

**Request for Development Proposals – East County Regional Services Center
Questions and Responses as of 9/03/2014**

1. **Question:** Section V –Submission Requirements, Item 4, Project Vision, Article B of the RFDP states that deeper levels of affordability are preferable. Does this mean a greater percentage of total affordable units, or does it mean accommodating income requirements lower than 60% of Average Median Income?

Response: Both

2. **Question -** The current zoning for the site is R-30. Will this be affected by the Zoning Rewrite?

Answer: R-30 zoning remains for the site. Under the Zoning Rewrite, independent living facilities for seniors or persons with disabilities are permitted as a limited use in an R-30 zone. The County Council approved Chapter 59 - Montgomery County Zoning Ordinance on March 5, 2014. The Sectional Map Amendment is anticipated in Fall 2014. For detailed information go to:

<http://montgomeryplanning.org/development/zoning/>

3. **Question:** Is Mandatory Referral applicable?

Response: Mandatory Referral will not apply to private development on the site. Customary application and review processes for Standard or Optional Method Development would apply.

4. **Question:** Are there any environmental restrictions on the site?

Response: Please contact Maryland-National Capital Park and Planning Commission to ascertain whether there are environmental restrictions on the site.

<http://www.montgomeryplanning.org/> or 301-495-4610

5. **Question:** Is a site plan available for the Regional Service Center?

Response: Site plans for the East County Regional Services Center and the Recreation Center have been posted to:

<http://www.montgomerycountymd.gov/DGS/OPD/EastCountyRSC.html>

6. **Question:** Section V of the RFDP, Submission Proposals Item 4 - Project Vision requests, “*A concept plan that illustrates the proposed development, layout, square footage (including gross measured area, rentable area, and useable area), and other characteristics of the development, including building height and density....*” What are the submittal requirements for the concept plan?

Response: Proposers should submit whatever information they feel best illustrates the project vision.

7. **Question:** Are elevations or character sketches of the proposed development and its relation to the surrounding community requirement for this Request for Development proposals?

Response: Proposers should submit whatever information they feel best illustrates the project vision.

8. **Question:** Will the County be able to give us any direction as to the number of surplus spaces on the site? i.e. how many spaces can you stand to lose, be it to accommodate the footprint of the building or the use for our own parking needs. If so, and if possible, can you provide a breakdown as to where the losses can occur:

Park and Ride Lot
RSC lot
Community Center Lot

Response: As stated in the RFDP, the parking currently is underutilized by the ECRSC, Park and Ride and the East County Community Center. Because this demand varies, a specific amount of surplus parking has not been defined in the RFDP. It is emphasized that proposals should include a shared parking strategy that does not disrupt operations of the existing uses.