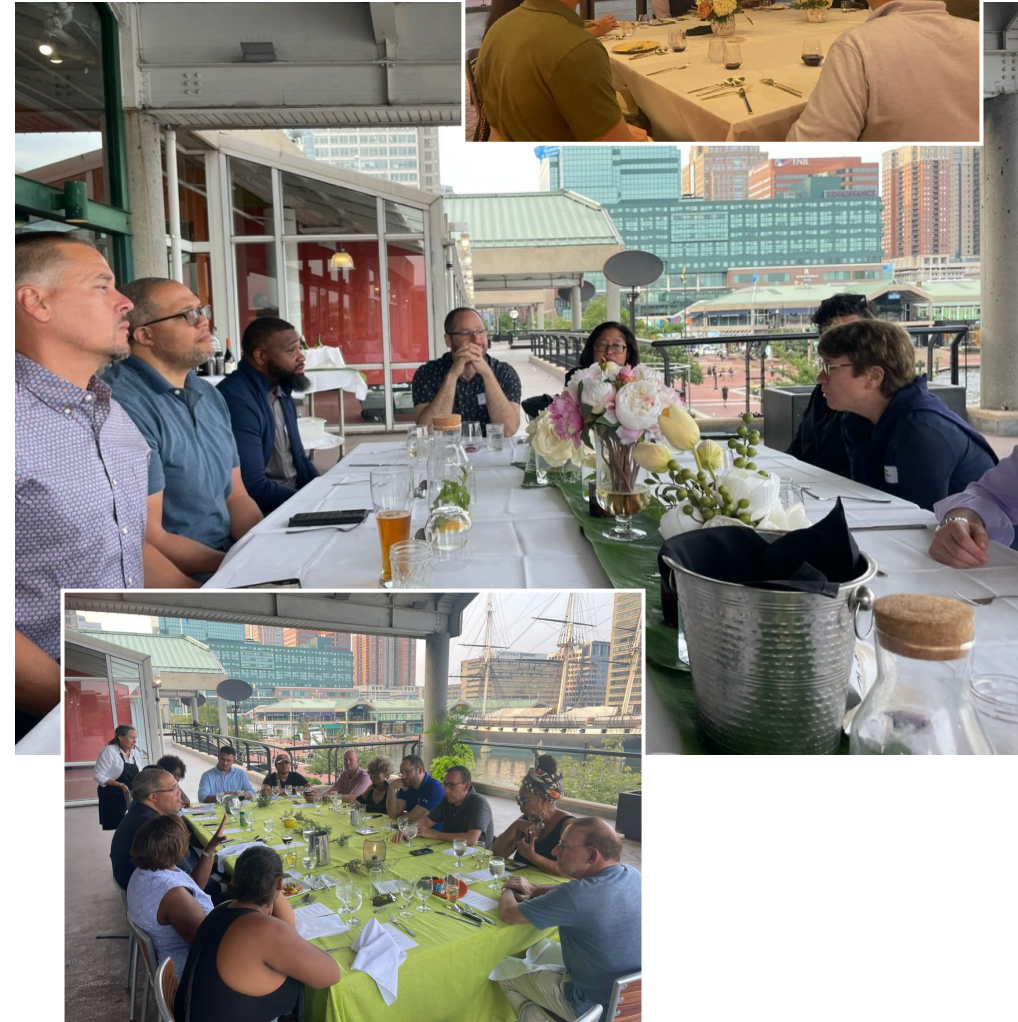
OVER THE COURSE OF THE YEAR, WE HOSTED THREE PUBLIC FORUMS ACROSS THE CITY. THE FIRST FORUM, HELD JUNE 3 AT THE REGINALD F. LEWIS MUSEUM, FOCUSED ON BIG PICTURE IDEAS. WHAT MAKES HARBORPLACE GREAT? WHAT CAN MAKE IT BETTER? WHAT DOES IT MEAN TO DESIGN AND BUILD FOR EVERYONE? OUR SECOND PUBLIC FORUM AT 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 BE DRAWN FROM THE LIST OF RESIDENTS WHO ATTEND OUR PUBLIC FORUMS OR WHO REACHED OUT AND TO ENGAGE FURTHER.



Youth Engagement

A VISION FOR OUR FUTURE, BY THE NEXT GENERATION

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. 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.



Canvassing

MEETING PEOPLE WHERE THEY ARE

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.





Stakeholder Engagement



**Sharp Leadenhall
Community
Association**



**Carroll
Improvement
Association, Inc.**



**Irvington
Community
Association**



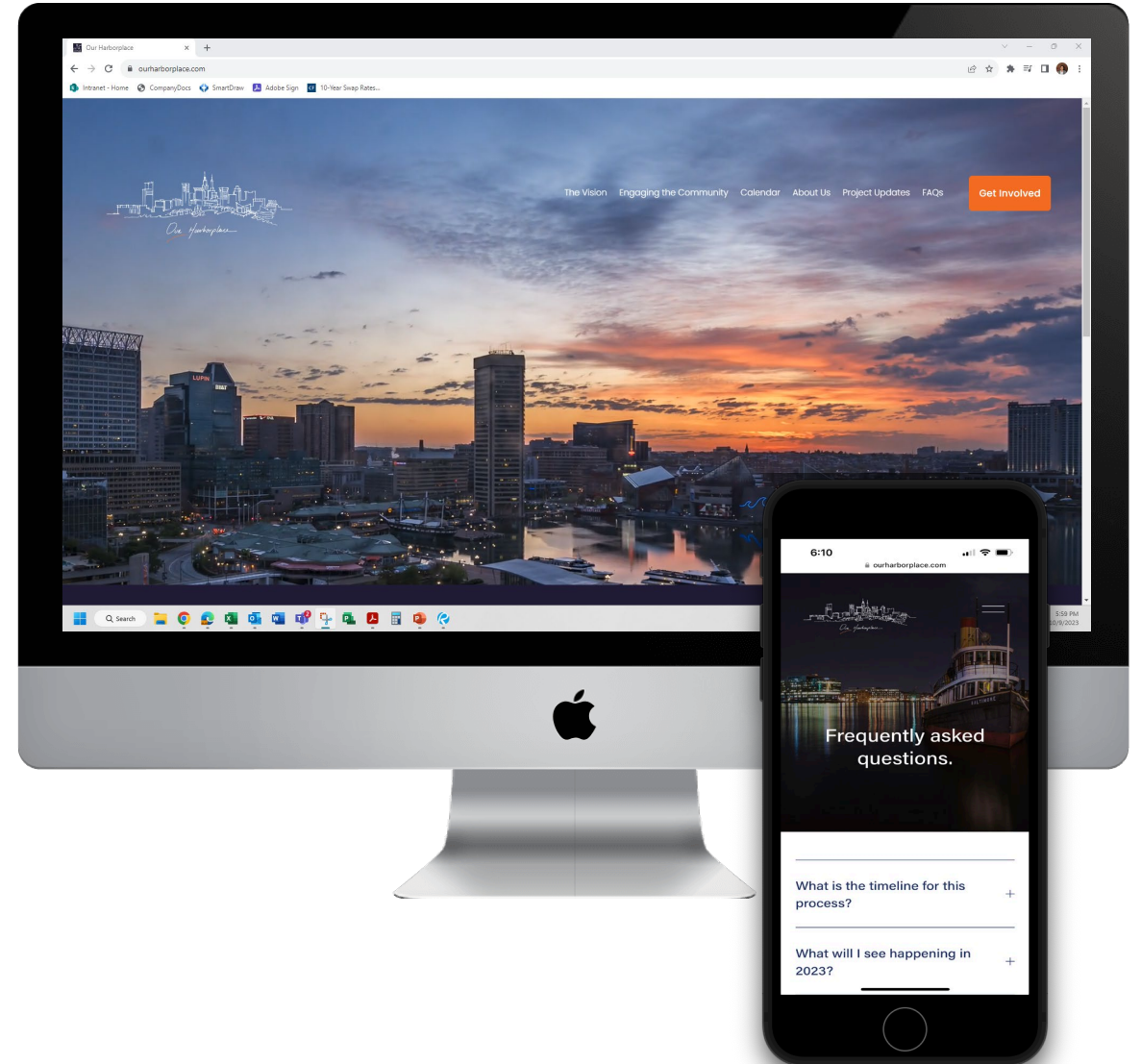
**Little Italy
Community
Association**



Website Engagement

OPEN FOR CONVERSATION AND INPUT

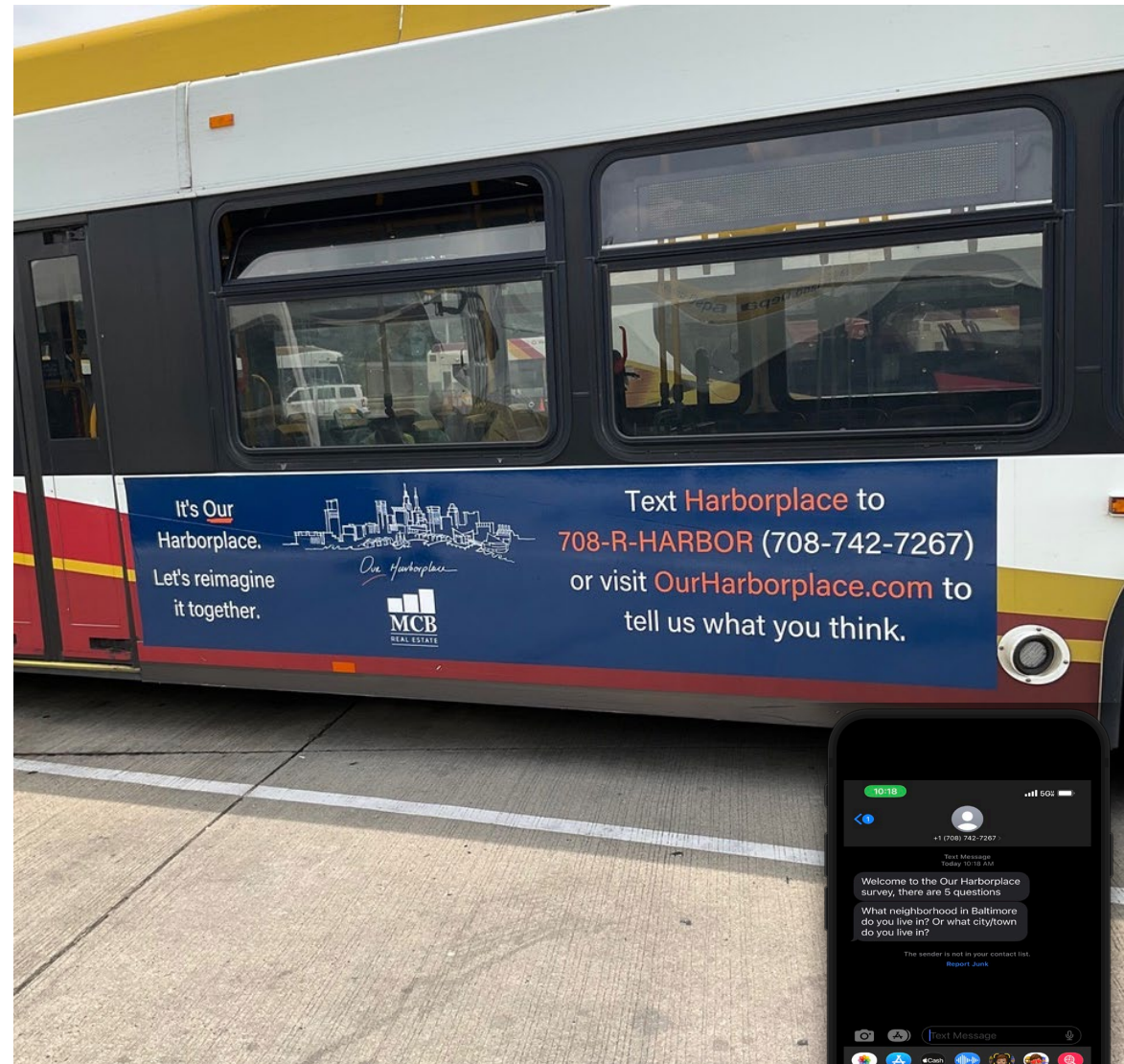
THROUGH OURHARBORPLACE.COM, THOUSANDS OF RESIDENTS HAVE SUBMITTED COMMENTS; MANY INCLUDING IDEAS, SUGGESTIONS, OR HOPES FOR THE NEW HARBORPLACE. THESE INPUTS ARE ENCAPSULATED IN OUR 30-DAY, INTERIM, AND FALL COMMUNITY REPORTS WHICH ARE AVAILABLE ON THE PROJECT UPDATES PAGE.



Grassroots Engagement

SEEKING IDEAS THROUGH NON-TRADITIONAL AVENUES

OUR MOBILITY ADVERTISING ENABLED DIRECT COMMUNICATION THROUGH AN AUTOMATED TEXT PLATFORM WITH ESTABLISHED PROMPTS FOR REACTION AND INPUT.



Community Engagement Reports

REPORTS ARE POSTED AS "PROJECT UPDATES" AT OURHARBORPLACE.COM

PUBLIC ENGAGEMENT ON THE FUTURE OF HARBORPLACE IS CRITICAL TO ESTABLISHING THE INNER HARBOR AS A WELCOMING, PROUD, LOCAL ASSET. REDEVELOPING HARBORPLACE FOR BALTIMOREANS AND TO SHOWCASE BALTIMORE TO VISITORS REQUIRES AN INTENTIONAL PUBLIC ENGAGEMENT PROCESS TO BRING AS MANY STAKEHOLDERS TO THE TABLE AS POSSIBLE. TO THAT END, MCB HARBORPLACE, WORKING WITH JUST ECONOMY, HAS DEPLOYED A FIRST-OF-ITS-SCALE PUBLIC ENGAGEMENT PROCESS. THE OUR HARBORPLACE TEAM HAS SPOKEN WITH THOUSANDS OF RESIDENTS FROM ACROSS BALTIMORE. IN TOTAL, COMMUNITY MEMBERS FROM MORE THAN 80 NEIGHBORHOODS ACROSS BALTIMORE HAVE PROVIDED INPUT ON HOW TO MAKE HARBORPLACE INVITING, VIBRANT, EXCITING, AND SUCCESSFUL.



Next Steps



FUTURE OPPORTUNITIES FOR ENGAGEMENT AND FEEDBACK

- NOVEMBER 2023
- DECEMBER 2023
- MARCH 2024
- JUNE 2024
- SEPTEMBER 2024



IMAGE CREDIT: GREG PEASE PHOTOGRAPHY

“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**

