

**August 21, 2023**

## **State Center Market and Conceptual Pre-Development Study**

### **I. Overview and Background**

The City of Baltimore Department of Planning is requesting proposals from a qualified consultant to undertake a market feasibility and conceptual pre-development study for the redevelopment of the site known as “State Center,” (the “Site”)

Since its construction in the 1950’s, State Center has been a major State employment center and, at its peak, housed the largest concentration of State agencies in Maryland, employing over 3,000 people. The State undertook a public procurement in 2004 and selected a developer to redevelop the Site. The development rights awarded to the developer were terminated in 2016 due to several issues including the potential cost of relocating the agencies located in the complex. For background and informational purposes, several documents pertaining to the previous development plan can be found at [www.statecenter.org](http://www.statecenter.org).

In 2022, the State announced a plan to relocate the agencies and facilities located at State Center to buildings in the City’s downtown area, a process that is underway and expected to be completed by the beginning of 2025. Once vacant, the State will transfer the Site in its entirety to the City through a process and schedule to be determined.

### **II. Project Goals**

The goal of the Study is to create a vision for the vacated Site as a Transit Oriented Development and an anchor for this critical part of Baltimore based on current and projected market conditions. Additionally, the Consultant will create a conceptual and aspirational predevelopment plan, taking into consideration assets in the immediate vicinity and factors such as economic development initiatives underway or planned within a 3 – 5-year horizon.

The consultant should explore unique economic development opportunities presented by this large, centrally located site near transit amenities. Opportunities such as emerging economic markets and proximity to federal agencies and medical institutions should be considered. It is recommended that the Consultant review local and regional economic development studies, regional and local community plans and other documents and resources listed in Section IV, Paragraph E below.

The plan should also include an Alternate Scenario, detailed in Section IV, Paragraph D below, to address the possible future redevelopment of the adjacent McCulloh Homes site. A successful redevelopment of McCulloh Homes would include replacing the existing McCulloh Homes residential units with mixed income housing within a to-be-defined catchment area that would include the Site.

Future development should maximize and leverage the Site’s proximity and connectivity to Baltimore Penn Station (Amtrak, MARC) as well as existing transit stations at or adjacent to the Site for the Baltimore Metro and Light Rail, through the creation of a multi-modal walkable

community. Consideration should be given to how future development could address the locational challenges present in the current Site configuration such as disconnections to adjacent communities and anchor institutions and minimal pedestrian and bike access through and to the Site.

The project deliverable should be a combination of rigorous analysis presented in words and data tables, and attractive images of what the consulting firm deems desirable and possible.

### III. Project Location

The Site is comprised of six individual parcels as identified on the Aerial Site Plan and listed below:



- Parcel A:** 66,300 SF (1.522-acres) 190' W Preston St.
- Parcel B:** 90,800 SF (2.084-acres) 270' N Eutaw St.
- Parcel C:** 127,800 SF (2.933-acres) 425' N Eutaw St.
- Parcel D:** 95,000 SF (2.180-acres) 325' N Eutaw St.
- Parcel E:** 129,400 SF (2.970-acres) 430' N Eutaw St.
- Parcel F:** 298,000 SF (6.841-acres) 840' W Preston St.

Total developable land area is approximately 18.5 acres.

The study area is generally located northwest of Downtown Baltimore at the intersection of several neighborhoods, including McCulloh Homes, Bolton Hill, Madison Park, Upton, Mount Vernon, and Seton Hill as well west of the emerging Baltimore Penn Station re-development. (See map attached as Exhibit A.)

In addition to the development of the six parcels noted above, the Consultants should also consider the potential repurposing of the existing Fifth Regiment Armory facility, located on the northeast portion of the Site, in a manner that supports the overall project and community.

### **III. Location Attributes**

Both the State Center/Cultural Center Metro Subway and the Cultural Center Light Rail Station are located on-site or adjacent to the Site. Penn Station is located within one-half mile to the northeast with Amtrak, MARC and Light Rail service. There are two major transportation corridors that connect to the Site. Martin Luther King Jr. Boulevard (MLK, Jr. Blvd.) adjoins the southern boundary of the site and runs westerly and south to the downtown district. Howard Street abuts the eastern boundary of the site and intersects with MLK, Jr. Blvd. and also continues south to the downtown district.

A map identifying many locational assets proximate to the Site is attached as Exhibit B including:

- University of Maryland Medical Center – Midtown Campus
- University of Baltimore
- Maryland Institute College of Art
- Penn Station (station and surrounding properties under development)
- Cultural Center Metro Station
- Cultural Center Light Rail station
- Meyerhoff Symphony Hall
- Peabody Institute (music conservatory)
- George Peabody Library
- Enoch Pratt Free Library– Central Library
- Lyric Opera House
- Joseph Meyerhoff Symphony Hall
- Walters Art Museum

### **IV Scope of Work**

Responsive proposals will include:

- A. Market feasibility for redevelopment of the entire Site (all six parcels identified in Section III above as a mixed-use Transit Oriented Development at meaningful density based on current conditions and existing assets as identified above.
- B. An aspirational conceptual pre-development plan for the development of a dense, mixed-use, mixed-income TOD community that will be an asset for Baltimore City for the foreseeable future, making this site a destination and anchor for this part of the city. This conceptual plan should consider the assets in the immediate vicinity, economic development initiatives underway or planned to begin within a 3 – 5-year horizon, and other factors such as the local and regional economy and local, regional, state and federal priorities. Ideally, this plan will reference similar locations in other cities that have successfully transformed large, well located transit proximate sites. This plan should include recommendations for:
  - 1. A feasible development program expressed in square feet and featuring a mix of uses including mixed-income housing, commercial and institutional uses.
  - 2. Building site locations and maximum and minimum building heights
  - 3. Street architecture and other identifiers that could energize and brand the site
  - 4. Optimum public space locations, street grid and vehicular and pedestrian access to/from and within the Site. Consultant should endeavor to retain the existing street grid to the extent possible and provide a rough estimate for the projected cost of newly created streets and sidewalks. These tasks pertain to the Alternative Scenario described in paragraph D below.
  - 5. Connectivity and integration into neighborhoods surrounding the Site including opportunities for shared resources and amenities and pedestrian connections eliminating barriers between the Site and surrounding neighborhoods.
- C. The market study and conceptual pre-development plan should address and correlate to the following ongoing efforts:
  - 1. Amtrak’s Baltimore Penn Station Master Plan, Penn Station/Station North Redevelopment Plan. Consideration should be given to the physical connection between the Site and the development parcels at Penn Station, the Howard Street corridor and the development site at the University of Baltimore.
  - 2. Maryland Department of Transportation Baltimore TOD Investment Study, underway Fall, 2023.
- D. The conceptual plan should also include an Alternative Scenario to accommodate the potential inclusion of the Site within the catchment area defined by the Housing Authority of Baltimore City (HABC) in a future application for a [CHOICE Implementation Grant for the redevelopment of McCulloh Homes, a public housing community with 552 units immediately adjacent to the Site.](#) Choice grants are competitive grants awarded by HUD to support truly collaborative and comprehensive efforts to complete equitable redevelopment with a focus on People, Housing and Neighborhood. Thus, the



conceptual Plan for the Alternative Scenario should include accommodating some of the replacement housing at various income levels and community-supportive amenities as required by CHOICE for the redevelopment of McCulloh. These components should be in sufficient detail to enable HABC, the City Department of Housing and Community Development and/or prospective developers to estimate the cost of infrastructure and projected housing subsidies for the future combined redevelopment of the Site and McCulloh Homes. Tasks described in Paragraph B (4) above are included in the Alternative Scenario.

- E. There are a number of documents that are directly applicable to the Site and others that indirectly relate to future development of the Site. The existing regulations, overlays and strategic plans directly applicable to the Site should be considered by the Consultant in completing the work. They include the following:
- [State Center Planned Unit Development](#)
  - [Midtown Community Benefits District](#) – The site is within the boundaries of the district.
  - [Current Zoning](#)
    - State Center is currently zoned TOD-4, while McCulloh Homes is generally zoned R-8, with limited areas of TOD-2 and C-1.

Additional related plans include the following:

- [Penn Station/Station North Redevelopment Plan](#) (currently underway)
- [Development by UB/Zahlco at 50 W. Oliver](#) – This is the former USPS facility that is being transformed into a mixed-use development.
- [The Baltimore State Center Site Alternative Land Use Study](#) released by the Maryland Stadium Authority in January 2018.
- [Senate Bill 614 / House Bill 1286](#) passed during the 2018 Legislative Session of the Maryland General Assembly that went into effect October 1, 2018.
- Information from the previous State Center development plan available at <http://www.statecenter.org/>

Suggested Additional Information:

- [Baltimore Complete Streets Manual](#)
- [Baltimore Together](#) – Developed by BDC, this is the City's five-year economic development strategy completed in 2021.
- [Ten-Year Regional Economic Opportunity Strategy](#) – underway through the Greater Baltimore Committee
- [West Impact Investment Area: Implementation Strategy Plan](#) (2022)
- [Historic Upton Neighborhood 2026 Master Plan](#) (2018)
- [Seton Hill Master Plan](#) (2015)
- [Mount Vernon Master Plan](#) (2012)
- Market Center Neighborhood Strategic Plan (in progress)

- [Comprehensive Plan](#) – This 10-year state mandated plan is currently underway through the Department of Planning; projected to be completed in 2024.

F. It is recommended that the Consultant connect with several of the area’s stakeholders. Contact information for the following organizations will be provided to the Consultant

1. University of Maryland Baltimore
2. University of Maryland Medical System
3. Housing Authority of Baltimore City
4. Amtrak
5. Penn Station Partners (Development team for Baltimore Penn Station/Station North development)
6. State Center Neighborhood Alliance
7. University of Baltimore
8. Maryland Institute College of Art (MICA)

**V. Schedule and Submission Requirements**

A. Respondents must submit an “intent to submit proposal” letter no later than August 28<sup>th</sup>. The letter should be no longer than one page and submitted electronically to:

Chris Ryer  
Director, City of Baltimore Department of Planning  
[Chris.ryer@baltimorecity.gov](mailto:Chris.ryer@baltimorecity.gov)

Copies to:  
Caitlin Audette  
[Caitlin.audette@baltimorecity.gov](mailto:Caitlin.audette@baltimorecity.gov)

Nichole Stewart  
[Nichole.stewart@baltimorecity.gov](mailto:Nichole.stewart@baltimorecity.gov)

B. Responses are due on September 29, 2023, by 1:00 p.m. The Proposal shall be uploaded electronically to the following:

Chris Ryer  
[Chris.ryer@baltimorecity.gov](mailto:Chris.ryer@baltimorecity.gov)

Caitlin Audette  
[Caitlin.audette@baltimorecity.gov](mailto:Caitlin.audette@baltimorecity.gov)

Nichole Stewart  
[Nichole.stewart@baltimorecity.gov](mailto:Nichole.stewart@baltimorecity.gov)

Mira Green

[Meredith.green@baltimorecity.gov](mailto:Meredith.green@baltimorecity.gov)

The electronic submissions should be formatted as a pdf file and should include the firm's name in the file name and shall be formatted so each page can be printed in 8 ½ x 11.

- C. Respondents must respond to all requirements identified in the RFP. Failure to do so may disqualify the respondent from participation in the RFP process. The response must include:
- Narrative describing respondent's approach to Scope of Work
  - Resumes of all team members, including designation of primary/lead member of the team and, if applicable, names of subconsultant companies and their anticipated roles and responsibilities.
  - Fee Proposal
- D. Questions regarding this RFP are to be submitted electronically in Word or PDF format to Chris Ryer and Caitlin Audette at the email address noted above, no later than September 11.
- E. Please include information regarding the name of the firm, representative's name, and contact information.

All questions received and responses will be distributed to the respondents by September 18.

#### **VI. Respondents' Qualifications:**

Respondents shall provide information that demonstrates experience, capability, and qualifications to undertake the scope of work outlined in the RFP, including:

- A. Brief narrative highlighting experience of the primary/lead member of the team and that of all subconsultants. Identify any prior working relationships between team members. Include team's expertise pertaining to TOD projects exhibited through prior work.
- B. Three (3) relevant project examples completed under the direction of the primary/team lead, particularly TOD projects. Each subconsultant shall also provide three (3) relevant project examples. Each example should illustrate the firm's expertise and experience with similar scopes of work on other projects.
- C. Three references for each firm represented on the team. References should be familiar with the firm's work.

## VII. Evaluation Criteria

Proposals will be evaluated by a panel based on, the following criteria, with the weight assigned to each:

- A. The degree to which the respondent’s proposal addresses the RFP’s goals and requirements. **40 points**
- B. Including all members of the team, the Respondent’s experience and track record for completing similar projects in a timely fashion. **30 points.**
- C. The inclusion of minority and/or women-owned firms on the Consultant’s team. **15 points**
- D. The competitiveness of the proposed fee. **15 points.**

Oral presentations for each consultant submitting a responsive proposal will be scheduled for the week of October 23<sup>rd</sup>. The presentations will be made before the panel reviewing the proposal submissions.

## VIII. Award of Contract and Completion of Work

The projected schedule for award, contract approval, Notice to Proceed and completion of work is as follows. Note that this is an estimate and is subject to change.

Selection of Consultant	October 30, 2023
Contract negotiations complete	November 17, 2023
Final approval by BOE and execution of contract	December 20, 2023
Notice to Proceed	January 2, 2024
Completion of Work	June 1, 2024

Below is a chart summarizing the schedule and due dates:

### Schedule

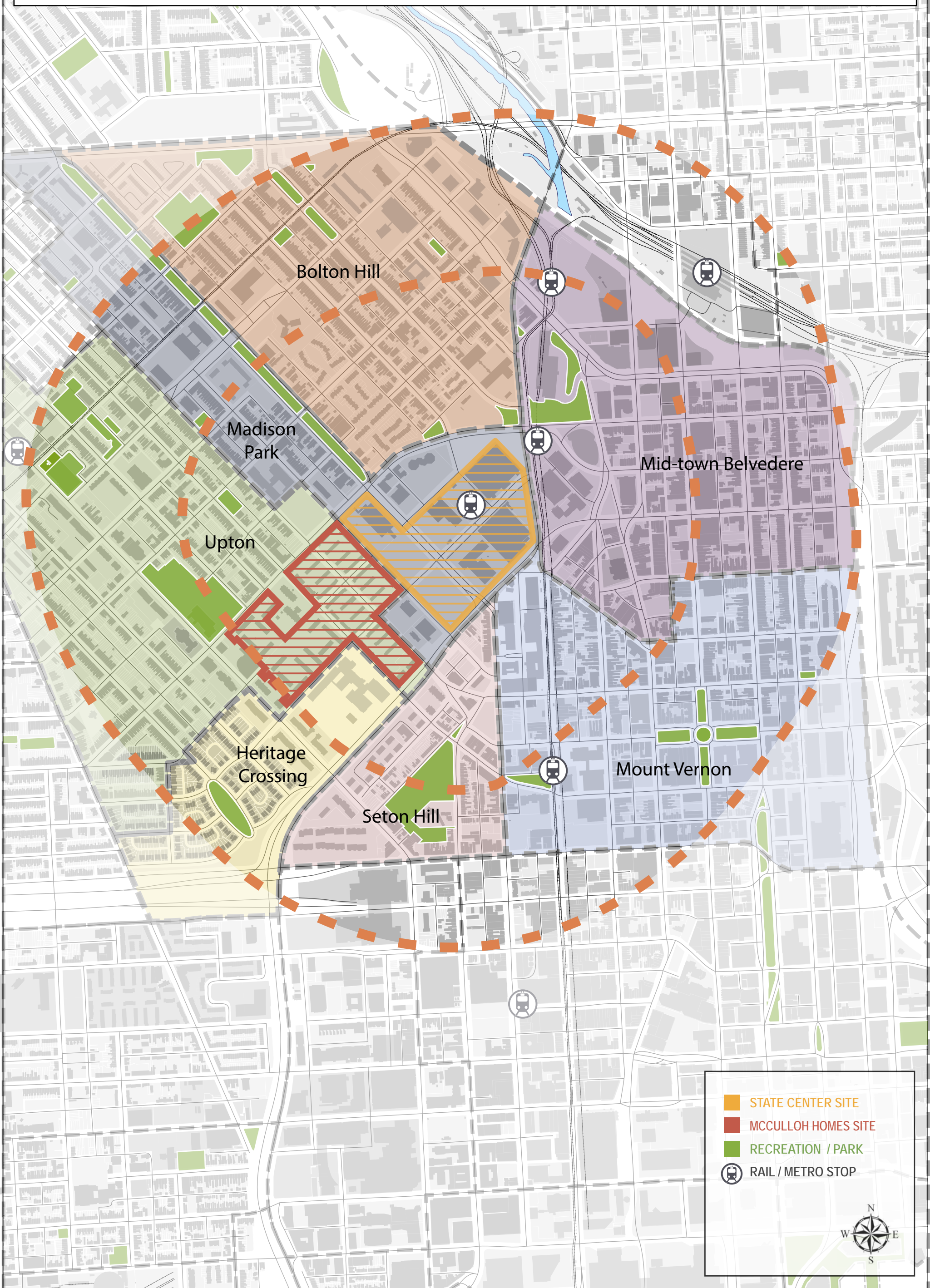
<b>Event:</b>	<b>Due Date:</b>
RFP Issued	August 18
Deadline for letter of intent to respond	August 28
Submission of Questions – Deadline	September 11
Responses to Questions	September 18
RFP Closing Date	September 29
Oral Presentations	Week of October 23
Award of Contract – Final City Approval	December 20
Notice to proceed	January 1, 2024
Completion of all work required by Contract	June 1, 2024

## IX. List of Exhibits:

- Exhibit A: Map of Site with neighborhoods
- Exhibit B: Map showing assets



# State Center RFP: Exhibit A Surrounding Neighborhoods





# State Center RFP: Exhibit B - Location Attributes

- |  |  |  |   |
|--|--|--|---|
|  STATE CENTER SITE     |  1 State Center         |  8 Walters Art Museum       |  15 Historic Samuel Coleridge-Taylor |
|  MCCULLOH HOMES SITE   |  2 McCulloh Homes       |  9 Pratt Central Library    |  16 Baltimore School for the Arts    |
|  RECREATION / PARK     |  3 UMMS - Midtown       |  10 University of Baltimore |  17 Peabody Institute of the JHU     |
|  POTENTIAL DEVELOPMENT |  4 Symphony             |  11 MICA                    |  18 Baltimore Leadership School      |
|  EDUCATIONAL USE       |  5 Lyric Opera House    |  12 Mount Royal Elem. Mid.  |  19 Pedestal Gardens                 |
|  NEIGHBORHOOD ANCHOR   |  6 Waxter Senior Center |  13 Renaissance Academy     |  20 50 W. Oliver                     |
|  ONGOING DEVELOPMENT   |  7 MCHC                 |  14 Furman Templeton        |  21 Pennsylvania Station             |
|  RAIL / METRO STOP     |  |  |  22 Metro West Site                  |

