

1407 Key Highway Request for Proposals Addendum #2

Respondent Questions & Answers

Issued: May 29, 2026

The Baltimore Development Corporation (BDC) hereby issues this addendum to notify all prospective respondents of the questions that were submitted during the RFP review period. BDC's responses are provided below.

All other terms, conditions, and requirements of the RFP remain in full force and effect. This addendum supersedes any prior communication regarding the submission deadline and should be incorporated into your copy of the RFP.

Respondents who have already submitted a proposal prior to this addendum may resubmit or supplement their submission by the revised deadline. All submissions must be received no later than **Friday, June 5, 2026, 5:00pm EST**.

Questions regarding this addendum should be directed to:

Jeremy Watson, Senior Vice President & Chief Real Estate Officer
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410.837.9305

Q1 Please provide any existing permit drawings or as-builts for the structures on the property.

A1 Existing drawings are not available.

Q2 Have any environmental studies/investigations been conducted on the site? If so, please provide them.

A2 There is Building Inspection Report from February 1988. It is limited in scope. Please reach out for a copy.

Q3 Please clarify the Open Space requirements. The Key Highway South Urban Renewal Plan (section C.5) states that the required public promenade does satisfy the dedicated public open space requirement, but the RFP (section VII.C) states the promenade does not satisfy the open space requirement. Please confirm which is applicable here.

A3 The Urban Renewal Plan is the controlling document. The promenade does satisfy the open space requirement.

Q4 Are there any specific terms BDC will require in the Exclusive Negotiating Period (ENP), Land Disposition Agreement (LDA), or Right of Entry (ROE)?

A4 Terms are deal specific, but key terms in the ENP, LDA, or ROE may include the following:

- Indemnification.
- Conditions of Conveyance.
- Conditions Precedent to Settlement
- Use Restrictions
- Permitted Disposition and Ownership Transfers
- MBE/WBE Requirements

Q5	RFP (section VIII) states that the site is located within an existing Opportunity Zone and an existing Enterprise Zone, but the site does not appear to be in either according to the City maps for these economic incentives. Please confirm.
A5	The site is NOT located in an Opportunity Zone or Enterprise Zone.

Q6	Does DOT have any future plans for this section of the Key Highway corridor? Are there any plans to implement traffic calming measures beyond what is stated in the Urban Renewal Plan?
A6	There are no future plans at this time.

Q7	What is the relationship or involvement of the Downtown Sailing Center?
A7	Downtown Sailing Center (DSC) is key community stakeholder. DSC has a lease with the City, through April 2026, for the docks immediately behind the premises. DSC has expressed interest in building out a marina at the site and is open to discussing development scenarios with interested respondents. Per the terms of its lease, DSC will relocate its floating dock and pier, if needed to accommodate construction activity.