

**Request for Expression of Interest
Master Developer for State Center
Maryland Stadium Authority**

The Maryland Stadium Authority (MSA) in collaboration with the Maryland Department of General Services (DGS) is seeking an Expression of Interest (EOI) from experienced firms qualified to lead the redevelopment of the State Center Complex (State Center) in Baltimore City.

The EOI is the first step in a multi-step process to select a master developer for the State Center site. MSA intends to invite qualified respondents to the EOI to respond to a Request for Information (RFI). The RFI will serve as the basis for establishing a shortlist of firms that will be invited to respond to a Request for Proposal (RFP).

State Center is a 28-acre government complex located in the Cultural Center/Midtown Baltimore area of Baltimore City. The site is bounded by Martin Luther King (MLK) Jr. Boulevard along the southerly boundary, Howard Street on the eastern boundary, Dolphin Street on the northerly boundary and Madison Avenue on the western boundary. Eutaw Street which extends southeasterly from Dolphin Street to MLK Jr. Blvd. bisects the site. The historic Fifth Regiment Armory building is located within the site boundaries.

The site has access to the following modes of transportation.

- Highway/major thoroughfare via (1) Martin Luther King, Jr. Boulevard which provides direct access to the west side and downtown, (2) a direct connection to I-83 which provides north-south access to downtown, business/population centers north and (3) I-695 which loops the city.
- Subway via a station located within the site.
- Light rail via a station located adjacent to the site.
- Train via Penn Station to the northeast which provides inter-city rail connections including all of the Penn Line trains to Washington, D.C.

Respondents shall acquaint themselves with the information contained in previous development studies, recently passed legislation and community forums associated with the redevelopment of State Center. This includes, but is not limited to, the following.

- The Baltimore State Center Site Alternative Land Use Study released by MSA in January 2018. <https://www.mdstad.com/studies/baltimore-state-center-alternative-land-use-study>
- [Senate Bill 614](#) / [House Bill 1286](#) passed during the 2018 Legislative Session of the Maryland General Assembly that will take effect on October 1, 2018. <http://mgaleg.maryland.gov/webmga/frm1st.aspx?tab=home>
- State Center Neighborhood Alliance, Inc. <https://www.statecenter.org/>

The Expression of Interest response should include the following:

1. A letter of interest;
2. The name, title, phone number and e-mail address of the respondent's single point of contact;
3. A brief narrative highlighting the firm's qualifications and/or capabilities including relevant experience;
4. A brief narrative describing how the firm would accomplish the project.

Submit one (1) electronic copy on compact disk or USB flash drive and six (6) bound copies on 8 1/2" x 11" paper, packaged, and labeled "State Center Redevelopment - Expression of Interest -Attn: Al Tyler" to the address listed below no later than **11:00 am on Wednesday August 22, 2018**.

Questions concerning this solicitation are to be submitted to:

Al Tyler
Maryland Stadium Authority
351 W. Camden Street, Suite 300
Baltimore, Maryland 21201
Office Phone: (410) 223-4150
e-mail: atyler@mdstad.com