



## **Request for Qualifications Public Art and Placemaking Artist for 1100 Greenmount Avenue, Baltimore, MD**

### **Background:**

1100 Greenmount Avenue, located in the Johnston Square neighborhood, is a new construction four-story, wood frame structure located between East Biddle and East Chase Streets and containing 109 apartments, a branch of the Enoch Pratt Public Library (“**Library**”) and amenities for the residents, including a roof deck, rooftop gardening, a large community gathering and teaching room, surface parking, electric car charging stations, and more (the “**Building**”).

This development project is part of the ongoing and comprehensive transformation of Johnston Square as outlined in the [Johnston Square Vision Plan](#) and is being made possible through the partnership of ReBUILD Metro, Somerset Development, New Community Partners, Enoch Pratt Free Library, and Rebuild Johnston Square Neighborhood Organization, among others (the “**Partners**”). Pursuant of the Johnston Square Vision Plan, the Building is adjacent to a planned 3.4 acre public park (the “**Park**”) that will include promenades, a playground area, dog park, pavilion, and a natural turf athletic field ([Park Master Plan](#)), and is scheduled to break ground in August 2025. A second multi-family building is planned for the site between the Park and the Fallsway/Interstate 83.

The Partners are seeking qualified artists that specialize in public and placemaking art to design and implement one or more public art elements (the “**Project**”) on the Building or the Project site. We anticipate a preliminary design, community engagement, and budgeting phase to define the specific Project type and scope based on the artist’s previous work. Once the budget and design has been finalized, the intent is for the Project to be installed on and/or around the Building before or by the time of the Building’s completion, projected for August 2025. After the selection of one or more artists, it is anticipated that an initial design phase contract will be awarded, followed by an installation contract based upon the agreed design and budget.

Artists are encouraged to think broadly about the relationship of the Project to the Building and the neighborhood, especially the proposed Park, to create a cohesive identity and sense of place. The following principles can be used as a guide:

- *Beautification*: The project will add color, beauty, and positive imagery to the neighborhood.



- **Community Stewardship:** The project will offer residents, both new and old, an opportunity to help forge, showcase, and reflect the cultural identity and shared history of the neighborhood, increasing their collective sense of ownership in the rebuilding of this community.
- **Community Messaging:** The project will empower residents, community members, and partnering organizations to send a community-crafted message to fellow neighbors and visitors that their community is a place of growth, positivity, and sustainability.

### **Site Locations**

Among the ideas generated by the Partners for public art for the Project are (please reference **Exhibit A** for renderings and diagrams):

- One or more murals to be painted or adhered to the exterior wall(s) of the Building;
- A sculpture located at the main entrance to the Building on Greenmount Avenue;
- A sculpture located near the entrance to the Library from the Park;
- Sculptures or focal pieces in the interior of the Building; and
- Paintings on interior walls.

The Partners welcome additional ideas of locations and public art and placemaking applications.

### **Community Outreach**

The Partners believe that community engagement is critical during each step of the planning, design, and installation process. We will ask artists with whom we partner to attend and participate in 1-2 Johnston Square community meetings; to provide draft options for steering committee review; and to present final concepts to a steering committee for approval.

### **Application Requirements**

To be considered for the RFQ, please submit an application that includes the following information no later than close of business on **2/28/2025**:

- Artist Contact Information (name, address, email, telephone);
- CV or resume;
- Description and cost of previous public art and placemaking projects that are applicable to this Project. This should include past means and methods of production and installation of the artwork and, if applicable, experience working with architects, engineers, and developers. Please include color digital images of artwork samples (JPEG format preferred);



- Identification of preferred site location(s);
- A short description of community engagement tools and methods used on past projects;
- Budget for preliminary design phase that will include community engagement;
- A budget estimate for the completed work;
- Structural, lighting or other special requirements for installation of the work;
- Overall timeline that includes preliminary design phase and installation phase; and
- Description of anticipated maintenance of the type of artwork over the initial 20-year ownership of the Project by the Partners.

Proposals and any questions regarding the Project or this RFQ should be submitted electronically to:

Jenny Guillaume  
ReBUILD Metro, Inc.  
[jguillaume@rebuildmetro.com](mailto:jguillaume@rebuildmetro.com)

With a copy to:

Jake Stern  
Somerset Development Company, LLC  
[jsstern@somersetdev.com](mailto:jsstern@somersetdev.com)

### **Artist Selection**

Proposals will be evaluated by a steering committee with members of the Partners and will be scored on the following criteria:

- Artistic merits of past applicable work;
- Cost of past applicable work that includes the cost of maintenance of the artwork over the initial 20-year ownership period;
- Budget for the design and community engagement phase;
- Budget for the completed work; and
- Overall understanding of the Project and neighborhood context.

Upon initial acceptance of the artist's proposal, the Partners may request clarifying materials, which, upon receipt, will be considered part of the proposal. When the Partners are satisfied that it has sufficient information to proceed to contract, it will generate a draft contract for the artist's review and approval. The contract will include a schedule for the design phase of the artwork which will be required to conform to the proposal in all material respects.



Ultimately, artists will convey title to the artwork upon the completion of the installment and receipt of the final payment. The artwork should be signed in a manner recognizable to the general public. The artist will have license to include the artwork in the artist's promotional materials.

## **Exhibit A**



Outdoor Patio/connection between the Library and the Park at Biddle



# Library Main Entrance at Greenmount & Biddle



Main Entrance to the Building at Greenmount & Chase







# Corner of Building at Chase & Greenmount



# Building Parking Entrance at Chase

