

Available for Redevelopment
Armory Square
Prince Frederick, Calvert County MD

The Board of Commissioners of Calvert County MD is pleased to publicize this Request for Qualifications. The County is seeking interested and qualified master developers for the 90- acre mixed use Armory Square redevelopment project.

The County desires the project to produce a true community focal point including quality retail, civic amenities, and a variety of residential options. In order to achieve both financial and civic success, a variety of inducements and contributions are offered, as outlined in the RFQ.

Located in Prince Frederick along MD Route 2/4, the site is approximately 30 miles southeast of Washington DC and is fully served by infrastructure. With a population of 90,000 and median household income of over \$92,000, the County is the 13th wealthiest in the nation. It is largely a bedroom commuter community for the Washington DC and Annapolis markets, and the nearby Patuxent Naval Air Station. With over 35 miles of Chesapeake Bay shoreline, Calvert County is well known as a tourist destination, particularly the community of Solomons Island. The County is also home to the Dominion/ Cove Point liquid natural gas export facility, currently under a \$3.8 billion expansion and renovation.

Calvert County seeks to move aggressively with developer selection and quickly on to project approval. A Pre-proposal informational conference call is scheduled for Tuesday, October 28, and a site tour of the properties on Thursday, October 30. The Request for Qualifications is available for viewing and download on the Calvert County website; go to <http://md-calvertcounty.civicplus.com/index.aspx?NID=1673>

Our schedule includes the following timeline:

October 28: Pre- submission question and answer call- in

October 30: Site tour

December 8: RFQ Submission deadline

December 12: Announcement of selected short list

Late January 2015: Public presentations of team proposals

February 2015: Announcement of selected Master Developer

For further information, contact:

Tom Barnett, AICP, Planning Director

Email: barnettp@co.cal.md.us

Phone: 410.535.2348

Will Selman, CNU-a, Community Designer

Email: selmanwl@co.cal.md.us

Phone: 410.535.2727