



## RFP NO. 2026 – 3

*The Redevelopment Authority seeks to select a qualified development partner to deliver a high-quality, transit-oriented, mixed-use and/or mixed-income development with affordable housing, neighborhood service commercial uses, and publicly accessible open or civic space.*

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### **ADDENDUM NO. 3** **06/17/2026**

To All Prospective Offerors:

Please note the following changes, additions, and information presented herein in connection with the above referenced project. The Prospective Offerors shall be governed accordingly and acknowledge in writing receipt of this Addendum No. 3. This addendum is hereby made part of the contract documents of which explains and/or corrects the original document.

Pursuant to this Addendum No.3:

1.The following consolidated respondent questions and responses are issued for RFP No. 2026-03 - 6700 Riverdale Road.

#### **Consolidated Respondent Questions and Responses**

No.	Respondent Question	Responses
1	<b>Site Size / Survey Information</b> What is the confirmed site acreage, and will RDA provide a formal boundary survey?	The RFP identifies the Property as approximately six (6) acres. No formal boundary survey is being provided at this stage. Respondents are responsible for independently verifying site dimensions, boundaries, acreage, and all related matters through their own due diligence.
2	<b>Building Vacancy / Prior Use</b> When did the building become vacant, and what were the most recent prior uses of the Property?	The Property was formerly Wildercroft Elementary School and was later used for County public safety purposes, including as a police headquarters. The RFP states that the structure was formally vacated in 2024 and has since been vacant.



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#### Consolidated Respondent Questions and Responses (continued)

No.	Respondent Question	Responses
3	<p><b>On-Site Storage / Purple Line Materials</b> Is the temporary Purple Line staging/storage use scheduled to conclude before handover of the site? If not, what is the anticipated timeline?</p>	<p>A portion of the Property has been used for temporary storage of construction materials associated with the Purple Line project. No confirmed removal date is being provided at this time. Respondents should assume continued coordination with Purple Line stakeholders and incorporate related timing and coordination considerations into their due diligence, schedule, and development assumptions.</p>
4	<p><b>Telecommunications / Tower Area</b> Will RDA provide copies of the telecommunications lease agreements, including rent, term, escalations, and footprint information?</p>	<p>The Property includes existing active telecommunications facilities. The RFP identifies a Crown Castle monopole/ground lease area of approximately 2,100 square feet, with lease rights that may remain in effect through September 30, 2045, and an AT&amp;T site lease area of approximately 700 square feet, currently extended through December 31, 2028. Respondents must assume the facilities, leaseholds, easements, and access rights remain in place and operational after disposition unless otherwise addressed by separate agreements with the operators. RDA makes no representation or warranty regarding lease revenue, term, continuation, modification, relocation, consolidation, or termination. Respondents are responsible for independent due diligence and for incorporating these conditions into their site plan, schedule, and financial assumptions.</p>
5	<p><b>Site Circulation / Fernweed Terrace and 67th Court</b> Are Fernweed Terrace and 67th Court public or private rights-of-way, and are they available to support vehicular and pedestrian access and circulation?</p>	<p>Respondents are responsible for independently verifying all rights-of-way, easements, access rights, circulation conditions, and related matters of record affecting the Property. The Property will be conveyed subject to recorded instruments and existing site conditions, except as expressly provided in a fully executed definitive agreement.</p>
6	<p><b>Site Visit Attendance List</b> Will the site visit attendance list be made available?</p>	<p>The site visit attendance list may be made available as part of the RFP record or posted with the questions and responses, subject to RDA review.</p>



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#### Consolidated Respondent Questions and Responses (continued)

No.	Respondent Question	Responses
7	<p><b>Community Preferences / Engagement</b> Can RDA provide community preferences for the proposed development, and may respondents speak directly with local community representatives?</p>	<p>The RFP encourages community-serving amenities, publicly accessible open space, neighborhood-serving retail/commercial uses, and community benefit. Respondents may include community support letters, if applicable. Any direct engagement with community representatives should be coordinated through RDA unless otherwise authorized.</p>
8	<p><b>Proposal Submission Deadline Extension</b> Will RDA consider extending the proposal submission deadline?</p>	<p>The proposal submission deadline currently remains July 10, 2026, at 4:00 PM ET. Any modification to the solicitation schedule will be issued through a formal addendum posted through the RFP process.</p>
9	<p><b>Certification / Local Participation</b> Will State of Maryland MBE/DBE/SBE certifications be recognized toward County-based or County-Based Minority Business Enterprise participation requirements?</p>	<p>Respondents should follow the RFP requirements for MBE/WBE and local business participation and submit the required certifications, affidavits, and participation documentation. State certifications may be included for informational support; however, participation credit will be evaluated in accordance with the RFP and applicable County requirements.</p>
10	<p><b>Certification Timing</b> If firms are not yet certified by the Supplier Development and Diversity Division at submission, may certification be completed during exclusive negotiations?</p>	<p>Respondents should submit proposals that are responsive to the RFP requirements at the time of submission. Any post-submission certification or participation matters may be addressed during evaluation or negotiation at RDA's discretion and consistent with applicable requirements.</p>
11	<p><b>MBE / Local Equity Participation</b> For the 20% or greater MBE/local equity participation scoring tier, must the qualifying entity be SDDD-certified, or may a State-certified MBE with a County nexus qualify?</p>	<p>Participation credit will be evaluated in accordance with the RFP and applicable County requirements. Respondents should clearly document all certifications, County nexus, ownership interests, equity participation, and local participation commitments in their proposals.</p>



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#### Consolidated Respondent Questions and Responses (continued)

No.	Respondent Question	Responses
12	<p><b>Disposition Structure</b> Does RDA have a preferred disposition structure, and will RDA consider a long-term ground lease?</p>	<p>The RFP allows respondents to propose fee simple acquisition, ground lease, phased conveyance, development agreement, equity participation, or other acquisition/disposition structures. RDA reserves the right to require that all or part of the project be structured through a long-term ground lease, land trust model, condominium regime, air-rights structure, or similar control-retentive arrangement. Respondents should clearly identify and justify the proposed structure.</p>
13	<p><b>Minimum / Reserve Price</b> Is there a minimum or reserve price for the Property, or is pricing entirely respondent-proposed?</p>	<p>No minimum or reserve price is being disclosed. Respondents should propose pricing and business terms that support the development concept, financial feasibility, community benefits, and overall value to RDA. The RFP reserves RDA's right to select a proposal other than the proposal offering the highest financial return.</p>
14	<p><b>Public Financial Assistance</b> Will requests for public financial assistance from non-RDA sources be treated as public subsidy for scoring purposes?</p>	<p>Respondents should identify all anticipated funding sources, including any public financial assistance, subsidies, incentives, or risk-sharing mechanisms. Funding commitments, assumptions, and subsidy requests will be evaluated as part of the overall financial feasibility, implementation strategy, public benefits, and County value proposition.</p>
15	<p><b>Environmental Reports</b> Are any environmental reports available, including Phase I/Phase II Environmental Site Assessment, underground storage tank closure/removal documentation, or asbestos survey?</p>	<p>The RFP states that the Property previously included a County-operated fueling station and that the underground storage tanks were removed in December 2024. The RFP further states that, based on information currently available to RDA, no additional environmental testing has been performed beyond prior UST removal activities. Respondents are responsible for conducting their own environmental, geotechnical, and redevelopment due diligence.</p>



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#### Consolidated Respondent Questions and Responses (continued)

No.	Respondent Question	Responses
16	<p><b>Title / ALTA / Encumbrances</b> Is an ALTA survey, title commitment, or schedule of recorded encumbrances available?</p>	RDA is not currently providing an ALTA survey, title commitment, or schedule of encumbrances. RDA is continuing to review available records and, should additional due diligence materials become available during the solicitation period, they will be distributed to all respondents through the addendum process. Respondents should independently verify title, survey, easement, and encumbrance matters.
17	<p><b>Riverdale Road Access</b> Will the County or Maryland State Highway Administration support an additional curb cut or access easement on Riverdale Road beyond the single existing point of access?</p>	RDA makes no representation regarding approval of any additional curb cut or access easement. Respondents should independently evaluate access opportunities and coordinate with the applicable reviewing agencies, including the County and/or Maryland State Highway Administration, as applicable.
18	<p><b>Topographic / Stormwater Information</b> Are existing topographic or stormwater management studies available?</p>	RDA is not currently providing topographic or stormwater studies. RDA is continuing to review available records and, should additional due diligence materials become available during the solicitation period, they will be distributed to all respondents through the addendum process. Respondents are responsible for conducting their own engineering and site due diligence.
19	<p><b>Parking Requirements</b> What is the minimum residential parking ratio under the NAC Zone, and will RDA support a transit-proximity parking reduction?</p>	Respondents should independently verify applicable zoning, parking, and development standards under the NAC Zone and related regulations. The RFP encourages transit-oriented development, reduced automobile dependence, pedestrian access, bicycle facilities, and integration with the Purple Line station area, subject to applicable regulatory approvals.

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#### **Consolidated Respondent Questions and Responses (continued)**

No.	Respondent Question	Responses
20	<b>Affordability Requirement</b> Is there a minimum required affordability set-aside, AMI level, or affordability term?	The RFP prioritizes proposals that incorporate Affordable Dwelling Units for households at or below 120% of AMI and states that a minimum 30-year affordability term is preferred unless otherwise required by financing. Respondents must identify the number and percentage of affordable units, bedroom mix, income target levels, affordability term, and proposed legal/compliance mechanisms. RDA may give additional consideration to deeper affordability, a greater percentage of affordable units, longer affordability terms, family-sized units, and public ownership or equivalent long-term control structures.
21	<b>Phased Conveyance / Takedown</b> Will RDA consider a phased conveyance or takedown of the Property?	Yes. The RFP allows respondents to propose phased development and disposition structures, including phased conveyance or other implementation approaches, where supported by market conditions, project complexity, and a compelling development rationale.
22	<b>Proposal Page Limit / Formatting</b> Is there a page limit for the Technical Proposal, and does the double-spacing requirement apply to the full proposal or only to the offer narrative?	The RFP does not establish a separate page limit in the reviewed materials. Respondents should follow the proposal format and submission requirements in Section V. The RFP states that Proposal Section I must be presented on double-spaced typed pages; respondents should provide a clear, complete, and organized submission responsive to the solicitation requirements.

**End of Addendum No. 3**