



Our Harborplace



COMMUNITY ENGAGEMENT FALL REPORT

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“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, Baltimore City,
1943-1947, 1963-1967

A LETTER FROM DAVID BRAMBLE

CO-FOUNDER AND MANAGING DIRECTOR, MCB REAL ESTATE

I'm from Baltimore. My partner Peter Pinkard and I both grew up here. We didn't expect to learn so much about our city by spending the last 6 months discussing the future of Harborplace and downtown with the community. The two pavilions that occupy the heart of our downtown were built in 1980 by visionaries and they brought inspiration and hope for a new era to our industrial city.

We are now at a point where the pavilions have served their purpose and decades of disuse and disrepair have left them hollowed-out, decrepit shells of their former glory. We have so much work to do to continue to build the city that we all deserve, and although Harborplace is not going to be a cure-all for Baltimore, how we approach our most prized real estate will shape our trajectory as a city.

I remember coming to Harborplace as a kid to celebrate anything special: birthdays, graduations, getting into college. It was a special place. I think we all want our kids to have that same feeling when they come to Harborplace – we want them to feel inspired by their City and the possibilities of what we can all do together.

Peter and I are real estate developers and investors. Our company, MCB Real Estate, owns, manages, and operates real estate across the country, with over \$3B in assets under management. But we are working in Baltimore, in Madison Park North and Northwood Commons and so many other neighborhoods because this is our home. It's my family's home. And we know that for Baltimore to succeed, Harborplace must succeed. That's why we're doing this. It isn't easy and it's certainly not the fastest way to make money on real estate. This is going to be a long process. It's going to require a lot of hard work and a lot of collaboration with residents, with the City, and with the State.

We started with Community Engagement before we even owned the property. We began with questions like "What would make you feel most welcome at Harborplace?" instead of starting with design plans. For us, Baltimoreans, to truly have a say in what gets built here in our front yard, it's important that we all start with a blank canvas and that we build what people in this City want to see, in a way that makes financial sense, to ensure that we can deliver.

Since we began the community engagement process, we have heard hundreds of people tell us that the original Harborplace wasn't built for them. And in the decades since Harborplace opened, that feeling has grown. Frankly, there have been times that I felt that way too.

To make Harborplace for all Baltimoreans, we need to think about (to quote directly from community comments), “A multiplicity of local businesses, artists, and highlights of the past and the future of this city”, and “[r]ooftop green entertainment space” with “[r]etail tucked under a natural hill where kids are playing, natural amphitheaters, pedestrian friendly circulation” with “[c]lean harbor water, natural and protected wetland areas” that incorporates “a public art space”. And “Harborplace should not just 'address' the Harbor, it should EMBRACE it. It should ENHANCE the water. We need to open back up to the water” and “[m]ake even the indoor space feel like outdoors” and “[r]emove walls along Light and Pratt to create open views from the street.” We should think about the possibility of a “European town square with housing and mixed use 24-7 activities” and ensure that we generate “a primary economic benefit to the Black Butterfly”.

I agree.

After hearing from Baltimoreans and looking at what works not just for the short term, but for the long term, it's clear to me that the current buildings cannot sustainably be repurposed. It is clear to me that we need mixed uses that attract all kinds of people, with all kinds of interests. It is clear to me that we need to have a waterfront where people want to be.

We can't accomplish even a quarter of this in a 43-year-old crumbling husk of a building built for a bygone era. For Harborplace to work it needs tenants and it needs customers. And it needs world-class public space to invite everyone—everyone—to participate in its splendor. We have the chance to choose and shape all three.

As we continue to strive toward the Harborplace that this city deserves, I look forward to presenting our first draft renderings to the public on October 30. From there, I need you to continue to engage with us to sharpen our best thinking and refine our best ideas.

I'm not asking you to support me or support our project. I'm asking you to give a long, hard look at our designs and tell us honestly what you think. This project depends on it. The linchpin of our downtown depends on it.

Our waterfront has reinvented itself time and time again. In this moment, we have the opportunity to reimagine what we can be. To imagine the next century of use, and to position ourselves for a prosperous future. Peter and I – and the entire team at MCB – believe in the future of Baltimore and we are so grateful to all of those who have shared their wisdom, their aspirations, and their experience with us throughout this process. We hope you will continue to do so.

Sincerely,



Dave

THE FUTURE OF HARBORPLACE

MCB Real Estate and the entire Our Harborplace team have committed to an ongoing Community Engagement Process. From the outset, we believed it was important to start by listening. We began listening prior to sketching plans, prior to renderings, and prior to construction documents. We asked the community to think big. What does this city deserve in its center? What does Baltimore want to highlight for its residents and its visitors? What will make you excited to venture down to the water and spend time there, to show off to your friends and family, to proudly display our city to those who visit? We have called this the “Input Phase”. Our goal during the Input Phase was to listen. We presented the community with a short list of important priorities, the Core Pillars of Harborplace’s Redevelopment, and put everything on the table for discussion.

In the solicitation of thousands of opinions, we inevitably heard contradicting viewpoints. Should there be more parking or should the space be less car-dense and more encouraging of public transit and pedestrian access? Can we accomplish anything with the current buildings or do we need a clean slate? How much residential should be incorporated and where?

This was not a vote, it was a conversation. We sought to unpack each of these sentiments and understand the underlying challenges and concerns that community members were conveying, more deeply than just understanding their conclusions. We heard parking, for example, needs to be available to ensure access for the mobility impaired, but that same car traffic can make the promenade inaccessible for seniors if they need to cross multiple lanes of traffic. Many who were opposed to residential uses shared that those uses often come at the expense of public space, rather than having residential that enhances the public space and the publicly accessible space. Many who supported residential uses pointed to increased pedestrian traffic that comes from residential spaces, which unlocks opportunity for the businesses in and around the Harbor. As one community member put it, “I’m not turned off by having residential so close to the water because there are public amenities on the ground level. It is important to balance the residential with public access to the waterfront.”

THE FUTURE OF HARBORPLACE

At no point was our Community Engagement about advocacy, getting to consensus, or coalition building; it was about learning, about listening, and about hearing diverse inputs from across the city to understand the community's goals for its world-class waterfront. Not every idea we heard can be implemented, which is why we always attempted to have a deeper conversation and understand underlying sentiments. We have published input transparently and in its entirety, not as a statement of what gets built, but because we believe it's important that the public see the data that now needs to get reconciled by the team as they consider feasibility, cost, and so many other important factors.

Having received input from thousands of residents across more than 90 neighborhoods in Baltimore, and having touched tens of thousands through public forums, door-to-door outreach, Dinners with the Developer, Neighborhood Association meetings, the website, a variety of survey tools, and so many additional conversations, the design team, led by the Baltimore Office of Gensler & Associates, has been hard at work to internalize everything that was said and present a first draft for the Community to react.

These drafts will be presented to the community on October 30th at the Baltimore Together Annual Summit, a free, publicly accessible gathering to discuss the future of our city. Following that, the drafts will be posted to OurHarborplace.com.

That presentation kicks off our next phase of Community Engagement. We call this the "feedback" phase; ***Community Engagement on Harborplace is far from over.*** People across Baltimore will now have the opportunity to react to our interpretation of the collective will of all who have been engaged.

That interpretation follows.

KEY LEARNINGS



Through our Community Engagement Input Phase, the Our Harborplace team has had tens of thousands of community touch points that shape the reimagining of Harborplace. This engagement has been intentionally multi-generational and citywide; Harborplace doesn't belong to one demographic or one part of town; it's Our Harborplace. All of ours.

These touch points have resonated across the design thinking and paint a picture of what Baltimoreans want to see as the centerpiece of their city's downtown. This report is comprehensive in its inclusion of input received during this process; both new and previously shared raw input are included below.

Near consensus from our conversations is support for, and deepening of, the Core Pillars of Reimagining Harborplace. This was our framework, and what we heard from the community is that these pillars reflect the community's vision too. Input we've received as it relates to each pillar is summarized below, as are the conclusions we've drawn from that input.

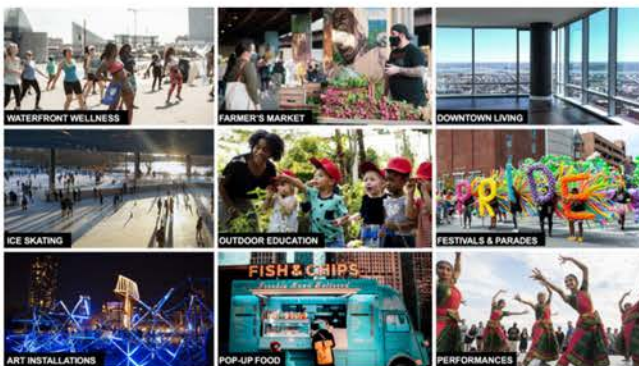
BUILD FOR ECONOMIC SUSTAINABILITY.

What we said: 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.

What we heard from the community: Community members across forums advised us to think about long-term uses and long-term success. We have to be thinking about the next 30, 50, 100 years when considering both the long-term uses and design of the structures. We heard time and again that mixed use ensures long-term vitality, that vibrancy and safety is tied to activity, and that retail, dining, festivals, events, green space, and residential set the stage for a constantly activated space.

“Vacancy is not specific to Baltimore and exists in all cities. But how do we start to address it and activate the center of our downtown? Traffic comes from people who live there. Like in Fells and others. You can’t sustain activity without people living there.”

“I applaud the efforts to explore the many options for the redevelopment of the existing space but no one wants to face this issue again in a few years because what was done was politically correct but not financially viable. A residential tower will rent/sell at this location and bring year-round vibrancy to the area regardless of convention/sports business or weather. [R]etail could be supported not only by tourists, but locals also by the building and nearby residents and would be sized for the needs of the area.”



WHAT YOU SAID ABOUT SUSTAINABILITY

"The future of our city....should be a 'Livable City'... Making the Inner Harbor mix of Apt/Condo and Retail on the 1st Floor is the Future! These people will need Dry Cleaning, Restaurants, Entertainment, etc.Hopefully they will use Public Transportation, our Schools could improve... And, the 'Livable City' could spread towards the center of the city."

"Connectivity to neighborhoods, safety and security by design, transit and parking, 24/7 activity which should include housing"

"Mixed use, similar to the wharf in DC but with business unique to Baltimore."

"Ideally, the old infrastructure would be completely demolished. Rebuild to small apartment buildings around the water with retail/restaurants below. Revamp the old infrastructure and dilapidated brick promenade to make the heart of Baltimore more visually appealing and more attractive to tourists and local Marylanders to visit."

"What I would like to see is a 'Livable Downtown'. I would like to see shops on the street level and apartment and condos above... What I would like to see is people playing with the[ir] children, walking their dogs, and people shopping in general. If you have (let's, say 1,000 units) at the Inner Harbor, you have a year-round taxable income... The condos would have a Grounds Crew and Security on their staff.There would still be retail on the first floor, the area would have improved foot traffic who would feel safer...All I can say is make them 20 to 30 stories high or higher if possible."

EMBRACE CONNECTIVITY WITH THE WATER.

What we said: 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.

What we heard from the community: Community members continue to stress that Harborplace needs to make the most of its access to the water. Youth engaged expressed time and again that they wanted more opportunity to recreate near the water; many felt that there wasn't anything designed for them or geared toward their entertainment. We also heard people express desire to make the water visible from the surrounding streets as pedestrians approach Harborplace; community members at the First Public forum expressed desire to remove walls along Light and Pratt to create open views from the street and reduce street size and traffic to make it easier to access the waterfront. Across community engagement, community members painted a romantic picture of what Harborplace should be if it better connected the water to the rest of the city.

"Floating wetlands should come into the inner harbor to help soften harsh architecture."

"Consider orienting any future pavilions or commercial structures so that people can see the water as they are coming to the harbor. So orient structures on Pratt Street running north-south for example, taking advantage of space obtained by reducing setbacks to Pratt st."

"The great thing about demolishing Harbor Place is that we can then restore visibility down to the water along street lines. Conway, Barre and Lee Streets on the west, South Street and Commerce Streets on the North. Any redevelopment should preserve these sight lines that literally bring the city to the water."

WHAT YOU SAID

“Create intoxicating romance- I often imagine the promenade/amphitheater as Piazza San Marco in Venice, with vaporetto (water taxis) gliding in and out, outdoor cafes and salon orchestras playing upbeat, lively but sedate live music drawing crowds well into the evenings adjacent to stores/commerce.

Partnership with Peabody/BSO/Park Orchestra/Ravens/etc? HPlace pavilions once had magical Tivoli lighting outlining the roof shapes- simple but MAGIC!”

“[There should be] Garage doors on restaurants and bars on all sides to open and enjoy the view and weather on nice days.”

“A Mediterranean port where you want to drink and dine”

“Make Harborplace the centerpiece of the Waterfront Promenade –supercharge promotion of the 8-mile waterfront walkway from Locust Point to Canton.”



MAKE IT ACCESSIBLE.

What we said: 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.

What we heard from the community: Harborplace needs to be intentionally built for everyone. That means it needs to be accessible both physically and financially. The reimagined Harborplace needs to have free experiences and luxury experiences and everything in between. It needs to be accessible for the mobility impaired and make it easy to bring everyone to the water. Seniors repeatedly underscored how difficult it can be to get from Pratt St. to the water, and how hard it is to navigate the area for the mobility impaired. We heard community identify this redevelopment as Baltimore's opportunity to rethink transportation and equity in access. At the first public forum, almost 100% of the participants mentioned affordable parking, easy public transit, and pedestrian access.

"Essential to any future vision is taking away the freeways that currently hem in the Inner Harbor and keep it from the rest of Downtown: Light Street and Pratt Street."

"The roads are a massive problem. Lanes need to be reduced, pedestrian bridges need to be brought back. At the very least, drop Light to 3 lanes, get rid of the spur, and convert the lanes of both Light and Pratt closest to the harbor into dedicated bike/scooter/walking/running paths with ADA-compliant access to the harbor."

"Light street between Lombard and Conway could also be made pedestrian only, utilizing what seems to be ample ability to make Charles street 2-way in that section. But if not, make this part of light street a slower and purposeful curbless street so that it's very explicit that people have arrived at a more pedestrianized harbor place."

WHAT YOU SAID

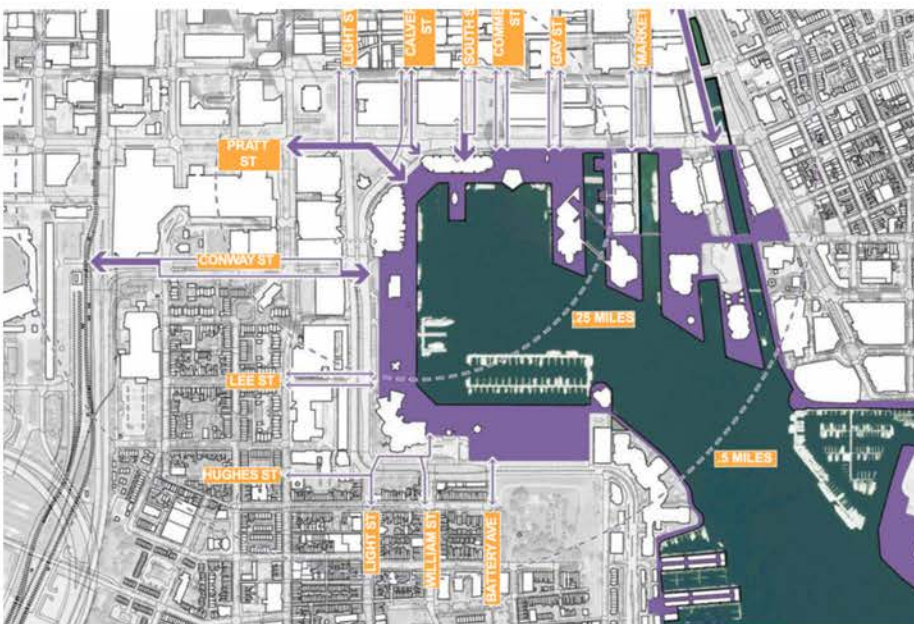
"Reduce the lengthy setbacks that buildings have from Pratt street so to further pedestrianize the street (It currently looks like a Highway). Either extend the frontage of harbor place right up to the current roadway and/or encourage pop ups right near the street on the north side of Pratt St."

"Make Pratt street pedestrian only from Charles (or Light) to President. If not permanently then at least on weekends. Consider turning the entire street to a curbless street (similar to what is now near the Pratt St. entrance to the aquarium, Port Covington, and many other areas in the world) to create a seamless feel and pedestrian character from north of Pratt to the water."

"Make it a transit hub — a connection point to other parts of the city and a teaser for all that exists across the region. Include space for food that reflects the multicultural community of Baltimore."

"Ensure Conway is exploited as a connection between stadiums and Harbor place. Possibly remove the berms in the median to reconstruct roadway to create either more commercial space or more attractive and permanent pedestrian walking space."

"Support MDOT plans / alternative to make Baltimore street a fully transit street, as part of the East-West Transit Corridor Project."



KEEP IT LOCAL.

What we said: 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.

What we heard from the community: Harborplace needs to be a celebration of all that Baltimore has to offer. Local artists, restaurateurs, entrepreneurs, artisans, and more, must be included in the vision. Harborplace should look like Baltimore, showcasing what makes our city so special. Vendors should be local and the experience should be as interactive as possible. Importantly, Harborplace should be a first step, inviting guests to further explore all the city has to offer. Community members time and again expressed a desire to see Baltimore businesses, especially Black-owned businesses, as anchors of a reimagined Harborplace. This point was reinforced in countless conversations with our Youth.

Importantly, Harborplace needs to honor the history of our City and serve as a visual and experiential example of the future we have ahead of us.

“Salon orchestras, evening concerts, it would be transformative. We want authentic Baltimore performers with consistency of programming.”

“Right now, Harborplace is not clean, pristine and pretty, looks empty. There’s nothing for locals. It has to be for everybody.”

“Harborplace should look like Baltimore, showcasing what makes our city so special. Vendors should be local and the experience should be as interactive as possible. Importantly, Harborplace should be a first step, inviting guests to further explore all the city has to offer. Neighborhoods should be represented, just like the days of the Baltimore City Fair, giving them an opportunity to share their community.”

WHAT YOU SAID

"I would feel most welcomed by a local and cultural center for Baltimore residents and tourists that supports local entrepreneurs and offers activities for families."

"Tell the story of Baltimore/brand as 'freedom's port'- e.g. where Frederick Douglass arrived from the Eastern Shore as a slave and would say in his autobiography 'Going to live at Baltimore laid the foundation, and opened the gateway to all my subsequent prosperity.' He is not the only one of many generations of Americans of any race/ethnicity to feel that very special connection to Baltimore/the harbor"

"I remember the harbor being so lively and tons of things were going on. I would love to see more local businesses and not chains."

"When I travel, I want to see where people really live. I don't want to visit the tourist areas, I want to authentically experience the place I'm visiting. We have to capture that."

"Local RESTAURANTS (like the former Wayne's barbecue) are a must"

"Crabs!"



DESIGN FOR RESILIENCE.

What we said: Environmental sustainability is at the forefront of our thinking, beginning with protecting the Chesapeake Bay, our most important ecological asset. Through measures like:

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

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

What we heard from the community: Community members across conversations wanted to see a Harborplace and Promenade integrated with the water and with the Harbor's nature, with many expressing interest in environmentally friendly design features like native landscaping, completely open first floors, greater access to the shoreline, and more greening, especially by planting trees. One community member even suggested an "underwater restaurant surrounded by an aquarium with an underwater tube that connects to the National Aquarium"!

"[Pedestrian pathways] should be separated from traffic by a lane-wide planted median with art installations by local artists—rain gardens with all native plants, including trees and evergreen shrubs to block the noise and eyesore of the traffic and sculpture to add visual interest would be a game-changer."

"I used to work in conservation and the most vibrant communities were connected to their natural resources and as a result, their natural resources were valued."

WHAT YOU SAID

“A cross between Grant Park in Chicago and Bryant Park in NY. Green space, native waterway plant species, no traffic other than people and bikes. Permanent stalls/booths for local businesses and vendors with roll-up garage doors on the front for security. Amphitheater for events and outdoor concerts. Nature and waterway workshops for kids and families. Permanent and well-maintained public restrooms. This new green space should serve as a city center, bridging the Aquarium, the Science Center, Rash Field, and Federal Hill Park as one connected, accessible area, with the actual harbor, water, and ships as the gemstone as the center of our beautiful city. All of this should be accomplished through a series of public/private partnerships. Our local markets have proven this works.”

“Take inspiration from the natural Maryland habitat reproduced at the aquarium and Rash field. Consider this for the entire harbor place.”

“Love to have more green space with individual market space for small local shops to rent. Area for outdoor entertainment. Eliminating the outdated buildings that block the views of the harbor, creating a cohesive promenade around the harbor”



MAKE IT SAFE AND WELCOMING.

What we said: 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.

What we heard from the community: Throughout our engagement process, community members repeatedly pointed to Harborplace as a special gathering space and destination. One community member stated, “When I first relocated to Baltimore from New Orleans, coming to the inner harbor, for the first time off 95 and seeing the infrastructure and landing in the inner harbor, was kind of magical. Felt like I found a secret.” And many community members shared that to bring that magic back, Harborplace needs to feel safe, friendly, and welcoming to all families and people of all generations. This resonated especially with our Youth engagement, with many young people feeling apprehension about safety downtown. At our most recent Dinner with the Developer, many expressed that safety will come from activity. If Harborplace is full of businesses and customers and residents, that foot traffic will enhance safety and the feeling of safety. Interestingly, many community members expressed that part of the danger of Harborplace comes not from crime, but the lack of infrastructure. Having to cross multiple lanes of traffic and having to navigate non-ADA accessible areas to get to the Promenade made many feel unsafe.

“Having the activities more concentrated by the water helps make it more active, more used. More people = better”

“Ideally people will move here for vibrancy”

“Safety is the hardest part- but activity is the key.”

“It feels unsafe just because it’s so desolate”

BUILD EQUITABLY.

What we said: 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.

What we heard from the community: At our most recent Dinner with the Developer, we heard that so many people feel that Harborplace was historically not for them. To change that, MCB should continue community engagement, and should ensure that there are experiences at Harborplace at all price points (including free experiences), provide opportunities for Black-owned businesses, and support small business owners.

At our Senior forum, many community members expressed feeling that past iterations of Harborplace were exclusionary. Some felt that Harborplace “was never for me”, while others felt it catered to a narrow, wealthy audience. Almost all expressed that it’s too difficult to move around the Promenade and transition from Pratt and Light, through the buildings, and to the Promenade for the mobility impaired. Youth expressed similar opinions; that this space wasn’t for them and made them feel like outsiders in their own city.

“if you want to reach a more diverse population of the city, more varied options, want to not price people out, can be intimidated by taller structures; what if the tall housing was affordable? what’s not great about the pavilions right now if they block the view to the harbor, the new design should maintain views”

“Invest the time needed for place (re-)making. Work to make the Place of the Inner Harbor and the abutting areas a place that Baltimoreans feel is our own, a place that all Marylanders are attracted to and comfortable lounging at for the day away from their towns away from Baltimore, as well as a place recognizable throughout the world that people can identify with Baltimore”

OTHER MAJOR TAKEAWAYS

Importantly, we were also advised by community to think about the small things. So many details impact the experience of the millions of people who spend time at Harborplace. We will continue to engage community to help us get those details right.

We also received input that we don't think we can implement, or that we don't think can be reconciled with the majority of what we're hearing from the community. We appreciate this input as well.

This input fell into two buckets:

- Ideas that didn't directly involve Harborplace (like a bridge from the Rusty Scupper to Fells Point); and
- Suggestions to keep the current pavilions and retrofit them again. Because the buildings are nearly 50 years old and well beyond their usable life, this just isn't viable.



PUBLIC FORUM AT HARBORPLACE

On September 30, Our Harborplace hosted a public forum at Harborplace. In the Interim Report on Community Engagement, the Our Harborplace team shared initial understandings. The team sought to sharpen those understandings and have more specific conversations.

As part of its research and diligence process as it prepares for drafting, the design team looked at hundreds of different waterfronts and how different cities have interacted with their waterfronts. To facilitate deeper discussion, community members were shown images of some those waterfronts, presenting different cities' interaction with and connection to waterfronts. Community members were asked "What do you notice?" and "What are your reactions?", and then members of the design team facilitated table conversations. Input and images from those conversations follows.



THE WHARF, DC

Looks like inner harbor. Full of people. Eateries. Enjoy the sunshine. Live entertainment. "The whole lifestyle wrapped in one package. Live, work, play." Connection to the city.

Good residential; activity because people call it home. Not just 9-5

The best part of Harborplace is that there are no barriers to water. No barriers. It feels like a statement of "trust". DC water treated as an amenity. Can look at it but can't touch it.

Crowd interacting with waterfront, outdoor restaurants and activities, promenade walking, no cars, stage space with programming, indoor/outdoor eating. Fountain adds water/beauty. Event space

Seafood!! Baltimore should have this on the water

People, eating/walking/sitting on levels/layers / residential is right there.



The Wharf
Washington, D.C.

THE WHARF, DC

- Integrated water? Water cycle and cleaning as an element
- Good residential- activity because people call it home. Not just 9-5
- DC has a draw- Baltimore struggle with that, needs to be here!
- Seafood!! Baltimore should have this on the water
- Think pike street- the spectacle
- Enough marinas, too many boats (boats limit access to the water). Wall of buildings. A lot of commercial vs being open to everyone. The key to vibrancy is people watching and a place to sit. Would want more seating for the general public. Would like seating without having to pay. A place to sit and have a beer. Want more of a public plaza. What is inhibiting people from inhabiting rash field? There is no green scape, a little hard edged. How do we make the open space of the water special. Back then harbor place used to be the only place to be in town, now there is probably 30 places to sit and people watch. If harbor place is the premier place to sit, would we be paying a premium for that beer? When it was first built it was a crown jewel that inspired development. What needs to happen here to elevate the place. There are more people who live here rather than those who work here.
- Fabulous – impervious surfaces; people next to the water.
- Barriers on the water. It looks like there is maybe a concert, which is great.
- Unflattering photos. There is no room for nature. Boats are their own population.
- Love The wharf...
- Nice and open shopping- active hustle and bustle
- Strong restaurant base-
- Bit monolithic- can't go between boats
- Not enough trees
- Need more human spaces- not just commerce
- Splash pads or other activation- like navy yard. Not just “pops” but sheets of water
- Nice and active boat access and no cars
- Active, mix of uses, a living experience, private water,
- People, eating/walking/sitting on levels/layers / residential is right there.
- Each wharf has its own environment.
- Amphitheater
- Walkable
- Providence RI - look up “water fire” event that they have during the summer.
- Open air restaurants.

THE WHARF, DC

- Looks like inner harbor. Full of people. Eateries. Enjoy the sunshine. Live entertainment. “The whole lifestyle wrapped in one package. Live, work, play.” Connection to the city.
- Space is defined by the building; streetlike
- Crowd interacting with waterfront, outdoor restaurants and activities, promenade walking, no cars, stage space with programming, indoor/outdoor eating. Fountain adds water/beauty. Event space
- Seating, building with a strong edge, engaging promenade, different levels with different motion, need for shade (umbrellas needed)
- Lots of people, lots of boats, destination/events,
- Very different from harbor
- Walkable. Lots of seating and dining options. No visible cars
- Crowded space and no where to seat. Indoor and outdoor dining are good. Their landscape is inefficient. It is a good gathering place.
- The best part of Harborplace is that there are no barriers to water. No barriers. It feels like a statement of “trust”. DC water treated as an amenity. Can look at it but can’t touch it.
- Good performances at Wharf. People use the businesses (esp. Food & Bev), but then they linger, which is great.
- We like bicycles.
- It’s a beautiful thing to
- Amphitheater is not as frequently used here at HP.
- There is a difference between boats that say “we have a lot of money” and boats that say “pride of Baltimore”
- Marina private is bad, local mix, barrier of entry economy, repetitive tenancy, resiliency, activity on sidewalks but what about all the green, diversity of culture
- Limited parking. Intertwined with the city. Some didn’t mind the limited parking. Limited green space. Limited access to transit. Don’t see local vendors.
- Not a cluttered space; focal point with a water fountain (to engage with the water); stepped seating; wide walkway; higher seating with restaurants and seating; don’t love the marina it signals private use; lots of boats (too many); want to be able to engage with the family; like the idea of some sort of a pavilion to gather and listen to music, bring kids down to learn and engage, shade necessary, could bring schools down to the harbor and do things here more often; love that you can come and dock up your boat along the promenade but the marina feels private

THE WHARF, DC

- Diversity to the space, elevation, interesting space, wood and brick and trees, feels very different as you walk, doesn't all feel the same.
- Like: outdoor seating, dislike: a ton a restaurants instead have more markets that exists in Baltimore already, no grocery shopping nearby which would be nice to have closer to harbor, more shade, desire for a place to sit in the shade, European precedents with lots of umbrellas for shaded seating looks fabulous
- scale is not Baltimore too much mass at the water. What do you see from street? All buildings and no water. No place to park. Boats moored feel like common people. Like the wider park and activity with retail. Want clear view from street to the water, like the fish market, but just not tourist attractions. Remember the fish boats. We want authenticity. Extended marina into water but not public space. Want usable public space in or over the water. Can we construct over the water. Want the public to interact with the water rather than just see it. We need authentic Baltimore things here- stuff to make property value improve for residents.
- What does harbor place look at night?
- Don't want the demise of 40 year old buildings to happen again
- Don't know what Baltimore is going to look like in 5 years, hope people don't go to the Wharf instead
- There is so much stuff to do there
- Would like to see harbor elevated a little higher from the water, no shade, if the water rises and there's flooding that'll be bad (climate change, heavy storms, etc.)
- Generally positive. Buildings perhaps a bit too tall
- Need a focus point along the water. It is beautiful but do not have personality and generic - it can be anywhere in the world. It is important to be identical and good focus viewpoint will help it a lot. Needed to have green to the gathering spaces.

CANADA & NORWAY

The Norway picture might work, but it is lack of shading. Not enough nature for all three photos - they all seem not inviting.

Activation. Lots of residential w/ public space. Access to waterfront. Difference between how the buildings are stepped back.

Vancouver has figured out how to meld its core and waterfront

I'm not turned off by having residential so close to the water because there are public amenities on the ground level. It is important to balance the residential with public access to the waterfront.

Diversity of height, kept things low to highlight water, love the decking, feels very water, restaurants you can access by boat

Buildings seem full, lot going on, unlike Baltimore.

Buildings right on the water, different types of uses, not separated from the water by giant roads like Light St. and Pratt St., highway



CANADA & NORWAY

- Looks like a beach in Nova Scotia, a faux beach. How can I just hang out in the city? The faux beach feels like an alternative use to buying and selling. How do you get people to just hang out in a space. None of these are particularly appealing. It looks like an average place. We would not remember any of these places. Either all passive location, or non attractive cities.
- There's a lack of transparency for what is behind it. It doesn't allow for the city to move into it. We don't like the wall the buildings create to the waterfront. Blocking people off. The programmed activities are more important than the building design. We want free classes, enough room for yoga, for running. What are the statistics that relate rash field green space vs hard scape.
- Rash field being empty is a clue to the wrong sizing of a building. Lays empty and makes it depressing.
- These images don't show the beaches and natural edges. The Vancouver example is pretty anonymous (not what people remember / like from experiences in Vancouver)
- Prefer the wharf- pedestrian scale isn't as good and towers transition abrupt
- Feels like harbor east
- Halifax feels great- get close to water, unobstructed
- Halifax could use more "bristle" to slow people down and allow them to occupy
- Need more green- like west shore and rash field
- Give more reason to occupy
- Lots of public space right along the water. Reminds the group of Chicago.
- Don't like the Halifax image. Vancouver is lit up well at night.
- Activation. Lots of residential w/ public space. Access to waterfront. Difference between how the buildings are stepped back.
- Oslo example gives fells point vibes; nowhere to sit in winter
- Diversity of height, kept things low to highlight water, love the decking, feels very water, restaurants you can access by boat
- Wooden deck promenade, picnic setting, lights, promenade all the way around Canton was an awesome idea for walking or biking
- Well-lit. Pedestrian interactive zones.
- Buildings right on the water, different types of uses, not separated from the water by giant roads like Light St. and Pratt St., highway
- Buildings seem full, lot going on, unlike Baltimore. Looks similar but not as full
- Vancouver has figured out how to meld its core and waterfront
- Halifax didn't have charm. Fishing village.
- Pop up activities make the inner harbor explode, like the Christmas village.

CANADA & NORWAY

- The Norway picture might work, but it lacks shading. Not enough nature for all three photos - they all seem not inviting.
- Oslo example is very cool. Vancouver example looks like Harbor East – this place (HP) should be different.
- The floating docks in Halifax are cool, to be on water. Not a “swimming” Harbor (at HP), but would be good to be able to get down there. No railings is great.
- Clean, mixed use, continuous water and residential in Vancouver , water rise concern, contamination and cleaning watershed, connected to neighborhood
- Need walk ability to get to the water
- I’m not turned off by having residential so close to the water because there are public amenities on the ground level. It is important to balance the residential with public access to the waterfront.
- Lights in the Vancouver example are nice; likes the wood at the water with spaces to sit and pause but; if you come all year long make sure it accommodates people that want to be safe inside; use water as an intimate space
- Chaise lounges and umbrellas, enjoying the water leisurely, connectivity with boats and the water, view from glass buildings, feels one with the water, water is for everyone
- More shade, it’s hot in the summer, trees are great and great for birds, closer proximity to the water there is a preference for shorter buildings because it feels too enclosed with taller buildings
- Elements here that [we] like are widened promenade. Not opposed to buildings but don’t want to block views. Where is the verticality? Need to be strategic-neighbors that are relying on sight lines. Extend harborplace to the Baltimore museum of industry. If take full advantage park that is important. People hanging out on the promenade as if it is a park- like that for the promenade. “Want to create Baltimore backyard”
- Having the activities more concentrated by the water helps make it more active, more used. More people = better
- Should be more conversation about area overall, not just harbor. Older stuff behind is being used but the newer stuff seems less used.
- Positive for Vancouver, not so much for Halifax
- The destination needs to be something, which means need to know what to do (have program), not just seating. mall and local businesses can be a good opportunity to bring in things to do. When people in the space need to know where to go. Greens and covers are always needed if you think about it in Baltimore during summer.

LONDON, ENGLAND

I want to see the sky, I like the openness of the harbor. I don't love the tall buildings because it signals a focus on higher income people, if you want to reach a more diverse population of the city, more varied options, want to not price people out, can be intimidated by taller structures; what if the tall housing was affordable?

Floating wetlands should come into the inner harbor to help soften harsh architecture.

Interspersed foliage, risen green space.

These begin to address the transparency and view to the water and the integration of water.

It's a nice place to live for a small group of people

Having water in the middle/between the tower is a good idea - want to have the experience of walking above the water.

Tall fancy shiny isn't what defines the harbor- it can be here but it doesn't define "here". Tower can help arrival though- and our skyline!



Chelsea
London



Blackwall Yard
London



LONDON, ENGLAND

- These look more like Baltimore. It is hard to equate these to Baltimore as it stands right now. These begin to address the transparency and view to the water and the integration of water. The buildings look artificially located. Not sure about the high rises. Maybe they can be on the side of the water, not in the front.
- Chelsea lots of steel and glass. The open space in Blackwall Yard London is great.
- Edge isn't active enough
- "It's a nice place to live for a small group of people"
- Feels generic? No enough soul or "place"- doesn't look like London
- Courtyard shot is nice- terracing. Think in section not just plan
- Shiny tower- tall is fine but it's sterile...
- Tall, fancy, shiny isn't what defines the harbor- it can be here but it doesn't define "here". Tower can help arrival though- and our skyline!
- Don't lose sight of adaptive reuse to keep character
- Don't fit the context, different character, doesn't work in London, use a better precedent think connection
- Blackwell looks like Harbor point.
- You don't know what city you are in.
- Buildings very close to the water. Skinny, tall buildings. Industrial feel
- Building up necessary for residency could be interesting
- Interspersed foliage, risen green space.
- Sunken park feels engaging, lots of green, high rises, bridge, parking garage with green space
- How many of these places have a ferry system/water taxi? Something special to potentially incorporate
- Different kinds of outdoor spaces, like the promenade in black wall yard
- Scale of the buildings is wrong unless the goal is to provide the wealthy with pied-à-terres
- Looks like expensive residential buildings and they are residential heavy. No hang out spaces at all. All photos look cold - not sure if it is the color tone. Having water in the middle/between the tower is a good idea - want to have the experience of walking above the water.
- Chelsea example looks bad; we already have too much of that.
- Bringing forward the brick is nice.
- Floating wetlands should come into the inner harbor to help soften harsh architecture.
- Not just waterfront for the tourists.
- Important to have open space, food and beverage to feel welcome in residential.

LONDON, ENGLAND

- Need places to bike, walk
- Not great. Too industrial. Why would we visit these locations? Would rather move to the silos. Not community engaging. Just business and residential.
- Looks like they did it too quickly.
- When someone takes a picture with the Harbor in the background you don't know where you are.
- A little bland. Not a great a sense of place. Too much cement. Too much residential close to the water. Garage on the waterfront is disappointing.
- I want to see the sky, I like the openness of the harbor. I don't love the tall buildings because it signals a focus on higher income people, if you want to reach a more diverse population of the city, more varied options, want to not price people out, can be intimidated by taller structures; what if the tall housing was affordable? what's not great about the pavilions right now if they block the view to the harbor, the new design should maintain views
- The water comes into the city, just a few tall buildings that house residents, routing water to increase water access for all
- Not enough green spaces [in Harborplace] Less enthusiasm for high rises because they feel more private, keeping in mind open spaces (Christmas village), Desire to keep some kind of visitor center, not sure about parking right by the harbor but having a public space or green space on top to engage would be nice
- Height of buildings is a huge factor and viewsheds for current residents in important to maintain. Reacting negatively to the idea of height. Build towards what is behind you. Families is the secret of Harborplace. Doing the bridging and connect over the water. "Like complicating the line between land and water"
- Lot of parking garages here that are not occupied, probably don't have the room to worry about it for a long time
- Lot of people moving into the area vs driving, potential for more foot traffic. Ideally people will move here for vibrancy, hopefully people come in to the office buildings
- Less inviting than most other European waterfronts
- Those photos look good but we need more than that. Residential seems expensive but need to include everyone. This is not an objection to have residential, it just needs to be a good balance between residents and others. Have residential tax included in the harbor can be a benefit. The development needs to easy to connect to the neighborhood - "Conway needs to do something! Connection thought is rather important here.

HARBOPLACE

Inner Harbor is moated off from the City by two grossly oversized roads built for high speed traffic

Missed opportunity, lacks rooftop, diverse buildings, tiered board walk, no place for boats, nothing is living on the water, we need more in the same 'box' (working, living, entertainment, night life).

We want people to stop and smell the roses, not just drive through

You have to go through too much to get to a decent view.

The promenade is a hard, hot space. It is not a comfortable place.

Not everything can be waterfront- and we don't want a "back" we want to have active sides- all sides

These show the separation in a very inhospitable way from the rest of the city.

It's showing its age and is old in concept.



Harborplace
Baltimore



HARBORPLACE

- Cars and pedestrians - not good. Not well maintained. These are some really unflattering views. The promenade is a hard, hot space. It is not a comfortable place. Harbor place is different now than when it was the pioneer. It is now part of a 7' ecosystem. The playground is awesome and kids are there 24/7. These show the separation in a very inhospitable way from the rest of the city. Do we really need to devote so much to cars? It's showing its age and is old in concept. The junction of the two pavilions is a very awkward and difficult. Traffic really needs to be taken into consideration. Whatever is here will be new transit. People won't come if it costs \$30 to park. People won't take public transport because of fear and safety. We have to think about safety. These photographs depict the current condition as NOT exciting or anything that people want to go see.
- Lived here 6 years- never been upstairs at Harborplace... skywalks do nothing and kill ground planes
- Skywalk- Good for ADA though! (How someone got here today!)
- Need to find a balance- small spaces help but need gathering too
- Need better intersection at Pratt and Light- bad for pedestrians and people
- Redwood is a great- how do we expand and expand upon that (walkable and active)- link them like diamonds
- Reconsider Pratt traffic and pork chop- plus Gay St. Just a highway
- Not everything can be waterfront- and we don't want a "back" we want to have active sides- all sides
- You have to go through too much to get to a decent view.
- People just drive through downtown because it is faster than driving around the city.
- No people. Open space. Access to water.
- Signals priority of cars and unaffordable parking, better bike infrastructure needed
- Missed opportunity, lacks rooftop, diverse buildings, tiered board walk, no place for boats, nothing is living on the water, we need more in the same 'box' (working, living, entertainment, night life).
- Taller buildings, Light and Pratt St are so big, it's a wall between street and water, promenade ties in so many things
- Too much traffic, too many cars make Pratt and light be complete streets. Would love to remove bridge. Good for watching parades. Don't building something you can't maintain. Like the amphitheater and flex space. Helps to activate the public space. Stuff for families and kids. Take over McKeldin.

HARBORPLACE

- Roads and cars are a big part of the experience, feels different because of that
- Other photos have other towers on the waterfront
- Don't really see kids living here
- If there were cool living options I would consider them
- No people. Built for cars.
- Heavy traffic, no greens, no arts, not satisfied. Light St. is always adding things and become too much now. "I hate the intersection; it is a chaos". Traffic is dangerous to the pedestrian.
- Only a part of it has to do with brick and mortar, it mostly has to do with an experience. To what extent have we engaged colleges and universities in this project. How do we bring in the future residents of the city downtown? How do they bring new students, how do we bring new clients such as universities: UMBC, JHU, Towson, Maryland? Universities use the city they are in as attraction points for their students
- If you can just make the WTC disappear that would be great.
- GET RID OF THE CARS, more pedestrian, bicycle,
- GREENERY GREENERY GREENERY
- If you go to Seattle Waterfront, the new waterfront is great – NO CARS. The landscape is very interesting.
- People are lazy, nobody uses an elevated walkway.
- McKeldin square is useless.
- Used to be trees, used to be a fountain, now it's a DEAD ZONE.
- Play up aquarium, no people, shallow it up, take away the roads, take away McKeldin, put Light street on a diet and same on Pratt, Conway tame and stinks, each street needs to link to HP, make water taxi affordable, "let's put the roads on a diet"
- Ugly street. Only thing you see is cars.
- There can always be traffic, but it doesn't have to go so fast.
- We want people to stop and smell the roses, not just drive through
- If you showed a random person this photo they wouldn't know what city they were in but they would know it's in America
- What are they doing with redeveloping Conway?
- We need a small super market or Trader Joe's.
- Love the protected bike lanes.
- There's nothing to do.
- Residential is further away from the water. Too many roads. Pratt Street too wide. Hard to access the rest of the city

HARBORPLACE

- Right now, Harborplace is not clean, pristine and pretty, looks empty. There's nothing for locals. It has to be for everybody.
- Light and Pratt no one crosses the street, need a place for crowds of people watching, desire for viewshed to water from street, bike lanes are good, need to have places to put bikes and scooters, promenade is a major asset thinking about the spokes that connect the city and expand this further, pet peeve is the water taxi it's too expensive on weekends and inconvenient with too many stops
- Looking for activation and community events. We are not DC much for laidback and don't want to become that. Want to maintain history. No vegetation, no place for refuge. Shade is really important.
- If you are a hazardous material truck you can't go through the tunnels, you have to come through here. Lots going down Lombard, might not be able to shut down Pratt, but they need to be able to get around
- What if we reduce the # of lanes or make sure they're public? Would only work if there was another high-speed route.
- Light St. may be way wider than it needs to be, between key highway, etc. Is the city open to think about these ideas? Changing the roads? Likely.
- Lights need to be more synchronized, this is a car city, need to synchronize lights; would be nice to have children and families feeling safe; like the brick, it's very Baltimore, would be cool if there was varied colored in the brick, names or iconography in the bricks, general consensus, open to wood as a material, new building technologies (like mass timber), need some sort of a focal point to draw attention to the harbor that feels like Baltimore; want to see some of the history of the harbor (like wood buildings)
- Inner Harbor is moated off from the City by two grossly oversized roads built for high speed traffic. Clearly an American city but could be anywhere - nothing distinctive save its emptiness
- But it is just time. Although it does not look good now, but it is the bones and can bring in so many things! Need green updated and bring back residents (but need balance). Something must need to be done for the road and traffic, maybe close at least one lane for the city since it is already too many cars here. It is the main place people coming into the city, but there is no view spots/no sign to show it is Baltimore. Parking is also a problem and the fee is really high. It would be great if there is a nice and safe public parking nearby and move people to the harbor place - maybe metro stations in downtown? Charging a toll for those drive thru the city may be another option to reduce the thru traffic.
- Too many of these damn cars. WTC is very ugly.

THE NETHERLANDS

Desire for walkway on the water, an asset of Baltimore is that the water is accessible, having tiers with different speeds of transportation can help people feel more comfortable

Restaurants on the water, boating and canals, up against the water, interspersed green space, umbrellas, long piers for personal boats, seating for all

Tourism assets can be assets for residents- and this is a good mix of residential and assumed tourists

People are living by the water (love the center Amsterdam image), feels homelike, don't like the tall Amsterdam image

Melding of industrial, residential and commercial and that is why people respond to it.

Adding a 24-hour component might be good. Not just a public place, have to think about what draws people here

Absolutely no cars



Amsterdam



Utrecht

The Netherlands

THE NETHERLANDS

- The canals of Amsterdam are a different water resource, there is a lot of them. But the idea of moving restaurants to the water's edge, sure. Maybe some not all. Amsterdam, like Berlin, have multiple locations for encompassing all of our desires. What we have in Baltimore is unlike any other place - we have to think about the economic realities.
- Utrecht is the human scale. Kind of looks like Fells Point. Amsterdam tower does not draw us there.
- Tourism assets can be assets for residents- and this is a good mix of residential and assumed tourists
- Wrap around at water is cool- as a moment, should be public, but can have moment of private entity
- Can we do it like Vegas? Or like Epcot? Gondolas and character
- Gateway to the rest of the city- like the city fair (neighborhoods showcase their quality) -this could be that permanently
- Hey, this is just the beginning: Baltimore starts here but it doesn't end here. Go find more
- Lively and fun, no pedestrian space, density too close to water, what happens when it floods, blocking views to water in Netherlands
- Absolutely no cars
- Small local businesses.
- Amsterdam option feels
- Restaurants on the water, boating and canals, up against the water, interspersed green space, umbrellas, long piers for personal boats, seating for all
- The only people with access to the water are the people at the restaurant, tiers of interaction with the water at different speeds
- Looks a lot like the Ritz nearby
- Thoughtful development on a human scale
- Feels more like Italy, does not feel like home. The facade and building style are not Baltimore. Eating besides the water is good, water taxi is good, nut people are congested on the bridge.
- Are folks intrigued by the bridge across? Like a high line in NYC? - it's a waste of money. The connector is underused. Need to program better boat connections. Re-think that method of transport. Think of Boston like an actual taxi
- Looks inviting, right up against the water
- We unanimously like Utrecht. Do not like Amsterdam.
- Fine with paddleboats. but they need to be refurbished. Carrying forward the history is amazing. History is so cool. Authentic

THE NETHERLANDS

- Pier for kayaks would be cool. No place for them to park currently.
- Calming (Amsterdam), car free, more pedestrian
- We might not be ready.
- I love it but I don't know how it would be successful
- Is it residential or touristy area?
- We don't need to go very tall to be beautiful
- You can't go very tall because you would block the view.
- 414 better not have their view blocked
- Harbor view didn't work because it was so tall.
- Reminds us of Italy. Water not as accessible. Too dense. Not enough green space
- People are living by the water (love the center Amsterdam image), feels homelike, don't like the tall Amsterdam image, boat ferry with more regular service, love the seating right by the water (strategic moments for seating), how to keep walkability, varied options along the water, vendors and small shops that change so people have something new to see and shop at, pop up spaces and vendors (like at r. house); flexible space not stagnant, seafood restaurants, vegan, multi-cultural (Caribbean), places that can accommodate the game day people want to come and gather
- Desire for walkway on the water, an asset of Baltimore is that the water is accessible, having tiers with different speeds of transportation can help people feel more comfortable
- We like how green and shady it is
- Charming, adorable, and human-scale. Baltimore is authentic but isn't to stay not modern. So many different people and people coming to this space. Can't quite imagine these images in the harbor though. Like the integrated green space. Melding of industrial, residential and commercial and that is why people respond to it. Look at what is special in Baltimore and what draws people to Baltimore. Need green space.
- Don't want it look exactly the same, needs to be distinguished/have character
- Adding a 24-hour component might be good. Not just a public place, have to think about what draws people here
- Downtown is fastest growing residential area. Towers w/ retail at bottom?
- Having bikes and scooters everywhere is not a good idea, design needs to show more respect to the walker. Don't want congestion like the photo show, so maybe how to divide different traffic is the key; e.g. using the upper level for bikes and lower level for pedestrian.

NY, ITALY, & SINGAPORE

The Piazza San Marco is beautiful but does not function as an urban center. It is for tourists. Long Island City has a scale inappropriate for dining, strolling etc

Italy example is definitely a big NO - people are just standing and do not have anything to do. It is only a huge gathering space.

The destination needs to make people have something to do.

Let the messaging be about bringing diverse people together. Bring people from our community and tourists. How do you make money out of public space?

Baltimore is a city of parks and let's celebrate that

Piazza San Marco is remarkable because of the programmed activity... Salon orchestras, evening concerts, it would be transformative. We want authentic Baltimore performers with consistency of programming.



Long Island City
New York

Marina Bay
Singapore



Piazza San Marco
Venice, Italy



NY, ITALY, & SINGAPORE

- Piazza San Marco is remarkable because of the programmed activity, the shops that surround it are an arm and a leg but people are still there. Salon orchestras, evening concerts, it would be transformative. We want authentic Baltimore performers with consistency of programming.
- too much paving in the Venice example
- We don't need a Ferris wheel- but can we get a Singapore "sky tree"? Something bold and visionary. Like Paris cable cars
- Culinary institute in the harbor? Foodie village and university
- TV studio? Like today show in the harbor. Media in the pulse and in the heart
- Let us be known as the city that is fixing cities- make dignified spaces to help with the problems we face (restrooms and toiletries)- help solve it here. Dignity pods
- Security pods too...
- Safety is the hardest part- but activity is the key. And having a police car with lights on outside the visitor center is also a bad look for us- builds fear
- Urban and people meeting the water, iconic, find the right amount of green
- No dedicated bike path or scooter path.
- Green space.
- No places to eat. It looks like how they want to redeveloped the aquarium.
- wider promenade in Venice. Waterfront view is perfect for NY. No traffic
- Ton of area to walk, lots of green space, different materials, themed, lots of big buildings (where is the retail?) not a lot of wheelchair/bike accessibility in Singapore.
- No larger restaurants in Venice precedent, Singapore precedents looks disconnected, larger green spaces in Long Island city usually have lots of kids and dogs and feel activated
- Pocket parks all along the promenade blend between landscape and green space in Long Island City. Like the natural materials and integration of green in Singapore.
- Long Island - could be concept
- The Piazza San Marco is beautiful but does not function as an urban center. It is for tourists. Long Island City has a scale inappropriate for dining, strolling etc
- Green box under is good and claim and relax in Marina Bay. Italy example is definitely a big NO - people are just standing and do not have anything to do. It is only a huge gathering space.
- Singapore is gorgeous from infrastructure, kind to humans, a beautiful shot. Long Island City is a nightmare. Hate the buildings, like harbor east where economics are over planning.

NY, ITALY, & SINGAPORE

- We are looking at buildings, but their uses of the three images are completely different. Over time, the developer will have to pick a use and saying mixed use is not enough.
- Let the messaging be about bringing diverse people together. Bring people from our community and tourists. How do you make money out of public space?
- Okay with keeping red brick, but need some wood.
- LIC is too “Harbor East”
- Wood is very nice especially in the sun.
- Current brick is nice, but there is too much of it. Needs to be broken up a bit more.
- Sitework has to be prepared for storm surge. Far beyond IPCC says. Too much change happening too quickly.
- Building design has to be prepared for a meter or two.
- Not for Baltimore.
- 1 and 2 story buildings right next to a 20-story building is not cool.
- Venice has too many stones. Too much hard scape in Venice.
- Baltimore is a city of parks and let’s celebrate that
- All these places probably have better public transit
- We can’t take away the old architecture
- One of the nice things about Baltimore is it didn’t get built up and demolished in the 70s
- They call us monument city for a reason
- Venice feels too blocked in by buildings. Like the park space on waterfront (Long Island and Singapore). It looks/feels safe.
- Singapore example, “brick is warm but so is wood”; like the trees along the waterfront, Venice example shows that there is lots of existing knowledge (but don’t like it too much because it feels too stark and imposing), Long Island example feels too much, too business, feels forced, feels artificial
- Italy image feels authentic to Italy, ours should feel just as authentic to us.
- Singapore precedent feels disconnected but also can feel like a wandering path and the texture of the trees and deck is nice, Like the look of wood but worrying about rot, Long Island city is open and people can make it what they want to be

NY, ITALY, & SINGAPORE

- Needs to be able to be maintained whatever it is. Green and water views. “Like the nonlinearity, not just straight promenade space”. Do not like the Italy precedent. Missing the attraction element- 100% public space. Human scale. Want people to feel safe- lighting critical, activation, can bring people in who already live there. Big buildings obscures views and makes it feel less space. No secluded spaces.
- Maybe not Venice, people go there not to stand in Plaza but to see everything around it
- Could be connection for transportation, where people could go. What bus do you get on to go to the zoo? That’s exactly the problem, they tried it before but it didn’t work O should not call off the idea
- If this were a hub for getting to all the museums, other neighborhoods, etc, “home plate”
- Connection to the water, Slave port, freedom town, connection to the water/rest of the world
- A lot around, need to be the hub in the middle of a spoke wheel
- All are nice places not really appropriate for Baltimore’s waterfront
- The destination needs to make people have something to do. Spaces need cover not only opening. The Marina Bay is awesome because it accommodates (daily needs) a lot. Restaurants and other destinations are connected by the path. It is good to walk under the shade, pass a local restaurant and then you know where to go next. Something needs to impact the water. Friendly residents are also needed.

STREETSCAPES

These are neighborhoods- and they feel like that. Harborplace can be the first step- come here and figure out what neighborhood is next

Could we have a walkway in between 2 long buildings and perhaps have another walkway on the water side of those 2 buildings, essentially having multiple strips folks can walk? Multiple areas to walk

I am drawn to the images that have continuous canopy. It's way too hot in the summer. There are no trees in so much of the city. WE NEED THAT CANOPY EVERYWHERE; ESPECIALLY HERE.

Make sure there is a lot of full-time residents, density is safety

Need space to stay and eat not just walking in the street. Performance is good - it is good to see people play instruments somewhere along the streets - it creates moments to stay.

Commerce with vistas - the gift that commerce can give to the city. What does it mean to Harborplace to be a center of commerce. All of these images represent activity



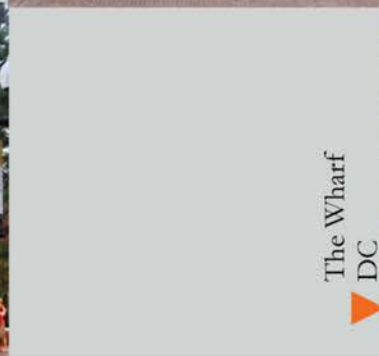
Charlottesville
Virginia



Ithaca Commons
New York



Boulder
Colorado



The Wharf
DC



STREETSCAPES

- Charlottesville is lovely, like the Ramblas. However I don't see them as being comparable to Harborplace. I don't like the wharf in DC. I wouldn't go back. These are main street environments, but why? These are artificial main streets. This has always been a place where people arrive and work, stay true to the history of the place.
- Commerce with vistas - the gift that commerce can give to the city. What does it mean to Harborplace to be a center of commerce. All of these images represent activity
- Ithaca Commons is long, nice thoroughfare.
- These are neighborhoods- and they feel like that. Harborplace can be the first step- come here and figure out what neighborhood is next
- The harbor is the visitors center- points you where you want to go
- Multimodal access to other neighborhoods, take a scooter to the best crabs
- Separated scooters and bikes for safety
- Bike rickshaw- cannot be formalized?
- San Diego example- near ballpark. Lights and music and branded rickshaws
- Street trees feel metropolitan in VA, lots of trees, create vibrant place with people for safety
- Lots of green. Walkable. Human and people scale.
- There are lights for people and not just cars.
- There are protected bike lanes to get to the wharf.
- Looks like European streets. Very few cars. Decorations/art/planters.
- Take lessons from urbanism that exists already
- Nice big street with things on either side, good amount of trees, local merchants
- Greenery, Ithaca street is only for pedestrians, Charlottesville has a neat paving pedestrian and green median buffer setup
- Shade. Not a lot of shade in Ithaca. Brick gets hot, so another material potentially. Shade from trees, not from a structure is great. West shore has lovely shade and trees. Trees should be native and hardy. Maintenance necessary. Have to make this project cohesive. Like seating- both lounging and fixed. Open seating that not associated with commercial establishment. Maybe we can go above and beyond these.
- Trees are nice
- Nice. Places I'd like to visit or live
- The example in VA with big tree cover is good. But people walking on the driving lanes in Wharf DC example is not good, that means it is not enough spaces for pedestrians to walk.

STREETSCAPES

- This is not about monumentalism. These places already exist in fells and fed Hill. Baltimore is not about monumentalism. But what is it that you would go see if you come to Baltimore? Is it a Bilbao effect kind of Guggenheim. Maybe use art as a center, like the man/woman at Penn station. A main street environment doesn't need to be created here. These don't read as a hard scape solution. Imagine amenities that are inviting for the public and private user. Consider the "campus" experience such as having umbrella tables at the central green. Spaces for simple gathering.
- No cars is great. Barcelona is great for tree canopy. I am drawn to the images that have continuous canopy. It's way too hot in the summer. There are no trees in so much of the city. WE NEED THAT CANOPY EVERYWHERE; ESPECIALLY HERE.
- We need to plant larger trees from the start.
- Make sure there is a lot of full-time residents, do thousands of units, density is safety
- There are no bike racks in Baltimore.
- I would not ride my bike on the city streets of Baltimore
- Pier 5 is a nice scale.
- As buildings get closer to the water they should get lower.
- It would be nice to have a canopy of shade where you can sit and view water. Do not feel safe on the street in DC—want a curb. Also recognized that it could work to make people more aware.
- Boulder and Ithaca pop out because they feel like fells point, homey and warm, the Ithaca view feels friendly, brick and trees, trees feel like Maryland, local storefront vibe avoid the big corporate stores at the water (important to have a balance of the types of businesses); family oriented is so important (Columbia mall brought up as an example), something meaningful, “walkability is a question for the whole city, can’t be solved today”-Marilyn;
- Could we have a walkway in between 2 long buildings and perhaps have another walkway on the water side of those 2 buildings, essentially having multiple strips folks can walk? Multiple areas to walk
- Greenery gives a warmer feel even if it's potted plants, DC Wharf is nice but not enough seating outside of restaurants, pedestrian-only streets are nice

STREETSCAPES

- 10-15 minute walk, can walk everywhere locally
- So much history here
- We have a circulator, haven't used it.
- What if there were a hub, instead of north/east/west, it was rings around it, could have a ring that had the basic necessities for living, grocery store, etc. Hop on hop off. Spoke idea, have to have the transportation bit in place, can be very expensive
- Have you discussed with retail tenants? Try to bring famous local restaurants down to the harbor place. Need stuff that's good enough, not too fancy.
- If nothing else just to get on the water taxi. Was a major selling point, especially for veterans who got a good discount. Too expensive now.
- Need space to stay and eat not just walking in the street.
- Performance is good - it is good to see people play instruments somewhere along the streets - it creates moments to stay.
- Not all activities happening in the streets are expensive so everyone can involve - talking about accessibility to each space. Do not need huge space - "Just enough space is good", can feel more intimacy. If we can create stops for scooters/bikes, and connect the restaurants and destinations, make lanes continuously and without getting heat for those short travels, that would be good. "Let people give away cars!"

WAXTER SENIOR CENTER PUBLIC FORUM



On August 4, 2023 Our Harborplace hosted a Senior-focused public forum at the Waxter Senior Center. Advertised through Baltimore City’s network of Senior Centers, dozens of Baltimore’s Seniors participated in the conversation.

Community members were asked the following questions:

- When you visit the new Harborplace, what would you want to see to make you feel a sense of pride in the City of Baltimore?
- What needs to happen to make it easy and accessible for you to come to enjoy Baltimore’s Inner Harbor?
- Each of you has institutional knowledge and lived experience that no other group can offer. Based on what you have seen, what ideas do you believe would be perfect for Baltimore’s new Inner Harbor? What are we missing?

Notes were captured throughout the event by participants and facilitators and have been synthesized into the following key recommendations and thoughts:

WAXTER CENTER KEY THEMES

Waxter Center Key Theme #1: Plan Holistically

Many community members advocated for thinking broadly and integrating planning for Harborplace into larger planning efforts (and integrating broader planning efforts into the planning for Harborplace). In short, this can't just be about new or improved buildings at Harborplace, it has to integrate the city and the water and bring people together, inclusive of reimagining transportation infrastructure. Community members urged thinking about connective transportation infrastructure, improvements to traffic patterns into and out of and across Harborplace and Light and Pratt Streets.

Waxter Center Key Theme #2: It has to be a Vibe.

Baltimore is a cool city with a unique culture and a lot history. Musicians, Artists, Artisans, restaurateurs, Growers, Makers, Entrepreneurs—who are authentically Baltimore but in so many different ways—need to be integrated into the long-term vision of Harborplace. Community members expressed their strong desire to see Harborplace as a central cultural resource.





Waxter Center Key Theme #3: It needs to be multi-purpose, mixed use, and constantly active.

Community members shared desires to see Harborplace reinvigorated with a diverse group of patrons: local and visitors, from all corners of the city, for free and luxury experiences, for short trips downtown and for new residents of downtown. Things like live Jazz, seafood restaurants (especially crabs), cultural festivals (residents mentioned AfrAm and Greek, Italian, and Hispanic festivals).

Waxter Center Key Theme #4: It needs to be accessible; not just physically, but financially.

Many community members expressed feeling that past iterations of Harborplace were exclusionary. Some felt that Harborplace “was never for me”, while others felt it catered to a narrow financial audience. Almost all expressed that it’s too difficult to move around the Promenade and transition from Pratt and Light, through the buildings, and to the Promenade for the mobility impaired.

Waxter Center Key Theme # 5: It has to be Safe.

Some felt that Harborplace is already fairly safe and would be made safer simply by bringing foot traffic; places to shop, eat, and drink; and adding a residential component, while others felt enhancements to accessibility, security, and the police presence would be additionally helpful to bringing people back to the Harbor.

REGINALD F. LEWIS PUBLIC FORUM



On June 3, 2023, Our Harborplace convened its first public forum at the Reginald F. Lewis Museum of Maryland African American History & Culture. 266 Baltimoreans registered for the event, representing over 59 different neighborhoods across the city.

Notes were captured through the event by participants and facilitators and have been synthesized in the pages that follow.

REGINALD F. LEWIS

PUBLIC FORUM

Community members were asked the following questions:

- What is one of your favorite memories from spending time in and around Harborplace in the past?
- When you walk into the new Harborplace what might you see that would make you feel proud that this is your home city?
- What might we want to highlight to tourists or visitors that helps them to see and celebrate the beauty of Baltimore?
- We know this is a large area and needs to include a wide-range of uses (stores, restaurants, residences, outdoor space, gathering space, etc.), can you be specific about what types of recreation and gathering space might you want to see?
- What needs to happen to make it easy and accessible for you to come enjoy Harborplace?
- If you had a magic wand and could make one thing appear at Harborplace right now, what would you wish for?

“When I first relocated to Baltimore from New Orleans, coming to the inner harbor, for the first time off 95 and seeing the infrastructure and landing in the inner harbor, was kind of magical. Felt like I found a secret. Looked for property for several weeks all over Baltimore, the county and Annapolis and landed in the Inner Harbor as our home.”

What is one of your favorite memories from spending time in and around Harborplace in the past?

- Theme of the Inner Harbor as a destination and somewhere special that you would go with friends and family.
- Lots of memories of concerts, performances, and field trips (e.g. Light City, Sailibration, 4th of July)
- People value a close connection to the water

“There should be a memorial to those Africans enslaved in Baltimore whose labor and intellect built the primary wealth of the city and state.”



When you walk into the new Harborplace what might you see that would make you feel proud that this is your home city?

- A place that feels safe, friendly and welcoming to all generations and families
- “blue collar Baltimore crab house vibe” (e.g. Nick’s at the old Cross St. Market)
- Renewable energy, solar panels, caring for the environment
- Documenting and celebrating the history of Baltimore and of the Harbor in particular
- Unique art piece or monument
- Local restaurants, pop ups, local vendors
- Formal and informal performances (busking, street performers)
- Embrace and enhance the water
- Highlighting all neighborhoods of Baltimore, and not just appealing to the “white L”

What might we want to highlight to tourists or visitors that helps them to see and celebrate the beauty of Baltimore?

- Lots of overlap with previous question
- Places to sell art
- Spaces for learning
- Large, illuminated structure
- Rotating events, festivals, reasons to come together
- Use Harborplace reflect the whole city and to serve as an introduction to the rest of Baltimore
- Make the water viewable from the road and allow the space to highlight the natural features, rather than just the walls of businesses
- Clean Harbor water, natural & protected wetland areas

“Make it a transit hub — a connection point to other parts of the city and a teaser for all that exists across the region. Include space for food that reflects the multicultural community of Baltimore.”

We know this is a large area and needs to include a wide-range of uses (stores, restaurants, residences, outdoor space, gathering space, etc.), can you be specific about what types of recreation and gathering space might you want to see?

- Outdoor bars and places to watch the O's and Ravens
- Most groups spoke about affordable options for food and recreation
- Many want live performances and events
- Ways to be close to and on the water (e.g. love the walking bridge over by the Aquarium)

What needs to happen to make it easy and accessible for you to come enjoy Harborplace?

- Primary economic benefit to the black butterfly
- Almost 100% of people mentioned affordable parking, easy public transit, and shuttle buses
- Needs to “feel safe”
- Remove walls along Light and Pratt to create open views from the street. Reduce street size and traffic to make it easier to cross.



“Make Harborplace the centerpiece of the Waterfront Promenade – supercharge promotion of the 8-mile waterfront walkway from Locust Point to Canton.”



If you had a magic wand and could make one thing appear at Harborplace right now, what would you wish for?

- Make it swimmable and build a beach for everyone to enjoy the water
- Highline
- VR experiences
- Vertical gardens and green spaces
- Grocery store
- Amphitheater and performance spaces
- A large crab that lights like the domino sugar sign only a building structure like the Eiffel Tower that you can go up and see the whole city.
- Underwater restaurant surrounded by an aquarium with an underwater tube that connects to the National Aquarium.
- Pedestrian bridge from Federal Hill to Locust Point

YOUTH ENGAGEMENT

Over July and August, the Our Harborplace team hosted 4 incredible Youthworks interns. They worked on two major projects:

1. Helping engage Youth (teens through early 20s) in the project planning, and
2. Knocking on doors across the city to help drive engagement.

The entire Our Harborplace team is grateful to these incredible youth, who spent time learning about community organizing, campaigns, development and design, and more. Misty, Makayla, Za-kiya, and Trey, thank you for your hard work!



YOUTH ENGAGEMENT

The Our Harborplace 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. The Our Harborplace Youthworks met with teens and young adults hosted by the Mayor's Office of African American Male Engagement (MOAAME), as well as those hosted by Media Rhythm Institute (MRI). Many of the teens and young adults in the MOAAME program are former squeegee workers who are now engaging in work readiness programs and looking for safe and sustainable employment.

Youth input was heavily focused on two major recommendations:

First, many teens and young adults felt unsafe at Harborplace. When our Youth were 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.



YOUTH ENGAGEMENT

The Our Harborplace Youthworks team also canvassed broadly across Baltimore, going door-to-door with additional members of the team, to make community members aware of the community engagement process and to solicit input. Importantly, the Youthworks team asked people “What would you like the new Harborplace to look like?” Comments from that outreach include:

- A cross between Grant Park in Chicago and Bryant Park in NY. Green space, native waterway plant species, no traffic other than people and bikes. Permanent stalls/booths for local businesses and vendors with roll-up garage doors on the front for security. Amphitheater for events and outdoor concerts. Nature and waterway workshops for kids and families. Permanent and well-maintained public restrooms. This new green space should serve as a city center, bridging the Aquarium, the Science Center, Rash Field, and Federal Hill Park as one connected, accessible area, with the actual harbor, water, and ships as the gemstone as the center of our beautiful city. All of this should be accomplished through a series of public/private partnerships. Our local markets have proven this works.
- Love to have more green space with individual market space for small local shops to rent. Area for outdoor entertainment. Eliminating the outdated buildings that block the views of the harbor, creating a cohesive promenade around the harbor
- More restaurants and to look like when people come to visit Baltimore [they’re going] talk about it and want to come back
- I would like for it to look modern and inviting. I’d love for it to feature artwork from local artists and include gathering places to eat outside, listen to music and have walkable/bikeable pathways to all of the attractions. Perhaps a space for a screen for movie viewing in the summer
- More open air, less chains, more like a marketplace with vendors. Al fresco dining. More art. A beer garden. A cleaner area. More concerts. Better utilization of water activities.
- Open spaces and connections that pull people I to other downtown attractions. It can't just be waterfront and go home. Maybe an open air marketplace or something like Faneuil Hall in Boston. Link to the Galleria, Lexington Market, Camden Yards.
- Local breweries, wineries, eateries, and artists’ booths

YOUTH ENGAGEMENT

- I would love to see a lot of vendors that offer different experiences for residents and guests alike.
- Ideally, the old infrastructure would be completely demolished. Rebuild to small apartment buildings around the water with retail/restaurants below. Revamp the old infrastructure and dilapidated brick promenade to make the heart of Baltimore more visually appealing and more attractive to tourists and local Marylanders to visit.
- A Mediterranean port where you want to drink and dine
- Harborplace should look like Baltimore, showcasing what makes our city so special. Vendors should be local and the experience should be as interactive as possible. Importantly, Harborplace should be a first step, inviting guests to further explore all the city has to offer. Neighborhoods should be represented, just like the days of the Baltimore City Fair, giving them an opportunity to share their community.
- Less cut off from the city or, put another way, more integrated into the city. Bike parking. Better, safer bike/pedestrian access.
- Open. Water views. Exciting. Well lit. Able to hold all types of events. Hands-on. Energy. Place to learn about Baltimore.
- Safe art and retail attraction for local residents and tourists.
- Open, green, friendly. Places to relax on the grass and in park pockets, food places spilling out onto the waterfront. Music in the air. Entertainment, festivals. Waterfront walking. Connection from Canton to the peninsula by foot on the promenade.
- Modern, with a hint of historical flavor, much like Lexington Market.
- Garage doors on restaurants and bars on all sides to open and enjoy the view and weather on nice days.
- Populated! Vibrant and interesting. Something that's a draw to locals and tourists alike. Entertaining and artistic and showing lots of Baltimore pride. Paint all the Harborplace shopfronts in a giant, continuous Maryland flag! Live events like music. FESTIVALS! Big fun sign posts that direct people via walking routes to adjacent neighborhoods (like fed hill, harbor east, little Italy, Fells point) with a few regularly rotating businesses and features highlighted to draw them in (ie ice cream shops, parks, etc)!
- I worked at Harborplace in the late 80's til the late 90's. Loved all the specialty shops and entertainment

YOUTH ENGAGEMENT

- More greenery, native plants. Area needs more trash bins to keep trash out of the harbor.
- Smart lighting to not create too much light pollution.
- More bright/colorful (The mural on what used to be the gallery mall across the street is a good example)
- Mostly outdoor, park with plenty of vegetation and places to sit/gather, with various glassy pavilions (operable glass walls for indoor outdoor flexibility) for restaurants and some retail. Maybe similar to DC Wharf development but more vegetation. Giant waterslide.
- Family friendly, affordable venues, open community space, safe, activities for all ages.
- I'd like to take a water taxi from canton water front to the inner harbor. Pull in and there's a large promenade with a European feel, where people are eating and hanging out outdoors. In the winter there are tents and outdoor heaters. It's CLEAN. It's SAFE. 24 hour security and not just fake security where nothing can be done. Crime here is the number one deterrent for people going out more. There's not garbage all in the harbor. You could ideally walk and bike the entire waterfront at any time. Lots of lights. Music. Energy.
- Rooftop restaurant/lounge, no large chains
- Local businesses, crab and beer establishments, the visitor center should stay.
- A giant park with some local food stands and places to play game such as pickleball, more beach volleyball courts, and a general big green space. It could be in partnership with the Aquarium and have an eco-friendly and awareness element to it. Showing the importance of native plants and pollinators.
- More green spaces to accompany the water views, maintain walkways, reduce impact of Pratt that overwhelms the space.
- I would like it to look greener and more open, with a few really cool retail stores and restaurants. Harbor East is a densely packed shopping and dining destination; I don't think Harborplace needs to be that. I'd love it to be a place where families from out of town and city residents can spend time just enjoying the harbor. In some ways it should feel like the front yard of the city, with enough there that folks going to sports games or attending conferences have something to do if they choose to wander over from their hotels.
- Much like it did before. 2 - 3 large buildings that line the waterfront. Maybe a style that matches Camden yards architecture.

DINNER WITH THE DEVELOPER

At our first Dinner with the Developer, Dave Bramble, CEO of MCB Real Estate, met with a handful of community leaders to discuss Harborplace. The small dinners give the development team the opportunity to have deep, meaningful conversations with Baltimoreans about their experience at Harborplace and in the City, and what the future of Harborplace means to them.

Key themes emerged from the community members at the table:

- Reimagining Harborplace the right way requires:
 - Highlighting local. Entrepreneurs, restaurateurs, artists, and makers.
 - Integration of more green space.
 - Crabs!
 - Premier event space
 - All kinds of big and small events: AfrAm and Artscape and Light City and farmers markets
 - Premier dining. Where do the Ravens have dinner after a game?
 - Residential and density. “We need a proper tall residential building. 65+ stories.”
 - Native and resilient landscaping.
- Safety is important, but it will come from getting buy-in from all the stakeholders and building the base of stakeholders. More of a draw to Harborplace means more business, more residents, more foot traffic. More stakeholders brings more safety.



“When I travel, I want to see where people really live. I don’t want to visit the tourist areas, I want to authentically experience the place I’m visiting. We have to capture that.”

DINNER WITH THE DEVELOPER

The Dinner with the Developer series continued in July and will continue in the coming months, and has now included residents from dozens of neighborhoods, including Upton, Coldspring Newtown, Carroll, Downtown, and so many others. At these conversations, community members raised important ideas, asked questions, and gave valuable insight. Key themes emerged:

- How do we rethink transportation? Community members continued to express that the redeveloped Harborplace needs to be more pedestrian friendly; that crossing Light and Pratt is dangerous and many are scared to cross the street to the harbor. How can we reduce car traffic while at the same time ensuring reasonably-priced access to nearby parking?



DINNER WITH THE DEVELOPER

“Harborplace needs to remain the center of gravity of the City. Canton to Port Covington is an 8 mile public walkway, with Harborplace as the keystone. People talk about wanting a Highline-like park in Baltimore, this is more than 5 times as long. Redeveloping Harborplace supercharges this.”

- If there is synergy and connectivity between Harborplace, Oriole Park at Camden Yards, M&T Bank Stadium, CFG Bank Arena, and that 8-mile public park is connected, it’s transformative.
- Safety will come from activity. If Harborplace is full of businesses and customers and residents, that foot traffic will enhance safety and the feeling of safety.
- So many people feel that Harborplace was historically not for them. To change that, MCB should continue community engagement, and should ensure that there is entertainment at all price points (including free experiences), ensure that there is ample opportunity for Black-owned businesses, and support small business owners.
- Music and Art are important. Baltimore has a rich musical history and incorporating a Jazz venue or a Blues Alley and local art will go a long way in making Harborplace for everyone.
- What other cool attractions can be incorporated? “Ferris wheels are played out”, but what else could we do? Dining on boats or gondola rides or Harbor boat excursions could be interesting. The Harbor has water as its centerpiece; what can be done to bring the water to people and people to the water?

DINNER WITH THE DEVELOPER

The Dinner with the Developer series continued in September, and has included residents from dozens of neighborhoods, including Forest Park, Otterbein, Upton, Coldspring Newtown, Carroll, Downtown, and so many others. At these conversations, community members raised important ideas, asked questions, and gave valuable insight. Key themes emerged:

- Baltimore doesn't celebrate Baltimore enough. This is an opportunity to do that.
- We have to attract and excite people. What do you do about the hollowing out of downtown? We have hollowed out office space downtown and so everything closes.
 - "Vacancy is not specific to Baltimore and exists in all cities. But how do we start to address it and activate the center of our downtown? Traffic comes from people who live there. Like in Fells and others. You can't sustain activity without people living there."
 - It's so hard to get down here and if you drive, parking is hard to find or incredibly expensive.
- Infrastructure and design are critically important.
 - We need to be thinking about how to get around from all points.
 - There are structural challenges from the 70s that have to be unwound. Like what's the front and what's the back?



DINNER WITH THE DEVELOPER

“Vacancy is not specific to Baltimore and exists in all cities. But how do we start to address it and activate the center of our downtown? Traffic comes from people who live there. Like in Fells and others. You can’t sustain activity without people living there. ”

- “There’s a hole here at Harborplace”; “It feels unsafe just because it’s so desolate”
- Activation requires all types of authentically Baltimore experiences, including free experiences.
 - Bring back the buskers. People miss them and they should be brought back, and we have to get the word out on what’s happening already.
 - It has to be a place that people want to experience. It has to be authentic. We have to avoid the “Hard-Rockification”
 - It can’t be Towson Town Center, someplace where you can’t even tell where you are. It needs to embrace the connection to the water and it needs to embrace Pratt and Light. You should know where you are and see the water as you’re approaching it
 - Would love to see a farmers or makers market with local goods.
 - Light City was a great type of use.
 - Youth downtown need something to do, something for them.
 - Can we have space for a unique arts experience or exhibits, like those that tour nationally? It creates a center of Arts and Culture
 - “My family is foodies. They don’t ask to come to the harbor, they ask to come to Lexington market.”
 - There’s so much history in this city and in this space; how do you tell that story through markers, activations, and design?
 - “It’s romantic here but there’s nothing to do. I want a rooftop bar.”
 - It has to be accessible and be inclusive of seniors. What can be built for seniors? And the accessibility issues are so frustrating.

ONLINE ENGAGEMENT

Through OurHarborplace.com, hundreds of residents have submitted comments, many including ideas, suggestions, or hopes for the new Harborplace. That content is shared in the pages that follow.



What are the most important amenities (type of store, type of restaurant, type of recreation) that you want to see at the new Harborplace?

- Local businesses in stalls. Like an open air city market. Example: Shake Shack started in Bryant Park.
- mixed use, Similar to the wharf in DC but with business unique to Baltimore.
- Well for me nice restaurants with good food and good seafood maybe a arcade place with restaurant or a fridays or Applebees and a buffet
- Multicultural food options and not just food but also fresh fruit/vegetable, smoothie and dessert options. It would also be nice to have some shopping options back - with a mix of local and national retailers
- Family friendly activities building off the Maryland science center and educational activities about the inner harbor and marine life. Combination of medium scale and upper scale restaurants to appeal to multiple different demographics. Retail with decently reputable stores, with a combination of local retail and heritage.
- Less like a mall and more like a marketplace with stalls, pop ups, food trucks, art. Go to any popular city in the world and they are doing things much more inviting than Baltimore does in the harbor.
- Locally based if possible Cafe style eateries. Little or no fast food.
- Sit down seafood restaurants and bars
- Local businesses, restaurants that use locally sourced ingredients, no chains.
- Water access for kayaking. No shops that cater to the wealthy like in harbor east.
- Green space with shade
- Mall eateries

- Biggest feature: Local restaurants and bars with big clear glass garage doors that would open up onto the harbor during the summer! I think that would be a huge draw. You HAVE to make it affordable for local vendors (don't just bring in National chains and spike all the prices), or you will only get tourists and the local residents won't be patrons. Include a mix of prices and meal types: cheap little vendors through semi-fancy bigger ones, grab-and-go/brunch/dinner - just make sure it's good quality either way, so workers can grab a quick wrapped bite everyday for lunch as much as tourists AND LOCALS will want to linger at a table for hours. Also, don't bring in places that will draw (/have a history of drawing) rowdy crowds, especially after dark - it's imperative to keep the harbor safe. Then throw in a couple of fun shops, like maybe an Old Bay store?? An under armour outlet (or regular shop with a legit clearance rack)? A innovative McCormick spice test shop?? A domino sugar mini manufacturing museum (since the factory tours are so rare and highly sought after)? Keep up with the Baltimore and Maryland pride though.
- It would be great if there was some kind of play area for small kids- a toddler jungle gym of sorts. Additionally, I'd like to see local restaurants and shops featured, of all varieties.
- Bars and restaurants
- Definitely local restaurants, artisans. Pop ups would offer great opportunities for newer businesses to get in front of guests. Bring back unique experiences like The Fudgery. I would love to see a tv and/or radio station space to keep it front of mind. Interactive games/rides that can be enjoyed by both residents and visitors. And year round entertainment. Take full advantage of the amphitheater to showcase Baltimore talent!
- Eateries need to be casual. Stores need to be unique. All Baltimore and MD themed. Green space is nice, but recreation not needed, as we'll have rash field by then hopefully.
- Family friendly green spaces to walk around, sit... perhaps a larger amphitheater than what is there for community entertainment events... creperia, frozen yogurt, smoothies.
- Green space and a designated biking/running path along the water are the top priorities. Stores should be smaller and preferably locally-owned. One or two cafes would be great. One or two high-end restaurants would be nice. I wouldn't have any bars except maybe a beer garden—once again emphasizing the use of outdoor space.
- Specialty shops, ethnic fast foods

- Novelty shops, local cuisine restaurants, paddle boats, visual art by local artists
- Medium priced food, ethnic food, high priced restaurants upstairs with views, happy hours. Ekiben, miss Shirley, tacos from Broadway, Thai, sushi, Indian, but all local restaurants@harborplace and franchises & chains on Pratt St or outside. Let our established favorites lead the way. Showcase Baltimore.
- Bars, local brewery tap rooms and restaurants
- A marketplace that becomes a destination with great harbor views.
- Locally owned restaurants. An art space with rotating local artists.
- An arcade, An event space (not a club), Pizzeria, Clothing store, Sneaker store, Art store/gallery (possibly Mica student artwork/projects)
- Restaurants at various levels of dress/expense. Ice cream shops, cocktail bar, coffee shops etc. Giant waterslide.
- Affordable family friendly restaurants where families can enjoy a meal at a reasonable price, in addition to restaurants serving Seafood, Indian, and international cuisine. Family gaming centers. No gambling.
- Things for people to DO, not just places to eat (although some multicultural eateries would be wonderful). Bike rentals with a bike lane; party boats that take off every other hour or so that are affordable and have music and dancing; recreation spot with bowling, pool tables, mini golf, arcade games that work, laser tag, go karts (a stretch I know) etc; band shell where there's live music and maybe a drink stand where people can get a drink in that area, and dance; a giant sports bar with enormous tv's to watch orioles and ravens games. Make people want to go and support their sports teams at the harbor. Maybe a comedy improv etc. Coming from Miami, Baltimore feels boring in many ways. Clean out the harbor and make it swimmable with little "beach" areas, and that would be the icing on the cake.
- I'd love to see local small businesses (like mine) incorporated between larger anchor stores/restaurants. There used to be a lease signed to be a Margaritaville restaurant where the UNO's was. That would be a cool addition, and turn the Galleria into a Margaritaville hotel. Just my 2 cents :) Oh, restaurants with waterfront views!!!
- Drinking establishments. Good establishments, both restaurants and grab and go

What would make you feel most welcome at Harborplace?

- An open-air concept. Lots of trees and shade.
- Rides better boat ride and a carnival
- Better parking options and a warm and appealing design. Greenery, rooftop spaces
- A cleaner environment. Cleaner water. Less homeless chronically living there. More retail, more to do. Better maintenance if aesthetics and landscaping.
- Outdoor music, more art, less chain restaurants, affordable beer from a beer garden with outdoor/backyard games
- I would feel most welcomed by a local and cultural center for Baltimore residents and tourists that supports local entrepreneurs and offers activities for families.
- Safety. Non police patrols inside as way finders and scouts, police surrounding the area outside."
- Safety
- Fewer stories about the crime that seems constant there.
- Open spaces and trees, a place that sort of reflects the new Rash Field park and Federal Hill greenery.
- Regular flow of people walking around or patroning places down there. Good lighting at night. Police presence when it's desolate and dark.
- Clean up the buildings, very difficult not feeling inside. Fix the dark places, like the halls of the shopping center.
- More activities/events:
 - 3x3 basketball game with Morgan vs Towson basketball team
 - Light shows on the weekends of major holiday months (November/December)
 - Hosting a tag contest (as seen on tv/YouTube)
 - Hosting a laser tag arena
- Well lit, good way-finding/welcome station/maps. Giant waterslide.
- Safe, clean environment meant with great restaurants and shops with adequate parking
- Not sure as I do like the current setup. Maybe just a more modern version
- Local restaurants, showing support for small businesses over chains.
- Create a space with a lesser contest between pedestrians and vehicles... manage motorized two wheel vehicle traffic somehow- the electric scooters when in groups of riders can intimidate walkers.
- Events for all ages

- The welcome center is excellent! Those guys know everything from what's happening to lots of history. Almost everything you see at the harbor has a story-fed hill, the light house, Fells point, Bromo, Lexington market, even where Charles St. narrows being where the great Baltimore fire stopped. It's a great place, a beautiful place to chill, big bathrooms and wifi. So much to learn even for baltimoreans. That's a welcome spot.
- Another food court or so with seating outside that enjoys a view of the water. Previously the big ugly metal bar ruined the view from seats outside and the floor was way too sloped, presumably for draining.
- Another food court or so with seating outside that enjoys a view of the water. Previously the big ugly metal bar ruined the view from seats outside and the floor was way too sloped, presumably for draining.
- Smiling, friendly faces! Music! Laughter! If the Inner Harbor is our city's front porch, Harborplace should be the welcome mat, warm and inviting. Ambassadors (Baltimore Hons, Mr. Boh, historic reenactors?) should be on hand regularly to welcome guests, take pictures, answer questions, and help interpret history.
- Safety and security. Right now, we barely ever go to harbor place unless someone comes to visit and we are going to the aquarium or a random festival. It doesn't feel safe especially at night and there's nothing to actually do. A feeling of safety is key. A feeling of "hey we can go to the harbor, not break the bank and spend a few hours with friends being social, laughing and enjoying life." What we don't want is a bunch of high rises and more condos. More people with nothing for them to do is not the key. This just further divides cities where only people from certain socioeconomic statuses can afford to go. We can already get overpriced drinks at multiple locations on the harbor. But what do you do after you get a drink? Not everyone wants to sit at a table for hours drinking.
- Something not touristy. No huge sports bars, unless you bring back ESPN zone. That's the only exception.
- There also needs to be a lot of security in these establishments.
- When we travel, the first place we look for is a visitor center. There should be something like that to welcome others.
- Spaces where I can just exist for free. However, I don't mind having some restaurants/shops to appeal to tourists. Regular events in outdoor spaces would be great and would give me a reason to go to Harborplace.
- Visible and undercover Security. Cameras everywhere.
- Putting the fountain back up

- I am a homeowner living in the 414 Water Street Condominiums and am extremely interested in the redevelopment of Harborplace and the Inner Harbor neighborhood. I want to make sure the view I purchased is not lost with the redevelopment and that the residents are included in all communications related to this project.
- Thanks for the opportunity to engage! In general (nothing you don't already know) the downtown residential population is quite different in number, age and household income than it was when Harborplace was new and no place of retail commerce is economically sustainable forever without constant change and updating. Would love a reimagined Harborplace that keeps the existing structures, with essential modifications, and houses uses for both downtown/City residents as well as visitors. Specifically- Build on success- the number of people/families of all ages that already engage in outdoor recreation on the Promenade even without a functioning Harborplace is staggering- e.g. need bike and kayak sales/rentals/group activities/programming. Tell the story of Baltimore/brand as "freedom's port"- e.g. where Frederick Douglass arrived from the Eastern Shore as a slave and would say in his autobiography "Going to live at Baltimore laid the foundation, and opened the gateway to all my subsequent prosperity." He is not the only one of many generations of Americans of any race/ethnicity to feel that very special connection to Baltimore/the harbor- tap into that storyline/motto! Create intoxicating romance- I often imagine the promenade/amphitheater as Piazza San Marco in Venice, with vaporetto (water taxis) gliding in and out, outdoor cafes and salon orchestras playing upbeat, lively but sedate live music drawing crowds well into the evenings adjacent to stores/commerce. Partnership with Peabody/BSO/Park Orcestra/Ravens/etc? HPlace pavilions once had magical Tivoli lighting outlining the roof shapes- simple but MAGIC! Rotate a weekly/monthly "free space" for established cultural/recreational organizations to have temporary pop-up promotional branches. Looking forward to the convenings! Just the beginning!
- I am an African America Senior citizen and I welcome a place where my support dog and I can visit.

General Online Input

- I was happy to read in the paper today that you are making plans for Harbor Place. I have been a volunteer for over 25 years and have really been upset about the current decay of the property. Our visitor Center has grown from a trailer on the lawn to our current home. I have one request (if it is possible) that the touring boats be relocated from their present location. Where they are now takes away the view of the beautiful harbor and ships docked around it. It is embarrassing to tell visitors if you look between the ships you can see the many sights our city has to offer you.
- Let's show off Baltimore's unique creativity by creating studio/retail spaces for artists who could work in their studio spaces and also sell their unique artwork ala the Torpedo Factory in Old Alexandria.
- Would like to see:
 - stalls, like Lexington Market
 - art shops
 - any other business that reflects Baltimore
 - no problem with apartment buildings
 - no problem with hotels or parts of hotels (like restaurants, bars, or meeting space)
 - Structures should be close to Pratt or Light St., so most of land can be facing the water.
 - All structures should be oriented toward water.
 - There should be plenty of open space towards water for eating, relaxing, and gathering.

The buildings should have lots of window space in the direction facing the Inner Harbor. So if people are inside eating or listening to music, they can look out and enjoy the views of the Inner Harbor (especially in winter). Adding more green space as well would be good but at the same time make certain that the buildings still have great views of the Inner Harbor.

- Connectivity to neighborhoods, safety and security by design, transit and parking, 24/7 activity which should include housing, a more traditional European town square design to foster a sense of safety and community, if possible, civic uses such as the African American Museum and Baltimore Museum of Art or Visionary Arts Museum equivalent with Iconic ARCHITECTURE.
- Not another boardwalk tee shirt and sno cone atmosphere, even though accommodating all kinds of tourists and all kinds of Baltimoreans and helping build a sense of pride in our community.
- mixed food and retail
- a footbridge to connect east Fells Point and the Inner Harbor.
- Keep it local. Local bands, farmers market, museums, small kid park. Local only.
- more entertainment, aside from eateries.
- We need to ensure the whole area is walkable for visitors and workers at lunch alike.
- We must improve the squares so events like the Baltimore Christmas village are less sparse.
- An easy, direct path to get to Federal Hill from Rash Field without crossing a busy street or walking cramped sidewalks. Is it possible to move sections of Pratt St (north) and Key Highway (South) underground into tunnels? Then we could have a massively larger area for more plazas, pedestrian activities and areas or businesses where traffic used to congest.
- a rooftop beer garden would offer amazing views you can't get in other locales

"What I would like to see is a 'Livable Downtown'. I would like to see shops on the street level and apartment and condos above... If you have (let's, say 1,000 units) at the Inner Harbor, you have a year-round taxable income (currently no parents are bringing their kids to the Aquarium during the week in October in the dark...so the Inner Harbor is seasonal)... Making the Inner Harbor mix of Apt/Condo and Retail on the 1st Floor is the Future! These people will need Dry Cleaning, Restaurants, Entertainment, etc. Hopefully they will use Public Transportation, our Schools could improve."

- Harborplace needs to be a place that would attract both locals and tourists. This is especially important for winter when you're not going to have many tourists going down there. I agree that it should not be just another shopping mall because I don't think such a thing would do well there. Some general ideas would include having restaurants, bar and grills, cafes, etc, and for some of these places to have live music showcasing local talent. And they should be the sort of places that locals would enjoy. Some little art galleries showcasing local artists would be good as well. The buildings should have lots of window space in the direction facing the Inner Harbor. So if people are inside eating or listening to music, they can look out and enjoy the views of the Inner Harbor (especially in winter). Adding more green space as well would be good but at the same time make certain that the buildings still have great views of the Inner Harbor. Somewhere have old photos of the area in the past and something about the history of Baltimore. This could be accomplished with signs spread out along the waterfront with old photos of the area along with text about the history. In terms of things like ice cream and food people could eat outside in nice weather, that would be primarily seasonal (like during the summer when more people would be going down there to hang out, take walks along the Inner Harbor, etc). That could be handled using food trucks and other similar temporary/mobile vendors. The restaurants, bars and grills, and cafes in the buildings should be aimed at being places where people would want to go year-round. And it's very important that they be the sort of places locals will want to go to. In the past, I think Harborplace in many ways was too aimed at tourists so that not many locals went down there in the winter time. There needs to be things going on that would draw locals down there during the winter as well as the summer. Also having some kind of theater that could stage live music, musicals, plays, and other performing arts year round is another possibility.
- An observation- nothing new to you. Yesterday had a great daytime mid week field trip (within an easy 1 hour drive to the Inner Harbor) to Susquehanna Orchards and Broom's Bloom Dairy. Purchased locally grown produce and had a terrific locally sourced lunch- both not inexpensive but very fair pricing. These are exactly the kinds of producers that should be contacted/incentivized to come to the new Harborplace. Many such popular "destination" purveyors in the immediate region who already have a following would be a solid authentic draw to the new Harborplace.

"Create intoxicating romance- I often imagine the promenade/amphitheater as Piazza San Marco in Venice, with vaporetto (water taxis) gliding in and out, outdoor cafes and salon orchestras playing upbeat, lively but sedate live music drawing crowds well into the evenings adjacent to stores/commerce. Partnership with Peabody/BSO/Park Orchestra/Ravens/etc? Harborplace pavilions once had magical Tivoli lighting outlining the roof shapes- simple but MAGIC! Rotate a weekly/monthly 'free space' for established cultural/recreational organizations to have temporary pop-up promotional branches. Looking forward to the convenings! Just the beginning!"

- I think this is a great opportunity to undo the 90's shopping mall look of the old Harborplace and rebuild reminiscent of the harbor back when it was a working port in the early 1900s. Low rows of brick buildings in the classic Baltimore style, but set up for shops and restaurants. Baltimore is a port with a very rich history and we should embrace it by building a harbor to complement the Constellation and the Pride.
- interactive seafood market like Pike Place Market in Seattle
- someplace to sit and read and enjoy the scenery
- architecturally significant/iconic features, like a fountain
- European town square
- Test kitchens
- Local RESTAURANTS (like the former Wayne's barbecue) are a must, as harbor place is now filled with chain restaurants or less-frequented shop. Rent must be reasonable so locals can use the space.
- something for the arts like the Torpedo Factory in Alexandria or the River Arts District in Asheville or the Central Arts District of St Pete, FL.
- I am a longtime board member of the Baltimore Tourism Association. Our members have a keen understanding of just how critical Harborplace is to the overall strength of Baltimore and we're excited to see local stakeholders moving this project forward. The Inner Harbor is the city's front porch and Harborplace is the welcome mat, inviting visitors inside to explore all that Baltimore has to offer. Our members can provide valuable insight to what would and would not work from a tourism and hospitality perspective while also keeping in mind the needs of the surrounding community. We would love the opportunity to participate in this important process.

- The roads are a massive problem. Lanes need to be reduced, pedestrian bridges need to be brought back. At the very least, drop Light to 3 lanes, get rid of the spur, and convert the lanes of both Light and Pratt closest to the harbor into dedicated bike/scooter/walking/running paths with ADA-compliant access to the harbor. They should be separated from traffic by a lane-wide planted median with art installations by local artists—rain gardens with all native plants, including trees and evergreen shrubs to block the noise and eyesore of the traffic and sculpture to add visual interest would be a game-changer.
- We love visiting places like Reading Terminal in Philadelphia and the York Central Market in York, PA, where local vendors set up in stalls and serve a range of cuisines. In Portland, OR, food trucks serving a range of cuisines park permanently on parking lots next to canopies spread above picnic tables for outdoor dining. If you could apply these models and create something similar to the German festival that happens in Harborplace at Christmastime but featuring a range of cuisines, I think people would flock to take part. But the key would be to keep it affordable for the vendors and patrons alike.
- There should definitely be established areas, with seating etc., scattered throughout the area for daily performers. In terms of festivals, I think that the Harbor can be a good setting, but that you need to be careful about taking things away from other neighborhoods. the Baltimore for Baltimore concept is great and should be continued and ultimately expanded, as it is designed for an conceived by the downtown neighborhood; the suggestions of moving the Sunday Farmers Market to the harbor are not, as it would take one of the last major city events away from the neighborhood that supported it from the start (the same can be said for what the Book Fest turned into when it was moved to the harbor—it was awful and lost all of its quirk and charm).
- A zero-waste or otherwise sustainable model micro-brewery somewhere in the harbor would also be a great idea, if there is a credible partner interested in taking it on.
- Everyone wants a ferris wheel and a zip line. I think the former is basically an expected feature nowadays; the latter seems a bit much, but people like them.
- I hope the existing pavilions at Harbor Place will provide local merchants a space to sell their goods
-

- I think the Pratt Street pavilion should be torn down and re-imagined as a series of stalls, similar to the summer boutique stalls in Montreal's Old Port (very similar conceptually to the Christmas Market set-up—which is now being repurposed for the wine thing, I believe). These could be built in a way to allow year-round use and could be double-sided (facing both the water and the road). Again, the architecture should reflect historic Baltimore—these could be constructed to look like mini rowhomes, potentially taking examples from around the city of different types/styles. These could then be rented out/doled out by lottery on a weekly or monthly basis by local artists, performers, craftspeople, makers, CBOs, etc.—the process could potentially managed by Made in Baltimore, BCAN, or similar. This, combined with the above-mentioned separation from traffic, would also allow the nasty, nasty loading dock area facing Pratt to be turned into something useful and attractive, including potential locations for permanent al fresco dining options. These stalls could also allow for a monthly or weekly night market type event. Also look at Japanese Yatai as well —gas/electric facilities to enable folks to bring in carts/stalls for night markets/evening dining pop-ups would be super cool and provide a relatively low-cost entry point for aspiring restaurateurs.
- Invest the time needed for place (re-)making. Work to make the Place of the Inner Harbor and the abutting areas a place that Baltimoreans feel is our own, a place that all Marylanders are attracted to and comfortable lounging at for the day away from their towns away from Baltimore, as well as a place recognizable throughout the world that people can identify with Baltimore
- Make Pratt street pedestrian only from Charles (or Light) to President. If not permanently then at least on weekends. Consider turning the entire street to a curbsless street (similar to what is now near the Pratt St. entrance to the aquarium, Port Covington, and many other areas in the world) to create a seamless feel and pedestrian character from north of Pratt to the water.

"[Harborplace] should be heavily renovated to add outdoor seating all around the building perhaps utilizing garage-door type replacements for the windows to allow for indoor/outdoor dining and flow during the warmer months (assuming the above street re-design happens) and, if feasible, an exterior redesign that reflects traditional Baltimore architectural styles (aka, brick, not glass). Bottom floor should be for dining."

- Reduce the lengthy setbacks that buildings have from Pratt street so to further pedestrianize the street (It currently looks like a Highway). Either extend the frontage of harbor place right up to the current roadway and/or encourage pop ups right near the street on the north side of Pratt St.
- Work with DPOB and master planners to promote more commercial activity on Pratt Street to complement what's at harbor place. We might never achieve the pedestrian plazas of Europe but it would be great to get a little bit closer. In fact we could be one of the few cities in the world that have a sizable pedestrian plaza with limited vehicular traffic right on a waterfront.
- Consider orienting any future pavilions or commercial structures so that people can see the water as they are coming to the harbor. So orient structures on Pratt Street running north-south for example, taking advantage of space obtained by reducing setbacks to Pratt st.
- Light street between Lombard and Conway could also be made pedestrian only, utilizing what seems to be ample ability to make Charles street 2-way in that section. But if not, make this part of light street a slower and purposeful curbsless street so that it's very explicit that people have arrived at a more pedestrianized harbor place.
- Consider making Lombard a 2 way street. There are already enough parking lots on that street to serve people that would want to come to harbor place by car. It's not a long walk from there to the harbor. Keeping some of the north-south streets (like South and Commerce) open to vehicular traffic could allow access to parking and very large businesses/hotels where in the past they might have entered via Pratt Street. Create and needed roundabouts so they can exit these north-south streets if they come south to Pratt and want to return north.
- Support MDOT plans / alternative to make Baltimore street a fully transit street, as part of the East-West Transit Corridor Project.
- Ensure Conway is exploited as a connection between stadiums and Harbor place. Possibly remove the berms in the median to reconstruct roadway to create either more commercial space or more attractive and permanent pedestrian walking space.
- Take inspiration from the natural Maryland habitat reproduced at the aquarium and Rash field. Consider this for the entire harbor place.

- Integrate Harbor place with downtown and points west. Have strong leading signs for harbor place as far north as the Baltimore transit street and as far west as Camden Station. When someone steps of a train at Camden Station, they should start to feel that they are “at the harbor” as opposed to waiting until they are at light street or physically on the promenade. Relatedly consider signs on 395 and I-83 referring to harbor place. Consider referring to Harbor place on same sign that announces Camden Station.
- Consider the movable pedestrian bridge between rusted scupper and pier 5 / pier 6 / Marriott hotel as has been proposed in the past, to create a loop and more mobility around harbor place.
- Consider a tall but slim lighted sculpture, work of art, or other structure positioned properly that can be seen (and not blocked by the skyscrapers downtown or Federal Hill) as far north as Mount Vernon, as far west as the upper floors of Union Square and Hollins Market, as far south as the upper floors of Sharp Leadenhall and as far east as Broadway. Something with a Baltimore, Maryland, or maritime theme that people can point to and say “the harbor’s down there”.
- Support the Launch of a long-term plan to expand Camden Station using the original station building on Camden St. and taking over the parking lot south of it (and maybe the area/lot slightly west of the tracks) such that it becomes a covered concourse for MARC train and light rail passengers. The current roadway west of the tracks as well as parking lots could possibly be moved underground or relocated elsewhere. The space between the proposed covered concourse and warehouse offices could be pedestrianized for easy movement between the expanded Camden Station and the ballpark and warehouse offices. Expand Marc service from Camden Station. This can support easy access to the harbor from Marylanders and DC folks from the south and maybe from BWI if the Penn-Camden connector works how I think is being planned.
- If not already happening, consider sponsoring crew races starting in lanes on the water at harbor place (if the waterway is wide enough). Fund training of youth with slots by neighborhood or side of town. Go through Baltimore Community Rowing. Host other competitive maritime sporting and athletic events that could draw crowds.

"It would be nice to see more artist experiences near the Harbor!"

"What do we need to bring to Harborplace to improve the experience for a low cost? Easy. A zipline. A zipline across the harbor would be something that is not in any other East Coast city currently. Tourists who come into Baltimore would be attracted to do a zipline one way (and potentially back) across the harbor. It is a good date idea, brings foot traffic, and could be a city landmark. The Zipline would have to be on a pulley system so it could be pulled up like a bridge so ships could cross underneath it when needed. They are relatively cheap to install in, and, could be 'Baltimore's' thing."

- I remember the harbor being so lively and tons of things were going on. I would love to see more local businesses and not chains. And something for the kids. The aquarium is great but other than that, there's not much else. It would be great if the harbor were as lively as Fells Point.
- Children's activity area. More outdoor dining area with some European flavor; Nautical themes; Attractive art, music area; Continue with X-Mas , Wine, etc... villages
- An article in the Times provides some great ideas for how part of the infrastructure and marketing of the new Harborplace could be very purposely directed toward combatting loneliness (e.g. "chatty benches") and actively celebrate how the promenade and the harbor brings people of incredibly diverse backgrounds/languages/culture together
- I would love the pavilions to become huge apartment/condo towers with retail at the bottom. I'm talking like 900+ feet high, true supertalls, with hundreds, if not thousands of units each. Make them a true gem of Baltimore: no parking, maximum sustainability, cutting-edge design, incredible 360-degree views. Make it the envy of other harborfront cities. Baltimore is special, and this location is mind-blowing.
- I want to leave a strong suggestion that members of the planning committee should make a visit to Copenhagen, Denmark to experience their world-class waterfront retail and restaurant scene. The harbor is visited by millions but is a working and exciting place for locals as well there, because of the mix of uses and access to the water. Kayak rentals, water-facing retail, open air food courts, are all part of the Copenhagen experience. Please relay and/or consider a visit to see what Baltimore can be at its best!

- Is there a way Harbor Place Pavilions can be renovated vs demolished? Harbor Place is still BEAUTIFUL! Please reconsider!!
- During my shifts at the Visitor Center I frequently get inquiries and negative comments about the pavilions and the resulting general atmosphere at the harbor. I suggest you all be preemptive and put up signage briefly explaining what is going on, emphasizing the future, so people who are not in the know don't write off Baltimore and downtown during this phase when nothing visible is occurring.
- As an artist in the city and a Baltimore native (born and raised here!), I would love to see involvement with the local arts community. Pop-up exhibitions and performances, workshops or events, kiosks for selling local wares with affordable rents, etc. Perhaps rotating focus on the various neighborhoods and arts districts in the city. I love the neighborhood festivals and the events like Light City (the first one was world-class!). Let's make the Inner Harbor a destination for all and something we can be proud of again.
- Shops and restaurants with residents or offices above,
- Should have at least 1 performance area like current amphitheater.
- As a handicapped person, I believe you're stuck with Pratt & Light St., but I thought the bridge from the Hyatt garage was a step in the right direction. Try to avoid the ramps on either side of Light St. Have adequate signs & elevators.
- I would suggest making the promenade at least half again as wide to accommodate restaurant patios. Some additional open space would be nice, to supplement Rash Field.
- I'm liking what I'm hearing about planning for 2.0 to be geared towards spaces with views of the water and restaurants and shops geared towards city residents (rather than tourists) and staying away from chain establishments and highlighting Baltimore made restaurants and shopping. Would love to see interesting contemporary art programming (temporary public art, video projections, and performances by the many talented artists from Baltimore.
- LightCity helped me discover the entirety of footprint of the Inner Harbor getting me to spots I had yet to discover but it was too much programming all at once and some of it boring eye candy with little substance. But it would be great to see another and more ongoing arts programming around the Inner Harbor
- With the Trash Wheels, the National Aquarium (including the new wetland project) I would love to see Harborplace build on that theme as steward of the what we all love...the harbor and bay itself. Sustainability and environment exhibits celebrating the water and its protection, restaurants with locally sourced foods and lots of outdoor space.

- As a young kid, I was fortunate to be hired to work at the Inner Harbor Marina and then later at the Gap's location in the Gallery. This was at the peak of Harbor Place's popularity. I remember when the Disney Store opened, Mickey and Minnie Mouse came into the harbor by boat. It was a big event, drawing thousands of people to the harbor and the Gallery to shop. As a kid, my friends and I would shop at the Inner Harbor all the time. What made it so special was that you had a wonderful mix of merchants with price points for everyone. You had such a variety of dining options, and the retail was so diverse, from local shops (I call the Little Shops) in the Pratt Street Pavilion and second floor of the Light Street Pavilion, to fine dining, sit down restaurants and a bunch of quick service places. It was a place where some retailers opened their first stores in the area, or offered better varieties of options in the inner harbor store locations. There was a cache which brought higher incomes, yet it was a place where tourists would come in droves and locals could come and enjoy free entertainment and also find something in their price points to enjoy. It was colorful, vibrant and the place to be and be seen. You met people from all over the world and it brought us all great pride.
- A mix of local businesses, mixed with some of the national and international brands is what made it special.
- I don't think we can recreate what was, but I do think Harborplace should and can again be a place which celebrates all of Baltimore. Bring in locals to open shops and dining options. Have local entertainment and more activities targeting families.
- I think the former Gallery can once again be a space which promotes national brands. There are so many more people living downtown that want the national brands and not have to go out to the suburbs. Let that be the focus of the Gallery space. Allow Harborplace to reflect the local spirit of Baltimore.
- That's a perfect balance of offerings for everyone and will bring those millions of people back to the Harbor.

The great thing about demolishing Harbor Place is that we can then restore visibility down to the water along street lines. Conway, Barre and Lee Streets on the west, South Street and Commerce Streets on the North. Any redevelopment should preserve these sight lines that literally bring the city to the water.

- At the outset, I must say I am thrilled with the idea of demolishing Harbor Place. To me it is a monument to a failed vision that Baltimore could be saved by attracting city-hating suburbanites venturing downtown with their smelly cars a couple of times a year at most. It was not a viable business model after the novelty wore off and it most especially will not work in this century. The basic vision going forward has to be a downtown with enough residents to support a vibrant street and night life on its own, 7 days a week. And to do this, we have to cut back on the traffic that makes walking on downtown streets miserable.
- The great thing about demolishing Harbor Place is that we can then restore visibility down to the water along street lines. Conway, Barre and Lee Streets on the west, South Street and Commerce Streets on the North. Any redevelopment should preserve these sight lines that literally bring the city to the water.
- The Fishbowl article cited some examples of developments: The Wharf in Washington, D. C., to Marina Bay in Singapore, Piazza San Marco in Venice, Italy. I suspect there were more examples, but these three suggest a very misguided set of expectations. Baltimore is not and never will be that bougie. No Gordon Ramsay Restaurant has a long term future here. For successful models that apply to Baltimore, I'd suggest the models are much closer to home: Fells Point, Cross Street Market, or a little farther afield, the boardwalks at Rehoboth Beach and Ocean City. In other words, a large variety of different types of restaurants and cuisines with interspersed entertainment venues and shopping .
- But essential to any future vision is taking away the freeways that currently hem in the Inner Harbor and keep it from the rest of Downtown: Light Street and Pratt Street. It's ironic that in Baltimore we celebrate the victory of the people over the Interstate highways that wanted to pave over the city, but in return we made these downtown streets into effective highways. For any redevelopment to succeed in the long run, Light Street needs to return to a two-way, two lane street, which the redeveloped Harbor Place properties will face, along with facing the harbor itself. I envision three buildings along the Light Street side, again restoring the sight lines of Conway, Barre and Lee streets down to the water. Taking Fells Point as the model, these buildings could be four to six stories with the first floor commercial, maybe the second. The three buildings would not have to be of the same design, in fact, it might be better to have each one by a different architect. The floors above probably would not work well as luxury housing considering that the first floors will be busy restaurants and entertainment venues, but they would be perfect housing for the people working in those venues. It would be a completely traditional and organic way of introducing moderate rent housing right where it is needed.

- Outside dining would be a possibility both on the Light Street side and the harbor side. As many different types of restaurants as possible rather than a few massive tourist venues. Again, the point is primarily to serve a revitalized Downtown neighborhood rather than outsiders.
- To fix the corner of Light /Calvert and Pratt, first stop using Conway Street as a highway ramp. Then have the restored two-way Light Street meet Pratt at a traditional corner to eliminate the Calvert Street cut off that literally cuts off the Inner Harbor from McKeldin Plaza. Once reunited with the Harbor, the combined McKeldin Plaza/Inner Harbor Amphitheater area could be totally reimaged as a park with an entertainment component. In particular, it would be the new site of the Christmas Village, since that space should be developed as noted above.
- Along the Pratt Street side, two buildings separated by the South Street sight line, possibly eventually adding a third on the other side of the World Trade Center up to the beginning of Pier 3. Similar idea, four to six stories, commercial first, maybe second floor, possibility of outdoor dining both facing the reduced size Pratt Street or the harbor, affordable housing above. Fells Point again being the model.
- It's a bit afield of this project, but consistent with it, to move the Science Center to Pier 5, the Rita Rossi Colwell Center and replace the Science Center with a fourth mixed use building along Light Street. Moving the Science Center would tie together the National Aquarium and Science Center along with the Children's Museum as the family entertainment areas of the Harbor. Replacing the current Science Center with a mixed-use building on Light Street becomes a way to tie that corner of the Inner Harbor to Federal Hill, instead of the Science Center blank wall that now separates the two.
- In San Francisco, refurbished PCC streetcars travel along Market Street and The Embarcadero. They're popular with both tourists and the locals. In Baltimore, our Streetcar Museum is buried along Falls Road below North Avenue. I'd like to see it relocated to the space between Harborplace and the Science Center. Then vintage streetcars could travel on existing surface streets, potentially linking attractions like the B&O Museum, Camden Yards, The Babe Ruth Museum, Fort McHenry, the Museum of Industry, Fell's Point, the National Aquarium, and of course the relocated Baltimore Streetcar Museum. It's reasonable to suggest that these attractions/destinations would benefit, while at the same time the city would be paying homage to its long transportation history.

- I was struck with an idea for how to make Harborplace unique and unforgettable for visitors and residents alike. Within the arc from the Aquarium around to the Maryland Science Center the developer could lay out the entire history of Baltimore and the Patapsco River basin. Starting at the aquarium, pre-history would include preserved marshland and boardwalk integration with the waterfront. Moving along, homage to the Native Americans who inhabited the area before European arrival. Continuing along the arc of the harbor, buildings would progress to modernity, with a section taking some of the appearance of fells point - a historic seaport - but with careful attention to the actual buildings which inhabited the Inner Harbor before it was known as such. Notably, I don't propose this be a massive living museum, but rather the façade of history with modern tourist and community focused spaces on the interior of each building. Continuing further around the arc, a large building, evocative of the mills on the Jones and Gwynns Falls could serve as the home of a modern brewery/restaurant with the potential to become the game day favorite of orioles/ravens away game watch-parties. Ideally this would coincide with a water feature addition from the Camden Yards Warehouse down the center of Conway Street and coming through Harborplace in a manner similar to the Durham Tobacco Campus. Further along the arc could include more modern structures evoking Baltimore's downtown renewal (this would be roughly across from the ultra-modern 414 Light Street Building, for added effect). Each of these buildings could hold the shopping, dining, entertainment, and historical spaces to balance the needs of tourists and residents alike. Concluding the arc around the harbor would be the Maryland Science Center. Hopefully the walk would be enjoyable and inspiring and connect the space to the generations of Marylanders and Baltimoreans who have called it home. Ideally also there could be ample green space and meaningful inclusion of the waterfront. Instead of a straight and solid bulkhead, the promenade could span cut outs with pedestrian bridges and board walks, with marsh and aquatic habitat as appropriate.
- When I travel to a new city, I am always drawn to the water features and fountains (Seattle has some great ones!) The splash pads that currently exist near the Visitor Center are fun, but isolated and pretty small (which works for families, I think). If there were a few interesting fountains with nearby seating, I would probably visit the harbor more often. (You can probably guess that I was one of the few who mourned the loss of the McKeldin Fountain.)
- Also, a world class playground would draw families from the whole region. Folks with kids are always looking for fun, free and active places to go, as long as they feel safe.

- Yes, the past was wonderful and I am not really interested in trying to place a band-aid on the Inner Harbor to recover its passed glory. There are multiple reasons why the Inner Harbor is not successful and the bottom-line the people have spoken, and they have not supported the current efforts. My fear, if that we try to create another Inner Harbor destination spot it would not be supported, the empty shops and lack of people would just compound its failure. What I would like to see is a “Livable Downtown”. I would like to see shops on the street level and apartment and condos above. True story, I just drove past The Hooters on a Saturday evening and there were only a handful of people sitting at the bar, and it was only 8pm. What I would like to see is people playing with their children, walking their dogs, and people shopping in general. If you have (let’s, say 1,000 units) at the Inner Harbor, you have a year-round taxable income (currently no parents are bringing their kids to the Aquarium during the week in October in the dark...so the Inner Harbor is seasonal).
- The city should be involved in creating a clean area, by changing out the turn of the century gas-light concept by the water to more of a flood light at night concept similar to downtown Chicago. The condos would have a Grounds Crew and Security on their staff. There would still be retail on the first floor, the area would have improved foot traffic who would feel safer.
- 28 Walker has already developed beautiful structures in the Baltimore area that would complement the “Livable City” idea (Porter St Apartments, Banner Row, and McHenry Row). All I can say is make them 20 to 30 stories high or higher if possible.
- The future of our city....should be a “Livable City”. To be honest, no large firm will relocate to Downtown Baltimore and the older buildings are not business ready. The pandemic proved that people can work at home, so why not make downtown a living area.
- Making the Inner Harbor mix of Apt/Condo and Retail on the 1st Floor is the Future! These people will need Dry Cleaning, Restaurants, Entertainment, etc. Hopefully they will use Public Transportation, our Schools could improve. I already talked about taxes. And, the “Livable City” could spread towards the center of the city.
- Not to get off the topic and have you turn off of my idea. I would love to see the Convention Center torn down and rebuilt with the “Livable City” concept. It is the same thing; this place stays empty and does not generate enough income and events can go elsewhere. Who in their right mind would have a Convention in Baltimore? We have already removed 2 hotels, and the Downtown Mall. It is the past, not the future and it is time to move on.

- First, utilize the existing asset of the promenade. The Harborplace location should be viewed as a hub of a big circle, with the promenade as spokes connecting some parts of Baltimore. The spokes are currently limited to the east (Harbor East, Little Italy, Fells Pt) and south (Locust Pt/Fed Hill). Think about adding spokes for the north (Mt. Vernon) and west (Camden Yards, B&O, etc.). I volunteer at the Visitor Center and a lot of people come there with only a few hours to spare, and I almost always suggest doing the promenade walk to the east; it would be nice to have other options for a promenade-like walk to other areas.
- Second, utilize the existing asset of the Visitor Center. It is currently underutilized and under-supported by Visit Baltimore. Despite limited staff and hours and amenities, the visitor center performs a key function to guiding visitors who are looking for suggestions on things to do, as well as being goodwill ambassadors for the city itself. It could be so much more as well, by adding back the intro movie, expanding the gift shop, hosting various events, and increasing hours and staff. Last, it would be ideal if it was somehow tied in to the new Harborplace.
- Third, make the new Harborplace less focused on restaurants and generic stores and more focused on a market type environment and gathering space that highlights Baltimore-unique themes, such as Dominoes, Under Armour, Rt One Apparel, Old Bay, crabs, O's, Ravens, Ft. McHenry, etc. In fact, it should somehow reflect, but not duplicate, the half dozen or so public markets that have operated in Baltimore for 150-200 years.
- People in this city love their craft beer. I call it Baltimore Brew Hub. It is like a beer garden of breweries in the Baltimore area. We build a nice area with 8 nice beer stands. Breweries in the area will sign up for a residency of like 6 months to whenever. We supply the place, refrigeration, and whatever they need. We will build the stand however they want. They supply their beer and staff to work it. Would we need a liquor license? In the Brew Hub beer garden we would have an indoor, outdoor setting that people can go get their beers from their favorite brewery then meetup with friends and hang out. We can even add areas for food trucks or even make a few food stands. All local, all going back in to the Baltimore economy.
- Some suggestions for the redevelopment of Harborplace include a black box theater, gallery space large enough to host traveling art exhibits and local exhibits in between, winery, winter garden, rooftop bars, a Hong Kong like symphony of lights show. Flying theater or other types of immersive entertainment.

- I have always been a faithful patron and a big fan of Harborplace. I have been dismayed by the decline and neglect by the previous owners. I look forward to the revitalization of Harborplace by your firm. A few comments follow:
 - I am strongly opposed to removing the pavilions. They are an iconic piece of Baltimore and they should be included as a major part and foundation of the revitalization. I understand adding residences are under consideration and this would be a good thing.
 - I believe some of the businesses that left were upset with the declining condition resulting from prior poor management. Has there been any consideration to contact these restaurants and stores to return to the revitalized Harborplace.
 - I understand the plans include featuring local businesses and I agree. However the Cheesecake Factory has been good for Baltimore and they should be included in the new plans. Same goes with It's Sugar.
- I believe we need to take Harbor Place back to how the place used to feel and look like. We had local shops, vendors, and great restaurants. Yes, you can add maybe a VR exhibit, catering space, and great experience of the past. Maybe you should have a contest for 6 grades-12grades on what they would like to see for the future of Harbor Place.
- We need to have a draw card that will attract people to the venue. Perhaps jazz, soul and rock restaurant. A Baltimore Got Talent Night where the judges and people can vote for their favorite talent.
- I love the folding windows that open or close at Ozu. When I visited the tables were situated horizontally next to the folding windows that were opened.
- Just a quick note to say I wholeheartedly applaud your approach of reconnecting the community to the water as a key principle in the Harbor Place design! I used to work in conservation and the most vibrant communities were connected to their natural resources and as a result, their natural resources were valued. When I first moved to Baltimore 5 years ago, even the benches around the Aquarium faced away from the water. Once people become reconnected back to the water, they will understand the impact of their actions, such as the trash they throw in the streets, and Baltimore as a whole will become a more livable and thriving city. From my perspective, it all starts with the natural resources – they are where they are!

- My family and I have lived in Federal Hill, overlooking Harborplace for over 40 years. Although I am retired, my education and career were focused on real estate, both residential and commercial. My thoughts described below come from my professional career through the lens of my personal experiences. Clearly, Harborplace, at its peak, was a popular and wonderful asset to Baltimore City. The reasons for its failure are well documented - high CAM charges/rents, less foot traffic during cold months, the perception and reality of crime, less convention business, and the shifting of downtown to Harbor East etc. The most important issue is how it should be redeveloped in a financially viable manner that will stand the test of time and not beg for another redevelopment in a few years. I believe the new project should have the following:
 - the ability to tear down the existing structures (already achieved)
 - parking for the finished product. To assume that existing parking structures in the vicinity will serve the new project is in my opinion, shortsighted and will acutely doom the project.
 - changing existing height limitations that were established when the harbor development was conceived. This may create site line problems for existing structures but these can be minimized by thinner, well-placed construction that minimizes site line objections that maximize the terrific water front location. (The Residences at The Ritz Carlton had this issue in the planning stages with Federal Hill residents, The end result was to build the existing low height level project that took way too long to sell out. It could have had a thinner, high tower with incredible views, using less site land which could have been a park etc. This problem was created because there was a strong feeling by certain residents in Federal Hill who believed that no structure at this site should exceed the height of Federal Hill Park. A manufactured restriction by people who of course no longer live in Federal Hill). Think height restrictions in Washington D.C. in re the Capital Building.
 - Input as to use from residents and local stakeholders is essential but clearly, they do not guarantee the construction loan. I believe the project has the best chance for continuing success if it is conceived as follows:
 - a mid to high residential tower - based on economics and market data - with service retail at lowest level and on-site parking within the building(s)
 - retail start up space in the project (as currently planned), but limit the amount of below market rates so that the numbers will work.
 - I applaud the efforts to explore the many options for the redevelopment of the existing space but no one wants to face this issue again in a few years because what was done was politically correct but not financially viable.

- Go with what the market has proven is viable. The project will face many obstacles - traffic/delivery issues, high interest rates, crime, opposition to change in any form etc., so please do not exacerbate the problems by developing what feels good but is not realistically financially feasible for the long term. Go with what the market wants, not what some individuals may like to see who have no skin in the game.
- A residential tower will rent/sell at this location and bring year-round vibrancy to the area regardless of convention/sports business or weather. The service retail could be supported not only by tourists, but locals also by the building and nearby residents and would be sized for the needs of the area.
- I appreciate your determination to tackle this project and your desire for input but please make your final decisions based on long-term not short-term goals.
- NOTE: Baltimore City has had difficulty for decades with higher taxes than surrounding areas, underperforming schools etc, but the recent increase in crime has been the determining factor to significantly reduce downtown traffic and impacting existing businesses. Any new project needs to consider working with the City to make the public - including county residents - comfortable to traveling downtown, especially in the evening. The project should also include strong lighting and its own security until the crime subsides.

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- I'd like to micro learning and cultural lab neighborhoods along the water:
 - Bmore Cuisine (food trucks, cooking courses such as "Feeding a Family on Fifty"), Bmore Arts (graphic designers, tattoo, painters, sculptors, graffiti artists),
 - Bmore Move (Yoga, dance, jazz, tap, hip/hop, line dancing)
 - Bmore Writes/Reads (poetry, short story, book club, hosting authors, readings), Bmore Music (DJing, music composition, music theory, w/ cheap instruments -recorders, keyboards).
 - Bmore Support (host city social service agencies, legal pro se available). For activities -all age inclusion where appropriate and family group participation is encouraged. These activities will get the community engaged and connected with each other and invested in the activities. This will be an opportunity for all 80+ communities to come together and form relationships with each other.
- Can we get a brutalist fountain at Harbor Place? The McKeldin Square Fountain was a rare feature that really allowed Baltimore to punch above its weight as far as architectural history.
- A recurring competition for MD artists to create and install installations around the harbor would be fantastic, and would provide an opportunity for a festival to unveil and honor the work. Maybe even add a public vote over the installation period to determine which work from each cohort will become permanent.

Have a question? Have a story to share? Have an
idea?

We want to hear from you.

JOIN US.



Our Harborplace