

## Recipe for the Future

In August 2026, Meals on Wheels of Central Maryland will be the proud owners of a new 4.2-acre building site located at 701 Swann Avenue in Baltimore City. Shortly thereafter, construction will begin on our new 40,000 square foot, state-of-the-art kitchen and administrative office.



Under the guidance of a stellar team that includes Ziger-Snead architects and the Whiting-Turner Contracting Company, the design of our future facility has been shaped through extensive engagement with staff, volunteers, clients, and operational partners to ensure that the building is efficient, sustainable, and capable of serving our community for at least the next 40 years.

To begin the planning, four years ago, we assembled a highly qualified real estate and development team comprised of board members and volunteers with expertise in construction, engineering, food production, real estate law, and financing, and MOWCM leadership staff to the needs of the clients and the staff and volunteers who serve them were represented.

The new **40,000-square-foot headquarters** will dramatically expand our operational capacity and efficiency. The facility will include:

- A **state-of-the-art meal production kitchen**, tripling our current meal capacity.
- Modernized systems to improve meal quality, nutrition, and production efficiency.
- Dedicated **inventory storage and logistics space**
- An **accessible loading dock** to streamline distribution.
- Administrative offices and **gathering space for staff and volunteers.**
- Parking for staff, volunteers, and a fleet of **up to 70 delivery vehicles.**

Enhanced workflow and modern technologies will allow for faster, more efficient meal packing and delivery, ensuring higher quality meals and improved service to clients.



The new facility is being designed as a **LEED Gold, all-electric building** that prioritizes environmental sustainability and operational resilience. Key features include:

- Solar photovoltaic systems generating approximately **50% of the building's energy needs.**
- A **Battery Energy Storage System (BESS)** to ensure uninterrupted operations and allow excess energy to be stored or returned to the grid for credit.
- High-efficiency mechanical systems, including **heat recovery from refrigeration.**
- High-performance glazing and enhanced insulation to reduce heating and cooling costs
- Underground stormwater retention and extensive landscaping to reduce run-off.

The new facility will also function as a **community resiliency hub** during weather emergencies, offering: Temperature-controlled shelter, Charging stations, Water distribution, and Refrigerated storage for medications

Our new headquarters will transform an underutilized and poorly maintained site into a vibrant, mission-driven asset for the community.

In addition to temporary construction jobs, the facility will bring **new sustained employment opportunities** to the area supporting local workforce development while contributing to the economic vitality of the surrounding neighborhood.

The project aligns with broader investment in West Baltimore, including improvements to the Edmondson Village Shopping Center and nearby residential and workforce development initiatives. We look forward to deepening partnerships with local schools and workforce programs, expanding opportunities through initiatives such as our **Teen Ambassador Program.**

For more than 65 years, MOWCM has reliably served the community, ensuring that older adults are well nourished and cared for so that they can remain happy and healthy at home, reducing health care costs, preserving dignity and ensuring peace of mind for seniors.

This project provides the needed investment in the future of Meals on Wheels enable us to meet growing demand, operate more efficiently and sustainably, and ensure that we will continue to be here for decades to come.

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