



**Request for Interest (RFI) for the Former Club Dujour  
at 601 Chesapeake Court, Cambridge, MD 21613**



**Expressions of Interest Due  
3 p.m. on Friday, August 11, 2023**

## **Key Dates for the Request for Interest Process**

- July 14<sup>th</sup>:** Issue request for interest (RFI)
- July 22:** Open house-style community meetings at 601 Chesapeake Court, 10 a.m. to noon. The meeting will be on the City-owned grass area across the street from 601 Chesapeake Court. Attendance is not required to submit an expression of interest.
- August 5:** Open house-style community meetings at 601 Chesapeake Court, 10 a.m. to noon. The meeting will be on the City-owned grass area across the street from 601 Chesapeake Court. Attendance is not required to submit an expression of interest.
- August 11<sup>th</sup>** Closing deadline for responses to the RFI (by 3 p.m. that Friday).
- August 25<sup>th</sup>:** Staff report published on City's website about all submissions received.
- August 28<sup>th</sup>:** Council Work Session between 5 p.m. and 6 p.m. on submissions, presentations from respondents to Council.
- September 11:** Possible Council Work Session (if needed). Possible decision to either direct staff to negotiate a memorandum of understanding (MOU) with a submitting party or decision to demolish 601 Chesapeake Court
- September 25:** Possible Council Work Session (if needed). Definitive decision to either direct City staff to negotiate a memorandum of understanding (MOU) with a submitting party or decision to demolish 601 Chesapeake Court

### **Our Invitation**

The Commissioners of Cambridge invite members of the community and other interested parties to present expressions of interest by 3 p.m. on August 11<sup>th</sup> to restore and repurpose the City-owned building at 601 Chesapeake Court. Most recently, this building had been the Club Dujour and previously had been known as Streeter's.

### **What is a Request for Interest?**

A request for interest, or an RFI, is a basic invitation for people to share a concept, vision, or idea for repurposing the former Club Dujour building. Responses to the RFI do not require extensive financial analysis, architectural drawings, or documentation about tax status and potential funding sources. Instead, responses to the RFI ask interested parties to tell us simply who you are, what your vision is for the property, how you plan to accomplish it, your time frame for implementing your vision, why you think your vision will enhance the Pine Street neighborhood, and why the City should consider your proposal.

Once submitted, City staff will review all expressions of interest and prepare a report for the Commissioners of Cambridge and present staff analysis at the August 28<sup>th</sup> Council meeting. Council may, at their discretion, request short presentations from those who submitted responses to the RFI.

It is important to note that while the RFI is intentionally a very basic invitation and easy to fulfill, the City will only entertain credible concepts from parties willing and capable of executing the expressed vision. If your expression of interest is selected, the City expects the next phase would be to enter into a memorandum of understanding (MOU) for more formal planning which in turn will lead to a formal development agreement for 601 Chesapeake Court. The MOU and development agreement process could take six months to a year and require considerable time, effort, and expense by the selected party. Moreover, the City will make decisions that will limit the number of new houses on an adjacent housing project across Chesapeake Court. Accordingly, the City expects parties responding to this RFI to be fully prepared to take considerable actions to execute if they are selected.

**Who do I submit my interest to and how do I do that?**

All submissions shall be provided in an electronic form (PDF preferred) by email or with three complete paper copies to Tyasia Johnson, Executive Secretary to the City Manager. Ms. Johnson's email address is [TJohnson@ChooseCambridge.com](mailto:TJohnson@ChooseCambridge.com). The City's mailing and physical address is:

Tyasia Johnson  
Attn: Interest in 601 Chesapeake Court  
410 Academy Street  
Cambridge, MD 21613

**When do I need submit my interest?**

All submissions must be submitted to Ms. Johnson by or before 3 p.m. Eastern Standard Time on August 11<sup>th</sup>, 2023.

**What do I need to submit to express my interest?**

Organizations or people wishing to express interest need to submit roughly five to ten pages of material to the City of Cambridge. These materials include:

1. The name or names of the person(s) or organization expressing an interest in an adaptive reuse of 601 Chesapeake Court. This should include email addresses and telephone numbers, and if the responding party is an organization, a link to their website or social media accounts.
2. A resume, biography, or CV of the person preparing the response, and all other parties participating in the response. These documents should describe how the responding party or parties have the ability and capacity to work with the City of Cambridge on a credible adaptive reuse of 601 Chesapeake Court. This is where interested parties can convey why the City should work with them and why the City should feel comfortable about the interest party's ability to execute the project. Convince us that you have the ability to execute.
3. A vision statement, no longer than one page, of what the eventual reuse of the former Club Dujour will be and a statement of how it will advance the revitalization of the Pine Street neighborhood and the City of Cambridge more broadly. This is where interested parties can convey how their proposed reuse of 601 Chesapeake will serve the neighborhood and help accelerate revitalization. Sell the City of Cambridge on your vision.
4. A statement, no longer than one page, of the proposed approach for repurposing 601 Chesapeake Court, including a realistic estimated timeline for redeveloping the structure. This

is where interested parties can convey how they will be a credible partner capable of executing the project. While this portion of the expression is not binding, the City wants a realistic and thoughtful approach. It should include a description of how funding might be obtained, how reconstruction will be executed, key steps along the way leading to an eventual completed project implementing the vision. This is where you can convince us that you have given this project enough time and attention that we can be comfortable partnering with you.

5. A statement, no longer than one page in length, detailing additional resources and partnerships that will be necessary to implement the vision detailed in the response to the RFI. This should include an expression of plans to raise funding for the purchase, renovation, and sustained operations of the proposed reuse. Depending on how advanced the interested party is in developing their concept, this information may include prospective design firms, funders or other investors, construction resources, clientele, etc. This is another place to demonstrate you have sufficient capability and thoughtfulness that the City can be comfortable partnering with you.
6. Any other supporting materials which advance the respondent's vision for how to execute the plan or how the proposed reuse will foster the revitalization of the Pine Street neighborhood. This is optional, and no documents are required here if everything has already been covered responding to 1-5 above. But if there is something else the City should consider as we review all responses, this is an open invitation to share it.

The City has provided a checklist to help you make sure you have all that is required.

### **What is the purpose of the open housing meetings on July 22<sup>nd</sup> and August 5<sup>th</sup>?**

The purpose of these open-house meetings is dialogue. These meetings are open-house style meetings, so anyone can come and go for any portion of the two-hour windows provided both days. The meetings allow interested parties, residents, neighbors, visitors and any other stakeholder to stop by and discuss the past and the future of 601 Chesapeake Court. There is no formal presentation during this time. Persons wishing to submit an expression of interest are welcome to stop by but are not required to do so. The City Manager and perhaps other city staff will be across the street from the former Club Dujour waiting to meet with anyone who wishes to stop by and share insights, thoughts, history, concerns, or ideas.

### **Who on City staff will review expressions of interest?**

The review process will be spearheaded by Gavin Woolford, MSW, the City's Program Specialist who works in the Department of Development. Mr. Woolford will be joined by Tyasia Johnson, Executive Secretary to the City Manager, Director of Planning Steven Kaii-Ziegler, Planner I Holly Baldwin, Planner I, Assistant City Manager Brandon Hesson, and Director of Administrative Services Ina Holden. This team will prepare a staff report analyzing all proposals received by the deadline. The staff report will be published on the City's website by 5 p.m. on Friday, August 25<sup>th</sup>. This report will serve as background for the Council work session to be held on August 28<sup>th</sup>.

### **Key details about 601 Chesapeake**

The main building at 601 Chesapeake Court is 8,855 square feet. The interior and exterior conditions are poor. The City believes that any adaptive reuse will require the removal of any and all hazardous materials such as asbestos and lead paint. New HVAC, electrical, plumbing, and lighting systems will be required. The property has five small apartments on the second level that are in very poor condition.

The City believes these apartments need to be demolished, but if the responding party feels differently, this issue can be discussed. Simply share your vision for these units in your expression of interest.

The site is almost one acre but has very little improved parking or stormwater management. Portions of the site are overgrown with vegetation. The City obtained a contractor's estimate for renovation (attached) that estimates the restoration costs are between \$1,680,236 and \$2,059,736.

The City acquired 601 Chesapeake in September of 2022 and the building has been unoccupied since then. The property was acquired for \$537,500. In the recent past, the City has had the expectation of a full repayment of its purchase price for any property we have resold.

**What is the zoning of the property at 601 Chesapeake Court?**

The property is zoned "Downtown" which means the City's zoning code allows for a wide range of uses at this site. To read more about what uses are allowed in the Downtown zoning district, please visit: <https://www.choosecambridge.com/DocumentCenter/View/105/Permitted-Use-Table-DWDD---Permitted-uses-for-only-the-DWDD-PDF>.

**What if I want to get in the building as I prepare my expression of interest?**

Contact Tyasia Johnson at [TJohnson@ChooseCambridge.com](mailto:TJohnson@ChooseCambridge.com) to make arrangements to go into the facility.

**What if I have other questions about this RFI while I am preparing my response?**

Email City Manager Tom Carroll at [TCarroll@ChooseCambridge.com](mailto:TCarroll@ChooseCambridge.com) with specific questions.

**Why does the City have such a rigid schedule for this process?**

The City has owned this property for more than a year and it remains unused. When the City and State partnered to acquire the former bar at 601 Chesapeake, the intention all along by both governments was to demolish the building. The bar itself was a blighting influence that limited the ability for revitalization of the surrounding area. But the City has heard a number of requests from Pine Street residents and stakeholders expressing a desire to save the structure and commemorate the positive history when it was Streeter's.

Moreover, the City has been working to build seven to ten new single-family homes for owner-occupancy on the vacant property across Chesapeake Court from the former bar. These plans are on hold pending this RFI process. If the City elects to demolish the former Club Dujour, then Chesapeake Court could be realigned and the underlying property at 601 Chesapeake Court could be incorporated to create additional housing lots. A decision one way or the other needs to be made soon so the City can proceed with its existing site across the street only for this project, or determine how to incorporate 601 Chesapeake Court into a bigger project.

- Attachments:**
- Expression of Interest Checklist for Submission
  - December 12, 2022 Construction Estimate
  - Pictures
  - Downtown Zoning Allowable Uses

## 601 CHESAPEAKE COURT EXPRESSION OF INTEREST CHECKLIST

Prior to submitting your expression of interest, please make sure the following documents are included. There may be other documents, but all of these are required and must be included.

\_\_\_\_\_ Name of person or organization expressing an interest in 601 Chesapeake Court

\_\_\_\_\_ Contact information including an email and telephone number

\_\_\_\_\_ Resume, Biography, or Curriculum Vitae of person preparing the response

\_\_\_\_\_ Resume, Bio, or CV of all others participating in the response.

\_\_\_\_\_ Statement of proposed use for 601 Chesapeake Court

\_\_\_\_\_ Timeline for redeveloping the structure.

\_\_\_\_\_ Statement detailing additional resources/partnerships to implement the vision

\_\_\_\_\_ Funding for purchase and renovation

\_\_\_\_\_ Funding for sustaining operations

\_\_\_\_\_ Details (if applicable) on design or construction partners, etc.

\_\_\_\_\_ Any other supporting materials which advance the respondent's vision



601 Chesapeake Court

Cambridge MD 21613

Budget Estimate (Based on square foot historical pricing)

12/12/2022

The below budget numbers for the renovation of the property at 601 Chesapeake Court are based on a cost per square foot from historical data. The square foot of the property that was used was 8,855 s.f. No drawings were provided or used for this budget.

Inclusions for partial demolition of structure to prepare for renovation:

- Cleanup outside around building
- Remove apartment portion
- Remove siding down to CMU
- Remove roofing
- Interior demolition down to main structural members.
  - o Total for above items: \$379,500

Refurbish of structure and fit out with new framing / drywall, MEP, etc.

- \$1,680,236.00

Total estimated budget for complete project: \$2,059,736.00

If you have any questions about this budget, please don't hesitate to contact me.

Thanks,

Eric Butler

Project Manager

**WILMINGTON**  
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Wilmington, DE 19806  
302.655.3434

**PRINCETON**  
700 Alexander Park, Ste 301  
Princeton, NJ 08540  
609.436.5888

**SALISBURY**  
2324 W Zion Road, Suite 108  
Salisbury, MD 21801  
410.844.8080



*Figure 1. The front of 601 Chesapeake Court, the former Club Dujour. The pavement pictured in the lower portion of the photograph is the street, so the building is very close to the roadway.*



*Figure 2. The property at 601 Chesapeake Court includes unimproved real estate to the rear of the structure pictured above.*



*Figure 3. The City owns this vacant land between Chesapeake Court (to the left), the Waugh Cemetery (right), School House Lane (in the background of the photo, where the homes and vehicles are pictured) and High Street (behind the camera). The City plans to build seven to ten single family homes to support home ownership on this parcel. These homes will be the neighbor of the repurposed former Club Dujour, or the Club Dujour will be demolished and its land will be included in the City's housing project. Thought should be given to how any expression of interest compliments the City's plans for more housing and the redevelopment of the Pine Street neighborhood in general.*



TABLE 2: PERMITTED USES BY ZONING DISTRICT	P: Permitted						
	C: Permitted, subject to conditions						
	SE: Special Exception						
	SC: Special Exception, subject to conditions						
Land Use	Zoning Districts						Use Regs.
	Core	General	Center	Neighborhood	Gateway	Civic	
<b>Commercial and Industrial</b>							
Adult Bookstore/Entertainment							
Animal hospital, veterinarian clinic	SC	SC	SC				§4.2.3 B2
Artisan Shop	P	P	P	SC	P		§ 4.4.4 C
Automotive Repair and Service: body shop, repair garage (excluding salvage), car wash (Not permitted on Maryland Ave, Market, Muse, Cedar, Race, High or Washington Streets) (Non-waterfront lots only)		SE					
Building material and supply, boat sales, farm implements storage and sales, feed and grain storage and sales, heavy equipment sales and service							
Café, coffee shop	P	P	P				
Commercial retail sales, service and repair	P	P	P				
Contractor shops, plumbing, construction, etc. and service and repair		SC					§ 4.4.4 G
Convenience Store	P	P	P				§ 4.4.4
Distillery, Limited	C						
Filling stations, service stations							
Funeral Parlor	P	P	P		P		
Hotels, motels, convention centers, and similar businesses or institutions providing overnight accommodations	P	P	P				
Kennel or cattery	SC	SC	SC				§ 4.2.3 B3
Large-scale Manufacturing							

Marina uses including boat repair, storage, marine-related manufacturing (excluding salvage) (Waterfront lots only)		P					
Marina uses including boat repair, storage, marine-related manufacturing (excluding salvage) (Non-waterfront lots only)		SE					
Microbrewery	C						
Mixed-Use: Dwelling Above, Nonresidential	P	P	P		P		
Mixed-Use: Residential/Commercial, side by side					SE		
Motor vehicle sales or rental							
Nursery for plants, greenhouses		SC					§ 4.4.4 F
Office Buildings, generally	P	P	P				

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Land Use	Zoning Districts						Use Regs.
	Core	General	Center	Neighborhood	Gateway	Civic	
Offices and shops for professional and business services such as real estate offices, tax and accounting offices, travel agency, copy centers, similar	P	P	P	SC	P		§ 4.4.4 (D)
Personal services such as salons and barbershops	P	P	P				
Professional offices (such as physician, law, urban planning, architecture)	P	P	P	SC	P		§ 4.4.4 (D)
Pubs, bars, dance halls, nightclubs	P		P				
Research and Development (office)	P	P	P				
Research, experimental, testing laboratories, (excluding explosives and toxic materials)							
Resorts		P					
Restaurants, fast food, drive-in, drive-thru							
Restaurants, standard	P	P	P		SE		
Salvage, recycling processing							
Seasonal/temporary scales	SE	SE	SE	SE	SE	SE	
Small-scale manufacturing and assembly such as cabinet making, furniture upholstery, printing, publishing							
Studios for art, music, dance, similar	P	P	P	SC	P		§ 4.4.4 (E)
Tattooing, body art, body piercing							
Trucking and freight stations, storage yards							
Warehousing, (Large/Medium) storage, distribution facilities							

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Land Use	Zoning Districts						Use Regs.
	Core	General	Center	Neighborhood	Gateway	Civic	
<b>Institutional</b>							
Airport							
Buildings for religious assembly (including associated residential structures for religious personnel and associated buildings but not including elementary or secondary school buildings)	P	P	P	P	P		
Institutional Residence or Care or Confinement Facilities							
Day care center, day nursery (9 to 16 clients)	P	P	P	P	P		
Day care center, day nursery (between 16 and 30 clients)	P	P	P	P			
Day care center, nursery school (up to 30 clients)	P	P	P	P			
Hospitals, clinics, other medical (including mental health) treatment facilities in excess of 10,000 square feet of floor area		P					
Nursing care institutions, intermediate care institutions, handicapped or infirm institutions, child care institutions	P	P	P	P			
Schools							
Colleges, universities, community colleges (including associated facilities such as dormitories, office buildings, athletic fields, etc.)	P	P		P		P	
Elementary and secondary (including preschool, kindergarten, associated grounds and athletic and other facilities)	P	P	P	P		P	
Trade and Vocational Schools	P	P					
Educational centers such as for environmental research and education, nature centers, similar	P	P	P	P	P	P	

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Land Use	Zoning Districts						Use Regs.
	Core	General	Center	Neighborhood	Gateway	Civic	
Libraries	P	P	P	P	P	P	
Museums, art galleries, art and cultural centers, public governmental offices, and similar uses	P	P	P	P	P	P	
Social and fraternal clubs and lodges, philanthropic institutions	P	P	P				
<b>Recreation, Amusements, Entertainment</b>							
Activity conducted primarily outside enclosed buildings or structures							
Privately owned and operated outdoor recreational facilities such as yacht clubs, golf courses, and country clubs, swimming or tennis clubs, (excluding rifle and pistol ranges), etc. not constructed pursuant to a permit authorizing the construction of some residential development		P					
Activity conducted entirely within a building or substantial structure							
Bowling alleys, skating rinks, indoor tennis and squash courts, yoga, indoor athletic and exercise facilities and similar uses	P	P	P				
Theaters, cinemas	P	P	P				
Golf Driving Range							
<b>Emergency Services</b>							
Police Stations		P	P			P	
Fire Stations		P				P	
Rescue squad, ambulance service		P				P	
Civil defense operation		P				P	
<b>Miscellaneous Uses</b>							
Agricultural and Forestry Uses							

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	Core	General	Center	Neighborhood	Gateway	Civic	
Christmas tree sales	P	P	P		P	P	
Festivals, events of public interest, special events, occasional, outdoor	C	C	C	C	C	C	§ 4.4.4 (I)
Temporay or Seasonal Activities or Development	SC	SC	SC	SC	SC	SC	§ 4.4.4 (J)
Temporary Structures incidental to construction	C	C	C	C	C	C	§ 4.4.4 (H)
Utilities							
Neighborhoods Service	P	P	P	P		P	
Public utility building and structures		SE				SE	
Public utility building and structures with towers or antennas							
Solar Energy Systems							§ 4.4.5 (L)
Small	C	C	C	C	C	C	
Medium/Large							
Community	C	C	C	C	C	C	
Water or sewerage treatment facilities						P	