Bonifant-Dixon Garage
Redevelopment Concept

January 4, 2017
Agenda

- Economic Feasibility Preliminary Study
- Parking
- Request For Proposal
- Requirements
- Components
- Zoning
- Questions
2007 Economic Feasibility Preliminary Study
- Maryland Stadium Authority (MSA),
- Montgomery County Department of Economic Development (DED) and
- Maryland Department of Business and Economic Development (DBED)

- Analyze the market feasibility of a multipurpose arena in Montgomery County
- Analysis concluded that the demand for an appropriate sized arena is substantial.
- Stakeholders revealed that size of the facility is not as important as its ability to house multiple uses.
  - Minor league sporting events
  - Seminars
  - Graduations
  - Live Entertainment
  - Conventions
Bonifant-Dixon Garage [Gar 5/55]

• Approximately 123,632 sq. ft. site
• 1,772 Parking Spaces
• 33 ADA Accessible Spaces
• 15 car Share Spaces
• Operating Hours: Mon - Fri 7am-7pm
• Rate: $0.70 Per Hour
• Occupancy Rate: ~ 40%
### 2016 Weekday Peak Occupancy

<table>
<thead>
<tr>
<th></th>
<th>July</th>
<th>Aug</th>
<th>Sept</th>
<th>Oct</th>
<th>Nov</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Occupancy</strong></td>
<td>41%</td>
<td>34%</td>
<td>37%</td>
<td>40%</td>
<td>38%</td>
</tr>
<tr>
<td><strong>Spaces Available</strong></td>
<td>979</td>
<td>1,086</td>
<td>1,042</td>
<td>993</td>
<td>1,018</td>
</tr>
</tbody>
</table>

### Saturday Hourly Occupancy

<table>
<thead>
<tr>
<th></th>
<th>12-1 PM</th>
<th>1-2 PM</th>
<th>2-3 PM</th>
<th>3-4 PM</th>
<th>4-5 PM</th>
<th>5-6 PM</th>
<th>6-7 PM</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Occupancy</strong></td>
<td>12%</td>
<td>12%</td>
<td>13%</td>
<td>13%</td>
<td>11%</td>
<td>10%</td>
<td>9%</td>
</tr>
<tr>
<td><strong>Spaces Available</strong></td>
<td>1,531</td>
<td>1,535</td>
<td>1,507</td>
<td>1,505</td>
<td>1,540</td>
<td>1,564</td>
<td>1,588</td>
</tr>
</tbody>
</table>
Bonifant-Dixon Garage (G 5/55)
**Event** | **Date**
---|---
RFDP Release | December 9, 2016
Pre-Submission Meeting | February 1, 2017 at 1:00 PM
Deadline for Questions | February 22, 2017 at 4:00 PM
Proposals Due | April 10, 2017 at 2:00 PM
The Request for Development Proposal ("RFDP") will be for the design, construction and operation of a multi-purpose indoor sports arena, public assembly and entertainment facility, as well as the development of retail and residential facilities.

- **Option A**: Arena and/or Mixed-Use Development Using Air Rights Above Parking Garages 5 and 55

- **Option B**: Demolish/Replace of Parking G5 and/or G55 With Arena and/or Mixed-Use Development on the Remainder/Air Rights of the Site
<table>
<thead>
<tr>
<th>Site Name</th>
<th>Address</th>
<th>Property Size*</th>
<th>Zoning</th>
<th>Ownership</th>
</tr>
</thead>
<tbody>
<tr>
<td>Silver Spring</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Garage 5</td>
<td>1101 Bonifant Drive</td>
<td>49,112 sq.ft/ 41,089 (4 Levels)</td>
<td>CR 8.0, C 6.0, R 7.5, H 200'</td>
<td>Montgomery County</td>
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<tr>
<td>Garage 55</td>
<td>1100 Bonifant Drive**</td>
<td>59,785 sq.ft./ 52,677 (8 Levels)</td>
<td>CR 5.0, C 4.0, R 4.75, H 200'</td>
<td>Montgomery County</td>
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<tr>
<td>Garage 55 (Bridge)</td>
<td>1100 Bonifant Drive**</td>
<td>14,735 sq.ft. (3 Levels)</td>
<td>CR 5.0, C 4.0, R 4.75, H 200'</td>
<td>Montgomery County</td>
</tr>
</tbody>
</table>

* Property sizes are approximate
** Located in the Ripley / South Silver Spring Overlay Zone
Questions

Department of Transportation
Division of Parking Management
100 Edison Park Drive, 4th Floor
Gaithersburg, Maryland 20878
Office: 240-777-8740
Fax: 204-777-8730

http://www.montgomerycountymd.gov/DOT-Parking/Garage5-55RFDP.html