
REQUEST FOR DEVELOPER PROPOSALS

SITES AVAILABLE FOR AFFORDABLE HOUSING DEVELOPMENT

Garage 4

Site Overview, Project Goals and Evaluation Criteria

Due: December 18, 2025 at 4:00pm.

I. Site Overview

Montgomery County, Maryland through the Department of General Services (County) invites responses to this Request for Developer Proposals (RFDP) for the disposition of Public Parking Garage 4 located at 8100 Fenton Street, Silver Spring, Maryland (Site). The Site is improved with a public parking garage and lot.

1. Site Location

The Site is bounded by Fenton Street to the east, Sligo Avenue to the south, Mayor Lane to the west and Silver Spring Avenue to the north. The Site is primarily surrounded by commercial uses.

2. Site Description

The Site is approximately 90,440 square feet in size. The site is improved with a 782-space parking garage and associated lots which the public has access by right or invitation.

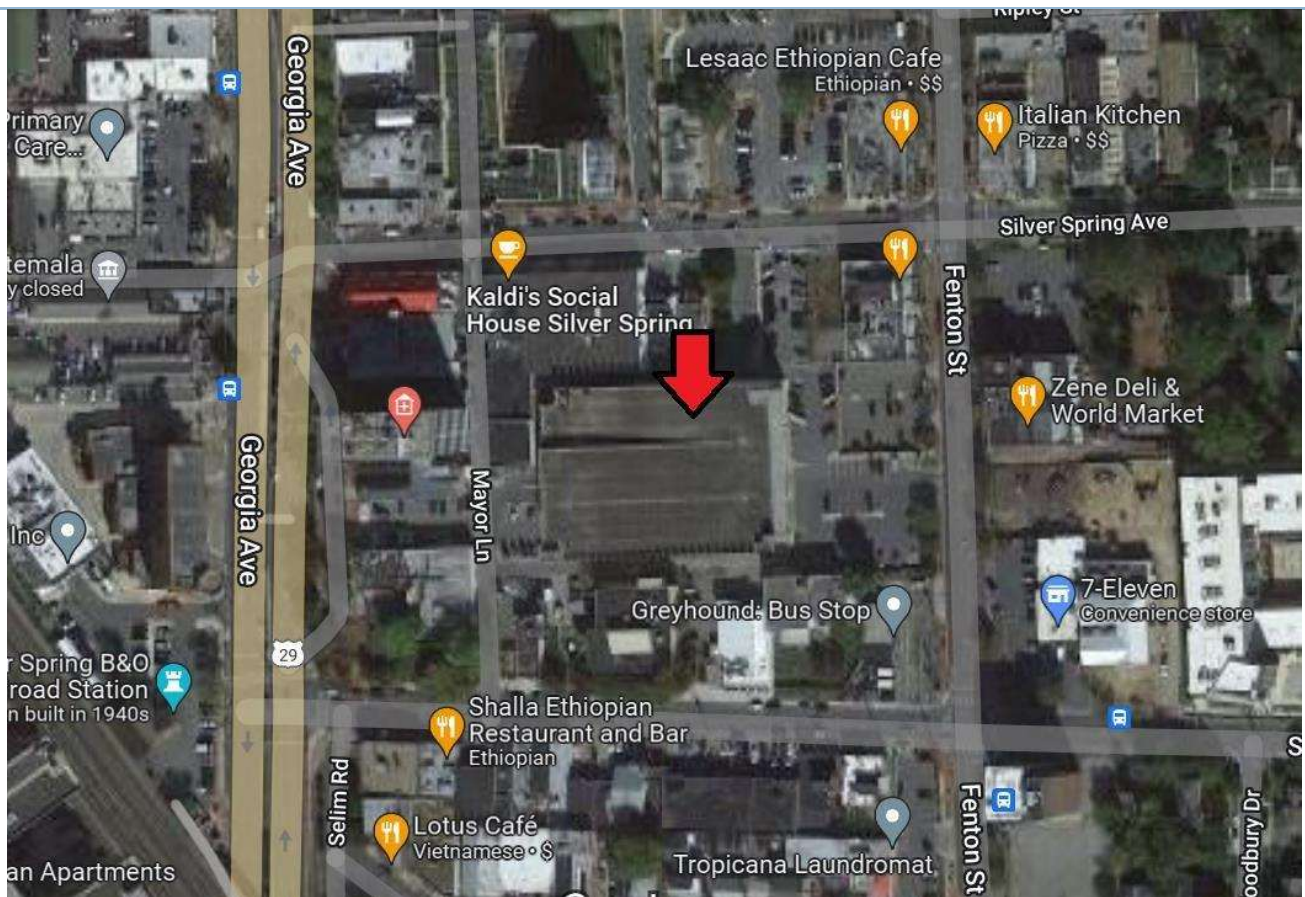


FIGURE 1: LOCATION MAP

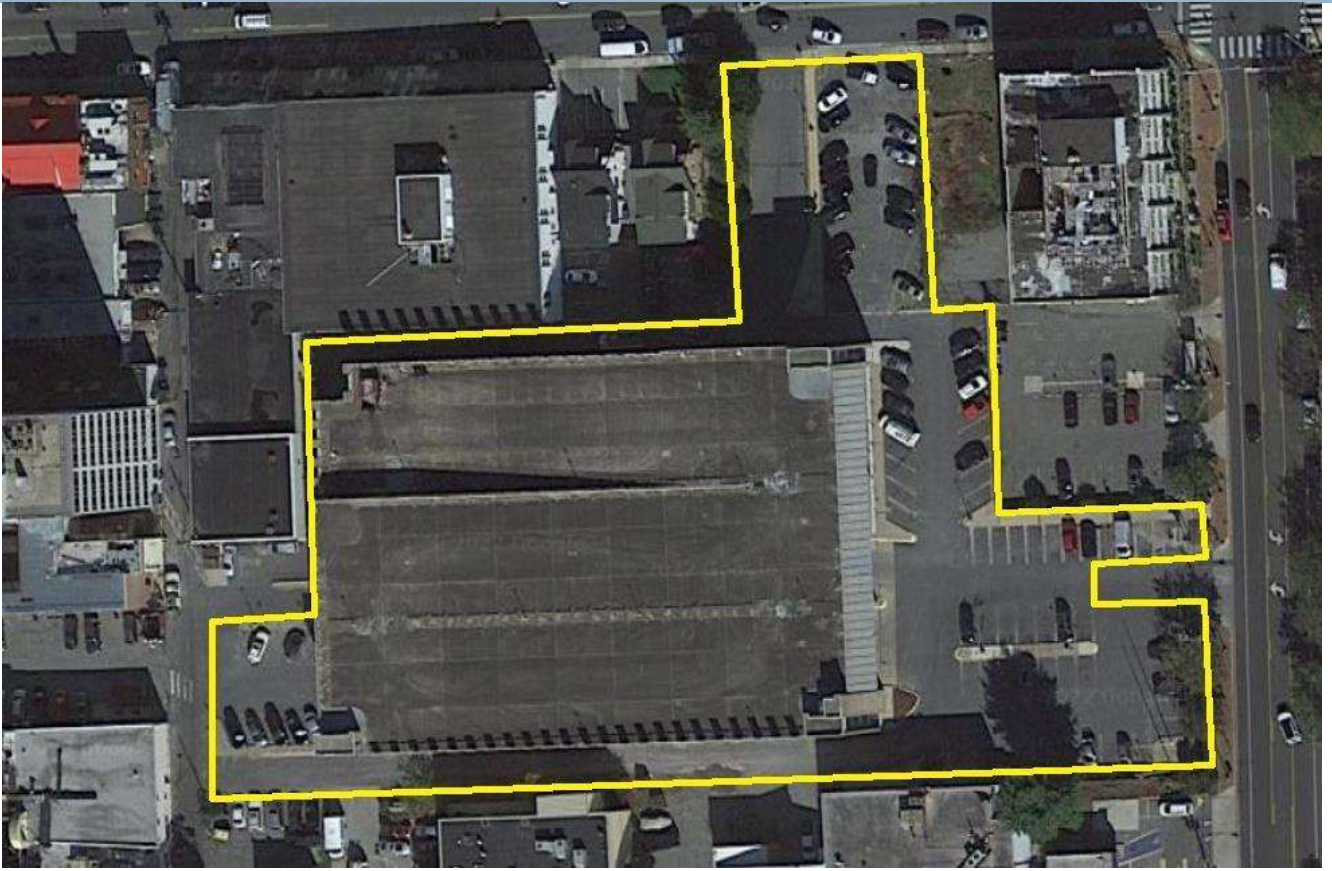


FIGURE 2: AERIAL OF SITE

The existing zoning map can be found here:

<https://mcatlas.org/zoning>.

II. Project Goals and Requirements

The County seeks development that achieves at least one of the County's affordable housing goals. Proposals that provide either 1) significantly deeper affordability, 2) homeownership opportunities, and/or 3) family-sized units of three (3) or more bedrooms will be given priority. If homeownership opportunities are proposed, all units must be for sale to households earning between 30% and 120% of the Area Median Income and must provide information on how those condominium fees will retain affordability for homeowners.

The County has identified a need to maintain the existing public parking supply within the Silver Spring Lot District. Site-Three currently houses a 5 level, 782 space public parking garage and a 65-space surface 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 elevator. The County requires that any development must accommodate a minimum of 200 public parking spaces. The 200 public parking spaces can be accommodated within the existing parking structure or in a new above or below grade parking garage. The 200-space public parking facility will be owned and operated by Montgomery County DOT, Parking Lot District. Revenues from the fair market value for the highest and best use of the Site will be used to offset the cost of the County's above ground/below grade parking garage. All successful proposals must demonstrate how the parking needs generated by the development will be accommodated in addition to providing a 200-space public parking garage. Any proposal submitted in response to this RFP must show the number of private parking spaces to be provided by the developer as part of the private proposal and the number of public parking spaces to be provided in any proposed development of the Site.

Offerors must design and construct public parking spaces on the Site in accordance with Montgomery County Parking Garage Design Criteria, EV Design Standards, Sign Standards, Revenue, Revenue Collection System Guidelines and state and federal parking lot design safety and accessibility guidelines. Design should recognize and incorporate sustainable practices in parking structure design and management. Every effort should be made to minimize the occurrences of interior support columns.

Proposals must describe in detail the financial elements of the proposal, including, but not limited to, compensation to be paid to the PLD for air rights and development rights for the Site, any costs that the Developer proposes that the County will pay for development of the Site, any costs to be assumed by the Developer, and all the foreseeable revenue and expense implications of the proposal to the County. Please clearly list the following items:

- i. Compensation to be paid to the County for the site.
- ii. Number of public parking spaces to be owned by the County.
- iii. Cost per space for turnkey, fully functional public parking facility.

III. Evaluation Criteria

The County's goal is to select the proposal from the most qualified Proposer that meets the County's objectives for each of the Sites. Interviews may be conducted with development teams. Criteria for evaluation will be as follows:

- | | |
|--|-----------|
| 1. Overall vision and quality of the proposed development | 30 points |
| 2. Meeting of County's affordable housing objectives for the site: | 30 points |
| 3. Expertise, experience and financial capacity to implement the vision: | 30 points |
| 4. Proposed timeframe for completion of the development | 10 points |

Total Points	100 points
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IV. Due Dates

The County expects the RFDP to meet the following schedule, but reserves the right to amend this schedule or, in its sole discretion, to cancel this RFDP at any time.

RFDP Release: **October 29, 2025**

Deadline for questions: **December 4, 2025**

Proposals due: **December 18, 2025**

Full submission requirements and evaluation criteria is described in the General Overview and Submittal Information – All Sites which may be found here:

<https://www.bidnetdirect.com/maryland/montgomerycountyrealproperty>.