

PUBLIC NOTICE

US Army
Corps
of Engineers
Baltimore
District

In Reply to Application Number
**CENAB-OP-RMN(HARBOR POINT/BUILDING
PIERS, BOAT PIERS,BULKHEAD &
DREDGING)05-61700-4**

Comment Period: July 6, 2005 to August 5, 2005

THE PURPOSE OF THIS PUBLIC NOTICE IS TO SOLICIT COMMENTS FROM THE PUBLIC ABOUT THE WORK DESCRIBED BELOW. AT THIS TIME, NO DECISION HAS BEEN MADE AS TO WHETHER OR NOT A PERMIT WILL BE ISSUED.

The Baltimore District has received an application for a Department of the Army permit pursuant to Section 10 of the Rivers and Harbors Act of 1899 and Section 404 of the Clean Water Act (33 U.S.C. 1344) as described below:

APPLICANT: *Harbor Point Development, LLC
Joy Building at Tide Point
1040 Hull Street, Suite 200
Baltimore, MD 21230*

LOCATION: In the Inner Harbor of the Northwest Branch of the Patapsco River, Baltimore City, Maryland. A portion of the proposed Harbor Point development is located within the Fells Point Historic District.

WORK: To construct two piers, each including an office building and promenade around its perimeter (the "Thames St. Pier" is 250 ft. by 145 ft. and the "Wills St. Pier" is 220 ft. by 150 ft., both covering a total of 1.6 acres of open water); to construct a 350 ft. long pier parallel to the shoreline along the mean high water (MHW) line averaging 20 ft. wide and from which extends one 60 ft. by 50 ft. floating water shuttle pier and three 20 ft. wide boat piers (100 ft., 135 ft., and 140 ft. in length); to construct 85 ft. of steel sheet pile bulkhead along the MHW line; to remove and replace 290 feet of existing riprap within a maximum of 28 feet channelward of the MHW line for the construction of the pier pile-columns; and to drive 265 ft. of steel sheeting along the shoreline no further channelward than MHW as part of the construction of a concrete skirt wall. EACH building pier requires the construction of seven-10 ft. by 30. ft. columns with each column consisting of ten-24 in. diameter steel pipe piles that are each filled with concrete after installation, and fourteen-10 ft. by 10 ft. columns with each column consisting of four-24 in. steel pipe piles that are then filled with concrete. These two piers are joined along the shoreline by a 1,200 sq. ft. connector pier as part of the promenade. The two piers are also to allow for mooring of tall ships at their channelward end. Both pier buildings are 8 floors and extend from the land onto the pier, with an approximate height of 108 ft. and width of 106 ft. The applicant also proposes to mechanically dredge 1.1 acres of boat slip areas to a 12 ft. depth below the mean low water (MLW) line and a 200 ft. wide by 1,200 ft. long main channel with a 500 ft. diameter turning basin totaling 8.4 acres to a 28 ft. depth below MLW. The resulting approximate 116,000 cu. yds. of dredged material is to be deposited at the Hart-Miller Island disposal site. The permit for this project would authorize periodic maintenance dredging for 10 years subject to the prior notification of the District Engineer. The purpose of the proposed work is part of the redevelopment plan for commercial/office use of the former Allied-Signal Chemical chromium processing facility site that was subject to remedial cleanup in the 1990's. An Essential Fish Habitat Assessment has been prepared and provided to the National Marine Fisheries Service as required by the Magnuson-Stevens Fishery Conservation Act.

All work is to be completed in accordance with the enclosed plan(s). If you have any questions concerning this matter, please contact Ms. Abbie Hopkins at (410) 962-6080.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, and, in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

The applicant is required to obtain a water quality certification in accordance with Section 401 of the Clean Water Act from the Maryland Department of the Environment. Any written comments concerning the work described above which relate to water quality certification must be received by the Standards and Certification Division Maryland Department of the Environment, Montgomery Park Business Center, 1800 Washington Boulevard, Suite 430, Baltimore, Maryland 21230-1708 within the comment period as specified above to receive consideration, with a copy provided to the Corps at the below address. Written comments concerning the work described above related to the factors listed above or other pertinent factors must be received by the District Engineer, US Army Corps of Engineers, Baltimore District, PO Box 1715, Baltimore, Maryland 21203-1715, within the comment period as specified above to receive consideration. The 401 certifying agency has a statutory limit of one year to make its decision.

The applicant has certified in this application that the proposed activity complies with and will be conducted in a manner consistent with the Maryland Coastal Zone Program. This certification statement is available for inspection in the District Office; however, public comments relating to consistency must be received by the Coastal Zone Division, Maryland Department of the Environment, Montgomery Park Business Center, 1800 Washington Boulevard, Suite 430, Baltimore, Maryland, 21230-1708, with a copy provided to the Corps, within the comment period as specified above. It should be noted that the Coastal Zone Division has a statutory limit of 6 months in which to make its consistency determination.

The applicant must obtain any State or local government permits which may be required.

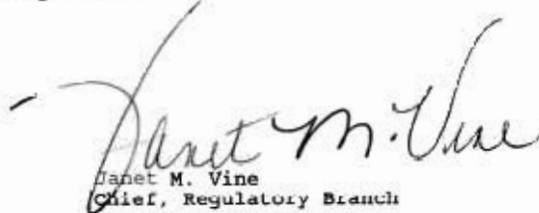
A preliminary review of this application indicates that the proposed work will not affect listed species or their critical habitat pursuant to Section 7 of the Endangered Species Act as amended. As the evaluation of this application continues, additional information may become available which could modify this preliminary determination.

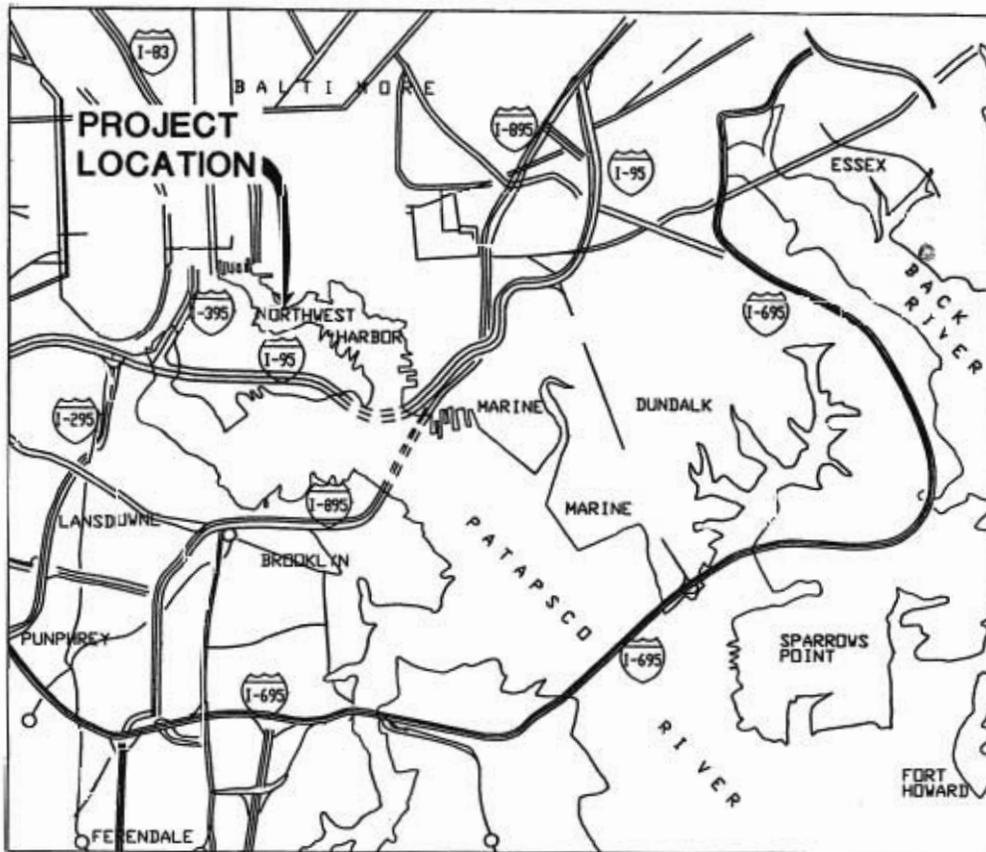
Review of the latest published version of the National Register of Historic Places indicates that a portion of the proposed Harbor Point development falls within the Fells Point Historic District. Currently unknown archeological, scientific, prehistoric, or historical data may be lost or destroyed by the work to be accomplished under the requested permit.

The evaluation of the impact of the work described above on the public interest will include application of the guidelines promulgated by the Administrator, U.S. Environmental Protection Agency, under authority of Section 404 of the Clean Water Act. Any person who has an interest which may be adversely affected by the issuance of this permit may request a public hearing. The request, which must be in writing, must be received by the District Engineer, US Army Corps of Engineers, Baltimore District, PO Box 1715, Baltimore, Maryland 21203-1715, within the comment period as specified as above to receive consideration. Also, it must clearly state forth the interest which may be adversely affected by this activity in the manner in which the interest may be adversely affected.

It is requested that you communicate the foregoing information concerning the proposed work to any persons known by you to be interested and not being known to this office, who did not receive a copy of this notice.

FOR THE DISTRICT ENGINEER:


Janet M. Vine
Chief, Regulatory Branch



VICINITY MAP
SCALE 1" = 10,000'

SUMMARY OF PROPOSED WORK:

1. DREDGING

- a. 11,000 +/- CY OF BLACK AND GRAY SILT TO BE DREDGED BY CLAM SHELL METHOD TO (-) 12 OVER 1.1 ACRES. PURPOSE TO ACCOMODATE RECREATIONAL, DINNER, AND WATER SHUTTLE VESSEL ACTIVITIES.
- b. 105,000 +/- CY OF BLACK AND GRAY SILT TO BE DREDGED BY CLAM SHELL METHOD TO (-) 28 OVER 8.4 ACRES. PURPOSE TO ACCOMODATE VISITING/TOURING VESSEL ACTIVITIES.
- c. DREDGED MATERIAL TO BE DISPOSED AT HART-MILLER ISLAND.
- d. SOUNDINGS ARE IN FEET AND REFER TO MEAN LOW WATER (MLW) BALTIMORE DATUM 0.00.
- e. DREDGING QUANTITIES BASED ON U.S. ARMY CORPS OF ENGINEERS PRELIMINARY SURVEYS, DATED JANUARY 2004.

2. 85 FEET OF BULKHEAD.

3. 70,600 SF OF FIXED PIERS.

4. 2,600 SF FLOATING DOCKS.

5. STRUCTURAL FILL TO BE PLACED ON LANDSIDE ABOVE MHW.

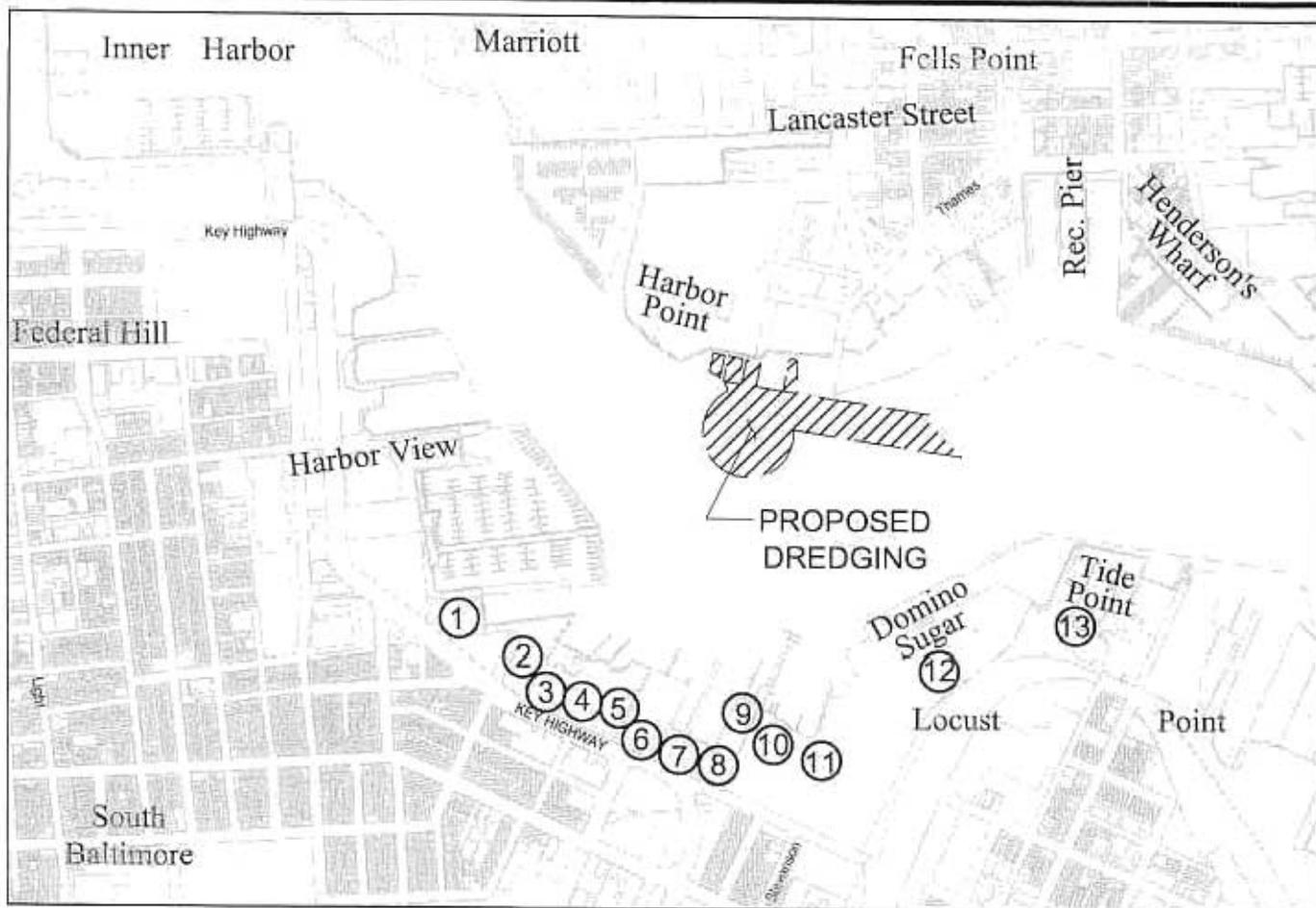
6. PROMENADE TO BE CONSTRUCTED ON LANDSIDE ABOVE MHW.

7. EXISTING RIPRAP WILL BE REMOVED AND REPLACED AS REQUIRED TO DRIVE PILES.

REVISED MARCH 11, 2005

PROPOSED BUILDING PIERS, BOAT PIERS, DECK, BULKHEAD AND DREDGING

IN: PATAPSCO RIVER
 AT: NORTHWEST HARBOR
 CITY OF: BALTIMORE, MARYLAND
 APPLICATION BY: HARBOR POINT DEVELOPMENT, LLC
 1040 HULL STREET, SUITE 200
 BALTIMORE, MARYLAND 21230



LOCATION MAP

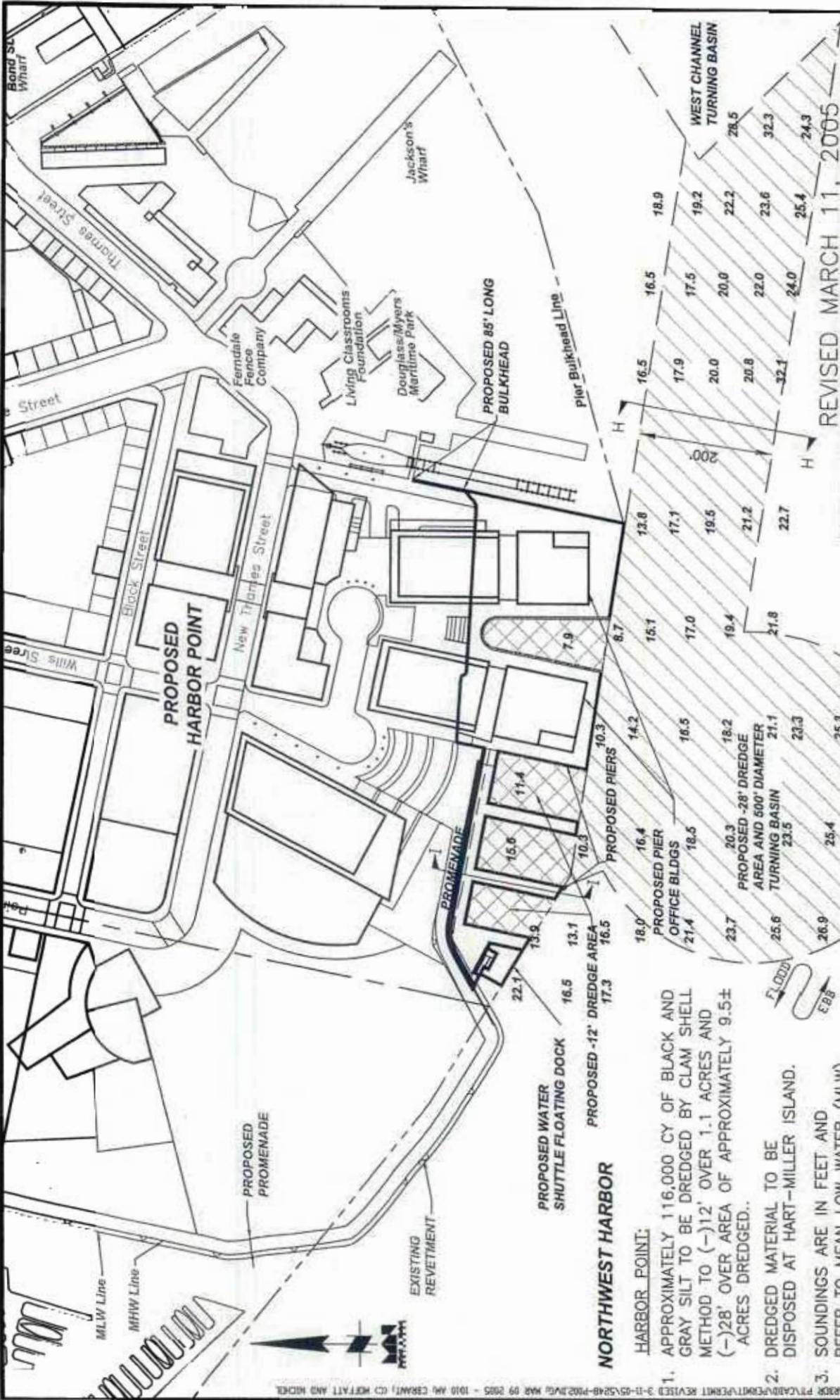
SCALE 1" = 1000'

- | | |
|----------------------------------|--------------------------|
| ① HARBORVIEW LIMITED PARTNERSHIP | ⑧ LYN GENERAL SHIP |
| ② MAYOR AND CITY COUNCIL | ⑨ EAGEN BOILER SERVICES |
| ③ MAYOR AND CITY COUNCIL | ⑩ KEY TIDEWATER VENTURES |
| ④ BALTIMORE MUSEUM OF INDUSTRIES | ⑪ KEY TIDEWATER VENTURES |
| ⑤ BALTIMORE MUSEUM OF INDUSTRIES | ⑫ AHI, INC |
| ⑥ LYN GENERAL SHIP | ⑬ HULL POINT, LLC |
| ⑦ LYN GENERAL SHIP | |

REVISED APRIL 20, 2005
OPPOSITE SHORELINE PROPERTIES

PROPOSED BUILDING PIERS, BOAT PIERS, DECK, BULKHEAD AND DREDGING

IN: PATAPSCO RIVER
AT: NORTHWEST HARBOR
CITY OF: BALTIMORE, MARYLAND
APPLICATION BY: HARBOR POINT DEVELOPMENT, LLC
1040 HULL STREET, SUITE 200
BALTIMORE, MARYLAND 21230



REVISED MARCH 11, 2005

PROPOSED BUILDING PIERS, BOAT PIERS, DECK, BULKHEAD AND DREDGING

IN: PATAPSCO RIVER
 AT: NORTHWEST HARBOR
 CITY OF: BALTIMORE, MARYLAND
 APPLICATION BY: HARBOR POINT DEVELOPMENT, LLC
 1040 HULL STREET, SUITE 200
 BALTIMORE, MARYLAND 21230

DATE: DECEMBER 2004

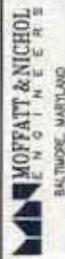
SHEET 2 OF 13

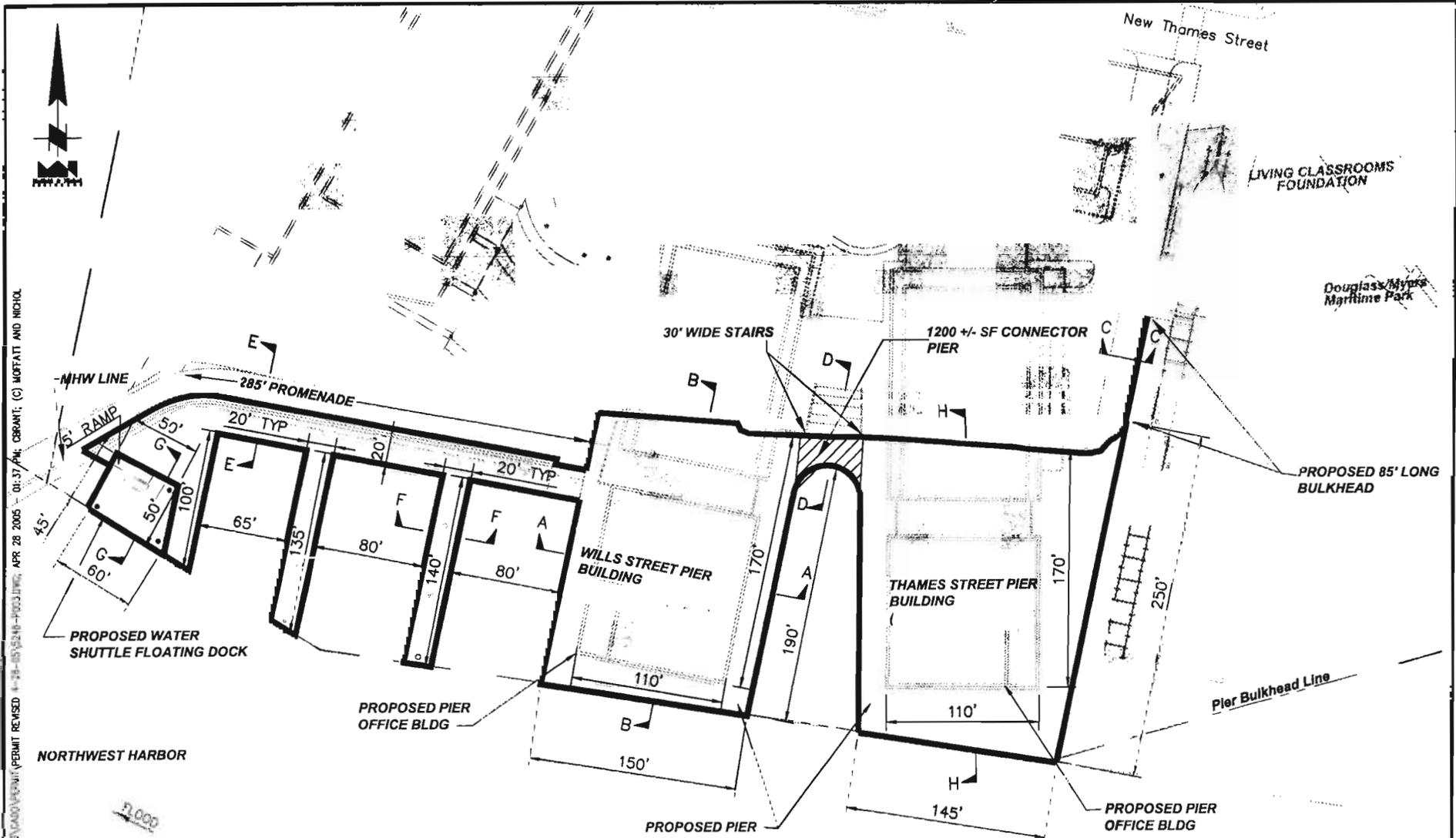
NORTHWEST HARBOR

HARBOR POINT:

- APPROXIMATELY 116,000 CY OF BLACK AND GRAY SILT TO BE DREDGED BY CLAM SHELL METHOD TO (-)12' OVER 1.1 ACRES AND (-)28' OVER AREA OF APPROXIMATELY 9.5± ACRES DREDGED..
- DREDGED MATERIAL TO BE DISPOSED AT HART-MILLER ISLAND.
- SOUNDINGS ARE IN FEET AND REFER TO MEAN LOW WATER (MLW) BALTIMORE CITY DATUM 0.00.
- PURPOSE: MAINTENANCE DREDGING ELEV (-)28 TO ACCOMMODATE VISITING/ TOURING VESSELS.
- PURPOSE: MAINTENANCE DREDGING TO ACCOMMODATE RECREATION AND DINNER VESSELS, ELEV (-)12.
- DREDGING QUANTITIES BASED ON US ARMY CORPS OF ENGINEERS PRELIMINARY SURVEY, DATED JANUARY 2004.

SCALE: 1" = 200'





DATE: APRIL 28, 2005 - NUMBER: P170001-REVISED PERMIT REVISED 4-28-05 (S210-1003) D.W.G. APR 28 2005 01:37 AM. DORANT, (C) MOFFATT AND NICHOL

REVISED APRIL 28, 2005

- ADJACENT PROPERTIES:
1. LIVING CLASSROOM FOUNDATION
 2. DOUGLASS MYERS MUSEUM
 3. FERNDAL FENCE AND AWNING CO., INC.

PROPOSED BUILDING PIERS, BOAT PIERS, DECK, BULKHEAD AND DREDGING

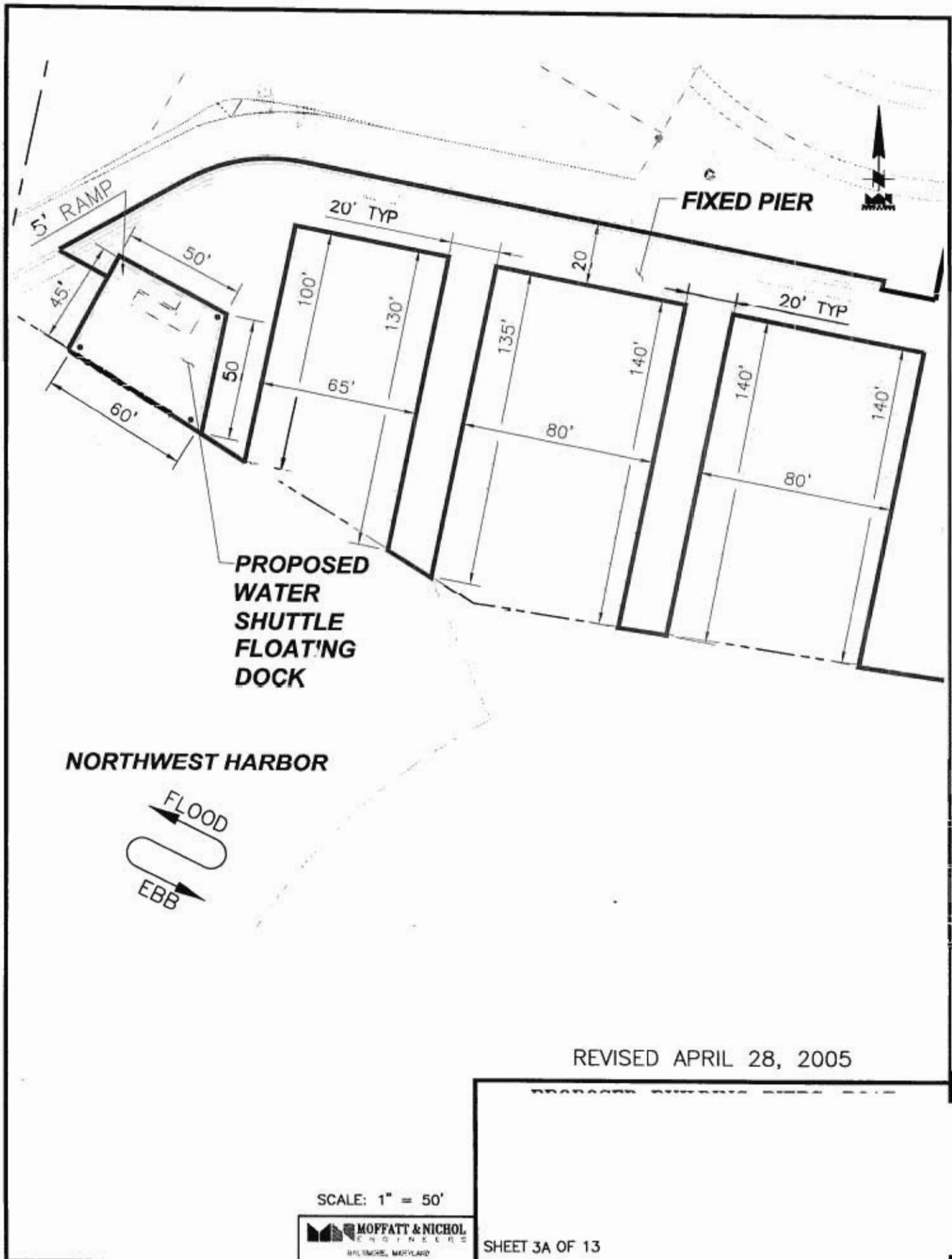
IN: PATAPSCO RIVER
 AT: NORTHWEST HARBOR
 CITY OF: BALTIMORE, MARYLAND
 APPLICATION BY: HARBOR POINT DEVELOPMENT, LLC
 1040 HULL STREET, SUITE 200
 BALTIMORE, MARYLAND 21230

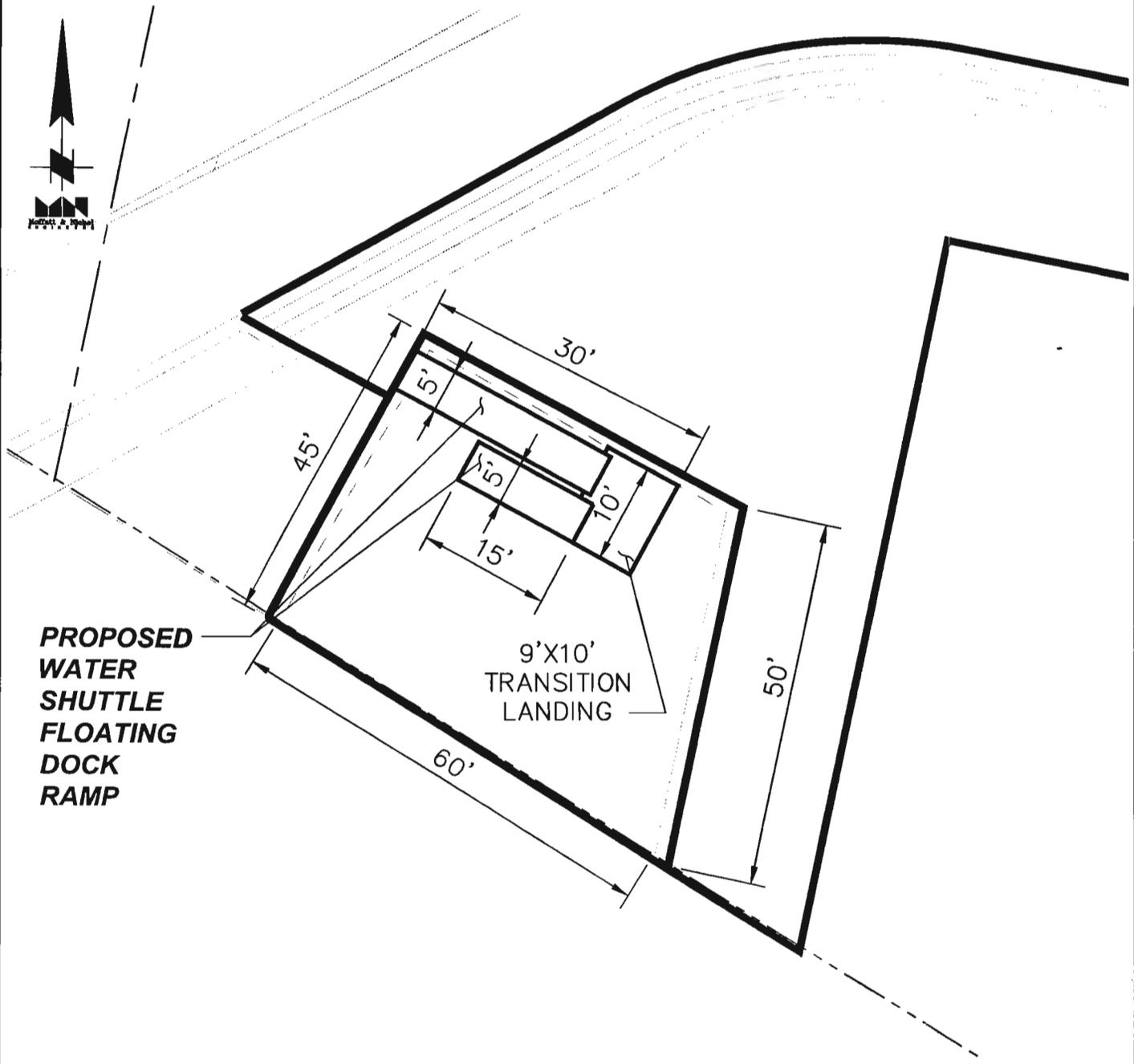
DATE: DECEMBER 2004

SCALE: = 100'

MOFFATT & NICHOL
ENGINEERS
BALTIMORE, MARYLAND

SHEET 3 OF 13





**PROPOSED
WATER
SHUTTLE
FLOATING
DOCK
RAMP**

**9'X10'
TRANSITION
LANDING**

REVISED APRIL 28, 2005

PROPOSED BUILDING PIERS, BOAT

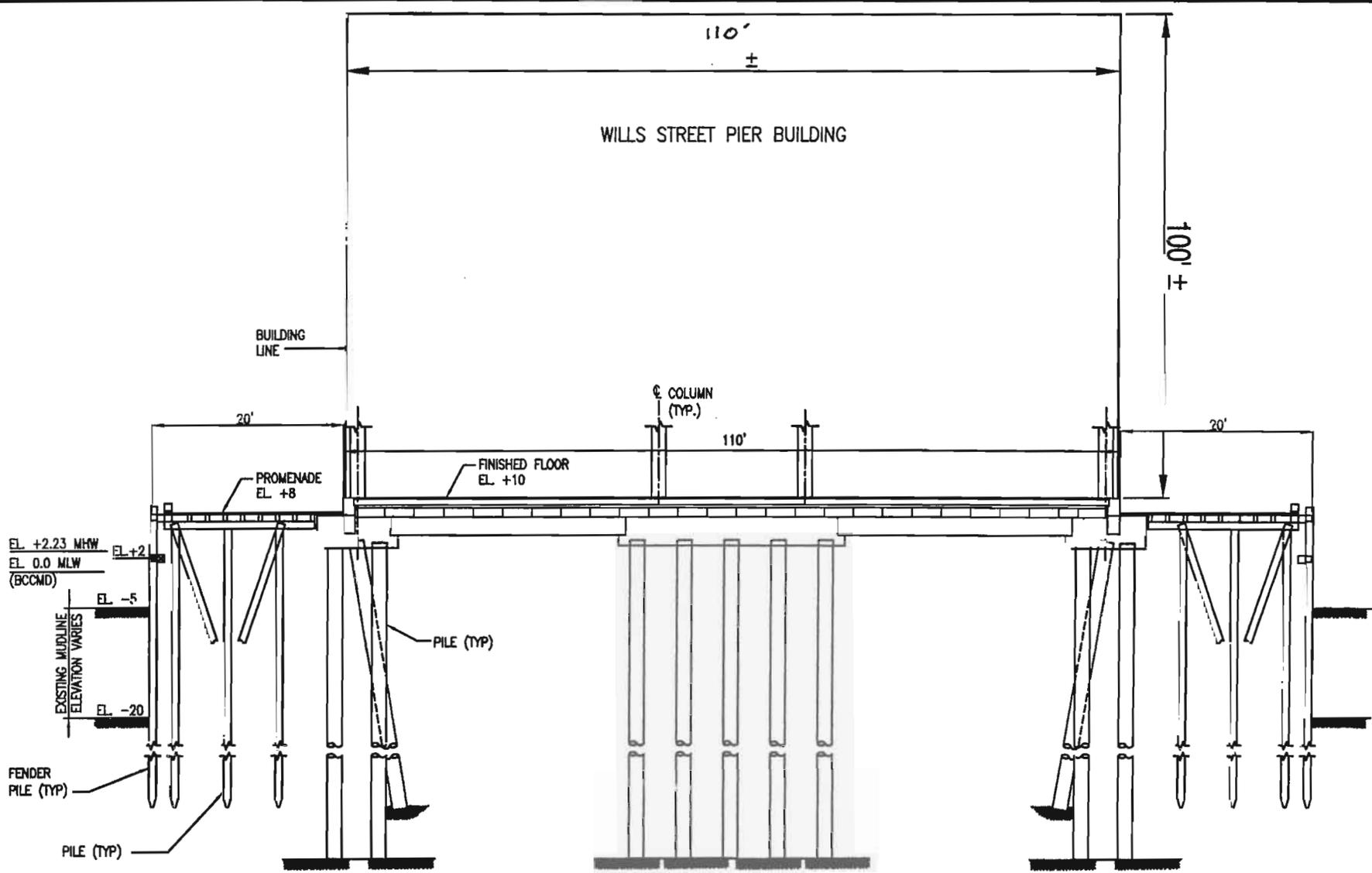
SCALE: 1" = 20'



DATE: DECEMBER 2007

DWG INFO: P:\3448 - HARBOUR CT\00\PERMIT\PERMIT REVISED 4-28-05\3448-POOR\DWG, APR 28 2005 - 01:41 PM; CBRANT; (C) MOFFATT AND NICHOL

DWG INFO: P:\3248 - HARBOR POINT DEVELOPMENT\REVISED 3-11-05\3248-1004.DWG, MAR 08 2005 - 01:35 PM, CSBANT, (C) MOFFATT AND NICHOL



SECTION A-A
SCALE: 1"=20'-0"

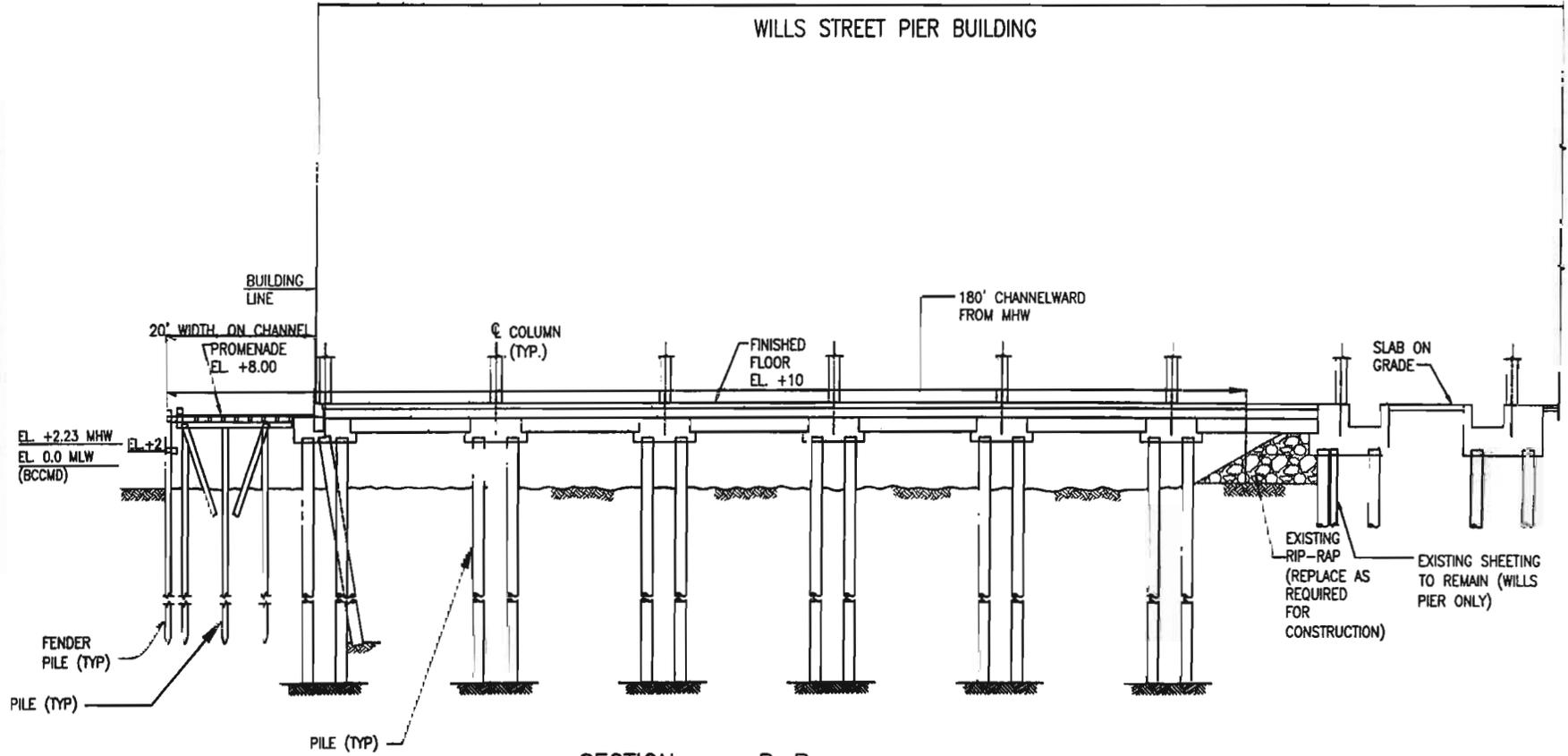
REVISED MARCH 11, 2005

ADJACENT PROPERTIES:

1. LIVING CLASSROOM FOUNDATION
2. DOUGLASS MYERS MUSEUM
3. FERNDALE FENCE AND AWNING CO., INC.

PROPOSED BUILDING PIERS, BOAT PIERS, DECK, BULKHEAD AND DREDGING
 IN: PATAPSCO RIVER
 AT: NORTHWEST HARBOR
 CITY OF: BALTIMORE, MARYLAND
 APPLICATION BY: HARBOR POINT DEVELOPMENT, LLC
 1040 HULL STREET, SUITE 200
 BALTIMORE, MARYLAND 21230
 SHEET 4 OF 13
 DATE: DECEMBER 2004

DWG INFO: P: 15248 - HARBOR POINT DEVELOPMENT PERMIT REVISED 3-11-05/15748-FORMS.DWG; MAR 08 2005 - 04:20 PM; EBRANT; (C) MOFFATT AND NICHOL



SECTION B-B
SCALE: 1"=30'-0"

ADJACENT PROPERTIES:

- 1. LIVING CLASSROOM FOUNDATION
- 2. DOUGLASS MYERS MUSEUM
- 3. FERNDALE FENCE AND AWNING CO., INC.

REVISED MARCH 11, 2005

PROPOSED BUILDING PIERS, BOAT PIERS, DECK, BULKHEAD AND DREDGING

IN: PATAPSCO RIVER
 AT: NORTHWEST HARBOR
 CITY OF: BALTIMORE, MARYLAND
 APPLICATION BY: HARBOR POINT DEVELOPMENT, LLC
 1040 HULL STREET, SUITE 200
 BALTIMORE, MARYLAND 21230

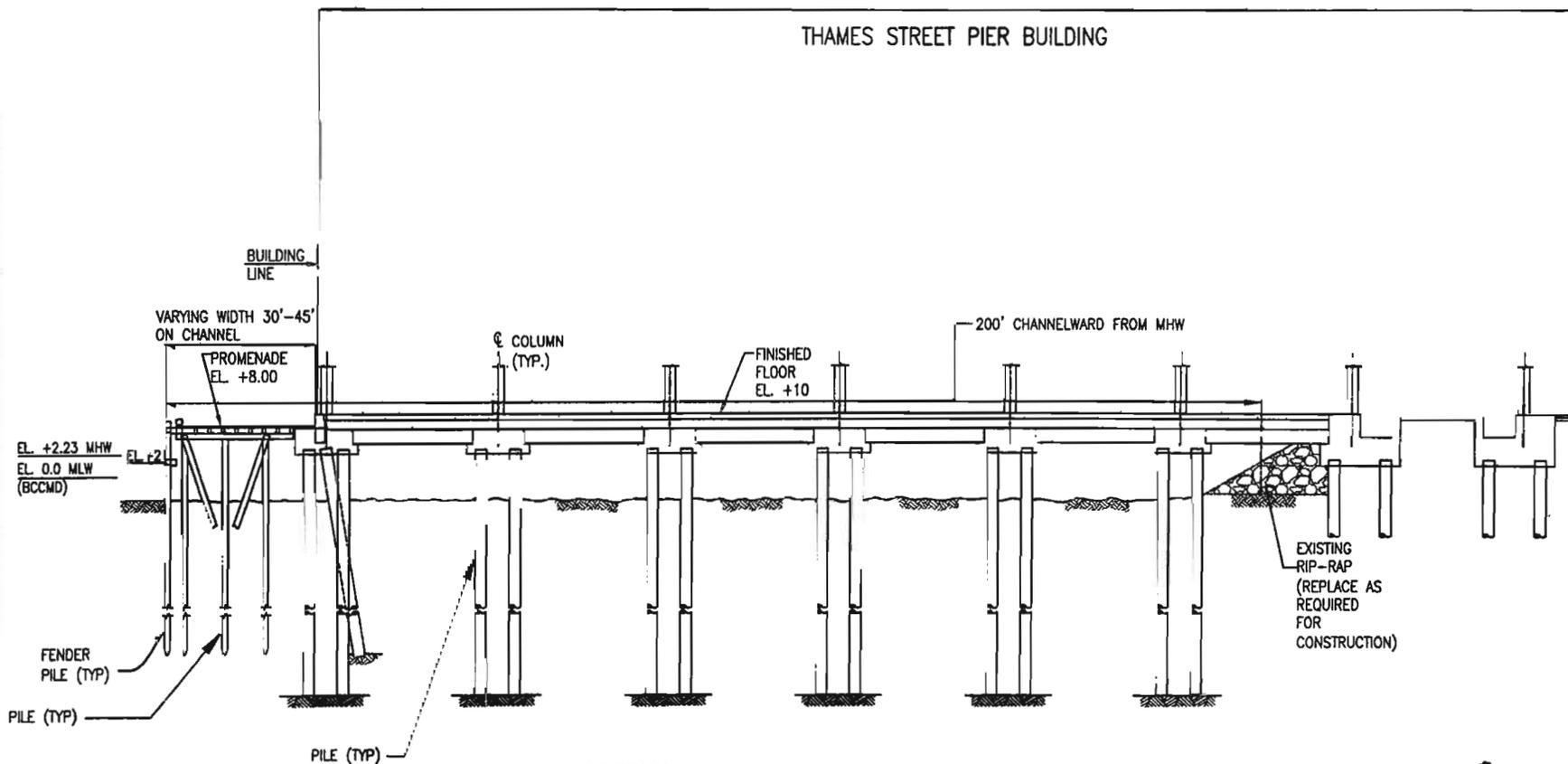
SHEET 5 OF 13

DATE: DECEMBER 2004

MUESER RUTLEDGE CONSULTING ENGINEERS
 14 PERRY PLAZA - 225 W. 34TH STREET, NY, NY 10122

MOFFATT & NICHOL ENGINEERS
 BALTIMORE, MARYLAND

DWG INFO: P:\3248 - HARBOR PTD\CA\PERMIT\PERMIT RELEASED 3-11-05\3248-PROP.DWG, MAR 08 2005 - 01:55 PM: CDR/AMT, (C) MOFFATT AND NICHOL



SECTION H-H
SCALE: 1"=30'-0"

REVISED MARCH 1, 2005

PROPOSED BUILDING PIERS, BOAT PIERS, DECK, BULKHEAD AND DREDGING

IN: PATAPSCO RIVER
 AT: NORTHWEST HARBOR
 CITY OF: BALTIMORE, MARYLAND
 APPLICATION BY: HARBOR POINT DEVELOPMENT, LLC
 1040 HULL STREET, SUITE 200
 BALTIMORE, MARYLAND 21230

SHEET 6 OF 13

DATE: DECEMBER 2004

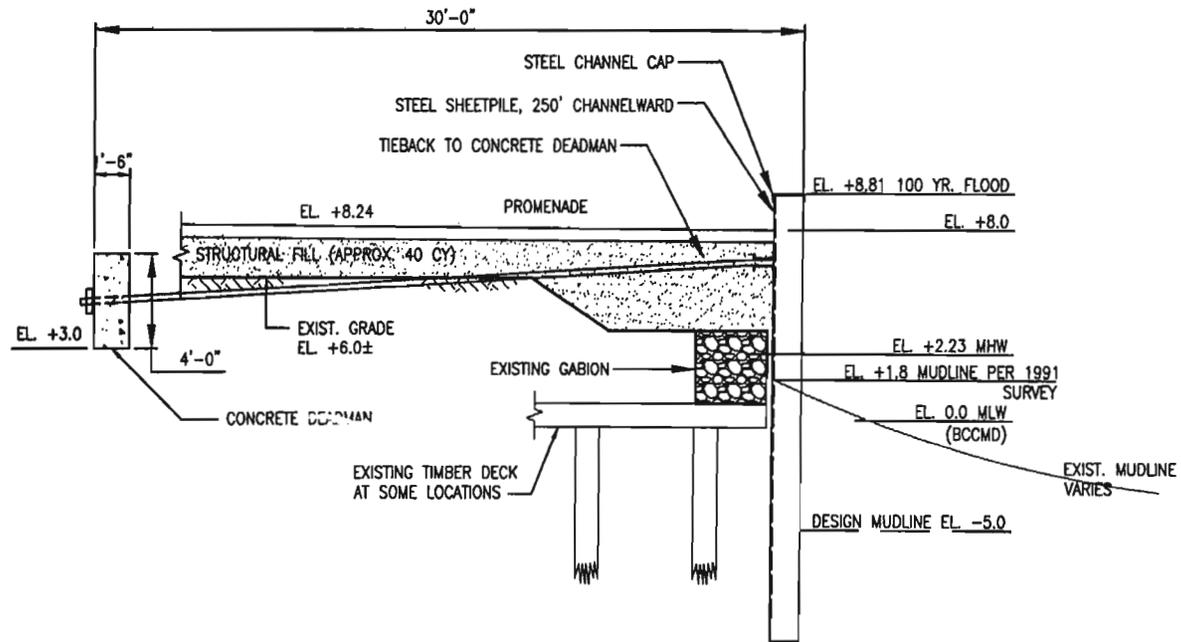
- ADJACENT PROPERTIES:
1. LIVING CLASSROOM FOUNDATION
 2. DOUGLASS MYERS MUSEUM
 3. FERNDALE FENCE AND AWNING CO., INC.

MUESER RUTLEDGE CONSULTING ENGINEERS
 14 PENN PLAZA - 220 W. 34TH STREET, NY, NY 10122

MOFFATT & NICHOL
 ENGINEERS
 BALTIMORE, MARYLAND

X

DWG NO: P:\3248 - HARBOR PT\CAO\PERMIT\NEW PERMIT DRAWINGS\3248-POB.DWG, MAR 07 2005 - 03:20 PM, JAGORIS, (C) MOFFATT AND NICHOL



SECTION C-C
SCALE: 1/8"=1'-0"

ADJACENT PROPERTIES:

- LIVING CLASSROOM FOUNDATION
- 2. DOUGLASS MYERS MUSEUM
- 3. FERNDALE FENCE AND AWNING CO., INC.

NOTE: STRUCTURAL FILL WILL BE EITHER EXISTING EXCAVATED SOILS ON SITE, MIXED WITH CEMENT ADDITIVES OR OFFSITE CLEAN FILL

MUESER RUTLEDGE CONSULTING ENGINEERS
14 PENN PLAZA - 225 W. 34TH STREET, NY, NY 10122

MOFFATT & NICHOL
ENGINEERS
BALTIMORE, MARYLAND

REVISED MARCH , 2005

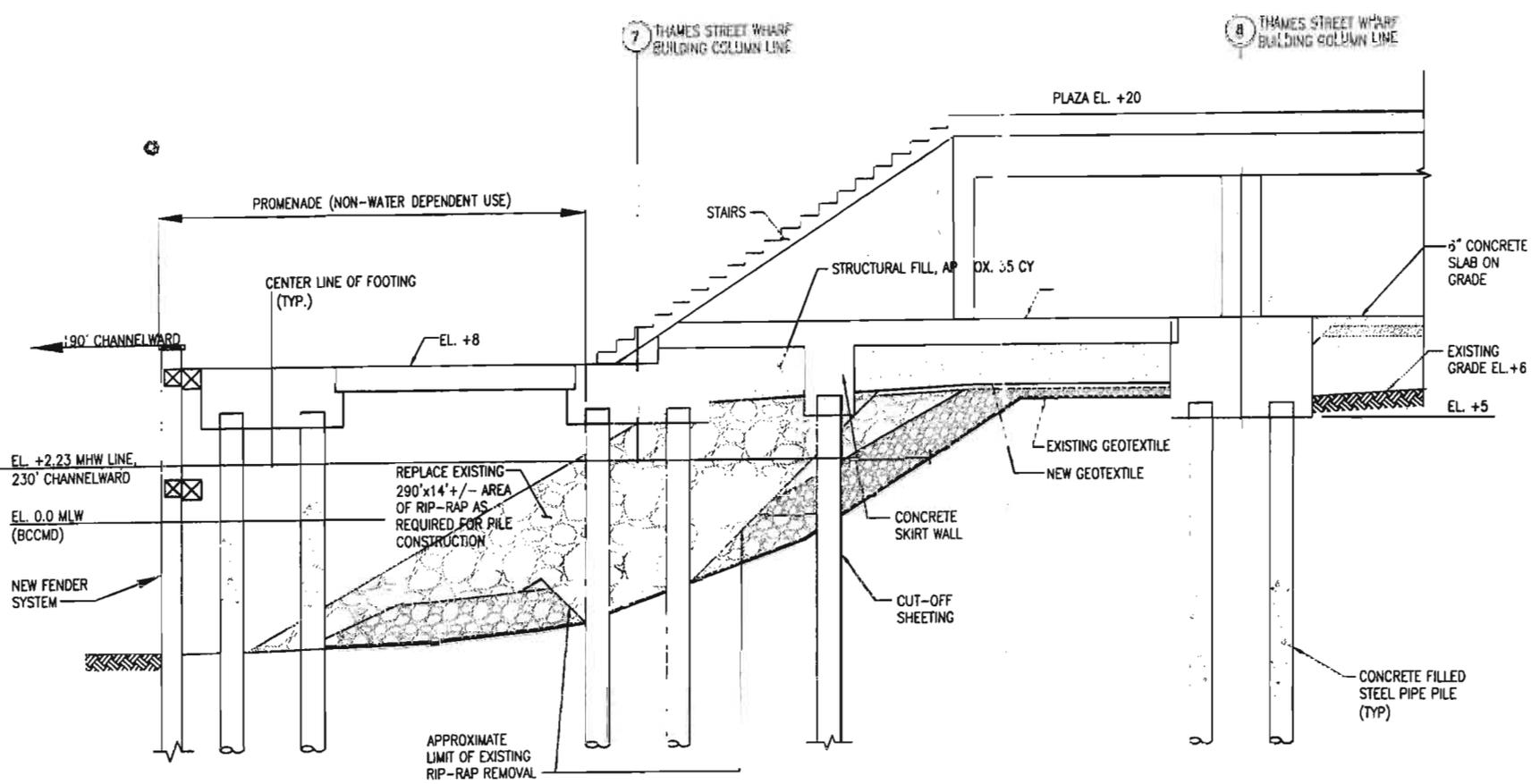
PROPOSED BUILDING PIERS, BOAT PIERS, DECK, BULKHEAD AND DREDGING

IN: PATAPSCO RIVER
AT: NORTHWEST HARBOR
CITY OF: BALTIMORE, MARYLAND
APPLICATION BY: HARBOR POINT DEVELOPMENT, LLC
1040 HULL STREET, SUITE 200
BALTIMORE, MARYLAND 21230

SHEET 7 OF 13

DATE: DECEMBER 2004

DWG INFO: P:\5248 - HARBOR PLY\CAD\PERMIT\PERMIT REVISED 3-1-05\5248-10001.DWG, MAR 14 2005 - 12:44 PM, J.MORRIS, (C) MOFFATT AND NICHOL



SECTION D-D
SCALE: 1/8"=1'-0"

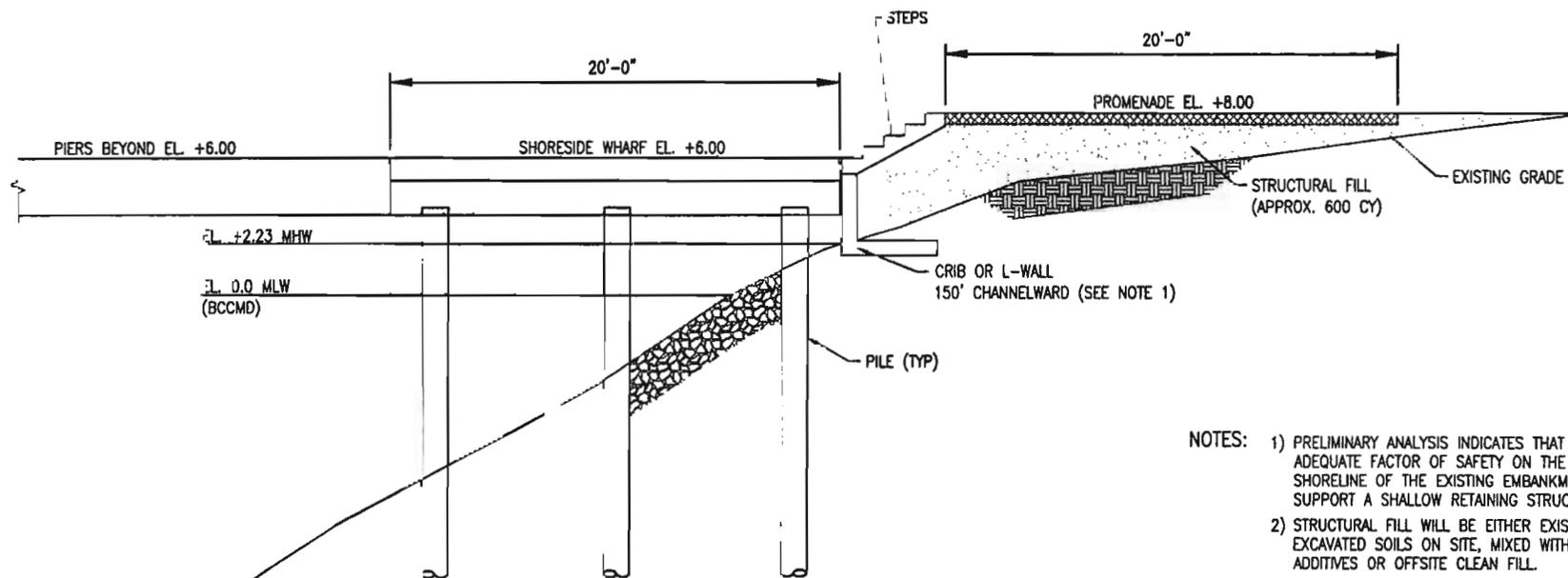
REVISED MARCH 1, 2005

- ADJACENT PROPERTIES:**
1. LIVING CLASSROOM FOUNDATION
 2. DOUGLASS MYERS MUSEUM

PROPOSED BUILDING PIERS, BOAT PIERS, DECK, BULKHEAD AND DREDGING
 IN: PATAPSCO RIVER
 AT: NORTHWEST HARBOR
 CITY OF: BALTIMORE, MARYLAND
 APPLICATION BY: HARBOR POINT DEVELOPMENT, LLC
 1040 HULL STREET, SUITE 200
 BALTIMORE, MARYLAND 21230
 SHEET 8 OF 13 DATE: DECEMBER 2004

MUESER RUTLEDGE CONSULTING ENGINEERS
 14 PEDIEN PLAZA - 225 W. 34TH STREET, NY, NY 10122
MOFFATT & NICHOL
 ENGINEERS
 BALTIMORE, MARYLAND

DWG INFO: P:\5249 - HARBOR PILING\PERMIT\PERMIT REVISED 3-11-05\5249-P009.DWG; MAR 09 2005 - 10:22 AM; CBRANT; (C) MOFFATT AND NICHOL



- NOTES:
- 1) PRELIMINARY ANALYSIS INDICATES THAT THERE IS ADEQUATE FACTOR OF SAFETY ON THE SOUTH SHORELINE OF THE EXISTING EMBANKMENT TO SUPPORT A SHALLOW RETAINING STRUCTURE.
 - 2) STRUCTURAL FILL WILL BE EITHER EXISTING EXCAVATED SOILS ON SITE, MIXED WITH CEMENT ADDITIVES OR OFFSITE CLEAN FILL.

SECTION E-E
SCALE: 1/8"=1'-0"

ADJACENT PROPERTIES:

- LIVING CLASSROOM FOUNDATION
- 2. DOUGLASS MYERS MUSEUM
- 3. FERNDALE FENCE AND AWNING CO., INC.

MUESER RUTLEDGE CONSULTING ENGINEERS
14 PERRY PLAZA - 225 W. 34TH STREET, NY, NY 10122

MOFFATT & NICHOL
ENGINEERS
BALTIMORE, MARYLAND

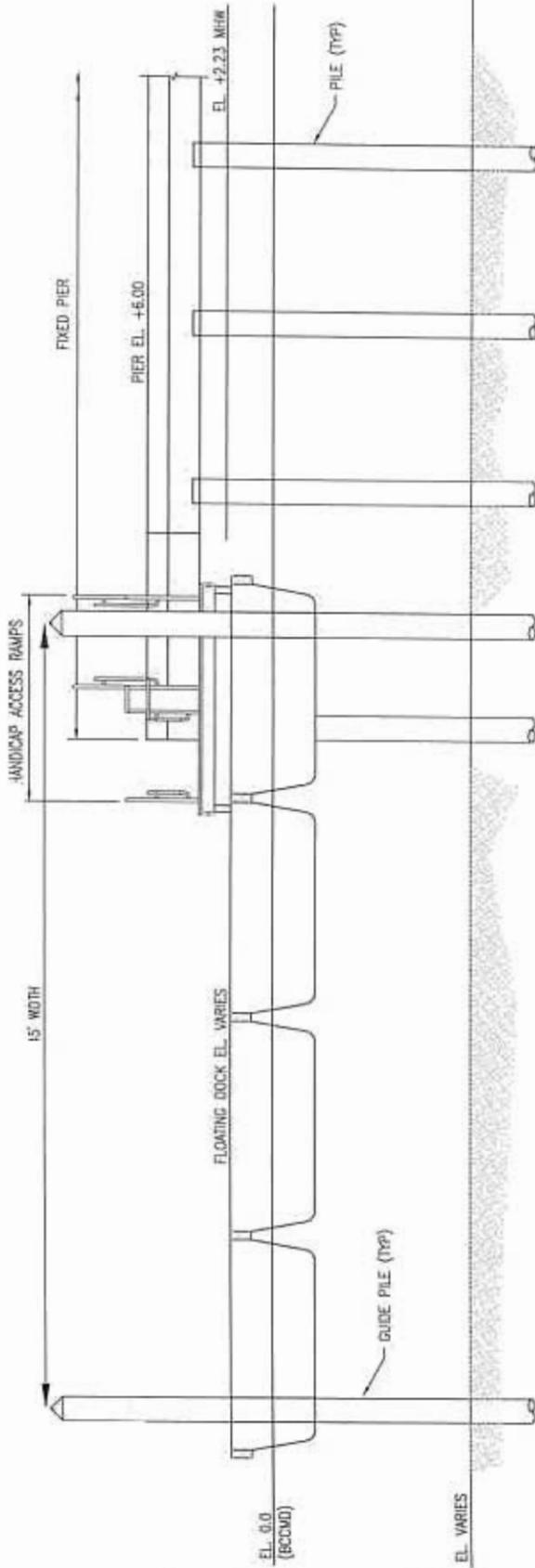
REVISED MARCH 1, 2005

PROPOSED BUILDING PIERS, BOAT PIERS, DECK, BULKHEAD AND DREDGING

IN: PATAPSCO RIVER
AT: NORTHWEST HARBOR
CITY OF: BALTIMORE, MARYLAND
APPLICATION BY: HARBOR POINT DEVELOPMENT, LLC
1040 HULL STREET, SUITE 200
BALTIMORE, MARYLAND 21230

SHEET 9 OF 13

DATE: DECEMBER 2004



SECTION G-G
SCALE: 1/8"=1'-0"

REVISED APRIL 28, 2005

PROPOSED BUILDING PIERS, BOAT PIERS, DECK, BULKHEAD AND DREDGING

IN: PATAPSCO RIVER
 AT: NORTHWEST HARBOR
 CITY OF: BALTIMORE, MARYLAND
 APPLICATION BY: HARBOR POINT DEVELOPMENT, LLC
 1040 HULL STREET, SUITE 200
 BALTIMORE, MARYLAND 21230

SHEET 11 OF 13

DATE: DECEMBER 2004

- ADJACENT PROPERTIES:
1. LIVING CLASSROOM FOUNDATION
 2. DOUGLASS MYERS MUSEUM
 3. FERNDALE FENCE AND AWNING CO., INC.



