

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

BALTIMORE (December 6, 2016) - Continuing to move the revitalization of the west side of downtown forward, 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.

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 Market Center National Register Historic District and is approximately 17,343 square feet in total area.

The primary façade and lobby of the former Mayfair Theatre must be renovated and all reasonable preservation efforts should be pursued, as defined by the 2001 Memorandum of Agreement between the City and the Maryland Historical Trust. Incorporation of historic preservation principles in redevelopment of the Mayfair 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 and humanize Franklin 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
- Reimagine the Mayfair for a 21st century audience
- To serve as a gateway to established districts east/west/south of the site
- To establish a positive and identifiable image for the site
- To improve pedestrian circulation within and around the site

Currently Zoned B-4-1 in the Central Business District and just approved for a C-5 zoning designation by Baltimore City Council, the site is bound by Howard Street to the east and Franklin Street to the south, within the Market Center Urban Renewal Area. The site is well served by public transit, including subway and bus lines, and is bordered by the Maryland Transit Administration's light rail alignment along Howard Street and the Centre Street Light Rail stop one block north. The Mount Vernon Cultural District and the historic Seton Hill neighborhood surround the site to the east and west respectively.

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 Friday, December 16, 2016 at 9:30 a.m. at 300 W. Franklin Street (corner of Franklin & Howard Streets).

All proposals are due by 12 p.m. on Monday, March 6, 2017 at the offices of BDC.

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