



The World Trade Center  
Baltimore

*401 East Pratt Street  
Baltimore, Maryland 21202*

**Hurricane Preparedness Plan**

Last Revised: April 2026

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## Hurricane Preparedness Plan

### Purpose:

The purpose of this plan is to establish policies and procedures to prepare The World Trade Center Baltimore (**WTC**) in the event of a hurricane. Preparing the WTC for a weather event includes protecting occupants and securing Maryland Port Administration (**MPA**) property and equipment. The MPA Property Management Office (**PMO**) will disseminate advisory information to its WTC tenants and oversees preparation activities by Complete Building Services (**CBS**) (WTC maintenance) for the WTC. The goal of the preparedness plan is to minimize the risk of death, injury, and property damage and return the WTC to normal operations as quickly as possible after a severe weather event.

This plan is advisory in nature and does not supersede any directives or requirements established by the Maryland Department of Emergency Management's (**MDEM**) State of Maryland Emergency Operations Plan (**EOP**) or by any authority having jurisdiction. These plans should be reviewed and their policies, directives, and recommendations adhered to, as they apply, in the event of a hurricane or severe weather event emergency.

### Application:

This plan applies to The World Trade Center Baltimore, PMO, WTC maintenance, and other related personnel that are involved with the safeguarding of MPA property and personnel as it relates to the WTC.

### Discussion:

Hurricanes pose a threat to life and property on the Atlantic and Gulf coasts of the United States from high winds, heavy rains, and flooding. Fortunately, hurricanes can be detected, and their movements closely monitored making the threat they pose relatively predictable. With sufficient notice and preparation, people and property can be protected, and losses potentially minimized.

June 1st through November 30th is the period of greatest hurricane activity and is referred to as hurricane season. The Coast Guard Captain of the Port (**COTP**) will establish and publish maritime conditions based on when gale force winds are predicted to arrive on the Maryland waters of the Chesapeake Bay (or the COTP Zone). The intent of setting port maritime hurricane conditions is to give the port community time to prepare. These conditions are described as follows:

- 1. SEASONAL ALERT:** Set on June 1<sup>st</sup> and remains in effect through November 30<sup>th</sup>.

At this time hurricane plans should be reviewed, and weather reports closely monitored for any hurricane activity.



2. **STORM CONDITION:** Set when high winds 55 mph/48kts or greater are forecast. This condition includes all phases of the approaching storm. This is the time approximately 120 hours (5 days) prior to predicted landfall of storm.
3. **WHISKEY:** Set when gale force winds (34+mph) associated with tropical system activity is expected to arrive at the Port within **72 hours**.
4. **XRAY:** Set when gale force winds (34+mph) associated with tropical system activity is expected to arrive at Port within **48 hours**.
5. **YANKEE:** Set when gale force winds (34+mph) from a hurricane force storm are expected to arrive at the Port within **24 hours**, and as soon as practical after the storm passes.
6. **ZULU:** Set when gale force winds (34+mph) from a hurricane force storm are expected to arrive at the Port within **12 hours**.

The MDTA Police Department (P.D.) maintains a 24-hour watch and communications system. U.S. Coast Guard will make notification every time there is a change in the Port Maritime Hurricane Conditions (via telephone, Maritime Safety and Security Bulletins, and/or through teleconferences), changes to MDTA Police, MPA Ops or MPA Office of Environment, Safety, and Sustainability (**OESS**). OESS will notify the PMO who in turn will notify the tenants of the hurricane condition and other relevant information.

It is important to have an up-to-date WTC Emergency Contact Form (see Attachment 2). WTC tenants are responsible for submitting in a timely manner any changes for its office relating to emergency contacts to the PMO via email to [jnapoli@marylandports.com](mailto:jnapoli@marylandports.com). The WTC Emergency Contact Directory will be maintained at the PMO, WTC maintenance, the WTC Security Desk and MDTA Police Department Communications.

### **Preparation Actions:**

**WHISKEY: (also referred to as *HURRICANE SEASON*).**

1. Normal business operations may continue.
2. The OESS will advise PMO of the maritime condition.
3. The PMO will do the following:
  - Advise tenants to review this website:  
[www.mpa.maryland.gov](http://www.mpa.maryland.gov) prior to the expected event.
4. Stay posted to: [www.mpa.maryland.gov](http://www.mpa.maryland.gov)



- Review preparedness plan for XRAY, YANKEE, ZULU with WTC maintenance and other pertinent personnel in relation to the WTC and preparedness.
- Contact BGE to devise plan for shutdown of electricity if necessary.

**XRAY: (also referred to as *HURRICANE WATCH*).**

1. Normal business operations may continue.
2. The OESS will advise PMO of the maritime condition and periodic weather updates.
3. PMO will remind WTC Tenants to stay posted to [www.marylandports.com](http://www.marylandports.com).
4. PMO will Contact State Highway Administration (SHA) to have an antenna contractor to re-inspect the roof antennas for safety. SHA shall contact all antenna owners and advise them of any issues.

WTC maintenance must conduct the following hurricane preparation activities:

- Identify work force that will report to the WTC during Condition YANKEE through Post hurricane.
- Ensure equipment and supplies required under the WTC emergency preparedness plan are on site or available.
- Survey both inside and outside the WTC. Make plans to protect outside equipment and structures.
- Clear items such as loose gear, equipment, trash, trashcans, etc., from outside and loading dock.
- Check all lobby and other exterior doors for design standard operation.
- Lock down revolving doors when wind gusts exceed 45 mph; the swing doors will be used for ingress and egress.
- Test emergency generator and fill fuel tank.
- Test all drains to ensure proper operation.
- Test all sump pumps for proper operation.
- Check and secure roof and all roof hatches.
- Check Link-Seals at Columns 4, 6 & 8, joint caulking, and other watertight seals around the perimeter of the building.
- Check floodgates and drop-in flood barriers to ensure full closure, latch and seal in accordance with the manufacturer's operation instructions.
- Check all flood barrier systems, components, equipment and materials.



- Check storm drain manhole in west access ramp to confirm watertight seal and all bolts tight in place. Confirm access to all parts associated with installation of emergency cover plate hung on adjacent wall.
- Review schedules of all functions to be held on the 21<sup>st</sup> floor and Top of the World (TOTW) during and after the hurricane. WTC maintenance is to notify the clients of the potential hurricane and to prepare for possible closure of the WTC to allow clients to make alternate plans. Provide list to executive office in the event we have to cancel any events and refunds will be necessary. WTC maintenance is to have all contacts and phone numbers for each client readily accessible.
- Have in place fully charged radios, cell phones, flashlights, back up batteries for the above for a crew of 10 people. In addition, cell phones for two people must be fully charged and available.
- Check operation of hand portable submersible pumps, 120-volt, 60-foot head capacity with 1- 1/2" discharge with hose connection fitting and enough 1-1/2" hose (75 feet min. to reach an appropriate discharge point) to remove floodwater from the loading dock, basement, columns, lobby, etc.
- Check connection to emergency electric power at basement and lobby level to operate hand portable submersible pumps and wet vacs.

**YANKEE: (also referred to as *HURRICANE WARNING*).**

1. Once Condition YANKEE is set, a MPA Emergency Coordination Group (ECG) for the marine terminals may be established. The PMO may either send a representative or be in communication with the ECG. OESS will advise PMO if a ECG has been established.
2. The OESS will, if required, make regular status reports to the MDEM Emergency Operations Center (EOC) in accordance with Appendix 3 to Annex C of the Maryland EOP.
3. Normal business operations may continue.
4. OESS will advise PMO of the maritime condition and provide periodic weather updates.
5. The MDTA Police will patrol MPA facilities and report any problems or hazardous conditions noted to OESS and PMO.
6. The PMO will do the following:
  - Remind WTC Tenants to stay posted to the website.
  - Plan for the possible closing of WTC in order to prepare for hurricane.
  - Review all actions taken in Condition XRAY
  - Notify staff and tenants the loading dock is closed for deliveries and route through lobby, if possible. All deliveries must use service elevator.



- Normal telephone service may not be available after a hurricane. Review radio procedures and protocols and ensure radio batteries are available and charged.
- Notify work force to report to the WTC.
- Provide arrangements for MPA Property Management personnel sleep if the time to be on duty is over 16 hours.

WTC maintenance will do the following:

- Remove any potential hazards from WTC grounds.
- Direct Security to close arcade gates.
- Implement procedures to deploy and /or stage the flood barrier systems as per Attachment 3, Phase I, Items 1 through 7.
- Review all actions taken in Condition XRAY
- Connect semi-rigid fire hose to alternate sump pump discharge pipe coupling at Column #2 and stabilize hose end at column gate at elevation +13.5 feet.
- Normal telephone service may not be available after a hurricane. Review radio procedures and protocols and ensure radio batteries are available and charged.
- Provide arrangements for CBS personnel sleep if the time to be on duty is over 16 hours.

**ZULU: (also referred to as (*HURRICANE WARNING*)).**

1. The OESS will advise PMO of the maritime condition and provide periodic weather updates.
2. Business operations may continue under Condition WHISKEY.
  - PMO will remind WTC Tenants to stay posted to [www.marylandports.com](http://www.marylandports.com).
  - MPA Executive Department will decide to close WTC depending on the conditions that are expected and/or orders that may be received from another jurisdiction having authority.
  - PMO will continue to review evacuation and other emergency plans.
  - PMO will plan for the possible closing of WTC in order to finalize actions for the hurricane.
  - PMO will prepare to establish a potential WTC MPA Emergency Coordination Group (WTC ECG) with pre-designated personnel. The WTC ECG will continue to report to the terminals ECG.
  - PMO will make contact with BGE to confirm plan to shutdown electrical power, if necessary. This shutdown would be needed in the event the basement floods and immediate response from BGE is required.



WTC maintenance should complete the following activities:

- a. Implement Phase II, 11 and 12 as specified in Attachment 3.
  - b. If floodwater rises to an elevation of +9.5 feet, redirect sump pump discharge flow to Column #2. Note: redirecting flow prematurely will dump sump water on to the plaza not yet flooded.
3. The OESS should make regular status reports to the MDEM EOC in accordance with Appendix 3 to Annex C of the Maryland EOP.

### **Post Hurricane Activities**

The OESS will advise PMO of any official advice or recommendations and update MPA Office of Communications for changes on the webpage for tenants to review status of building operations.

1. The PMO will direct WTC maintenance to perform the following:
  - Perform post hurricane evaluation and assess any damage and determination if building can return to normal or limited operations. Report findings to PMO as soon as possible.
  - Return to seasonal alert.
2. If access to WTC or tenant spaces is affected, posting will be on website.
3. WTC maintenance should:
  - Inspect and restore utilities as quickly as can be done safely.
  - Examine exterior (including, but not limited to roof, water dock and columns) and interior for any damage.
  - Initiate work orders for immediate repair.
  - Conduct an inventory and report damage to PMO, and PMO will advise terminal ECG as long as the ECG remains in operation.
  - Provide copies of all completed work orders and estimate of costs to PMO.
4. The MPA Office of Communications will update news releases of WTC situation, condition, and employees' work status and post on designated website.
5. The OESS should make regular status reports to the MDEM EOC accordance with Appendix 3 to Annex C of the Maryland EOP.
6. WTC maintenance should uninstall flood barrier systems in reverse order of installation then clean, inspect, inventory and store securely.



7. If access to WTC or tenant spaces is affected, posting will be on website.



**Attachment 1 - List of Essential Telephone Numbers**

<b><u>Department/Agency</u></b>	<b><u>Contact Information</u></b>
Baltimore City Fire Department (Non-Emergency # available 24/7)	410-396-5689
Baltimore Gas & Electric - Report All Electric Outages & Gas Leaks	1-800-685-0123
Baltimore Gas & Electric - Outage Request	410-685-1400
Baltimore Gas & Electric - Senior Account Executive - <b>Leon Manns</b>	Office: 410-209-1513 Cell: 667-313-1851 <a href="mailto:leon.manns@bge.com">leon.manns@bge.com</a>
City Public Works (line) (to report a problem) <b>or 311</b> Mayor's Office of Emergency Management Sidewalks (footways) <b>or 311</b>	410-396-3100 410-396-6188 410-396-6969
Water & Waste Water - <b>James Patrick</b>	410-396-7870 <a href="mailto:james.patrick@baltimorecity.gov">james.patrick@baltimorecity.gov</a>
Storm Drains - <b>Ronald Brooks</b>	410-396-6541 <a href="mailto:ronald.brooks@baltimorecity.gov">ronald.brooks@baltimorecity.gov</a>
Maryland Department of the Environment	866-633-4686
Oil & Hazardous Materials Emergency Response Team	866-633-4686
Maryland Department of Emergency Management	410-517-3600
Emergency Operations Center	410-517-3600
SHA - WTC Rooftop Antenna Management - <b>David Rineholt</b>	Office: 410-455-8330 Cell: 443-604-6786
MDTA Police Department Communications Section - Emergency	410-537-7911
MDTA Police Detachment Commander - <b>Captain Martin Dillow</b>	Office: 410-633-1071 Cell: 410-382-0363
Operations – <b>Lieutenant James Genovese</b>	Office: 410-633- 1070 Cell: 443-324-6498
On Duty Supervisor	410-633-1130



MPA Office of Communications

Office: 410-385-4483

Cell: 410-446-1204

MPA WTC Security

410-385-4490

MPA Safety and Risk Management Department

410-633-1148

MPA Terminal and Vessel Operations Department

410-633-1077

Main Director of Operations

410-633-1124

Gen. Manager, Terminal Operations

410-633-1018

Marine Operations Duty Person

410-633-1077

410-633-1078

410-633-1076

WTC/CBS Facility Manager - Matt Bordash

202.281.8111 (cell)

WTC Property Manager - Laurie Davidow

667.435.0917 (cell)

WTC Assistant Property Manager - Drake Beckner

410-385-4730 (office)



**Attachment 2**

**WTC Tenant Emergency Contact Form**

COMPANY NAME: \_\_\_\_\_ SUITE #: \_\_\_\_\_

FLOOR: \_\_\_\_\_ BUSINESS PHONE: \_\_\_\_\_ BUSINESS FAX #: \_\_\_\_\_

1st CONTACT NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_

BUSINESS # \_\_\_\_\_ EXT: \_\_\_\_\_ HOME #: \_\_\_\_\_ CELL#: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

2nd CONTACT NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_

BUSINESS # \_\_\_\_\_ EXT: \_\_\_\_\_ HOME #: \_\_\_\_\_ CELL#: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

3rd CONTACT NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_

BUSINESS # \_\_\_\_\_ EXT: \_\_\_\_\_ HOME #: \_\_\_\_\_ CELL#: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

**Please note it is the tenant's responsibility to notify the Property Management Office of any information that changes. Please email changes to Joe Napoli at [jnapoli@marylandports.com](mailto:jnapoli@marylandports.com).**



### **Attachment 3 – Implementation of Flood Barrier Systems**

#### **Phase I (Whiskey)**

1. **East and West Loading Dock Egress Stairs:**  
Install drop-in flood barrier, latch and inflate seals at each location. This barrier will provide flood protection to Elev. +11.5’.
2. **SE and SW Double Swing Doors on Arcade:**  
Install demountable conversion frame and stop log system at each pre-fitted location. This barrier will provide flood protection to Elev. +11.5’.
3. **East Main Entrance Door at Column #2:**  
Install demountable conversion frame and stop log system at pre-fitted location. This barrier system will provide flood protection to Elev. +11.5’.
4. **West Main Entrance Door at Column #10:**  
Install demountable conversion frame and stop log system at pre-fitted locations. This barrier system will provide flood protection to Elev. +11.5’.
5. **North Main Entrance Doors at Column #2 and #10 facing Pratt Street:**  
Install side demountable conversion frames on the two (2) north entrances between columns 2 and 10 and on fire stairs # 1 and 2 egress doors at arcade level. Full deployment must not be completed until the building is officially closed. Stage remaining stop logs neatly in WTC west lobby for implementation under Phase II.
6. Receive and review site specific weather information provided by MPA’s weather service. Distribute weather information to WTC tenants.
7. Provide update to OESS Office or MPA ECG and Executive Director.

#### **Zulu**

8. **Access Ramp Floodgates:**  
Close, latch, and seal floodgates at top of east and west loading dock access ramps. These barriers will provide flood protection to Elev. +11.5’.
9. **Auxiliary Cover Plate:**  
Install auxiliary emergency cover plate over watertight manhole cover in west access ramp.
10. **Divert Sump Pump Discharge: (to be done only if absolutely needed)**  
Connect semi-rigid fire hose to alternate sump pump discharge pipe coupling at Column #2 and stabilize hose end at column gate at elevation +13.5 feet. Redirect flow by closing one valve in the mechanical room and opening the other valve in the load bank room.



## **Phase II: Executive decision is made to close WTC**

### **11. North Main Entrance Doors at Column #2 and #10 facing Pratt Street:**

Install stop log system at each pre-fitted location. This barrier system will provide flood protection to Elev. +11.5'.

### **12. SE and SW Fire Stair Egress Doors:**

After the building has been officially closed, install stop log system at each pre-fitted location. This barrier system will provide flood protection to Elev. +11.5'.

## **Attachment 4 – Checklist for Pre-Hurricane Season**

### **March thru May Actions**

WTC maintenance activities for hurricane preparation:

1. Annually review Hurricane Preparedness Plan and update as needed.
2. Inspect and test emergency generator & automatic transfer switches. Perform a building power outage to ensure proper transfer of emergency power to all connected systems and proper operation of those systems on emergency power. Verify full and complete return to normal power.
3. Inspect and test all sump pumps. Inspect all building drains and traps. Jet wash loading dock drain lines. Clean out debris and sediment, then test flush to confirm efficient flow. Inspect steam line penetration at west loading dock entrance and BGE conduit penetrations in transformer vault room to confirm sealant integrity and note any evidence of leaks.
4. Contact SHA to verify inspection of roof antennas and structure for safety has taken place and request written confirmation. SHA Communications Dept. can be reached at 410-747-8590. Any problems found should be discussed to determine if any issues are cause for concern during the hurricane season.
5. Inspect and check roof hatches, roof membrane, flashing, drains, penetration seals, etc.
6. Inspect link-seals at Columns 4, 6 & 8, joint caulking, and other watertight seals around perimeter of the building. Make any repairs as necessary.
7. Inspect and test floodgates and drop-in flood barriers to ensure full closure, latch and seal. Inspect and test stop logs and to ensure proper alignment, fit and seal. All in accordance with the manufacturer's operation and maintenance instructions.



8. Inspect and verify that watertight manhole cover is sealed, all bolts are tight in place, and all parts for auxiliary emergency cover plate are in good condition. Conduct an exercise to install auxiliary cover plate to verify installation protocol.
9. Inspect and inventory 10 mil plastic sheeting (1 - 15' x 100' rolls per flood event), seal & peel sealant (one case per flood event), sand bags (500 – 50 lb. bags per flood event) and other related equipment for use as required or needed during a hurricane.
10. Contact the Baltimore City DPW and request an evaluation of storm drain condition and if any problems exist, what action will be taken. Contact Chief of Storm Water Engineering, Utility Engineering Section at 410-396-4700 and advise him of the specific intention.
11. Inspect and remove all trash and check water flow through drains at Columns 4, 6 and 8. These drains do not enter the building but should be cleaned and checked periodically to ensure proper drainage if the columns should become filled during a flood event.
12. Check operation of forklift and ensure spare tank of propane is available.
13. Advise PMO when above is completed.



**Attachment 5 – Definitions**

**Definitions:**

**Elevation:** Fixed structure elevations are based on Baltimore City vertical datum.

**Floodwater Elevation:** Potential floodwater elevation at time of hurricane arrival is calculated by adding predicted tide level (NOAA website) at time of arrival, at Baltimore, MD., Site #8574680 (Fort McHenry) plus 1.0 feet at WTCB plus average storm surge for predicted hurricane category (expected in Baltimore at time of arrival) from Saffir-Simpson Hurricane Scale. Note: Adjustment at WTCB is reference on 1983-2001 Epoch period. Beginning at 0.8 feet in year 2000 and increasing 0.1 feet every 5 years based on predicted sea level rise over the next century. This reference to be corrected at the next Epoch reported by NOAA anticipated in Year 2021 to 2026.

Example:

- +2.5 feet - Fort McHenry Tide Prediction (standard prediction, excluding storm surge)
- +1.0 feet - Adjustment at WTCB
- +4.5 feet - Avg. Storm Surge Category 1 Hurricane (Saffir-Simpson Hurricane Scale)
- 
- +8.0 feet - Flood Water Elevation

**Saffir-Simpson Hurricane Scale:** See Below

<b>Saffir-Simpson Hurricane Scale</b>			
<b>Scale No. (Category)</b>	<b>Sustained Winds (mph)</b>	<b>Damage</b>	<b>Storm Surge</b>
1	74-95	Minimal: Unanchored mobile homes, vegetation and signs.	4-5 Feet
2	96-110	Moderate: All mobile homes, roofs, small crafts, flooding.	6-8 Feet
3	111-130	Extensive: Small buildings, low-lying roads cut off.	9-12 Feet
4	131-155	Extreme: Roofs destroyed, trees down, roads cut off, mobile homes destroyed. Beach homes flooded	13-18 Feet
5	> 155	Catastrophic: Most buildings destroyed. Vegetation destroyed. Major roads cut off. Homes flooded.	> 18 Feet