

REDEVELOPMENT OPPORTUNITY

2100 GUILFORD AVENUE

AFFORDABLE HOUSING REDEVELOPMENT



Maryland

DEPARTMENT OF
GENERAL SERVICES



WELCOME

Thank everyone for attending today's conference and for your interest in redeveloping the historic 2100 Guilford Avenue Property.

Outline:

- State and City team introductions
- Offering goals
- Building interior
 - Opportunity to schedule an inspection
- Next steps

INTRODUCTIONS

STATE OF MARYLAND TEAM

Department of General Services

- Cat Mateer –Sr. Acquisition Specialist – Project Lead
- Mark Peterson – Capital Projects Manager – Design, Construction and Energy

Department of Housing and Community Development

- Melissa Archer – Sr. Program Officer, Division of Neighborhood Revitalization
- Steven Palmer, Housing Ombudsman
- Abdoulaye Sylla , Deputy Director of Multi Family Operations and Finance
- Dr. Scott Gottbreht, Assistant Secretary of Policy
- Andrew Sovinski, Assistant Legislative Officer

Maryland Historical Trust

- Liz Casso, Preservation Officer, Project Review and Compliance

BALTIMORE CITY TEAM

Baltimore City Dept of Planning

- Marie McSweeney-Anderson, Northern District Planner

Baltimore City Dept of Housing and Community Development

- Kelly Baccala, Neighborhood Development Officer

GOALS FOR 2100 GUILFORD AVENUE

Governor Moore has made addressing Maryland's housing crisis a centerpiece of the Moore-Miller Administration. This offering represents a meaningful step in putting underutilized state assets back to work for the people of Maryland.

Goals for this property include:

- Restore 2100 Guilford Avenue to an integral part of the Barclay community
- Implement the Moore-Miller Executive Order addressing housing needs
- Achieve a high-quality development that includes the Affordable Housing guidelines and enhances the surrounding community.
- Adaptively reuse the structures on the property to honor the historic relevance of the site
- Allow flexibility for mixed-use and market rate components within an affordable housing development
- Create a stronger neighborhood and find innovative opportunities to address our state's housing shortage.

State Resources

DHCD:

- <https://dhcd.maryland.gov/Pages/About/DHCDPrograms/default.aspx>
- <https://apps.planning.maryland.gov/reinvestmd/>

MHT:

- <https://apps.mht.maryland.gov/medusa/PDF/BaltimoreCity/B-5320.pdf>
- <https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf>

BALTIMORE CITY RESOURCES

Baltimore City:

<https://codes.baltimorecity.gov/us/md/cities/baltimore/code/32/zoning-tables/12-301>.

Baltimore Department of Planning Resources Resources

New Project Request Form

Staff from Baltimore City Dept of Planning and Dept of Housing and Community Development are with us today and can answer general questions. To request a Baltimore City Dept of Planning pre-development meeting, please fill out a [New Project Request Form](#)

https://planning.baltimorecity.gov/sites/default/files/New-Project-Worksheet_Fillable.pdf and send to Eric.Tiso@baltimorecity.gov with a copy to Marie.Anderson@baltimorecity.gov.

INTERIOR OF BUILDINGS

This video was filmed recently to show the interior condition of the buildings.

Hazards include but are not limited to:

- Hanging ceiling grids
- Damaged and collapsed interior walls
- Exposed Wiring
- Debris scattered through rooms
- Possible asbestos

The buildings will be made available on Tuesday, March 3 and Thursday, March 5, between 10:00 am and 2:00 pm. Requests to schedule an interior site visit must be made no later than Wednesday, February 25 by 2:00 pm.

Anyone entering the buildings will do so at their own risk and will be responsible for personal protective gear. A signed waiver will be required for any person entering the building. Interior walkthroughs are the opportunity for prospective respondents to walk the buildings with engineers, architects or technical advisors.

SUBMISSION OF QUESTIONS

Questions should be sent to dgs.ladrealproperty@maryland.gov no later than Wednesday, March 11 by 3:00 pm.

All submitted questions and their answers will be posted on the DGS webpage <https://dgs.maryland.gov/Pages/RealEstate/ForSale.aspx> and questions and replies will be sent by email to anyone registered for today's meeting.

EVALUATION

- Submissions will be evaluated by an evaluation committee made up of staff from DGS, DHCD, and MHT and may include consultation with subject matter experts as needed.
- DGS reserves the right to request additional information from any or all Respondents if necessary to clarify statements or data contained in the Proposal(s).
- The State may request best and final offers (“BAFOs”).
- The Evaluation Committee will recommend award of the project to the responsible Respondent that submitted the proposal determined to be the most advantageous to the State.

AWARD

Notification of the recommended awarded submission shall be posted on the DGS webpage

<https://dgs.maryland.gov/Pages/RealEstate/ForSale.aspx>

QUESTIONS ???

