

Bonifant-Dixon Garage Redevelopment Concept



January 4, 2017



Agenda

- Economic Feasibility Preliminary Study
- Parking
- Request For Proposal
- Requirements
- Components
- Zoning
- Questions



Economic Feasibility Study

- 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]



Parking

- 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%

Bonifant-Dixon Garage [Gar 5/55]



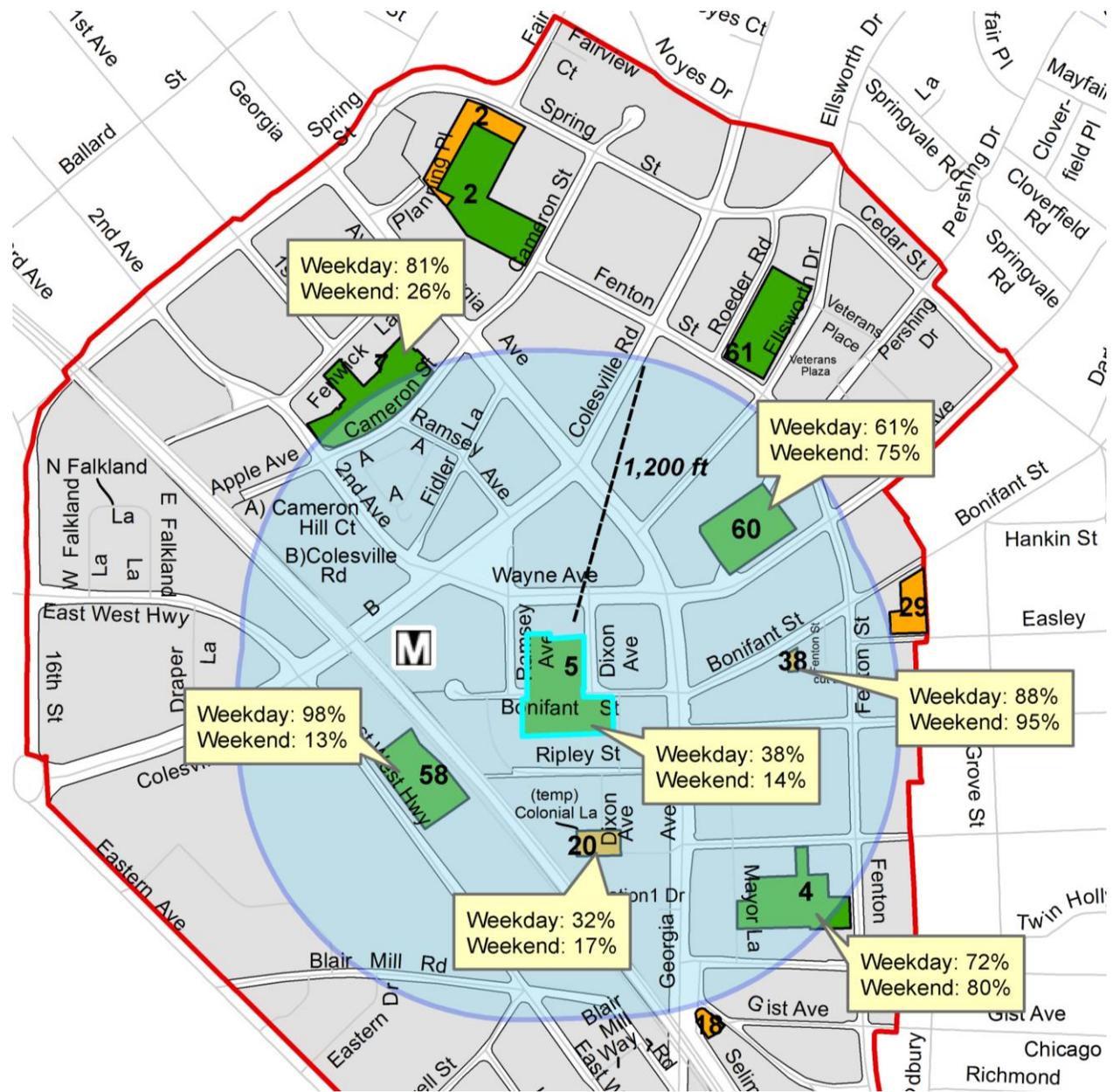
Parking

<i>2016 Weekday Peak Occupancy</i>					
	July.	Aug.	Sept.	Oct.	Nov.
Occupancy	41%	34%	37%	40%	38%
Spaces Available	979	1,086	1,042	993	1,018

<i>Saturday Hourly Occupancy</i>							
	12-1 PM	1-2 PM	2-3 PM	3-4 PM	4-5 PM	5-6 PM	6-7 PM
Occupancy	12%	12%	13%	13%	11%	10%	9%
Spaces Available	1,531	1,535	1,507	1,505	1,540	1,564	1,588

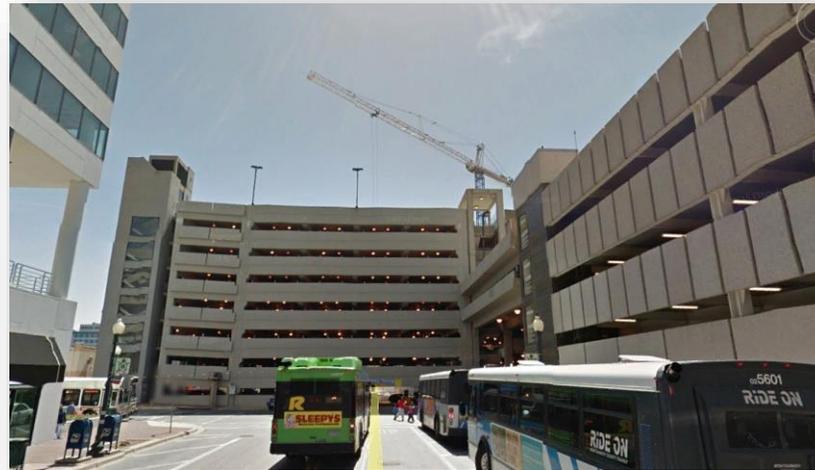
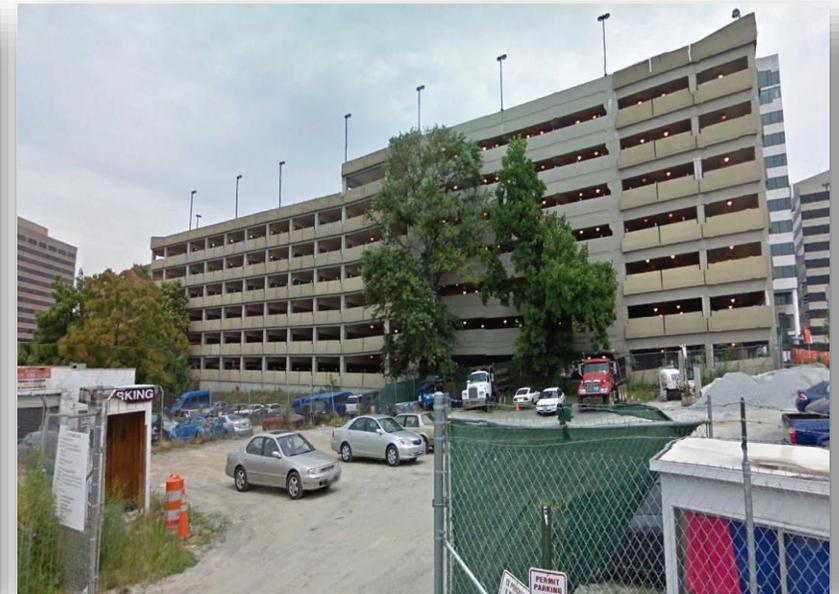
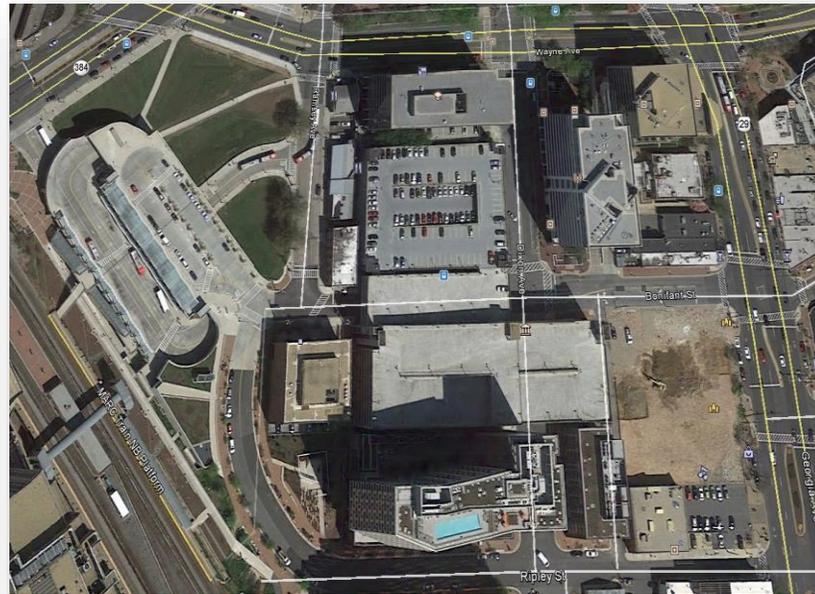


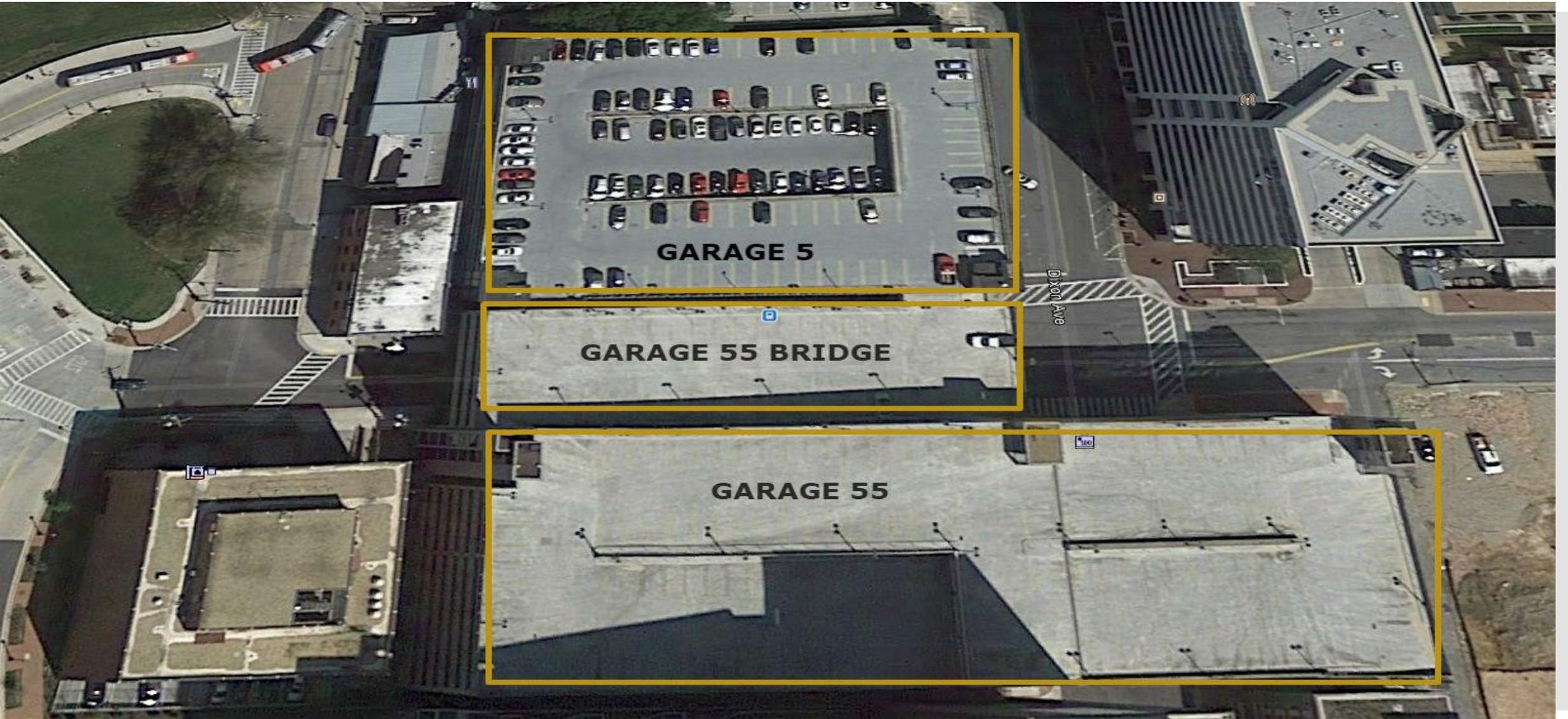
Parking Utilization Rates





Bonifant-Dixon Garage (G 5/55)







Request For Proposal

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



Montgomery County Government

REQUEST FOR DEVELOPMENT PROPOSALS

For

Public Parking Garages 5 and 55

1100 and 1101 Bonifant Dr.

Silver Spring, Maryland

ISSUED BY:

MONTGOMERY COUNTY GOVERNMENT
DEPARTMENT OF TRANSPORTATION
101 MONROE STREET, 10TH FLOOR
ROCKVILLE, MARYLAND 20850

RESPONSES DUE BY: APRIL 10TH, 2017 2:00 PM



Requirements

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



Zoning

Public Properties Offered for Development				
Site Name	Address	Property Size* (site/bldg.)	Zoning	Ownership
Silver Spring				
Garage 5	1101 Bonifant Drive	49,112 sq.ft/ 41,089 (4 Levels)	CR 8.0, C 6.0, R 7.5, H 200'	Montgomery County
Garage 55	1100 Bonifant Drive**	59,785 sq.ft./ 52,677 (8 Levels)	CR 5.0, C 4.0, R 4.75, H 200'	Montgomery County
Garage 55 (Bridge)	1100 Bonifant Drive**	14,735 sq.ft. (3 Levels)	CR 5.0, C 4.0, R 4.75, H 200'	Montgomery County

* Property sizes are approximate

** Located in the Ripley / South Silver Spring Overlay Zone



Questions

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Montgomery County, MD

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

