



## PROJECT SUMMARY

### **"Charles Street Mansion Renaissance & Revitalization Project"**

*An Arts-Driven Mixed-Use Redevelopment Featuring Luxury Apartments & Curated Commercial Space*

**1816, 1818 & 1820 N. Charles Street**

**Baltimore, MD 21201**

**Development Proposal**

Submitted by: **Live Life As You Dream LLC in partnership with Tyjuan Amor LLC**

Date: September 17, 2026



## **Live Life As You Dream (LLAYD)**

### **Baltimore, Maryland**

September 17, 2026

Baltimore Development Corporation (BDC)  
Attn: RFP Evaluation Committee  
Baltimore, Maryland

Re: Charles Street Mansion Redevelopment – 1816, 1818 & 1820 N. Charles Street Project Summary

Dear Members of the Evaluation Committee:

On behalf of Live Life As You Dream (LLAYD), we are pleased to submit the enclosed project summary outlining our redevelopment plans for the historic Charles Street mansion encompassing 1816, 1818, and 1820 N. Charles Street.

This summary provides an overview of the redevelopment currently underway at 1816 N. Charles Street, our recent acquisition of 1818 N. Charles Street, and the potential acquisition and redevelopment of 1820 N. Charles Street through the Baltimore Development Corporation. Together, these properties provide an opportunity to restore the mansion through a coordinated development plan that maintains its historic character while supporting new residential and commercial uses.

LLAYD is a Baltimore-based, MBE-certified development and community-oriented organization focused on the redevelopment of properties in a way that preserves their character, strengthens surrounding neighborhoods, and creates long-term value. Our approach is centered on responsible development, quality construction, and finding productive new uses for properties that contribute to Baltimore's neighborhoods.

LLAYD works in partnership with Tyjuan Amor LLC, a Baltimore-based MBE-certified construction company that provides construction and redevelopment services for our projects. Our team brings together local development, construction, project management, and community experience to support the successful completion of the Charles Street project.

Work is currently underway at 1816 N. Charles Street, where LLAYD is redeveloping the property to include six luxury market-rate apartments and two commercial spaces. This project serves as the first phase of the larger redevelopment effort and establishes the foundation for our plans for the remainder of the mansion.

LLAYD recently acquired 1818 N. Charles Street, providing the connection between the work underway at 1816 N. Charles Street and the adjacent 1820 N. Charles Street property.

The potential acquisition of 1820 N. Charles Street from BDC would allow the development team to bring all three portions of the mansion under a coordinated redevelopment plan. The proposed program for 1820 N. Charles Street includes six market-rate apartments and one commercial space, complementing the redevelopment underway at 1816 and the planned redevelopment of 1818.

Having 1816, 1818, and 1820 N. Charles Street under a coordinated development plan would allow the team to approach the mansion as one interconnected property rather than three separately developed buildings. This would provide greater consistency in design, construction, building systems, property management, and the leasing of the residential and commercial spaces.

The overall redevelopment will also provide an opportunity to restore the mansion while contributing to the continued investment taking place along the Charles Street corridor and within the Station North community. The project will create new residential opportunities, activate commercial spaces, preserve an important historic property, and return previously underutilized portions of the mansion to productive use.

The enclosed project summary provides additional information regarding the overall development concept, current progress, proposed uses, development team, and plans for the three properties.

LLAYD appreciates BDC's consideration of our proposed acquisition of 1820 N. Charles Street and the opportunity to provide additional context regarding the work already underway at the adjoining properties. We look forward to continuing to work with BDC and the City of Baltimore as we move forward with the restoration and redevelopment of the Charles Street mansion.

Thank you for your consideration.

Respectfully submitted,

**Bradford Phillips**

Owner, Live Life As You Dream (LLAYD)  
MHIC Licensed General Contractor, MHIC #145712  
Owner, Tyjuan Amor LLC

email: [b.phillips@llayd.com](mailto:b.phillips@llayd.com)

cell: 443-633-7869

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# Vision for 1816, 1818 & 1820 N. Charles Street

The redevelopment of the Charles Street Mansion represents a rare and transformative opportunity to restore one of the most architecturally significant properties in the Station North Arts District. Originally constructed during Baltimore's Gilded Age, the Mansion embodies the grandeur and craftsmanship of a defining era in the city's architectural heritage — featuring elaborate masonry detailing, generous floor plates, and a commanding street presence that has anchored this stretch of Charles Street for generations. The proposed redevelopment places historic preservation at the forefront, with a commitment to meticulously restoring the building's distinctive façade, original millwork, and character-defining interior elements in full compliance with federal and state historic tax credit standards.

The vision for 1816, 1818 & 1820 N. Charles Street is one of purposeful contrast: honoring the past while delivering the amenities and environments that today's residents and businesses demand. The residential program will offer thoughtfully designed luxury apartments that seamlessly integrate historic character with contemporary finishes, open layouts, and state-of-the-art building systems. At the ground level, activated commercial and retail space will invite curated local businesses, creative tenants, and community programming — animating the streetscape and reinforcing Charles Street's identity as a vibrant cultural and economic spine running through the heart of Station North.

Beyond the boundaries of the property itself, this redevelopment is poised to serve as a catalytic investment for the broader Charles Street corridor. Station North has experienced a sustained surge of creative energy and institutional investment in recent years, yet significant gaps in quality market-rate housing and activated ground-floor retail have limited the district's full potential. By delivering a best-in-class adaptive reuse project at this highly visible address, the development will signal continued confidence in the neighborhood, attract complementary private investment, and meaningfully advance the City of Baltimore's goals for equitable growth, corridor revitalization, and historic district stewardship.

# Luxury Residential Component

## Modern Apartments

Conversion of upper floors into 18 upscale modern apartments

## High-End Finishes

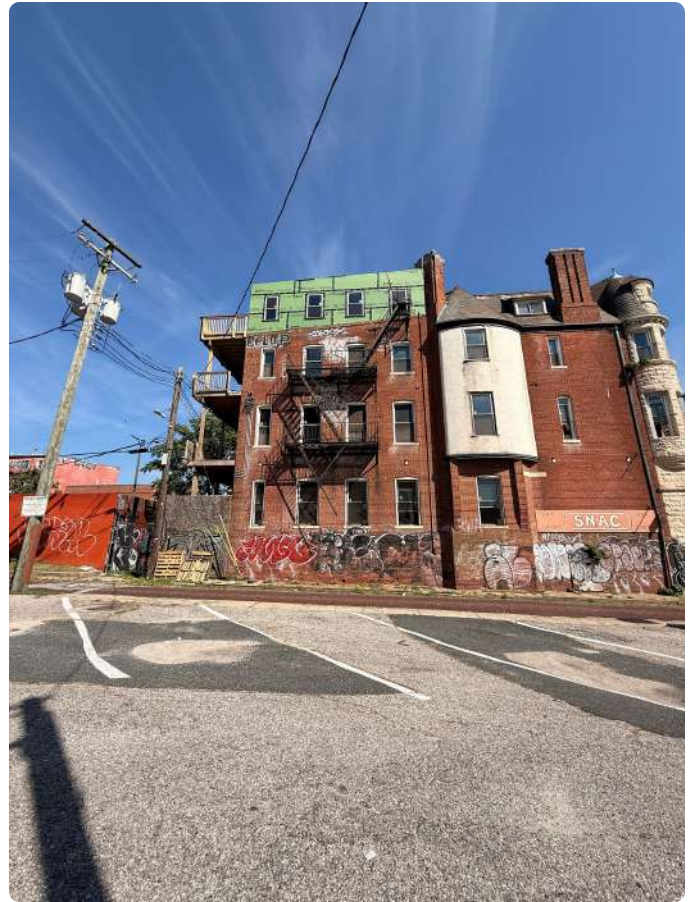
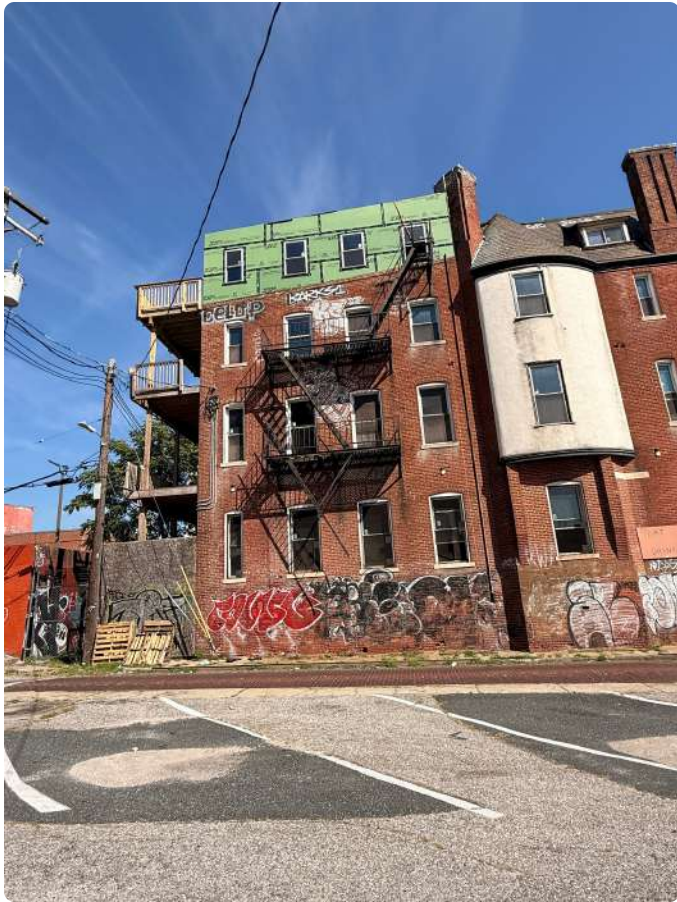
High-end finishes, contemporary amenities, and energy-efficient systems

## Historic Character

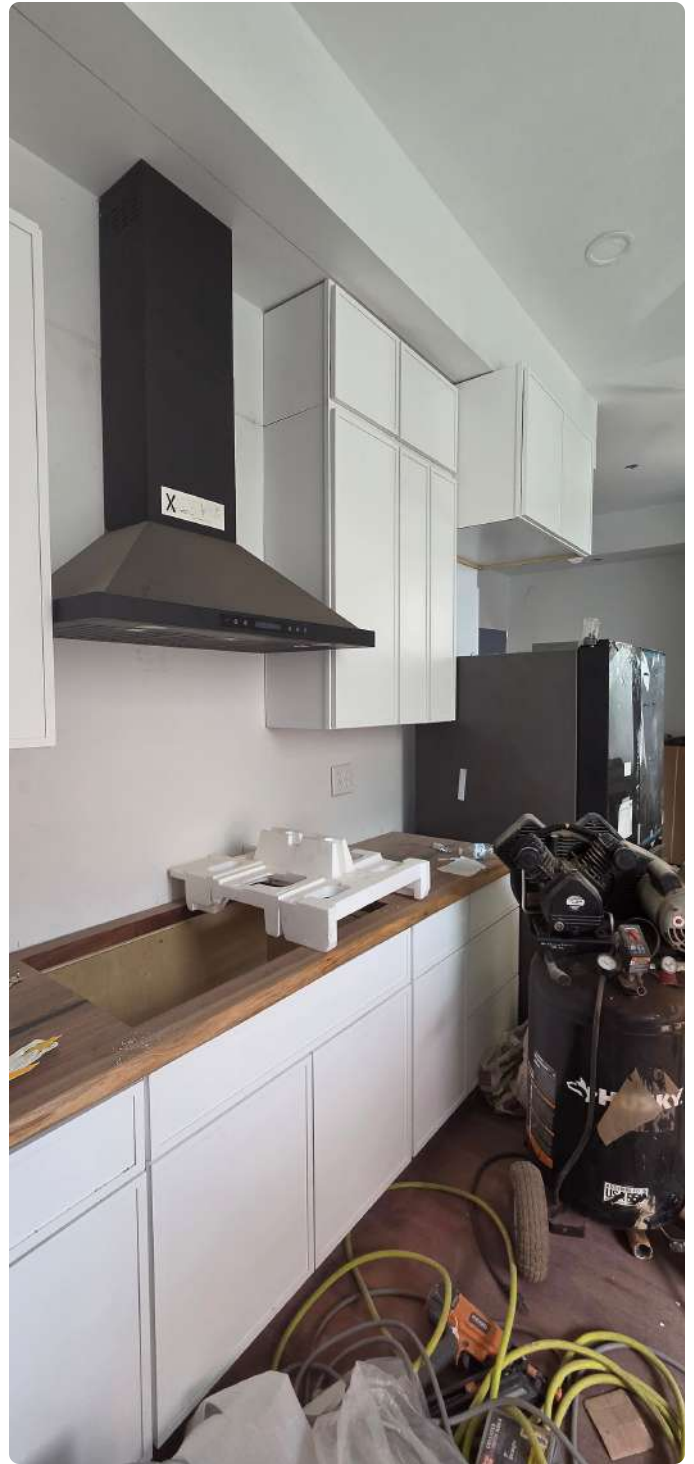
Restoration of architectural details to honor the historic character



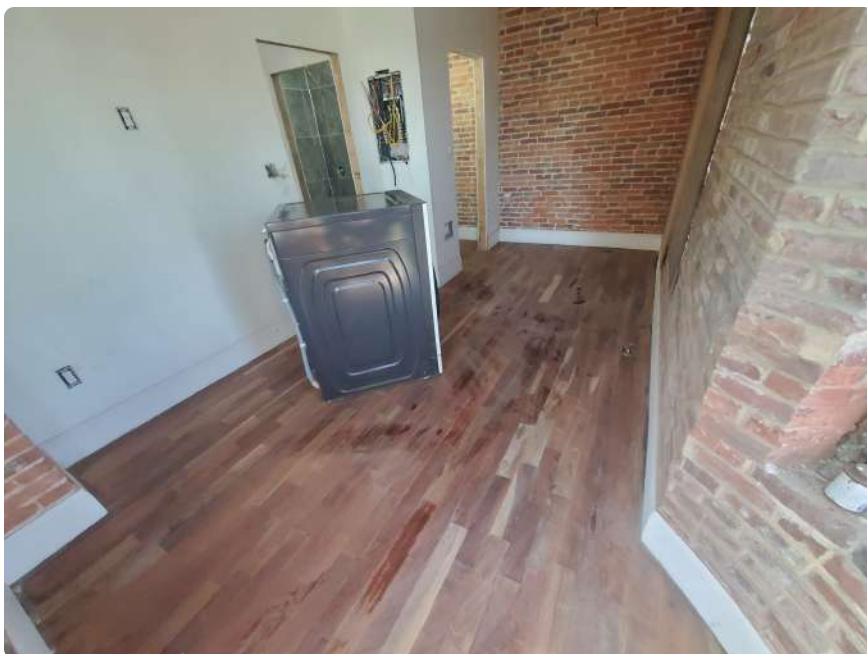
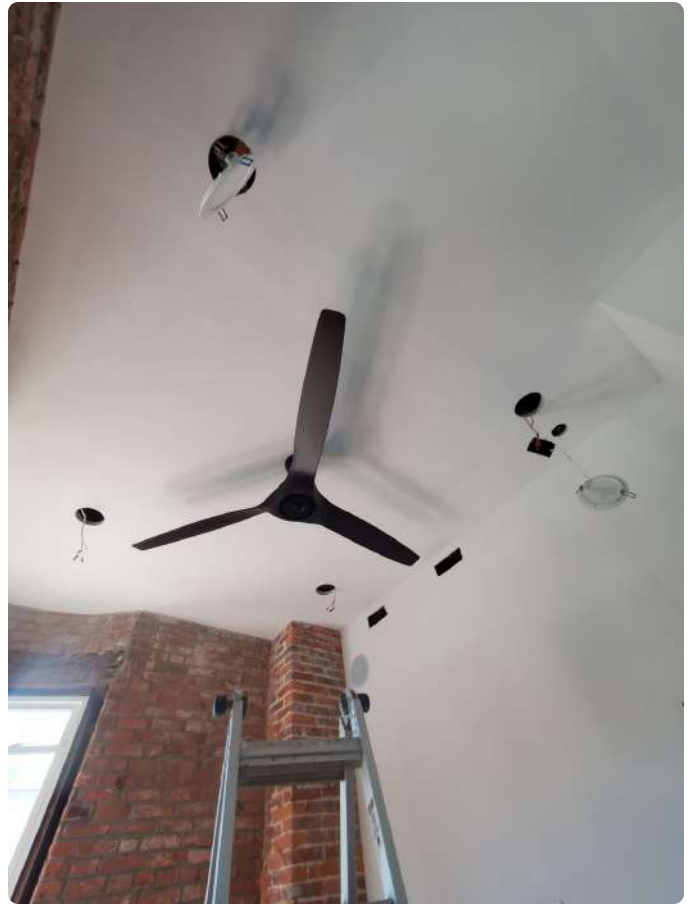
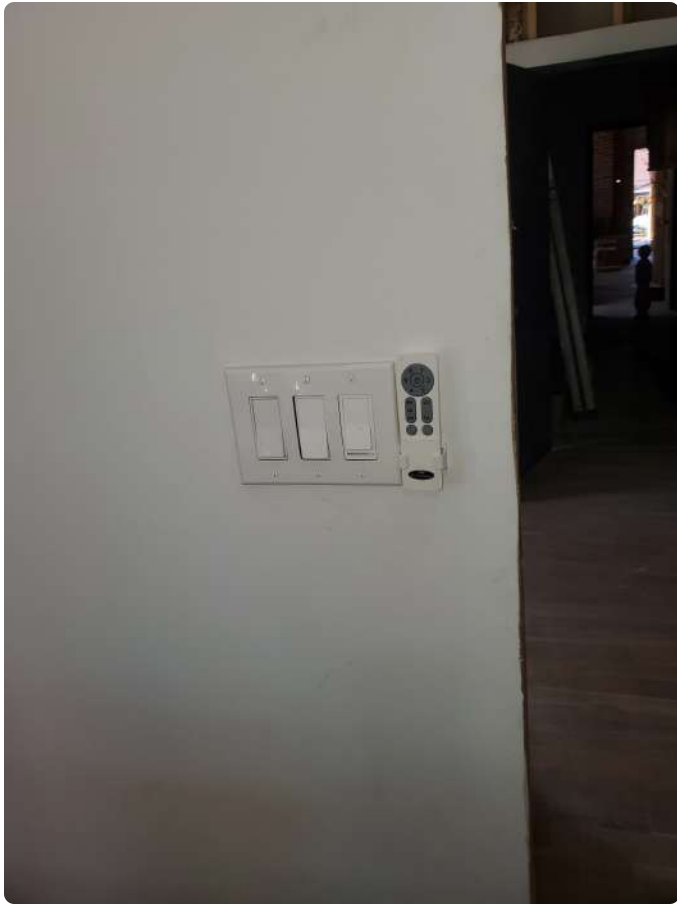
# 1816 Current Progress



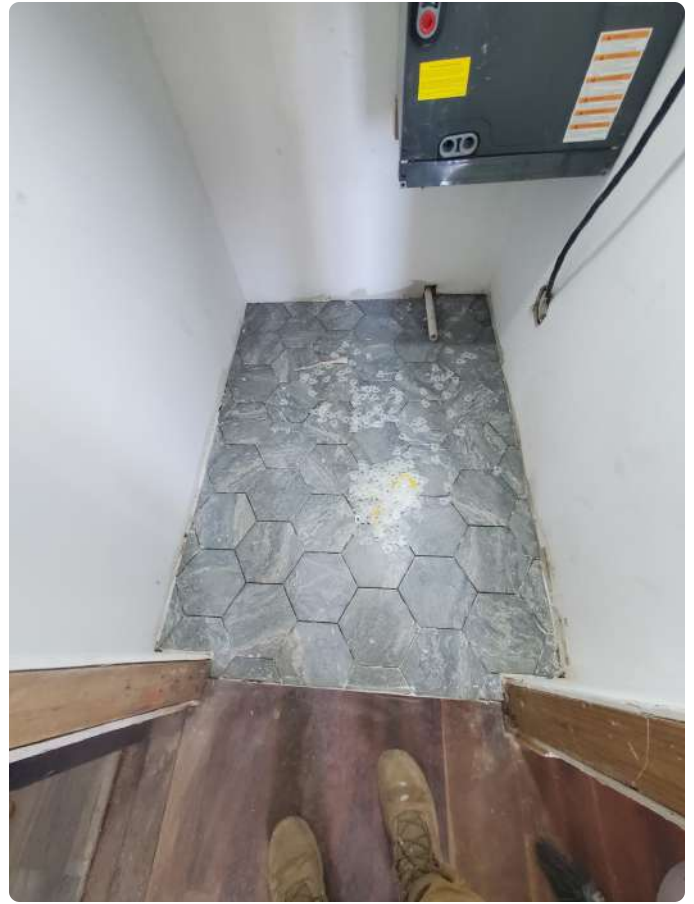
# 1816 Current Progress



# 1816 Current Progress



# 1816 Current Progress





# Ground-Floor Commercial Activation

## Commercial Space Priorities

The ground-floor commercial spaces at 1816, 1818 and 1820 will be strategically renovated and intentionally prioritized for Baltimore-based small businesses and Women/Minority Business Enterprise (W/MBE) and minority-owned operators. This commitment reflects a core principle of the development: that economic opportunity should be rooted in the communities this project serves. By establishing a leasing preference framework that centers local and minority entrepreneurs, the project will directly contribute to wealth-building, job creation, and long-term neighborhood reinvestment — ensuring that the benefits of this revitalization extend well beyond the building's footprint.

The commercial program is designed to attract a diverse and complementary mix of tenants that reflect the energy and character of Baltimore's small business community. Ideal operators include boutique retail concepts, curated food and beverage establishments, creative studios, and neighborhood-serving professional services. These uses are carefully selected to generate consistent foot traffic, activate the streetscape throughout the day and evening, and create a ground-floor experience that is welcoming, dynamic, and deeply connected to the surrounding community.

To support these businesses and animate the public realm, significant physical improvements are planned for all commercial frontages. Restored and reimagined storefronts will feature new signage systems, upgraded display windows, and architectural lighting that draws pedestrians in after dark. Outdoor activation zones — including sidewalk seating areas, planters, and flexible event spaces — will transform the street-level experience into a destination in its own right. Enhanced street-level lighting along the full commercial frontage will improve safety, visibility, and the overall ambiance of the block, making the Charles St. Mansion a catalyst for broader corridor revitalization and a landmark address for Baltimore's next generation of small business owners.

# Conceptuals (1816 First Level)



# Conceptuals (1816 Lower Level)



# Conceptuals (1816 Lower Level)



# Conceptuals (1818 First Level)



# Conceptuals (1818 First Level)



# Conceptuals (1818 First Level)



# Conceptuals (1818 Mezzanine)



# Conceptuals (1818 Upper Level)



# Historic Preservation & Architectural Integrity



## Façade Preservation

Preservation and restoration of historic façade elements



## Building Systems

Improved building systems, structural enhancements, and upgraded materials



## Architectural Restoration

Façade lighting and architectural restoration





## Integrated Multi-Property Strategy

LLAYD in partnership with Tyjuan Amor has made significant progress with construction at 1816 N. Charles Street, currently focusing on critical structural stabilization and initial interior build-out. Concurrently, we are actively pursuing the strategic acquisition of the entire historic mansion structure. This comprehensive approach is essential to ensure a fully coordinated redevelopment strategy, safeguarding the architectural integrity of the historically significant property and enabling a unified design vision. This integrated plan will ultimately deliver a total of 18 meticulously designed luxury market-rate apartments, each featuring high-end finishes, modern amenities, and spacious layouts tailored for discerning urban residents seeking premium living experiences. Furthermore, the project will incorporate 4 strategically located commercial spaces, envisioned to host boutique retail establishments, upscale cafes, or community-centric services, with flexible square footage designed to foster vibrant street-level activation and contribute to the economic vitality of the neighborhood. This coordinated timeline and phasing across all properties will optimize resource allocation, minimize disruption, and ensure seamless project execution, ultimately enhancing neighborhood revitalization and securing long-term project viability and value appreciation.



# Project Summary

## 1820 N. Charles Street Mixed-Use Redevelopment

LLAYD LLC proposes the full-scale transformation of 1820 N. Charles Street into a landmark luxury mixed-use development that honors the property's historic architectural character while delivering a premium contemporary living experience. The residential program comprises 6 thoughtfully designed market-rate luxury units, each crafted to seamlessly blend the building's original historic detailing — exposed masonry, original moldings, and period proportions — with refined modern interiors. Units will feature open floor plans that maximize light and circulation, high-end appliances, designer fixtures, premium flooring, and in-unit laundry. Generous ceiling heights, large windows, and curated finishes will position 1820 as a destination address for quality-conscious urban residents drawn to the cultural energy and walkability of the Station North Arts District. These units are designed not only to attract residents, but to retain them — offering the durability of craftsmanship and the comfort of contemporary amenity that discerning tenants expect and reward with long-term tenancy.

Complementing the residential program, a strategically positioned ground-floor commercial space will serve as a critical catalyst for street-level activation along this segment of N. Charles Street. The space has been designed with flexible square footage and storefront visibility to attract curated local operators — whether a boutique retail concept, an upscale café or food & beverage establishment, or a community-serving professional or creative service provider. The commercial tenant will be selected with intentionality, prioritizing operators whose brand, programming, and clientele reinforce the corridor's identity as a vibrant, arts-forward destination. This activation directly complements the commercial programming underway at 1816 and 1818 N. Charles Street, creating a continuous, pedestrian-friendly ground-floor experience that drives foot traffic, supports neighboring businesses, and contributes meaningfully to the economic fabric of the district.

At its broadest scope, 1820 N. Charles Street is the keystone of a unified three-property mansion redevelopment vision — one that, together with 1816 and 1818 N. Charles Street, will deliver a fully integrated, architecturally cohesive development that transforms a long-underutilized historic asset into a cornerstone of neighborhood revitalization. This comprehensive approach ensures coordinated design, phased execution, and a unified identity that amplifies the impact of each individual property. Collectively, the three-property program will contribute 18+ luxury residential units and multiple commercial activations to the Station North Arts District — catalyzing further private investment, strengthening the case for continued public support, and delivering durable economic and cultural value to the neighborhood and the City of Baltimore. LLAYD LLC's commitment to quality, historic stewardship, and community-aligned development makes this project a compelling and timely investment in Baltimore's urban future.

# 1820 N. Charles Project Deliverables

1

**6 additional  
Luxury  
apartments with  
restored  
architectural  
character**

2

**Additional  
Activated  
commercial space  
for local  
businesses**

3

**Modernized  
building systems**

4

**Improved lighting,  
safety, and  
pedestrian  
experience**

5

**Long-term  
ownership by a  
committed local  
developer**

6

**An arts-anchored,  
mixed-use  
creative  
community for  
living, working,  
and showcasing  
local talent**

# Why This Corridor Needs Investment

The North Charles Street corridor has experienced years of underuse, deterioration, and a lack of stable investment.

## Developer Overview

Tyjuan Amor LLC is a distinguished, MBE-certified firm with years of experience dedicated to transforming urban landscapes. As a Minority Business Enterprise (MBE), Tyjuan Amor LLC meets stringent local city criteria for ownership and control by minority individuals, underscoring our commitment to diversity, equitable business practices, and contributing to economic empowerment within the communities we serve. This certification not only reflects our values but also enhances our ability to foster partnerships and deliver projects with significant community impact.

Our expertise spans comprehensive construction services, from ground-up developments to complex structural renovations, ensuring durability and modern functionality. We excel in strategic redevelopment, revitalizing underutilized assets into vibrant, productive spaces that meet contemporary needs while respecting their historical context. Our deep respect for architectural integrity is evident in our meticulous approach to historic renovation, where we skillfully restore and preserve the unique character of properties, a critical capability given Baltimore's rich architectural heritage. Furthermore, Tyjuan Amor LLC specializes in mixed-use revitalization, crafting dynamic environments that seamlessly integrate residential, commercial, and community-focused spaces, fostering lively and sustainable neighborhoods.

With a proven track record of successful projects, our capabilities extend to all phases of development, including expert project management, innovative design-build solutions, rigorous site assessment, and comprehensive community engagement. We are fully licensed and bonded, adhering to the highest industry standards for quality and safety. Our firm is deeply committed to sustainable practices and delivering projects that not only meet but exceed expectations, fostering long-term value and positive socio-economic impact. Tyjuan Amor LLC's unwavering dedication to quality craftsmanship and community upliftment positions us as a leader in transforming distressed properties into thriving community assets.

# Project Team Members

## Developer – LLAYD & Tyjuan Amor LLC

Our company excels in core development and construction specializations, including multi-family rehabilitation, commercial redevelopment, historic renovation, and distressed-property revitalization. We bring specific expertise to each project, transforming underutilized assets into vibrant, functional spaces while meticulously preserving architectural integrity. With a proven track record, our capabilities ensure successful project delivery from concept to completion.

Beyond construction, we are deeply committed to community-focused initiatives such as community education and small business support. These programs complement our development work by fostering economic empowerment and nurturing local talent within revitalized neighborhoods. This holistic approach ensures sustainable growth and true neighborhood transformation, extending impact beyond physical structures.



**BRADFORD T. PHILLIPS**

Owner & Founder



**JASMINE A. PHILLIPS**

Co-Founder



**ERIC R. JOHNSON, II**

Director/Partner

# COMPANY PROFILE:

## Live Life As You Dream (LLAYD)

701 Whitelock St. Baltimore, MD 21217

Website: [www.llayd.com](http://www.llayd.com)

MBE Certified | Baltimore City

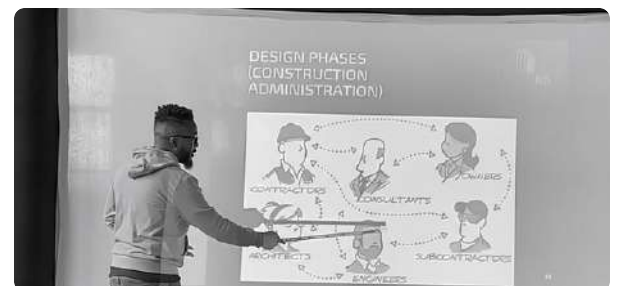
2025 District 40 Legislative Bond Bill Awardee

### Vision

A community where every resident is supported, inspired, and empowered to pursue their dreams and contribute meaningfully to their neighborhood.

### Mission

To transform neighborhoods through innovative community development, financial empowerment, creative placemaking, public art, workforce development, and small-business support—building stronger, more vibrant communities where residents thrive.



# LLAYD & TYJUAN AMOR, LLC

## MBE Construction, Rehabilitation & Development

705 Whitelock St. Baltimore, MD 21217

Website: [www.tyjuanamor.com](http://www.tyjuanamor.com)



**Owner/Licensed GC: Bradford T. Phillips**

### Company Overview

Tyjuan Amor LLC is an established construction and development firm specializing in residential and commercial rehabilitation, distressed property redevelopment, affordable housing projects, and large-scale construction management. Operating since 2017.

### Bradford's Background

Bradford Phillips is a dynamic entrepreneur, developer, and community leader whose work is transforming Baltimore's neighborhoods through innovation, integrity, and purpose. A proud graduate of Morgan State University, Bradford built upon that foundation by earning his Master's Degree from the University of Maryland Global Campus, further strengthening his expertise in leadership, management, and strategic development. As the owner of Tyjuan Amor, he has led high-end renovations and major development projects that breathe new life into historic properties, turning distressed spaces into thriving homes and businesses. Tyjuan Amor was born from a desire to rebuild Baltimore from the inside out—one property at a time. Our story is still being written, in every project, every block, and every life we help transform.



### Services

- General contracting
- Affordable housing rehabilitation
- Multi-property redevelopment
- Historic renovation
- Commercial renovation and development
- Distressed property stabilization
- Construction and project management
- Cost Estimating

# LLAYD & TYJUAN AMOR, LLC

## MBE Construction, Rehabilitation & Development

705 Whitelock St. Baltimore, MD 21217

Website: [www.tyjuanamor.com](http://www.tyjuanamor.com)



### Managing Partner - Lead Project Manager: Jasmine A. Phillips

#### Jasmine's Background

Jasmine Phillips, Lead Project Manager at Tyjuan Amor LLC, brings exceptional leadership, precision, and a strong community-driven mindset to every construction and development project she oversees. With a background in operations, hospitality management, and large-scale project coordination, she excels at guiding teams, streamlining processes, and ensuring that projects move from concept to completion with excellence. Jasmine is known for creating welcoming, purpose-built spaces and for fostering strong relationships with stakeholders, contractors, and community partners. Her ability to blend technical oversight with thoughtful community engagement makes her an invaluable force within Tyjuan Amor LLC and a trusted partner for clients seeking impactful, well-executed construction and redevelopment initiatives.



#### Services

- General contracting
- Affordable housing rehabilitation
- Multi-property redevelopment
- Historic renovation
- Commercial renovation and development
- Distressed property stabilization
- Construction and project management
- Cost Estimating

# LLAYD & ERJ Development LLC

## MBE Real Estate Development, Design & Consulting

Baltimore, MD 21217

Website: [www.erjdevelopment.com](http://www.erjdevelopment.com)



**Owner: Eric R. Johnson, II**

### Company Overview

ERJ Development LLC provides comprehensive real estate development, architectural design consultation, construction oversight, and property management services with a focus on equitable revitalization and anti-displacement strategies.

### Owner Background

Born and raised in Baltimore, Eric's passion for architecture and community development was shaped early by the city's historic character and by family values rooted in the belief that it takes a village to uplift a community. He earned a B.S. in Architectural Engineering from North Carolina A&T State University. With more than 18 years of experience in federal operations, private sector development, and community-focused work, he has managed major commercial projects nationwide while keeping his revitalization efforts centered in Baltimore through mixed-use and affordable housing initiatives. His approach prioritizes restoring distressed neighborhoods without displacement, supporting tenants, and expanding opportunities for underrepresented communities. Through partnerships with local organizations, he combines technical skill with a deep commitment to community empowerment.



### Services

- Project Consultation
- Design Consultation
- Preliminary Design Services
- Construction & Project management
- Property Management

# 1820 N.Charles - Concept Plans

Concept plans include:

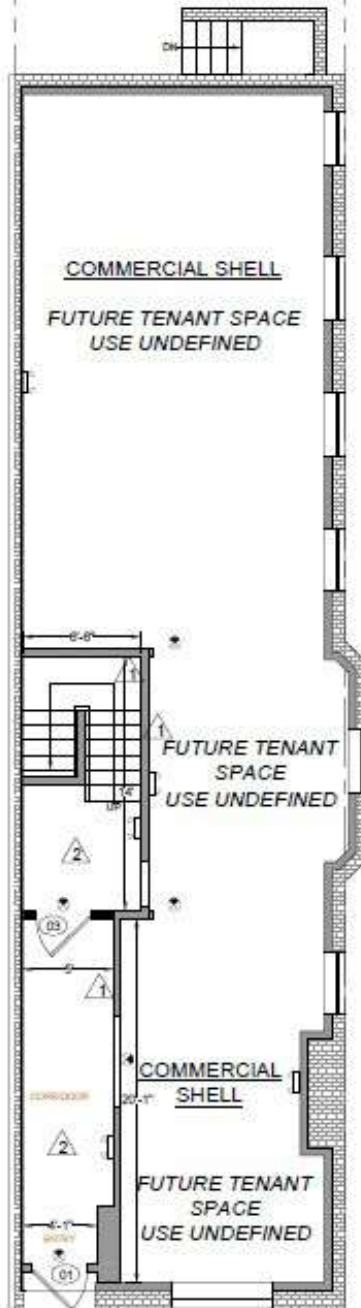
- Building elevations
- Massing diagrams
- Residential unit layouts
- Commercial tenant space configurations
- Streetscape, lighting, and signage improvements
- Energy-efficient and sustainability upgrades

## Proposed Exterior



# 1820 N. Charles - Proposed Floor Plans



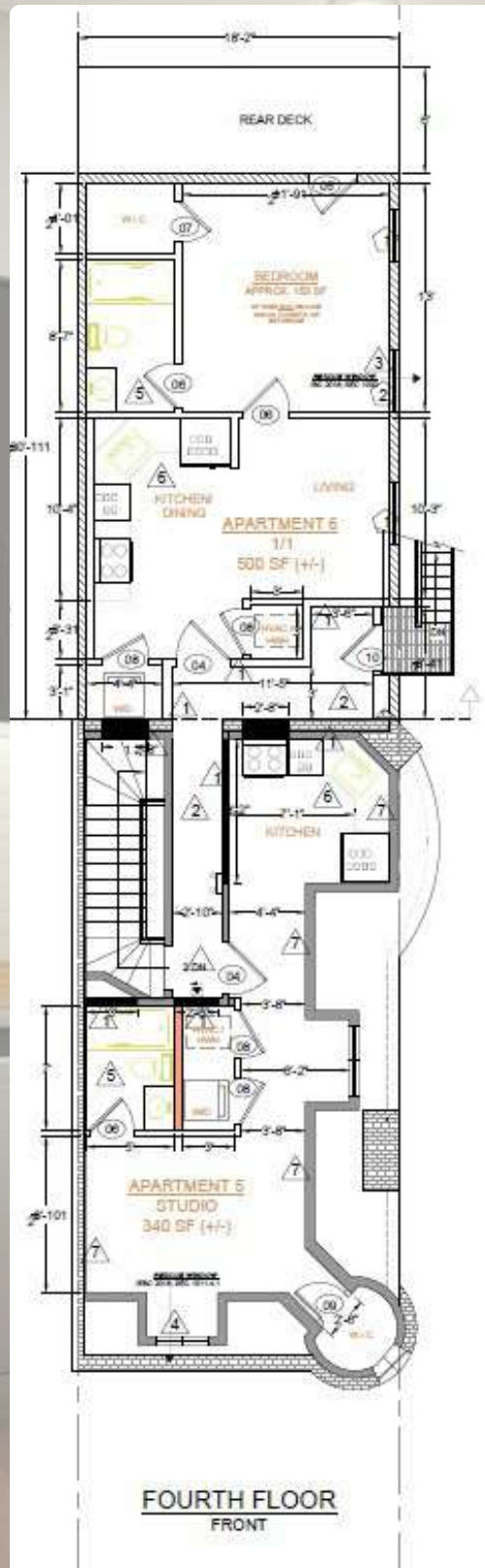


FIRST FLOOR  
FRONT

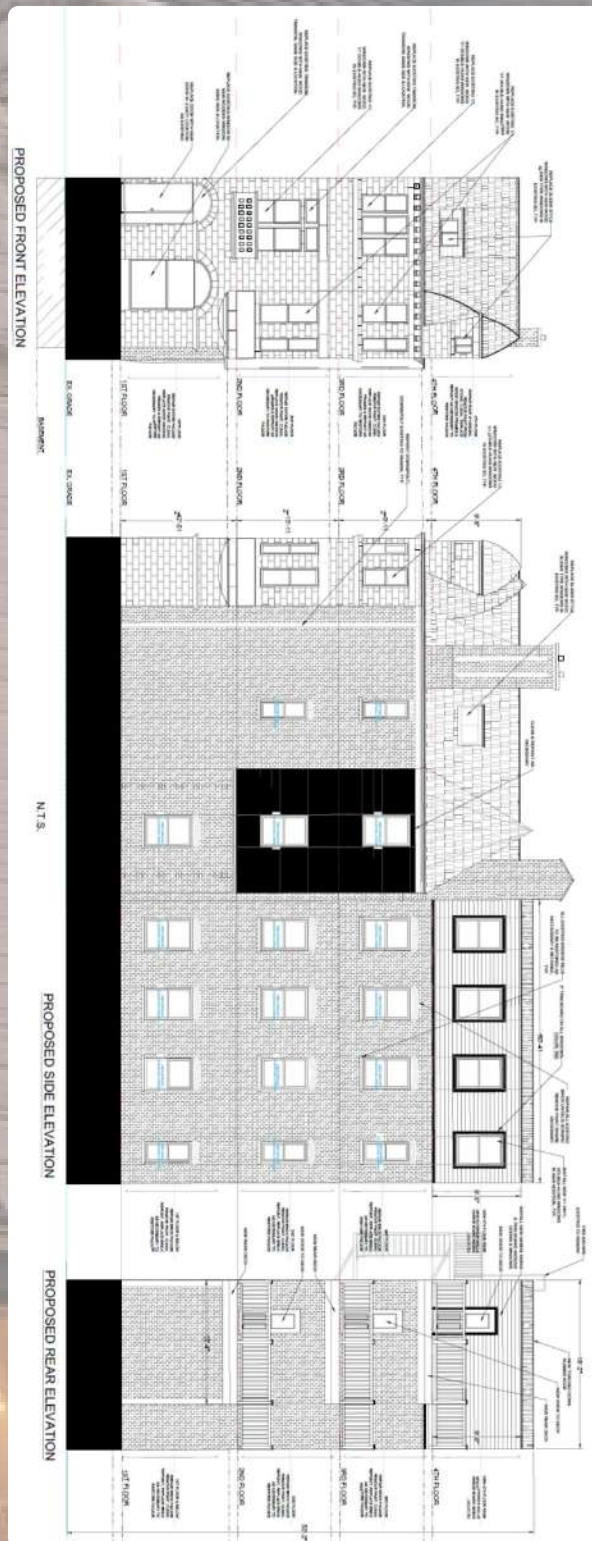


**SECOND FLOOR**  
FRONT





# 1820 N. Charles - Proposed Elevations



# Proposed 3D Apartment Layouts



# Proposed Apartments



# Proposed Apartments



# Proposed Apartments



# Preliminary Development Schedule





# Project Feasibility Statement

## Why This Corridor Needs Investment

For far too long, this vital urban corridor has been severely undermined by decades-long commercial vacancies, chronic underinvestment, and a distressing concentration of severely deteriorated and often structurally compromised buildings. This pervasive blight, evidenced by boarded-up storefronts and dilapidated facades, has created a tangible sense of neglect. These challenging and compounding conditions have not only stifled local economic growth, leading to a significant loss of potential jobs and decreased tax revenue, but have also deterred new businesses from establishing roots here. Beyond the economic stagnation, this environment has profoundly impacted community morale, fostering a pervasive feeling of abandonment, eroding civic pride, and contributing to an atmosphere perceived as unsafe and neglected, which in turn can lead to higher crime rates and a general decline in quality of life. This cycle of disinvestment has unfortunately created a contagion effect, where the blight extends its shadow to surrounding properties and adjacent neighborhoods, hindering broader positive development across the area.

Immediate and decisive intervention is therefore not just beneficial, but absolutely essential to halt this escalating decline before conditions become irreversible and remediation costs become prohibitive. A strategic and well-executed redevelopment offers a crucial, time-sensitive opportunity to revitalize the area. This project will restore its commercial viability by attracting diverse new businesses, generate much-needed employment opportunities, and significantly enhance the quality of life for current and future residents through improved infrastructure and public safety. Ultimately, this strategic redevelopment will transform the corridor into a vibrant, thriving urban space that serves as an anchor, catalyzing a ripple effect of positive change and attracting further private investment across the entire neighborhood, fostering a renewed sense of community pride and ownership.

## Why LLAYD Is Positioned to Succeed

- **Active construction at 1816 N. Charles Street:** LLAYD currently has a significant project underway at 1816 N. Charles Street, demonstrating our proven capability to execute complex urban revitalization projects. This active site serves as a tangible example of our commitment and on-the-ground presence, showcasing our expertise in managing construction timelines, budgets, and quality standards within this specific urban context. This visible progress builds immediate confidence and sets a precedent for future development.
- **Acquisition of 1818 & Path to Completing the Full Mansion Vision:** LLAYD has successfully acquired 1818 N. Charles Street — a significant milestone that advances our consolidated ownership of the historic mansion structure. With the potential acquisition of 1820 N. Charles Street from BDC, LLAYD would complete the full vision for the entire historic mansion, enabling a unified, cohesive redevelopment of all three properties. This final piece would maximize the architectural integrity and adaptive reuse potential of the corridor, positioning LLAYD to deliver the most impactful and comprehensive transformation of this key intersection.
- **Extensive experience with historic buildings and distressed assets:** LLAYD possesses a deep and proven track record in the successful restoration and adaptive reuse of historic buildings, as well as the turnaround of distressed assets. Our team has navigated complex historical preservation guidelines, secured specialized financing, and meticulously revitalized properties that others deemed unviable. This expertise minimizes risk and ensures that the unique character of the corridor's existing structures is preserved and enhanced, rather than demolished.
- **Long-standing commitment to Baltimore neighborhoods, community engagement and education:** Our commitment extends beyond development; we are deeply embedded in the fabric of Baltimore's neighborhoods. For years, LLAYD has fostered strong relationships with local residents, community leaders, and organizations. We regularly engage in dialogue to understand community needs, implement initiatives that support local employment, and participate in educational programs. Our approach ensures that redevelopment is not just about buildings, but about uplifting the lives of the people who call these neighborhoods home.
- **Received support from District 40 and awarded a \$250K bond bill in 2025:** The endorsement from District 40, coupled with the allocation of a \$250,000 bond bill in 2025, represents a significant validation of LLAYD's vision and capacity. This support from local government underscores political confidence in our ability to deliver a successful project and signals strong public backing. The bond bill provides crucial early-stage funding, reducing financial risk and accelerating the project's timeline, demonstrating a shared commitment to the corridor's revitalization.

# Market Strength



## Transit Access

Near transit, schools, employers, entertainment, and cultural institutions



## Housing Demand

High demand for quality rental units



## Commercial Interest

Increasing commercial interest in Station North



## Arts District

Anchored by prestigious universities and a thriving artist community, Station North pulses with creative energy, curating an unparalleled living and tourist experience.



## Anchor Institutions

**MICA** and the **University of Baltimore** generate year-round demand for quality urban housing, making 1820 N. Charles Street the ideal address for students, faculty, and young professionals.



# Disclosure of Development Structure

LLAYD LLC is committed to a long-term ownership strategy for this project, a foundational commitment that sets us apart from conventional short-term development models.

- Unlike speculative "build-and-flip" approaches that often prioritize rapid returns, LLAYD's ownership model ensures a vested interest in the enduring quality and vitality of the property and its surrounding community for generations.
- Our specific commitments as a long-term owner include proactive, rigorous property maintenance to prevent deferred upkeep, foster a clean and safe environment, and preserve asset value.
- We will prioritize positive tenant relations through fair practices, responsive communication, and a focus on creating a stable, supportive living and working environment.
- Deep community engagement is integral to our philosophy; LLAYD will actively participate in local initiatives, listen to neighborhood concerns, and collaborate to enhance the broader community.
- This ownership structure provides unparalleled stability for residents, businesses, and the entire corridor, offering predictability and a reliable partner in the neighborhood's growth.
- LLAYD's philosophy is rooted in responsible stewardship, reflecting a proven track record of investing in communities with a vision for lasting positive impact. This approach aligns perfectly with the City's goals for sustainable and resilient neighborhood development.
- We will implement best-in-class management practices, including transparent communication, efficient issue resolution, and dedicated on-site support where appropriate, ensuring the highest standards of property care and community welfare.

LLAYD's long-term commitment is a significant asset, demonstrating a profound dedication to quality, stability, and genuine community partnership.



December 23, 2025

OTIS ROLLEY  
CHIEF OPERATING OFFICER  
BALTIMORE DEVELOPMENT CORPORATION  
36 SOUTH CHARLES ST  
BALTIMORE, MD 21201

Dear Mr. Rolley,

On behalf of the Charles North Community Association, we are writing to express our strong support for Live Life As You Dream's (LLAYD) proposal to acquire and rehabilitate 1820 N. Charles St.. This proposal represents an important opportunity to strengthen the Charles North neighborhood and advance revitalization efforts in a manner that aligns with the community's long-term vision.

The proposed project thoughtfully leverages the historic and cultural character of Charles North while introducing new investment that will help catalyze economic momentum along this corridor. By taking a preservation-minded approach and activating the site with a mix of residential and commercial uses, the project will contribute to increased density, vibrancy, and neighborhood connectivity.

In particular, the combination of upper-level apartments and active ground-floor uses will help create the critical mass necessary to support surrounding businesses, improve walkability, and reinforce this area's role as a connector to nearby institutions, arts venues, and neighborhood assets.

For these reasons, the Charles North Community Association strongly urges BDC to support this proposal. We believe it is a viable and impactful project that will deliver meaningful benefits to both the immediate community and the broader district.

Sincerely,

A handwritten signature in black ink, appearing to read 'David Lapides', written over a light blue horizontal line.

David Lapides  
cnca.pres@gmail.com  
Co-President - Charles North Community Association



DECEMBER 19, 2025

OTIS ROLLEY  
CHIEF OPERATING OFFICER  
BALTIMORE DEVELOPMENT CORPORATION  
36 SOUTH CHARLES ST  
BALTIMORE, MD 21201

Dear Otis,

On behalf of the Central Baltimore Partnership (CBP) and the Station North Arts District, we are writing to express support for Live Life As You Dream's (LLAYD) proposal to acquire and rehabilitate 1820 North Charles Street. This proposal gives this key block its best chance to be revitalized in a synergistic way, catalyzing economic momentum in the Arts District.

In doing so, LLAYD will take a historic preservation approach to restoring this historic structure at 1820 North Charles and support the relaunch of the Parkway Theatre. The creation of a restored mixed-use structure that adds housing units on the floors above and commercial activation at street level will create density and a critical mass needed to make this block function economically and as a connector to The Charles Theater and other nodes in that block.

For these reasons, we urge BDC to support this viable proposal.

If you have any questions, please do not hesitate to contact me 917-896-8853.

SINCERELY,

*Jack Danna*

Jack Danna

Director of Commercial Revitalization