
REQUEST FOR DEVELOPER PROPOSALS

SITES AVAILABLE FOR AFFORDABLE HOUSING DEVELOPMENT

Lot 38

Site Overview, Project Goals and Evaluation Criteria

Due: January 27, 2025 at 4:00pm.

I. Site Overview

Montgomery County, Maryland through the Department of Transportation (County) invites responses to this Request for Developer Proposals (RFDP) for the disposition of Public Parking Lot 38 located at 920 Bonifant Street, Silver Spring, Maryland (Site). The Site currently serves as a public parking lot.

1. Site Location

The Site is located on Bonifant Street between Georgia Avenue and Fenton Street. Single-family houses abut the property to the east. Commercial uses are adjacent to the south and east and a private parking lot is adjacent to the west. See Figure 1 below.

2. Site Description

The Site is approximately 7,525 square feet in size. The site is improved with a 21-space parking lot which the public has access by right or invitation.



FIGURE 1: LOCATION MAP

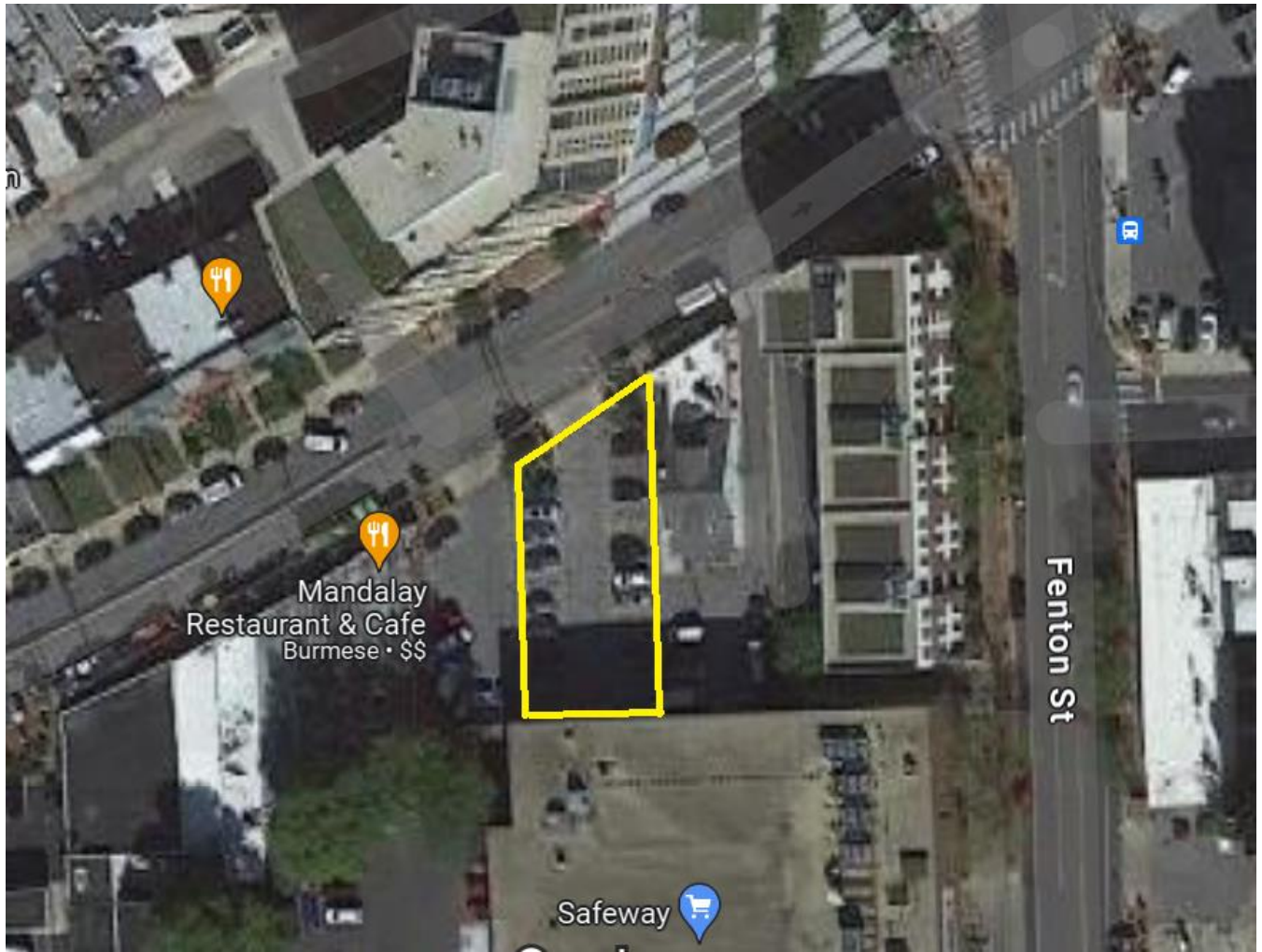


FIGURE 2: AERIAL OF SITE

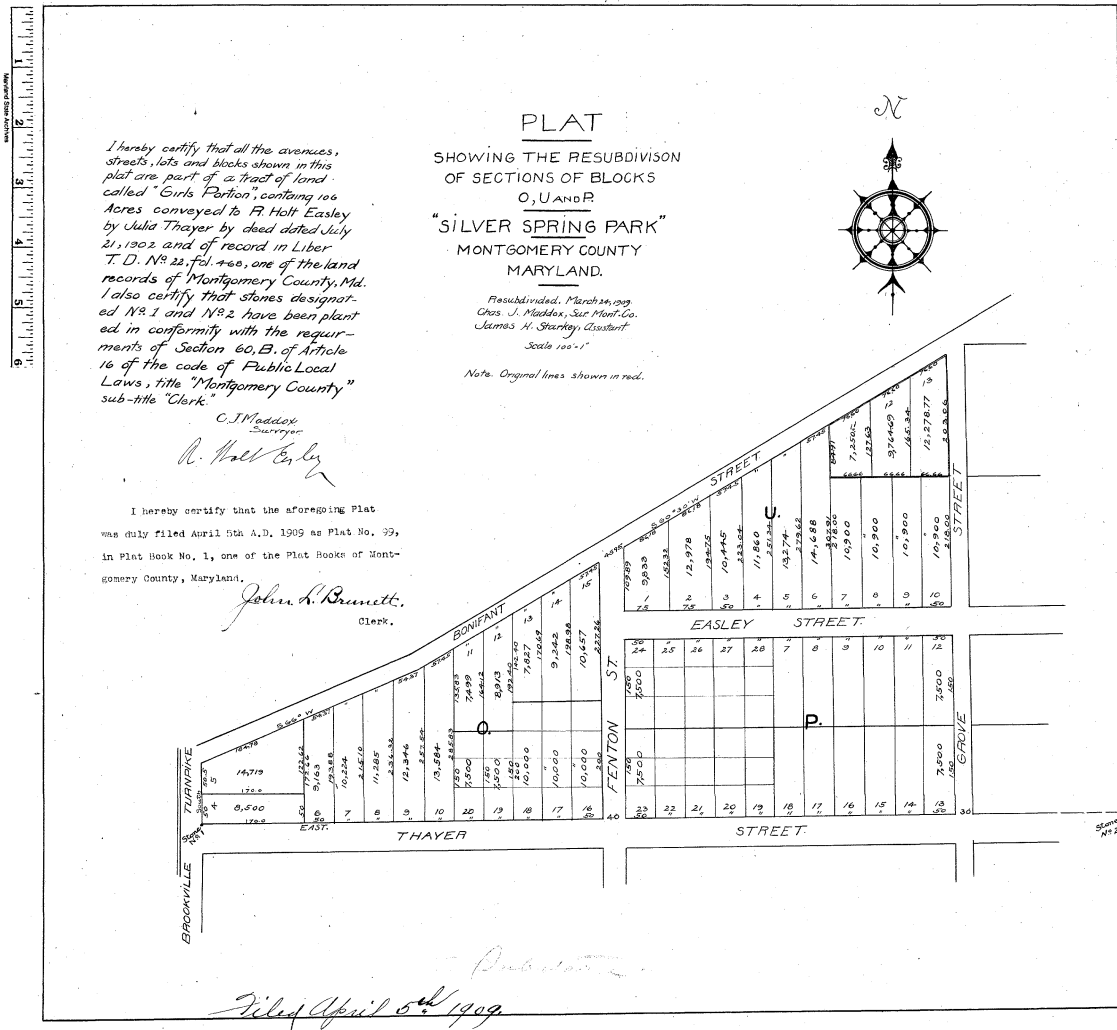


FIGURE 3: PLAT OF SITE

3. Master Plan and Zoning

Master Plan:

The Site falls within The Silver Spring Downtown and Adjacent Communities Plan which was adopted in 2022. Proposals for the Site must be consistent with the Plan and be compatible with the types and quality of development proposed and built in the surrounding area.

The zoning map of the Plan can be found here:

<https://mcatlas.org/zoning/>

The approved and adopted plan can be found here:

<https://montgomeryplanning.org/wp-content/uploads/2022/11/Silver-Spring-DAC-Approved-Adopted-web.pdf>

Zoning:

The zoning of the Site is Commercial/Residential (CR), with a FAR of 3.0 for CR, 3.0 for C, 3.0 for R and a maximum building height of 130 feet.

II. Project Goals and Requirements

The County seeks development that achieves at least one of the County's affordable housing goals. Proposals that provide either 1) significantly deeper affordability, 2) homeownership opportunities, and/or 3) family-sized units of three (3) or more bedrooms will be given priority. If homeownership opportunities are proposed, all units must be for sale to households earning between 30% and 120% of the Area Median Income and must provide information on how those condominium fees will retain affordability for homeowners.

The County requires that any development must accommodate 20 public parking spaces. The public parking spaces can remain surface parking with development above or the parking spaces can be replaced above or below grade. The public parking spaces will be owned and operated by Montgomery County DOT, Parking Lot District. Revenues from the fair market value for the highest and best use of the Site will be used to offset the cost of the County's above or below grade parking garage. All successful proposals must demonstrate that the parking needs generated by the development of the site will be accommodated in addition to providing some public parking spaces. Any proposal submitted in response to this RFP must show the number of private parking spaces to be provided by the developer as part of the private proposal and the number of public parking spaces to be provided in any proposed development of the Site.

Offerors must design and construct public parking spaces on the Site in accordance with County Parking Garage Design Criteria and state and federal parking lot design safety and accessibility guidelines. Design should recognize and incorporate sustainable practices in parking structure design and management. Every effort should be made to minimize the occurrences of interior support columns.

Proposals must describe in detail the financial elements of the proposal, including, but not limited to, compensation to be paid to the PLD for air rights and development rights for the Site, any costs that the Developer proposes that the County will pay for development of the Site, any costs to be assumed by the Developer, and all foreseeable revenue and expense implications of the proposal to the County. Please clearly list the following items:

- i. Compensation to be paid to the County for the site.
 - ii. Number of public parking spaces to be owned by the County.
 - iii. Cost per space for turnkey, fully functional public parking facility.
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III. Evaluation Criteria

The County's goal is to select the proposal from the most qualified Proposer that meets the County's objectives for each of the Sites. Interviews may be conducted with development teams. Criteria for evaluation will be as follows:

1. Overall vision and quality of the proposed development	30 points
2. Meeting of County's affordable housing objectives for the site:	30 points
3. Expertise, experience and financial capacity to implement the vision:	30 points
4. Proposed timeframe for completion of the development	10 points
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Total Points	100 points

IV. Due Dates

The County expects the RFDP to meet the following schedule, but reserves the right to amend this schedule or, in its sole discretion, to cancel this RFDP at any time.

RFDP Release: **November 12, 2024**

Deadline for questions: **January 6, 2025**

Proposals due: **January 27, 2025**

Full submission requirements and evaluation criteria is described in the General Overview and Submittal Information, which may be found here:

<https://www.bidnetdirect.com/maryland/montgomerycountyrealproperty>.
