

# MARYLAND STADIUM AUTHORITY

## REQUEST FOR INTEREST (RFI)

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### PROJECT BACKGROUND

The Maryland Stadium Authority (“MSA”) has been engaged to provide advisory services related to development of a proposed new multi-use soccer stadium (the “Stadium”). It is envisioned that the proposed Stadium would host D.C. United’s MLS NEXT Pro club as the primary sports tenant along with other sports, entertainment and community events and that the facility would be operated by D.C. United.

This request results from MSA’s history of conducting feasibility studies for sports and entertainment facilities throughout the State. It is also because this effort fits directly within MSA’s mission of:

- Planning, financing, building and managing sports and entertainment facilities in Maryland
- Providing enjoyment, enrichment, education, and business opportunities for citizens
- Developing partnership with local governments, universities, private enterprise and the community

The proposed Stadium has the potential to:

- Provide a year-round asset that appeals to residents of and visitors to the State
- Accommodate a diverse set of sporting and non-sporting events
- Enhance grassroots efforts to grow the sport of soccer in Baltimore and in Maryland
- Serve as a tourism and economic generator that positively impacts local and State economies through incremental new visitor and business spending
- Attract private sector investment

MSA has retained Crossroads Consulting Services LLC and Populous to prepare a market, site fit and economic impact analysis.

As part of the development planning process, MSA is seeking nominations from existing cities, counties, economic development agencies or other parties located within a 20-mile radius of the City of Baltimore interested in accommodating the Stadium.

The purpose of this RFI is to identify potential sites to house the Stadium.

## **MLS NEXT PRO OVERVIEW**

Launched in March 2022 by Major League Soccer, MLS NEXT Pro is a professional men's soccer league in the United States and Canada that completes the pro player pathway from MLS NEXT, the youth academies associated with MLS, through to MLS, the top U.S. domestic league. The league comprises 27 reserve sides for MLS clubs and the independent Rochester New York FC. MLS NEXT Pro continues to grow the game through innovation and diversity, bringing professional soccer to new communities across the country and creating global opportunities both on and off the field.

Beginning in 2023, MLS NEXT Pro matches will be streamed live on the Apple TV platform as part of the monumental partnership between Apple and Major League Soccer. The path is clearer than ever and aligned with the world's game where players ascend from youth academy to professional teams before breaking onto the global stage. But it's not just for players. MLS NEXT Pro will be the proving ground for technical and front office staff, and an amplifier for fans, communities, and ideas.

## **MINIMUM SITE SELECTION CRITERIA**

This section outlines the minimum site criteria for the Stadium.

- Minimum of 15-20 buildable acres sufficient to accommodate a critical mass of program elements including a multi-use soccer stadium with between 7,500 and 10,000 seats, including at least one adjacent practice field and building (2 acres), parking, and supporting site infrastructure
- Adjacent land use to build residential and retail endeavors
- Transportation access – both vehicular and mass transit
- Existing utility infrastructure
- Proximity to patron amenities and services (i.e., hotels, restaurants, retail establishments)
- Potential for additional expansion and development
- Visibility/civic image/community presence
- Flexibility with timing for land use

## **NOMINATION**

In order to nominate a site, please address each of the following in separate enumerated sections:

1. Detailed description of the property being nominated including:
  - a. Total acreage with documentation defining the property lines
  - b. A survey or a site map drawn to scale that serves as a base plan for further assessment including property lines, setbacks, easements, etc.
  - c. List of existing assets on the site (e.g., athletic fields)
  - d. Aerial photo that identifies the property boundaries and any pertinent asset or features relative to the potential development site
  - e. A minimum of four photos for each existing asset as well as photos of parking

- and the overall site
- f. Existing infrastructure
- g. Potential for expansion

2. Describe the present ownership of the property.
3. Existing master plan or planned improvements/expansions.
4. List of existing annual event activity including any local, State, regional, national events and attendance. Note any self-promoted event activity.
5. Local public and/or private funding that may be available for the project.
6. Zoning or other title issues that would limit or restrict use of all or some of the property being nominated for the project, as well as nominator's plan for resolving such issues including anticipated timeline.
7. Describe any and all local approvals that are or may be pre-requisite to the use of the nominated property and/or local funding.
8. Plans to garner public support for the project.
9. Accessibility/traffic issues.
10. Environmental or historic considerations relating to the property.
11. Miles from the closest interstate highway and mass transit station.
12. Miles from critical mass of guest services including hotels, restaurants, retail establishments.

## **GENERAL INFORMATION**

All inquiries or correspondence relative to this RFI should be directed to:

Al Tyler, Vice President - Capital Project Development Group  
Maryland Stadium Authority  
The Warehouse at Camden Yards -South Warehouse  
351 West Camden St., Ste. 300  
Baltimore, MD 21201  
O: 410-812-3743  
E: atyler@mdstad.com

The deadline for clarifications/questions to be submitted is ***March 8, 2023 at 5:00 P.M.*** local time and must be submitted via the Share File link below:

<https://mdstad.sharefile.com/r-rdea966e8f9f444f8a24541f3016cba1b>

## **RFI SUBMITTAL AND EVALUATION PROCESS**

A selection committee will review the information provided in the RFI submittals including the ability to meet the minimum site criteria outlined in this RFI and select sites for further review and potential inclusion as a potential site location for development of the Stadium. Sites that have been cited in a response to this RFI could be subject to further study and inclusion.

To acknowledge your intent to participate in this RFI process, please send an email **no later than 5 PM local time on March 1, 2023**, to [atyler@mdstad.com](mailto:atyler@mdstad.com) that includes your site location along with the name, address, telephone number and email address for the current authorized Primary Contact.

A response to the RFI should be submitted and received **no later than 3:00 PM local time on March 20, 2023**. Responses received after this date will not be accepted. Entities responding to this RFI must submit one digitally signed electronic copy and any supporting documents such as maps, graphs or pictures in PDF format by the designated due date to:

<https://mdstad.sharefile.com/r-r27d055c392eb4do7bc003obdc133a882>

Respondents to this RFI may withdraw or modify their proposal prior to the submission deadline of March 20, 2023 provided the request for withdrawal is made in writing to the same address.

The submittal will become the property of the MSA which will then review the responses. The MSA reserves the right to require telephone and/or on-site personal interviews with each entity submitting a response.

The MSA reserves the right to reject any or all submittals in any order or combination, accept or reject portions of the submittal, make modifications to the work after submission of responses, and waive any formalities in submittals if they deem it is in the best interest of the project to do so, without liability on the part of the MSA.

### **KEY MILESTONE DATES**

February 15, 2023	RFI issued
March 1, 2023	Intent to Respond Response Due
March 8, 2023	Deadline for Submitting Clarifications/Questions
March 20, 2023	RFI Submittals Due
March 20, 2023	MSA Review/Evaluate Submittals
March 27, 2023	Potential Site Visit; Interviews/Presentations

April 10, 2023

Selection of Site(s)