

## Request for Development Proposals – Sidney Kramer UpCounty Regional Services Center

### Questions and Responses – Updated as of 9/03/2014

- 1. Question:** In terms of zoning, the RFDP states that the Sector Plan recommended rezoning from “TS zoning to TMX-2 zoning, with up to 1.0 FAR with a maximum of 40% residential uses.” To confirm, this would mean that on this 5.55 acre site 40%--or 2.22 acres—would be available for residential development? That would equate to approximately 96,703 sq/ft according to the FAR. Are these assumptions correct?

**Response:** Please contact The Montgomery Regional Office of the Maryland – National Capital Park and Planning Commission to confirm any FAR assumptions.

[http://www.montgomeryplanning.org/development/about/info\\_counter.shtml](http://www.montgomeryplanning.org/development/about/info_counter.shtml)

- 2. Question:** The RFDP states, “The final adoption of the Zoning Rewrite by the County Council, including the adoption of the map amendments, is expected Fall 2014.” Would seeing this rezoning process through until the property is rezoned from TS to TMX-2 be the responsibility of the purchaser, or would the Montgomery County Government remain the owner until the rezoning process for this property is completed?

**Response:** The Montgomery County Council approved changes to Chapter 59 – Zoning Code on March 5, 2014. These changes become effective October 30, 2014. To learn more about the revisions please visit:

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

- 3. Question:** Is the existing parking supply at the Regional Services Center (RSC) sufficient?

**Response:** Given the number of services provided at the RSC, parking demand can exceed supply. The County has an agreement with the adjacent Germantown Commons Shopping Center regarding overflow parking but it does not identify or reserve a specific number of parking spaces in the shopping center parking lot.

- 4. Question:** Does the County have certain expectations regarding parking?

**Response:** The County requires that the current number of parking spaces at the RSC be replaced as part of the redevelopment of the site. Additional parking to

alleviate overflow parking would be preferable. Since services provided at the RSC will continue during redevelopment of the site, consideration must be given as to how parking will be provided during construction.

5. **Question:** Who would bear the cost of providing temporary parking for the RSC until new public parking was complete, the County or the Developer?

**Response:** The County is open to various scenarios to address the cost of providing temporary parking and encourages consideration of this issue in proposers' submissions in response to this Request For Development Proposals.

6. **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:** 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.

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

**Answer:** The current TMX-2 zoning for this site was approved in the 2009 Germantown Employment Sector Plan. However, the RSC property will be rezoned from TMX-2 to CR-1.0, C-0.75, R-0.5, H-100T as part of the Zoning Rewrite. This is a Commercial Residential zone with a maximum commercial FAR of 0.75, maximum residential FAR of 0.5 and a total maximum FAR of 1.0, if there is a mix of commercial and residential uses. The maximum height is 100 feet, however the "T" indicates that development may achieve an MPDU (moderately priced dwelling unit) density bonus with the possibility of additional height. More information about the "T" provisions can be found in [Sec. 59.4.5.2.C](#) of the new zoning code.

Additionally, this property is located within the Germantown Transit Mixed Use Overlay Zone, which prioritizes the Building Lot Terminations public benefit in the optional method of development for properties in the CR zone. See [Sec. 4.9.7](#) of

the new zoning code for more information about the Germantown Transit Mixed Use Overlay Zone.

Changes to Chapter 59 of the Montgomery County Code, as a result of the Zoning Rewrite effort, were approved by the County Council on March 5, 2014 and will become effective October 30, 2014. The Sectional Map Amendment is anticipated in Fall 2014. For detailed information on the Zoning Rewrite, please refer to:

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