

Former Silver Library Request for Development Proposals  
Optional Site Tour/Pre-Submission Meeting – December 15, 2016  
Questions and Answers

1. **Q:** What are the affordable housing requirements?  
**A:** A minimum of 30% of the total units must be affordable for households at or below 60% of the area medium income.
2. **Q:** Can the housing be a for-sale product or does it need to be a rental product?  
**A:** Either for sale or rental housing will be considered.
3. **Q:** Are there specific parameters the County requires for the childcare component?  
**A:** No, the County is not defining programming of the childcare component. A complete description of the childcare program must be submitted as part of the proposal.
4. **Q:** Will the County consider uses other than senior housing and childcare?  
**A:** The County's objective for the site is the provision of both senior housing and childcare. Proposers may include other uses in addition to housing and childcare if desired.
5. **Q:** Was a formal building assessment completed and does the County have any records related to maintenance?  
**A:** We have no recent (within the past 8-10 years) building assessments. However, the County has compiled a list of maintenance calls since 2011, which is the oldest we have on file. The list is attached.
6. **Q:** Has the County completed any hazardous materials assessments of the building?  
**A:** The County has not completed any hazardous materials assessment of the building.
7. **Q:** Does the County have any plans of the building?  
**A:** The original plans can be found at:  
[http://www.montgomerycountymd.gov/DGS/Resources/Files/OPD/Building\\_Drawings\\_8901\\_Colesville\\_Rd.pdf](http://www.montgomerycountymd.gov/DGS/Resources/Files/OPD/Building_Drawings_8901_Colesville_Rd.pdf)
8. **Q:** Has the building been designated as historic?  
**A:** No, the building has not been designated as historic.
9. **Q:** What is the square footage of the building?  
**A:** We believe the building is 20,830 square feet.
10. **Q:** Would the County re-zone the property?  
**A:** Any re-zoning of the property and/or amendments to any applicable master plans would be the responsibility of the selected proposer.
11. **Q:** Does the County plan to sell the property to the selected proposer?

**A:** The County prefers a long-term ground lease for the property.

12. **Q:** May the proposers consider County or State subsidies?

**A:** The RFDP clearly states that Proposers must perform the capital improvements at no cost to the County and to provide a financially sustainable model for the proposed improvements and services. The County has no position regarding the use of State funding.

13. **Q:** Who will be on the selection committee?

**A:** The selection committee will include executive department representatives including but not limited to the Department of General Services, the Department of Housing and Community Affairs, the Department of Recreation and the County Executive's Office.

14. **Q:** Please describe the process after proposals are submitted.

**A:** All proposals will be reviewed by the selection committee which may schedule interviews or ask follow up questions of proposers. The selection committee will make a recommendation to the County Executive.