



Parkview Recreation Center Homeownership **REQUEST FOR QUALIFICATIONS**

I. DEVELOPMENT OPPORTUNITY

The Baltimore City Department of Housing and Community Development is seeking multiple developers to rehabilitate residential structures on the blocks surrounding the new Parkview Recreation Center, which is located at 2235 N Fulton Ave, Baltimore, MD, 21217. The specific blocks are:

- 2600 block of Woodbrook Avenue
- 1500 block of Clifton Avenue
- 2600 block of Francis Street



Baltimore City's Department of Recreation and Parks is currently constructing the brand-new [Parkview Recreation Center](#) at the site of the former Westside Elementary School. This capital project represents a more than \$12 million investment in the Penn North neighborhood. Highlights of the new facility include a large gymnasium, catering kitchen, flexible multipurpose/community rooms, office space, and a robust open fitness area. Additionally, the site will feature a new multi-generational, community-centered park containing a large flexible-use green space for walking, jogging, and skating. The park will also have flat play areas, paths, a picnic pavilion, and a large playground with amphitheater. To leverage this transformational recreation and green space capital investment, the Department of Housing and Community Development is seeking to identify development partners to rehabilitate vacant residential buildings facing the Parkview Recreation Center site.

The Department of Housing and Community Development, along with the Department of Planning, held community charettes with the residents and stakeholders to gauge their respective preference for development. The expressed community preference from this engagement work was for residential homeownership opportunities through rehabilitation of the existing vacant structures.



Our goal is to identify mission-oriented developers with demonstrated experience rehabilitating vacant buildings with the goal of homeownership. DHCD is currently working to establish whole-block outcomes, which includes receivership as well as acquiring vacant properties surrounding the new Parkview Recreation Center for rehabilitation.

The following tables specify both DHCD’s existing inventory in this RFQ area as well as our projected acquisitions. DHCD reserves the right to modify the specific properties included in this RFQ. In addition, while the focus area is represented by the specific blocks identified above, DHCD also reserves the right to expand the geographic boundaries of this offering as necessary.

Current DHCD Inventory

1507 Clifton Ave	1509 Clifton Ave
1511 Clifton Ave	1513 Clifton Ave
1515 Clifton Ave	1519 Clifton Ave
1531 Clifton Ave	1535 Clifton Ave
1537 Clifton Ave	1539 Clifton Ave
1545 Clifton Ave	1547 Clifton Ave
1549 Clifton Ave	1554 Clifton Ave
1562 Clifton Ave	
2610 Woodbrook Ave	2616 Woodbrook Ave
2622 Woodbrook Ave	2624 Woodbrook Ave
2626 Woodbrook Ave	

Projected DHCD Acquisitions Underway

1505 Clifton Ave	1517 Clifton Ave
1541 Clifton Ave	1543 Clifton Ave
1556 Clifton Ave	1560 Clifton Ave
2608 Woodbrook Ave	2614 Woodbrook Ave
2618 Woodbrook Ave	
2627 Francis Street	2629 Francis St
2643 Francis St	2647 Francis St



NOTE: Some of DHCD's acquisitions are very recent and so not reflected yet on CoDeMap

II. DEVELOPER(S) QUALIFICATIONS

The City of Baltimore is seeking qualified developers or development teams that bring creativity, expertise, resources, and respect for the vision and history of the community and project goals. Selected developers will possess the following:

- Significant experience in construction and residential development in an urban setting
- Understanding of State economic development resources
- Demonstrated financial capacity and viability

Responsibilities of the selected developer may include but are not limited to:

- Preparation of site and building designs for permits
- Completion of working drawings and building permit approvals
- Coordination of all stabilization/construction activities
- Twelve-month completion of development plans

III. NEIGHBORHOOD DESCRIPTION

Penn North is a working-class community in West Baltimore that features two and three-story rowhomes with large backyards. With all of the ingredients to be a thriving, successful community, Penn North features a solid housing stock with livable streets. The Penn North Neighborhood is minutes from historic Druid Hill Park, Mondawmin Mall (and Metro), I-83 and is located in the West Impact Investment Area (WIIA). Penn North is part of the Pennsylvania Avenue Main Streets and is close to MICA and Coppin State University. In addition to being home to new Parkview Recreation Center, it will also be home to the new Charm-TV headquarters. The Penn North Community Association is a non-profit organization with a mission of creating a better, cleaner, healthier community. Its focus is on improving the human condition of its residents and stakeholders, while reducing crime, increasing homeownership and commercial enterprises.

IV. ADDITIONAL DEVELOPMENT INFORMATION

All properties in the target blocks are zoned R-8, Rowhouse Residential District. Key bulk/yard by-right permissions are as follows:

Maximum Building Height	35'
Maximum Lot Coverage	60% (for lots >80' deep) / 80% (for lots <80')
Minimum Rear Yard	20'

Vehicle Parking:

Rehabilitated rowhouse dwellings would be exempt from typical vehicle parking space requirements ([Article 32](#), section 16-601(d)). Off-street parking may be included, however, provided that there is adequate access to and space on each parcel.

Design Manual:

Should any rehabilitation proposals include upper floor additions, note that the [Baltimore City Design Manual](#) does impose certain design standards on such additions to existing rowhouses.

Baltimore City Historic Tax Credit for Historic Rehabilitations and Restorations (aka CHAP Tax Credit):

The RFQ site is located within the Baltimore National Heritage Area, making the properties eligible for the [CHAP Tax Credit](#). This is a very valuable tax credit that can substantially reduce the amount of property tax owed for a 10-year period. More information can be found by contacting the Department of Planning. *Note that these properties ARE NOT within a Local Historic District (aka CHAP District) and so are NOT automatically subject to those historic preservation requirements.*

V. SUBMISSION REQUIREMENTS

Respondents shall submit the Statements of Qualifications below in the order listed:

a. **Cover Letter**

- This section should include a summary of qualifications most relevant to working with community partners.

b. **Relevant Qualifications:** A description of the scope and nature of required development experience.

- This section must document an acceptable experience and success rate with regard to housing development in Baltimore City.

c. **Cost and Quality Control:** A description of respondent's knowledge of real estate financing methods.

- Experience and success working in a public/private partnership to develop housing.

d. **Project Team Summary:** Names, roles, and resumes of key personnel who will constitute the development team.

- The respondent should include the proposed architect, engineer, master contractor and construction manager.

e. **Financial Capacity:** A concise description of the organizations financial capacity to deliver the prospective stabilization/construction project.

f. **References:** Three (3) corporate and/or community references.

- These references shall include at least one banking reference, and two current or recent client references for development projects.

VI. SELECTION PROCESS

Baltimore City DHCD intends to select multiple developers with a with proven track record of rehabilitating properties. The selected developers will be offered an exclusive negotiation privilege and land disposition agreement upon offer and acceptance of the RFQ award. Any selected developer will be subject to DHCD’s disposition process that could include background checks.

DHCD reserves the right to decide which properties will be available to developers under this RFQ. Any properties and proposals that qualify under our Fixed Pricing Program can be sold under that program pricing and other guidelines. All developers selected through this RFQ will be required to meet and adhere to any applicable laws or procedures required for land development within the City of Baltimore.

All awards and subsequent settlement of individual properties will be subject to all DHCD’s land disposition processes including, but not limited to full execution of a Land Disposition Agreement (LDA) and subsequent compliance including meeting minimum funding requirements and background checks. DHCD may reject at any time any or all of the submissions pursuant to this RFQ. DHCD may also, at any time, waive compliance with, or change any of the terms or conditions of this RFQ.

Please direct all questions and inquiries during all stages of the submission and selection process to devbids@baltimorecity.gov.

VII. EVALUATION CRITERIA

The RFQ will be evaluated through consideration of several factors. The Evaluation panel will review all documents in the submissions and award points in accordance with the following criteria:

a. TECHNICAL COMPETENCE and APPROACH	25 Points
b. FINANCIAL CAPACITY and ACCESS TO FUNDING	25 Points
c. EXPERIENCE and CAPACITY	25 Points
d. OPPORUNITY FOR MBE/WBE	15 Points
e. BENEFITS TO THE COMMUNITY	<u>10 Points</u>
Total:	100 Points Maximum

VIII. TIMELINE

EVENT	DATE
RFQ Launch	Friday, December 13, 2024
Pre-submission Conference	Wednesday, December 18, 2024 @ 6:00 pm
Submission Deadline	Friday, January 24, 2025
Submission Review	January 27-31, 2025
Review Panel Meeting #1 (Finalists Interviews)	*Week of February 3-7, 2025
Penn North Community Presentations	February 12, 2025
Final Review Panel Meeting #2	*February 18-21, 2025
Review Panel Recommendation to the Assistant Commissioner	*February 24-28, 2025

Note: Any date with an asterisk (*) is a target and subject to change.

Interested developers may apply via the DHCD website no later than 11:59pm (EST) on Friday, January 24, 2025. Responses will be dated and timed upon submission and an email confirmation will be provided. DHCD will not accept responses after the deadline. It is the Respondent's sole responsibility to ensure that the proposal is in the possession of the issuing office by the deadline.

Applications are due Friday, January 24, 2025, at 11:59PM.

RFQ questions should be emailed to devbids@baltimorecity.gov. (email subject line: Developer RFQ)

Additional Resources

- [CoDeMap](#): An online map that shows zoning and other information for Baltimore City.
- [BuyIntoBmore](#): Find properties available through programs, including Fixed Pricing, Open Bid, and Tax Sales.
- [Baltimore City Department of Planning](#): This department provides updates on development and infrastructure projects. Visit its website for reports, timelines, and other documents.