



Our Harborplace



**INTERIM REPORT ON
COMMUNITY ENGAGEMENT**


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THE FUTURE OF HARBORPLACE

Public engagement on the future of Harborplace is critical to establishing the Inner Harbor as a welcoming, proud, local asset. Redeveloping Harborplace for Baltimoreans and to showcase Baltimore to visitors requires an intentional public engagement process to bring as many stakeholders to the table as possible. To that end, MCB Harborplace, working with Just Economy, has deployed a first-of-its-scale public engagement process. That process includes a variety of approaches to solicit input, generate ideas, and seek feedback:

- Public forums where members of the community can come to brainstorm, vision, and share their hopes for a new Harborplace, including specific Senior- and Youth- focused engagement.
- Dinners with the Developer where smaller groups of residents can have deeper conversations with leaders at MCB Harborplace about what Harborplace has, could, and should mean for Baltimore.
- Neighborhood Association engagement.
- Community canvassing.
- Web-based engagement, through OurHarborplace.com and info@OurHarborplace.com, and an SMS campaign that launched in mid-August.



Since the last report, the Our Harborplace team has spoken with thousands of residents from across Baltimore. In total, community members from more than 80 neighborhoods across Baltimore have provided input on how to make Harborplace inviting, vibrant, exciting, and successful.

On August 14, Our Harborplace launched a text message campaign; you can text “Harborplace” to 708-R-HARBOR (708-742-7267) to share your thoughts. Community engagement will continue with a public forum on 9/30, in addition to more Dinners with the Developer and broad outreach. Additionally, the Our Harborplace team continues to work with neighborhood association leaders to present on the development and the opportunity to engage. If you would like a representative to come speak to your neighborhood, email info@ourharborplace.com.

The Our Harborplace team hopes to be able to share drafts and first drawings of the initial thinking, based on this extensive community engagement process, in late October or early November. Those initial drafts are not the end of community engagement, but rather the beginning of the next phase of engagement, during which the team will work with community to sharpen concepts and ensure that what’s built fits with the aspirations of the community and the core pillars of redevelopment.

INITIAL UNDERSTANDINGS



To date, the Our Harborplace team has had thousands of community touchpoints 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.

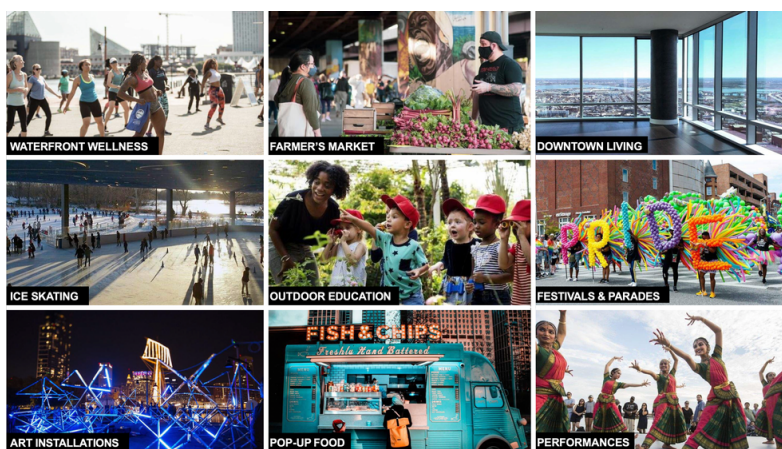
These touchpoints have resonated across the design thinking and paint a picture of what Baltimoreans want to see as the centerpiece of their city's downtown. While this community engagement report includes significant new and previously shared raw input, we feel that we can begin to draw important intermediate conclusions based on those many thousands of touchpoints.

Near consensus from our conversations is support for and deepening of the Core Pillars of Reimagining Harborplace. These were our non-negotiables, and what we heard from the community is that they're yours too. Input we've received as it relates to each pillar is summarized below.

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.



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."

"mixed use, Similar to the wharf in DC but with business unique to Baltimore."

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

"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.

"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."

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.

"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 curbsless street so that it's very explicit that people have arrived at a more pedestrianized harbor place."

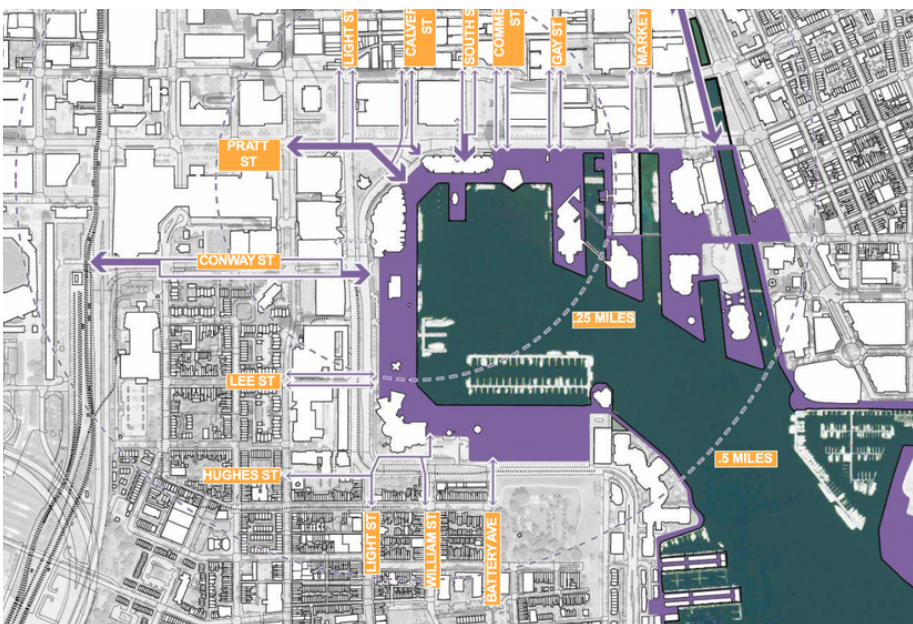
WHAT YOU SAID

“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.

“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”!

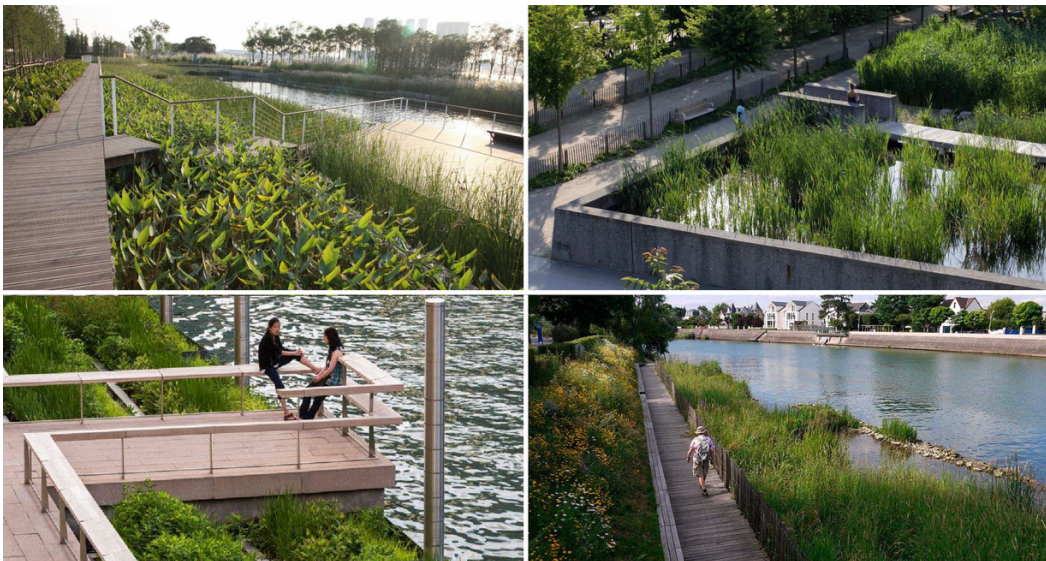
“[Pedestrian pathways] should be separated from traffic by a lane-wide planted median with art installations by local artists—rain gardens with all native plants, including trees and evergreen shrubs to block the noise and eyesore of the traffic and sculpture to add visual interest would be a game-changer.”

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.

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.

“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.



WAXTER SENIOR CENTER PUBLIC FORUM



On 8/4, 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, Restauranters, 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

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)

“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.”

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.



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

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

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 soliciting input. 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

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.

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?

ONLINE ENGAGEMENT

Through OurHarborplace.com, hundreds of residents have submitted comments, many including ideas, suggestions, or hopes for the new Harborplace. Relevant content is shared in the pages that follow, with the most recent commentary at the top and comments that were captured in the Our Harborplace First 30 days Community Engagement Report are included subsequently.

- 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

- 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.

- 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.

- 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.
- 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
- 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.
- Not sure as I do like the current setup. Maybe just a more modern version

- 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.
- 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.
- 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.

- 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
- mixed food and retail
- a rooftop beer garden would offer amazing views you can't get in other locales
- 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.

"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."

"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.

- 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).

- 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.
- 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.

"[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."

- 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
- 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 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.
- 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.

"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."

- 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.
- All of these actions may not be within the purview of MCB. But they could help sustain the success of Harbor place for generations to come.

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

- 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.
- 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.

- 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.

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

We want to hear from you.

JOIN US.



Our Harborplace