

Request for Development Proposals – East County Regional Services Center Questions and Responses from August 5, 2014 Pre-Submission Meeting

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?

Answer: Recognizing that Affordable Housing is a key component of the County’s mission (<http://www.montgomerycountymd.gov/government/missionStatement.html>), Offerors are encouraged to consider each objective- levels of affordability below 60% of Area Median Income, and a total number of affordable units greater than 30% - as well as 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?

Answer: 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?

Answer: 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?

Answer: 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>