

**Sites for Affordable Housing Development
Letters of Interest Q&A**

Posted 5.19.2022

NOTE 9.1.2022: In the event there is a discrepancy between the Q&A below and information included in the Request for Developer Proposals (RFDP), the RFDP and any subsequent addenda are the ruling documents.

Q1: When is the Open House?

A1: The Open House is scheduled for Tuesday, May 3 at 10:30 am. It will be at the Executive Office Building, 101 Monroe Street, Rockville in the Lobby Auditorium.

Q2: How will this solicitation process work?

A2: Since we do not know the level of interest for each property, we first are asking for submission of Letters of Interest. Depending on the response per property, we may either enter into direct discussions with interested parties or move to a more formal Request for Developer Proposals.

Q3: Can you provide criteria or scoring methods for award?

A3: At this time, we are only requesting Letters of Interest. These will not be scored.

Q4: What is the County looking for in the Letter of Interest? Are you looking for financial information?

A4: The County is looking to understand generally who the proposer is, what property or properties each proposer is interested in, and what a proposer is considering doing with the site. There are no specific requirements for the Letter of Interest, but helpful information may include: number of units, affordability levels, unit type, and replacement parking, if applicable. Financial terms are not required at this time.

Q5: Does the County want a separate Letter of Interest for each site?

A5: Unless the proposal includes combining multiple properties into a single project (if the sites are close together), the County would prefer a separate Letter of Interest for each site.

Q6: What is the process/timeline after the Letter of Interest deadline?

A6: After all Letters of Interest are received June 1, the County will review all responses. If a site only has one response, the County may reach out to that proposer for additional discussions. If a particular site garners multiple responses, the County may issue a more formal Request for Developer Proposals (RFDP) for that site with specific project goals, submission requirements, and evaluation criteria. We would aim to issue RFDPs starting this summer.

Q7: Is the County looking to sell or lease these properties?

A7: The County will consider either a sale or long-term lease; ultimately the decision to sell or lease will be determined on a property-by-property basis. The County is experienced in both scenarios. Any replacement parking will need to be owned by the County.

Q8: Has the County looked at basements, underground storage tanks, or anything that would preclude building below grade? Is this something the developer will be expected to handle?

A8: Any environmental considerations for redevelopment will be discussed on a site-by-site basis.

Q9: Is there any County funding available for these sites?

A9: Currently there is no money appropriated specifically for the redevelopment of these sites. However, the County is looking to work with the development community to provide affordable housing on as many sites as possible. It is not the County's goal to maximize profit from these sites, but to provide affordable units.

Because the Parking Lot Districts are bond-funded, there are specific financial considerations and replacement parking to consider for those sites.

Q10: What does the Silver Spring Downtown and Adjacent Communities Plan require for the redevelopment of Garage 4? Has the County Council incorporated any changes to language in the Plan for this site?

A10: Garage 4 is located within the Silver Spring Downtown and Adjacent Communities Plan area. As of May 3rd, 2022, the County Council has completed its worksessions on the Plan. Next, a Resolution will be drafted for Council approval. The Resolution will list the changes that Council made to the Planning Board Draft. To see the current status of the Silver Spring Downtown and Adjacent Communities Plan, visit the [Montgomery County Council's Master Plan page](#). Information about the Plan can also be found on Montgomery Planning's [website](#).

Q11: What is the size of the developable area of the White Flint Fire Station 43 Site?

A11: The area outlined below in orange is approximately 52,000 sf.
The area shaded below in orange is approximately 28,000 sf.



Q12: What is the size of the developable area of the East County Regional Services Center (RSC) site?

A12: There is a recorded Category I Forest Conservation Easement on this site that cannot be developed. The approximate developable area of the site is 164,000 sf or 3.76 acres, including the area of the existing RSC building and the Park and Ride Lot as outlined in the aerial below. The County encourages creative proposals that accommodate existing RSC operations as part of a redevelopment.



Q13: What, if any, replacement parking is required for each site?

A13: East County RSC Site: Redevelopment of the Park and Ride lot must include replacement parking on at least a 1:1 basis.

Parking Lot District Properties

- Lot 8: No replacement parking spaces
- Lot 28: No replacement parking spaces
- Lot 41: No replacement parking spaces
- Garage 4: 350 replacement public parking spaces. Site is currently improved with a 5 level 691 space public parking garage with a 65-space parking lot. Currently, only 2 ½ levels of the parking garage are open to the public. The upper 2 ½ levels of the garage have remained closed due to low parking demand and capital improvements needed to the elevators. The County requires that any development of the site must accommodate a minimum of 350 public parking spaces. The 350 public parking spaces can be accommodated within the existing parking structure or in a new above or below grade parking garage. The 350-space public parking facility will be owned and operated by Montgomery County DOT, Parking Lot District.
- Lot 48: 35 replacement parking spaces
- Lot 12: 30 replacement parking spaces
- Lot 29: 70 replacement parking spaces
- Lot 38: No replacement parking space

- Lot 14: 107 replacement parking spaces
- Lot 17: 66 replacement parking spaces
- Lot 33: 50 replacement parking spaces
- Lot 34: 40 replacement parking spaces

Q14: At the Open House, there was mention of contiguous properties adjacent to one of the County sites that could be clustered with the County’s site. What specific properties were being referenced and are they DGS- or DOT-owned?

A14: Many of the County’s sites are adjacent to privately-owned properties that might be available for acquisition and assemblage for a larger development site. Development potential of each site and any adjacent properties should be evaluated by the proposers.

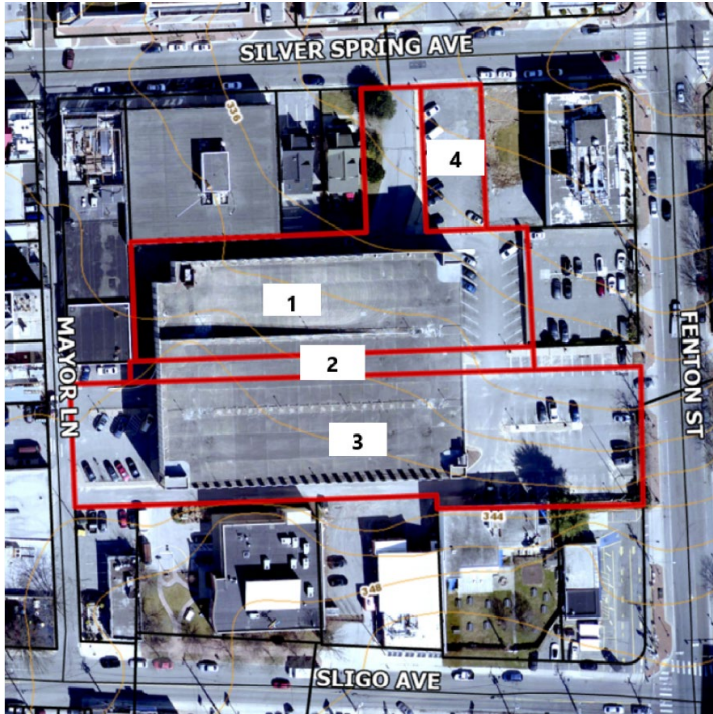
Q15: Relating to Garage 4: Fenton St. Village Garage, Silver Spring – Is the selected developer eligible to knock down the current parking garage and construct a new parking garage with housing over top? Or is the developer required to build over and maintain the existing parking garage?

A15: Montgomery County is open to either option. The Garage 4 site is currently improved with a 5 level 691-space public parking garage with a 65-space surface lot. Currently, only 2 1/2 levels of the garage are open to the public. The upper 2 1/2 levels have remained closed due to low parking demand and capital improvements needed on the elevators. The County requires that any development of the site must accommodate 350 public parking spaces. The 350 public parking spaces can be accommodated within the existing parking structure or in a new above or below grade parking structure. The 350-space public parking facility will be owned and operated by Montgomery County DOT, Parking Lot District.

Q16: The website lists the size of the surface lot at Garage 4: Fenton Street Village Garage as 0.12 acres. However, it appears to be larger than this. Can you confirm the size?

A16: The Garage 4 property is comprised of four parcels. One parcel is a 0.12-acre surface parking lot on Silver Spring Avenue. The other three parcels each contain a section of Garage 4 and some area of surface parking. Those three parcels are a combined 2.21 acres. The four parcels, as shown on the aerial below, combined are 2.33 acres.

- Parcel #1 – 0.89 acre
- Parcel #2 – 0.15 acre
- Parcel #3 – 1.17 acres
- Parcel #4 – 0.12 acre



Q17: Are there any consequences for submitting a Letter of Interest for a site but not moving forward with the site or submitting a response for a subsequent Request for Developer Proposals?

A17: No.

Q18: Can we submit a response to a future Request for Developer Proposals (RFDP) even if we didn't submit a Letter of Interest or will the RFDP for each site be restricted to groups who submitted a letter for a specific site?

A18: If the County decides to issue an RFDP for any specific site, then any interested party may respond even if they did not submit a Letter of Interest.

Q19: Beyond to be expected constraints imposed by residential development core factors, to what extent will fire separation or other building/life safety/environmental/zoning requirements further constrain development of the County sites, particularly the smaller sites?

A19: All customary development standards apply and are entirely dependent on the offeror's design.

Q20: To what extent will the County's plans take negative impacts on adjacent businesses into consideration?

A20: As is the case with all County projects, negative impacts to adjacent properties are mitigated to the extent practicable.

Q21: What delays in development should be anticipated in connection with the potential assertion of rights by an adjacent property owner?

A21: The County is not able to answer this question.

Q22: When will the County publish its decision on whether to contact individual respondents or to issue a Request for Developer Proposals regarding individual sites?

A22: The project page will be updated to keep stakeholders informed.

Q23: Will the County process be transparent, and will the County provide the public with details on its decision concerning each site?

A23: The project page will be updated to keep stakeholders informed.

Q24: Will the County respond in writing to each expression of interest received?

A24: The County will confirm receipt of each Letter of Interest received.

Q25: May two organizations submit a joint Letter of Intent proposing their interest in joint venturing or co-developing one of the sites?

A25: Yes. That is allowed.

Q26: How does Montgomery County define affordable housing?

A26: Affordable housing is defined as rents no higher than MPDU maximum rents, 70% AMI. However, lending guidelines prioritize rents and costs affordable at lower income levels.

Q27: Are you looking for developments to be 100% affordable units or can a certain percentage be market rate?

A27: The affordable housing objective is not specifically 100% affordable; however, we are seeking approaches for as high a percentage as economically feasible with a focus on delivering affordability at or below 50% AMI. The County values and supports mixed income developments.

Q28: What type of parameters and project types and commitments are you looking for from a successful bidder?

A28: The County values a range of project types, including affordable homeownership creation, housing with unit sizes serving families, and housing designed for seniors and persons with disabilities with supportive services.