

## INFORMATION NOTE

### Waterfront planning and management in Baltimore

**Table – Waterfront planning and management in Baltimore**

	Baltimore
<b>Waterfront policies</b>	
Relevant waterfront policy documents	<p>(a) <i>Managing Baltimore's Inner Harbor Operations (October 2003)</i> – reviewing Baltimore's Inner Harbor's<sup>(1)</sup> physical condition and its operational and management structure;</p> <p>(b) <i>Baltimore Inner Harbor Master Plan (December 2003)</i> – guiding the development of the entire Inner Harbor;</p> <p>(c) <i>The Baltimore Waterfront Promenade – Parks and Public Spaces (February 2005)</i> – outlining the existing condition and future prospects of a larger waterfront district in Baltimore;</p> <p>(d) <i>A Proposal and Action Plan To Create an Inner Harbor Management District (July 2005)</i> – stipulating a phased implementation strategy to protect and enhance the Inner Harbor; and</p> <p>(e) <i>City of Baltimore Ordinance #07-417 (Waterfront Management District – Establishment) (April 2007) (Ordinance)</i> – creating a special benefit district<sup>(2)</sup>, known as the Waterfront Management District, and an authority to assume overall management responsibilities for the Inner Harbor.</p>

Notes: (1) The "Inner Harbor" refers to the waterfront and its surrounding areas.

(2) A special benefit district is a mechanism by which property owners within a defined area agree to impose additional taxes and charges on themselves in order for the government to provide enhanced and supplemental public services.

**Table – Waterfront planning and management in Baltimore (cont'd)**

<b>Baltimore</b>	
<b>Waterfront policies (cont'd)</b>	
Development and implementation of the waterfront policies	<p>(a) In 2003, the <i>Managing Baltimore's Inner Harbor Operations (October 2003)</i> concluded that the Inner Harbor was suffering from a disjointed, fragmented, and ineffective approach to management and operation. The <i>Baltimore Inner Harbor Master Plan (December 2003)</i> expanded the concept of the Inner Harbor to a larger context and public realm. It proposed to organize the Harbor waterfront around four water-related districts and to bring out the unique physical qualities, distinct mix of uses, and connections to its adjacent land-side area. Each water-side district might contain its own integrated grouping of smaller special areas.</p> <p>(b) In 2005, <i>A Proposal and Action Plan To Create an Inner Harbor Management District (July 2005)</i> proposed to establish a public-private partnership that drew on the strengths of both the public and private sectors to create a world-class system of parks and open spaces linked by a waterfront promenade. Under this partnership, the local government would be responsible for arranging special events, collecting revenues, and maintaining water features and fountains, while the private sector partners would be responsible for creating and leading the management entity, setting performance standards and financing the cost of providing the enhanced services necessary to elevate the Inner Harbor's public spaces to a world-class status.</p> <p>(c) In 2007, the City Council of Baltimore enacted the <i>Ordinance</i>. The purposes of the <i>Ordinance</i> include:</p> <ul style="list-style-type: none"> <li>(i) setting up and reviewing the achievements of the Waterfront Management District (District);</li> <li>(ii) establishing an Authority and providing for its rights, duties and powers to oversee and direct harbour operations;</li> <li>(iii) providing for the assessment, collection and enforcement of a supplemental tax to be collected by and for the Authority;</li> <li>(iv) specifying Baltimore's role in maintaining and enhancing existing services; and</li> <li>(v) encouraging the creation of partnerships among the Authority, Baltimore, the State, the Federal Government and property owners.</li> </ul>

**Table – Waterfront planning and management in Baltimore (cont'd)**

	<b>Baltimore</b>
<b>Authorities responsible for waterfront development</b>	
Major authority involved in waterfront planning and development	Waterfront Management Authority (Authority).
Institutional framework	A statutory non-profit-making agency.
Governing authority	The Board of the Waterfront Management Authority comprising between 13 and 25 Directors.
Term of appointment	The terms of the members are staggered as required by the terms of the members first appointed.
Administrative arm	Its administrator, the Waterfront Partnership of Baltimore, Inc., is responsible for the day-to-day operations. Its governing body, the Board of the Waterfront Partnership of Baltimore, Inc., contains 20 members.

**Table – Waterfront planning and management in Baltimore (cont'd)**

<b>Baltimore</b>	
<b>Authorities responsible for waterfront development (cont'd)</b>	
Constitution of the governing board	<p>The Board of the Waterfront Management Authority comprises:</p> <ul style="list-style-type: none"> <li>(a) one member appointed by the Mayor;</li> <li>(b) one Council Member appointed by the President of the City Council;</li> <li>(c) at least two members selected from among the following constituent organizations within the District:                             <ul style="list-style-type: none"> <li>(i) Baltimore Harbor Watershed Association, Inc.;</li> <li>(ii) Baltimore Waterfront Promenade Partnership, Inc.;</li> <li>(iii) Greater Baltimore Committee, Inc.<sup>(3)</sup>;</li> <li>(iv) Baltimore Development Corporation<sup>(4)</sup>;</li> <li>(v) Fells Point Homeowners Association; and</li> <li>(vi) Fells Point Development Corporation.</li> </ul> </li> <li>(d) at least three representatives selected from among four various business categories and residents in the District, including:                             <ul style="list-style-type: none"> <li>(i) offices;</li> <li>(ii) retail stores and restaurants;</li> <li>(iii) hotels; and</li> <li>(iv) service providers; and</li> </ul> </li> <li>(e) at least two-thirds of the members are representatives of property owners subject to the tax imposed by the <i>Ordinance</i>.</li> </ul> <p>The Board of the Waterfront Partnership of Baltimore, Inc, comprises the Deputy Mayor, the City Council President, the Comptroller, a Council Member and other key public sector officials, and representatives from property owners, business entities, recreation and leisure facilities and non-profit-making organizations.</p>

Notes: (3) The Greater Baltimore Committee, Inc. is a regional membership organization of more than 500 businesses, non-profit organizations, and educational and civic institutions. Its mission is to improve the business climate of the Baltimore region by organizing its corporate and civic leadership to develop solutions to the problems that affect the region's competitiveness and viability.

(4) The Baltimore Development Corporation is a corporation contracted with the City of Baltimore to: (a) provide economic development services; (b) liaise between business owners and City agencies advocating for the interests of Baltimore City employers; (c) work with business owners to shepherd private development projects through public processes with a view to saving time and mitigating expense; and (d) act as developers to facilitate the reuse of publicly-owned properties for new and expanding businesses.

**Table – Waterfront planning and management in Baltimore (cont'd)**

	<b>Baltimore</b>
<b>Authorities responsible for waterfront development (cont'd)</b>	
Main responsibilities relating to waterfront planning and development	(a) Promoting and marketing the District; (b) providing supplemental security and maintenance services; (c) providing amenities in public areas; (d) providing park and recreational programmes and functions; and (e) providing other services and functions as may be requested by the Authority and approved by an ordinance of the Mayor and the City Council.
Accountability	The existence of both the Authority and the District is subject to the review conducted by the Mayor and the City Council once every four years.

**Table – Waterfront planning and management in Baltimore (cont'd)**

	<b>Baltimore</b>
<b>Selected waterfront development/enhancement projects</b>	
Waterfront development/enhancement projects	<p>The guiding themes for the development of Baltimore's Inner Harbor are as follows:</p> <p><u>Theme one: Open Space and Waterfronts</u></p> <p>(a) reinforcing the Inner Harbor district's focus on its open spaces and waterfronts;</p> <p>(b) making permanent existing open spaces and new open space; and</p> <p>(c) clarifying and extending the public promenade.</p> <p>Related projects:</p> <p>(a) designing the Inner Harbor as a seamless extension of Baltimore's existing public realm;</p> <p>(b) upgrading, and/or retrofitting existing open spaces, and redesigning key spaces to link up places and districts of the Harbor;</p> <p>(c) extending and clarifying the promenade route to better connect Piers 3, 4, 5, and Pier 6 and Inner Harbor East;</p> <p>(d) maximizing public space opportunities at the water's edge, particularly at pierheads and street endings;</p> <p>(e) exploring a permanent home for a public concert facility with a park-like setting;</p> <p>(f) redeveloping the West Shore and South Shore (Rash Field) as enhanced public parks, and clearing out unnecessary service, parking, and concession areas in these areas; and</p> <p>(g) establishing a major open space and amenity at the Channel Edge of the former Allied Signal site as consistent with the existing planning policies.</p>

**Table – Waterfront planning and management in Baltimore (cont'd)**

	<b>Baltimore</b>
<b>Selected waterfront development/enhancement projects (cont'd)</b>	
Waterfront development/enhancement projects (cont'd)	<p><u>Theme two: Streets and Streetscape</u></p> <p>Transforming the Inner Harbor streets into a high-quality pedestrian environment and enhancing the transportation network.</p> <p>Related projects:</p> <ul style="list-style-type: none"> <li>(a) transforming "the ring road system" of Key Highway, Light, Pratt, and President Streets into a more pedestrian-oriented interconnected waterfront boulevard;</li> <li>(b) reconfiguring the key corners and intersections leading to the Inner Harbor;</li> <li>(c) exploring alternatives to the Pratt Street malls (from Paca Street to President Street), including the removal of the raised grassed berms, extension of buildings and retail frontages or free-standing retail pavilions;</li> <li>(d) promoting public uses of existing and future building frontages facing the Harbor Boulevard; and</li> <li>(e) establishing a paved, 10-foot wide, multi-use path on the Harbor side of the Boulevard. The multi-use path will link the Gwynn Fall Trails at its arrival to the Harbor at Battery Avenue and the Jones Fall Trail at its arrival at President Street. The multi-use path should be planned and developed in a different way from a pedestrian sidewalk.</li> </ul> <p><u>Theme three: Building Development</u></p> <p>Ensuring that the existing and future developments contribute to a dynamic, economically sustainable mixed-use district and in turn to the larger civic realm.</p> <p>Related projects:</p> <ul style="list-style-type: none"> <li>(a) reinforcing the existing pattern of low-rise near the water's edge stepping-up in height to Downtown's high-rise commercial and financial district to the north and north-west;</li> <li>(b) preserving primary view corridors to and from the Harbor (water and significant buildings) by encouraging the long side of a building to be built perpendicular to the Harbor; and</li> <li>(c) adopting guidelines which regulate building size, footprint, height and scale along the Harbor front, especially from sites fronting the Harbor Boulevard.</li> </ul>

**Table – Waterfront planning and management in Baltimore (cont'd)**

<b>Baltimore</b>	
<b>Public engagement in waterfront planning and development</b>	
Public engagement	The Mayor and the City Council is required to hold one or more public hearings to evaluate the activities and undertakings of both the Authority and the District once every four years.

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