

Expression of Interest

Parcel ID Number: Ward/Map – 25; Section – 05; Block – 7652; Lot – 001

Address: From 2501 Seabury Rd, Baltimore, MD 21225 to 2700 Seamon Ave, Baltimore, MD 21225

Background and Request:

The purpose of this Expression of Interest (EOI) is to identify Respondents who have a creative vision for one of Baltimore City's last available waterfront properties. At approximately 22-acres, this property provides more than enough space to be re-imagined. The location offers scenic views overlooking the Patapsco River and is less than a 10-minute commute to Baltimore's Inner Harbor.



Figure 1: Aerial View, South Baltimore Middle Branch

This property also sits in a community where revitalization is already happening. The South Baltimore Middle Branch community is undergoing development, including the expansion of parks and the creation of an 11-mile loop trail connecting South Baltimore neighborhoods to each other and to downtown Baltimore. The ideal Respondent would be highly motivated to join these efforts and leave a remarkable legacy, by partnering with one of the nation's most historic public-school systems, Baltimore City Public Schools ("City Schools") and supporting the community's vision for a future high school.

City Schools believes investing in our children is one of the most important things we can do to secure a successful future. We also believe that great schools produce and sustain vibrant communities. Less than a mile from this property, City Schools built two new 21st Century elementary/middle schools - Arundel Elementary School (serves grades Pre-k-2) and The Historic Cherry Hill Elementary (serves grades 3-8).

The ideal Respondent will be creative in its proposal for a mixed-used vision for the property, inclusive of an approximately 600-700-seat, high school managed and operated by City Schools. A successful proposal will include a dedicated space on the property to house the high school and will demonstrate the capacity to fund the cost of construction/renovation of the high school facility. City Schools is open to creative ideas about how to accomplish this goal. Let your next project be one that leaves a lasting impact and remarkable legacy.

Property Attributes



Figure 2: New Era Academy, Southside Building



Figure 3: Carter G. Woodson Building

Neighborhood: Cherry Hill

Responsible Agency: Baltimore City Public Schools

Land Size: 21.59 acres

Site Sq Ft: 940,460

Building Sq Ft: 275,222 for both buildings
(Southside- 164,490; Carter G.- 110,732))

Unit: 2 school buildings

Property Type: 2 Buildings (with connected HVAC system), one 12- classroom portable, and Land

Zoning: R6, low density row homes

High school build specifications

City Schools envisions a high school with approximately 600-700 seats, grass practice field, walk-around track, and parking spaces.

Land size needed: at least 10-acres

Sq ft: 408,283

Property Type: Public School Building

Buildings Facility Condition Assessments and Recent Investments

Attached to this EOI, you will find each of the buildings' facilities conditions assessments and associated Capital Improvement Plan (CIP) investments. The Dr. Carter G. Woodson assessment is dated 2012 and the Southside Building assessment is dated 2019.



Figure 4: Aerial View, Complete Area to be Sold

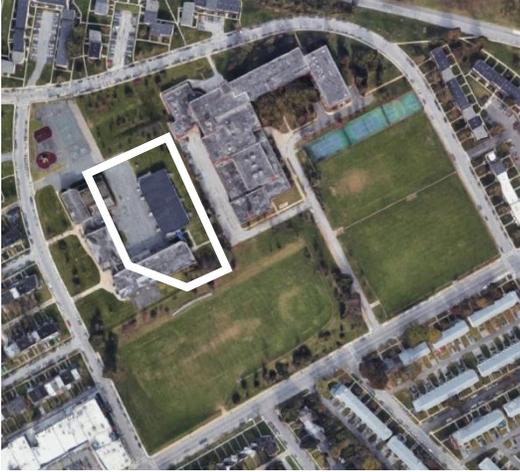


Figure 5: Aerial view, Potter's Field overlay

Other Details: *A portion of this property (outlined in white in Figure 5) was the site of the City's "Potter's Field", or pauper's cemetery from 1872 to 1948. It is possible that graves are present on the site; disturbance and disinterment of burials (if present) are subject to state law.*