

BDC Releases RFP for Redevelopment of Former Mayfair Theatre Site and 300-304 W. Franklin Street

BALTIMORE (February 28, 2018) – The Baltimore Development Corporation (BDC), on behalf of the City of Baltimore, has released a Request for Proposals (RFP) for the purchase and redevelopment of the former Mayfair Theatre site and 300-304 W. Franklin Street.

The site, located in the Bromo Tower Arts & Entertainment District, is comprised of two city-owned properties: the remaining structure at 506 N. Howard Street and one lot at 300 West Franklin Street. Developers must bid on all properties within the site. The site is within the Mount Vernon neighborhood, the Market Center National Register Historic District, and is approximately 17,343 square feet in total land area.

The façade and lobby of the former Mayfair Theatre must be renovated and all reasonable preservation efforts should be pursued. Incorporation of historic preservation principles in redevelopment of the site is strongly encouraged.

The goals of the City in offering this site for sale and redevelopment include, but are not limited to, the following:

- Market driven, mixed-use projects with ground-floor uses that will activate Howard Street
- To increase the daytime and/or evening population in the Bromo Arts District and help transform downtown Baltimore's west side into a pedestrian-friendly neighborhood
- To serve as a gateway to established districts east/west/south of the site
- To establish a positive and identifiable image for the site
- The project will celebrate the character of the historic district and thoughtfully integrate new construction that is compatible with the Mayfair Theatre

Bounded by Howard Street to the east and Franklin Street to the south, the site falls within the Market Center Urban Renewal Area and is zoned in the C-5-HS "Howard Street Mixed-Use Sub-district." The site is well served by public transit, including subway, light rail and bus lines.

To obtain further information regarding this redevelopment opportunity, the RFP can be downloaded from BDC's website at <http://baltimoredevelopment.com/rfps/>.

BDC will hold a pre-proposal conference on-site on Friday, March 16 at 10:00 a.m. (parties will meet at 300 W Franklin St on the corner of Franklin & Howard Streets).

All proposals are due by 12 p.m. on Monday, April 30, 2018 at the offices of BDC.

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