



Stephanie Rawlings-Blake  
Mayor

## PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

### STAFF REPORT



Thomas J. Stosur  
Director

April 18, 2013

#### REQUEST:

- Maritime Master Plan Amendment

For the purpose of amending the Maritime Master Plan to allow the temporary (12-month) relocation of the excursion vessel, The Raven, to the west wall of the Inner Harbor; and to allow the construction of an accessory pier for educational programming and research vessel docking along Pier 3 of the Inner Harbor. (Eleventh District)

**RECOMMENDATION:** Approval

**STAFF:** Jill Lemke

**PETITIONER(S):** Department of Planning on behalf of the Maritime Master Plan Technical Advisory Committee

**OWNER:** N/A

#### SITE/ GENERAL AREA

##### Site 1: West Wall of the Inner Harbor

Allow on a temporary basis (12 months) the docking on the west wall of the Inner Harbor, of the excursion vessel the Raven, by Watermark Inc., subject to lease terms by the Baltimore Development Corporation, and with the understanding that the Raven will need to return to the finger piers whenever a visiting ship is scheduled and/or when the USS Constellation is going to occupy the West Wall during their pier construction period.

##### Site 2: National Aquarium Pier 3 - Inner Harbor

To allow for the construction of a small pier and floating dock structure, according to plans submitted, for the purpose of docking two (2) National Aquarium research vessels and allow for the creation of a National Aquarium sponsored Kayak program, subject to all state and city permitting requirements.

**General Area:** Baltimore Inner Harbor/Downtown Baltimore

## **HISTORY**

The Maritime Master Plan (MMP) was last updated in 2012. The 2012 MMP included a new provision to allow an annual review of project related amendments. The two proposed amendments were received, reviewed and approved by the Maritime Master Plan Technical Advisory Committee.

## **ANALYSIS**

### **Proposal 1: The Raven**

The proposal to relocate the Raven to the West Wall of the Inner Harbor was reviewed by the MMP Technical Advisory Committee and approved under the following MMP provision:

“Commercial Vessels berthed at the Inner Harbor should be limited to those that contribute to the area’s historic character or have significant public benefits.”

The MMP Technical Advisory Committee approved a temporary (12 month) approval, pending the outcome of the Inner Harbor Master Plan that will be formally kicking off later this month. The Maritime Master Plan refers to, and in some cases defers to, the provisions of the Inner Harbor Master Plan. The Inner Harbor Task Force also shares responsibility for reviewing proposals within or that impact the Inner Harbor. As a result, we expect that the MMP will need to be amended again to reflect any approved changes to policies and goals of the Inner Harbor Master Plan.

As stated above, the Raven will also be required to return to the finger piers whenever a visiting ship is scheduled and/or when the USS Constellation is going to occupy the West Wall during their pier construction period. Visiting ships and historic vessels are given priority, and is reflected by a provision in all lease agreements for the West Wall and does not apply only to the Raven.

### **Proposal 2: The National Aquarium Dock**

The National Aquarium’s proposal to construct a small pier and floating dock adjacent to Pier 3 was approved under the following MMP provision:

*“The National Aquarium of Baltimore is permitted to construct a small pier adjacent to their existing pier to function as a small educational area for students. It was approved in the 2003 Maritime Master Plan under the condition that the size of the educational pier be no wider than 20 feet and water coverage should be minimized. The proposed pier is approved for an area where boat traffic is limited, and therefore, should not cause a navigational disruption or conflict.”*

Approval of this proposal would amend the above provision to read:

“The National Aquarium of Baltimore is permitted to construct a small pier adjacent to their existing pier to function as a small educational area for students, KAYAK PROGRAMMING AND DOCKING OF RESEARCH VESSELS. ~~It was approved in the 2003 Maritime Master Plan under the condition that the~~ THE size of the educational

pier SHALL be no ~~wider~~ LARGER than ~~20 feet~~ THE APPROVED FOOTPRINT (*drawing to be included in appendix*) and water coverage should be minimized. The proposed pier is approved for an area where boat traffic is limited, and therefore, should not cause a navigational disruption or conflict.”

#### **CONFORMITY TO PLANS**

The proposals conform to the policies and guidelines of the Maritime Master Plan, and is consistent with LIVE EARN PLAY LEARN, the Comprehensive Master Plan for Baltimore, EARN Goal 1, Objective 7, Strategy 2: Install environmental and aesthetic improvements around Baltimore’s tourist areas.

#### **Staff notification**

The Inner Harbor Task Force, Downtown Partnership of Baltimore, the Waterfront Partnership, the Central District Police-Community Relations Council, and the Charles Street Development Corporation were notified of this action.

**Thomas J. Stosur**  
**Director**