

## **BDC Issues RFP for Parcels in Downtown Baltimore**

### ***Redevelopment Opportunity for Properties at 114, 116 W. Lexington Street and 207 Park Avenue***

BALTIMORE (February 23, 2018) – The Baltimore Development Corporation (BDC), on behalf of the City of Baltimore, issued a Request For Proposals (RFP) for the purchase and redevelopment of three City-owned properties in Downtown Baltimore.

The intent of this RFP is to promote the re-use of these parcels in a fashion that will achieve the City's objectives of job creation, tax generation, adaptive reuse and redevelopment that fits within the context of the surrounding area.

The site, on the Westside of downtown, is located in the Market Center National Register Historic District and is part of the Market Center Urban Renewal Plan area. Near Lexington Market, the properties are also within walking distance to several entertainment venues such as Everyman Theatre, the Hippodrome and Royal Farms Arena. The area is well served by public transportation.

The parcels are contiguous and bounded by West Lexington Street to the south, Park Avenue to the west, 112 West Lexington Street to the east, and 216 North Liberty Street to the north.

1. **114 West Lexington Street:**  
Land area of 1,793 square feet and is improved with a 3-story structure.
2. **116-120 West Lexington Street:**  
Land area of 4,027 square feet and is improved with a 3-story structure.
3. **207-209 Park Avenue:**  
Land area of 912 square feet and is improved with a 4-story structure.

All of the properties are currently vacant. Respondents are able to bid on the entire site offering or parcels on an individual basis. However, redevelopment of all properties by a single development team is preferred.

The site is eligible for the 10-year High Performance Tax Credit for market-rate rental housing and is located within the City's Enterprise Zone. Additionally, the properties may also be eligible for the CHAP Property Tax Credit for Historic Rehabilitations and Restorations, as well as for several state and federal tax credits.

BDC will hold a pre-proposal conference on-site at 114 West Lexington Street on Tuesday, March 13 at 10:00 a.m. All proposals must be received by BDC no later than 12 p.m. on Monday May 21, 2018. To download the RFP, please visit <http://baltimoredevelopment.com/rfps/>.

###