



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Department of Parks, Montgomery County, Maryland
9500 Brunett Avenue • Silver Spring, Maryland 20901

MCPB Date: 10/26/06
Agenda Item # 1

DATE: October 19, 2006
TO: Montgomery County Planning Board
FROM: Michael F. Riley, Chief, Park Development Division *M*
SUBJECT: Silver Place: Presentation of Proposals

RECOMMENDATION:

No action is recommended at this time. The Board will receive a presentation from three offerors (development firms and teams) on the development and conceptual design aspects of their proposal for the Silver Place project, followed by a question and answer period. Staff will recommend ranking of proposals at a future Planning Board meeting for Board review and approval after comprehensive review of all proposals.

BACKGROUND:

The Commission solicited and obtained proposals from three development firms to plan, design, and construct a mixed-use project in downtown Silver Spring, known as "Silver Place". A prior Request for Qualifications resulted in the short-listing of three firms deemed exceptionally qualified to partner with the Commission towards this goal. The Commission seeks to leverage its existing 3.24-acre site at 8787 Georgia Avenue (the Montgomery Regional Office Site) to create an exemplary project that satisfies the Commission's long-term facility needs and overall planning, urban design, environmental, and economic objectives. The headquarters and mixed-use project, if approved, will consist of two integrated components: a new headquarters facility for the Department of Parks and the Department of Planning of approximately 120,000 square feet, and a residential component with a minimum of 30 percent affordable units. The project is to reflect current planning and design principles through the use of green architecture, exemplary urban design, transportation management, mixed-income housing, and public/private joint development. In fulfilling open space requirements, the developer should provide a design that is supportive and emblematic of the Commission's mission.



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This project is considered a public / private partnership. An evaluation committee has been established to evaluate the proposals in a manner consistent with the Commission's competitive procurement procedures. Each proposal was required to be submitted in three parts as follows:

Part 1: Development Proposal and Conceptual Design

Part 2: Financing Strategy and Costs

Part 3: Relevant Experience and Qualifications of Project Team

Proposals were received on October 13, 2006. The evaluation committee met on October 18th and 19th to perform preliminary review of Parts 1 & 3 of the proposals. Each firm will be provided with questions that the evaluation committee developed while reviewing the proposals. The three firms have been asked to incorporate answers to those questions in their presentation.

The Part 2 portions of the proposals contain proprietary and confidential financial information, and therefore will not be presented or discussed in open session. The financial portion of the proposals will be carefully evaluated by our consultant development advisor and by the Commission's Secretary Treasurer. The financial evaluation will be presented to the evaluation committee, who will then rank the proposals considering the three factors noted above. The committee's recommendations will be provided to the Executive Director of the Commission, who will, in turn, make a recommendation to the Planning Board. The Planning Board will make final determination of the rank order of the firms at a future meeting. Board meetings including discussion of the confidential financial aspects of the proposals will be conducted in closed session. Upon selection, the top ranked firm will enter into negotiations and subsequent design and development agreements with the Commission. As the project is designed, review of development plans subject to regulatory approval will occur including public hearings consistent with general practice. The public share of funding for the project will be subject to future County Council review and approval.

Presentation of development proposals will be made as follows:

9:00 AM: Presentation by Silver Place Joint-Venture, LLC (The Donohoe Companies, Otis Warren & Company, MCF Investment Company, LLC)

10:15 AM: Presentation by SilverPlace, LLC (The Bozutto Group, Spaulding & Slye, Harrison Development)

11:30 AM: Presentation by PN Hoffman / Stonebridge Associates (PN Hoffman, Inc. and Stonebridge Associates, Inc.)