

G5/55 RFDP PRE-PROPOSAL SUBMISSION MEETING

100 Edison Park Dr lobby Conference room

Wednesday February 1, 2017 1:00pm

MEETING MINUTES

Jose Thommana opened the meeting by welcoming all in attendance and stated that the objective for this meeting is to answer any questions prospective bidders for the Request for Development Proposal (RFDP) may have before submitting their proposals. He confirmed that the submission date for this RFDP was April 10, 2017. A sign-in sheet was passed around. Jose made the presentation (available on website). The following clarifications regarding the RFP was made during the presentation which were not reflected on the presentation slides.

1. In the RFDP Bonifant Street is sometimes referred to Bonifant Road, this is an error all references to Bonifant in the RFDP are for Bonifant Street.
2. Bonifant street is now a state-owned street as part of the purple line development
3. Detail plans of the purple line and drawings are available through MCDOT's Purple Line Coordinator Tim.Cupples@montgomerycountymd.gov or the website: <http://www.purplelinemd.com/en/>

QUESTIONS RAISED DURING AND AFTER THE PRESENTATION

- 1. Regarding financing for the proposed arena and facility, if there is a shortfall/difference will the County make up the gap with additional funds?**

Response: The County expects to receive full and complete details regarding financing for the proposed response to the RFDP. In the event the Developer is proposing a solution that requires additional County funding this must be clearly highlighted as part of their proposal. The County believes that the current zoning (FAR) and height for the G5/55 site that is being offered in the RFDP provides sufficient flexibility to elicit complete financing plans without the need for additional County funds.

- 2. Is the intent of the county to retain, lease or sell the land?**

Response: The County rules and regulation for any Parking Lot District (PLD) property dictates that the PLD must be reimbursed or compensated Fair Market Value for use of the property including air-rights. The proposal has been left open intentionally to allow for innovative proposals, any current parking needs at this site must stay in place or be replaced (if proposal involves demolition of current parking structure) and the parking will be owned and operated by the County.

3. Will the proposal need to specify the duration and operation of the arena as part of the response?

Response: The County expects to receive proposals that specify how the proposed solution will be owned, financed and operated. The County is open to all options.

4. The County knows the current parking occupancy in G5/55 (approx. 40%) and consequently the required level of Parking needed now, during any proposed construction and after the development is achieved. If all that parking is removed (proposed demolition) it will affect businesses in the area.

Response: The County will work collaboratively with the successful developer and the businesses to minimize the impacts of any construction related to this project. We cannot comment on the extent of any impacts at this time as it depends on the nature and type of response received to the RFDP.

5. There was mention of a study that was done for a 5,000-seat arena to fit the site. Is there one?

Response: The County has done some preliminary calculations (no design) and believes that a 5,000 seat arena can be accommodated on the footprint of Garage 5 and the Garage 55 Bridge Section.

6. Has the department done a similar procurement of this nature before ?

Response: MCDOT has done several joint development projects using PLD properties. In Bethesda we teamed up with Stonebridge Carras (Developer) to develop Lot 31 into a mixed-use development with an underground parking facility owned and operated by the County. In Silver Spring Lot 16 was redeveloped, we have also teamed up with United Therapeutics for development on the Garage 21 site. Currently there is an ongoing development project on Parking Lot 3 in Silver Spring for the Studio Plaza Development Project. An important item to note as part of the proposal response is that there are no outstanding bonds paid by the Silver Spring PLD and consequently no bond covenants/restrictions to comply with.

7. Will Bonifant become a State road? What was State's response?

Response: MCDOT felt it is best to transfer Bonifant Street to State for the Purple Line. Initially, the Purple Line came into Bonifant Street from a higher elevation and required that the lower bridge deck of the Garage 55 Bridge section be removed. The current alignment of the Purple line is at a much lower elevation and will fit within the clearance below the Garage 55 Bridge section above Bonifant Street.

8. Will County allow Parking under Dixon avenue right of way?

Response: Current County regulations prohibit any construction including parking garages below the public-right-of-way.

9. When will the Purple line construction happen?

Response: After the case is closed utility will be relocated in three months. Late 2018 Construction will start. Tracks will be laid 2nd quarter of 2019. More details on purple line related items can be obtained from our Purple Line Coordinate Tim Cupples (Tim.Cupples@montgomerycountymd.gov).

CLOSING COMMENTS

The Silver Spring Transit Center is the busiest transit connection in the region and the G5/55 site in the RPDP is in a prime location for a multi-purpose arena in the County, close to Metro, Transit and other amenities. County will provide post the presentation, plans, sign-in sheets and questions/responses on the website. The following website will be used to post updates.

<http://www.montgomerycountymd.gov/DOT-Parking/Garage5-55RFDP.html>

If there are any follow-up questions they can be asked using the website or sending an email to Parking.Garage5-55@montgomerycountymd.gov . The deadline for asking any follow-up questions is February 22, 2017 at 4:00pm and all proposals are due to the County by 2:00pm on April 10, 2017.

MCDOT looks forward to receiving innovative proposals to the RFDP.