



MONTGOMERY COUNTY EXECUTIVE ORDER

Offices of the County Executive • 101 Monroe Street • Rockville, Maryland 20850

Disposition of County Property: Conference Center portion of surface parking and Executive Boulevard abandoned Right of Way	Executive Order No. 009-17	Subject Suffix
Montgomery County Revenue Authority and Department of Transportation	Department No.	Effective Date 01/24/17

BACKGROUND **Executive Boulevard**

WHEREAS, the Montgomery County Executive received authority from the County Council through Resolution No. 18-21 on January 13, 2015 to abandon a portion of the right of way known as Executive Boulevard in the White Flint District of North Bethesda; and

WHEREAS, the relevant portion of Executive Boulevard from the Marinelli Road intersection to the Old Georgetown Road intersection (approximately 32,949 square feet) will be closed and traffic will be redirected to the new Executive Boulevard being constructed to intersect with the new Main Street, instead of intersecting with Old Georgetown Road; and

WHEREAS, the County owns the right of way in fee simple and the abandonment of this portion of Executive Boulevard was part of the 2010 White Flint Sector Plan realignment; and

WHEREAS, the County Executive has determined that the property is no longer needed for public use and should be disposed of to accomplish the intent and plan of the 2010 White Flint Sector plan; and

WHEREAS, the County Executive has determined that the portion of Executive Boulevard to be abandoned to accommodate the realignment of Executive Boulevard should be sold to a private developer to accomplish the intent and objective of the 2010 White Flint Sector plan in order to establish commercially viable properties with complete blocks and a walkable multimodal community. The portion of Executive Boulevard to be abandoned, which is no longer needed for public use and which is proposed for disposition to a third party is outlined on Exhibit A attached hereto.

BACKGROUND **Conference Center Revenue Authority Ground Lease**

WHEREAS, the Montgomery County Revenue Authority and Montgomery County have a ground lease agreement that entitles Montgomery County (as the Tenant) to use the surface parking lot constructed on Revenue Authority property (the Landlord) as parking for the Montgomery County Conference Center; and



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WHEREAS, the County is currently constructing a structured parking garage on the remainder of the surface parking lot to meet the parking needs of the Conference Center; and

WHEREAS, the realignment of Executive Boulevard requires the bifurcation of the surface lot in a manner that cuts off approximately 22,194 square feet that can no longer be used as parking spaces for the Conference Center and the spaces lost by the bifurcation of the surface parking lot will be recovered in the structured parking garage being constructed by the County; and

WHEREAS, Montgomery County has been asked by the Revenue Authority to release the County's leasehold interest in the approximate 22,194 square feet of surface parking on the Conference Center grounds so that the Revenue Authority can dispose of that portion of the surface parking lot for development by a private developer in a manner that is consistent with the 2010 White Flint Sector plan; and

WHEREAS, the approximate 22,194 square feet portion of Executive Boulevard to be abandoned, and which is proposed for disposition, will be available for the County's purchase for nominal consideration once the full ground lease rent is paid by the County in several years; and

WHEREAS, the County Executive has determined that the County's interest in the subject property is no longer needed for public use and should be disposed to accomplish the intent and plan of the 2010 White Flint Sector plan. The approximately 22,194 square feet proposed for disposition and no longer needed for public use is outlined on Exhibit A attached hereto.

ACTION

In consideration of the above recitals, the County Executive hereby states his intent to declare that the portion of Executive Boulevard between Marinelli Road and Old Georgetown Road and the leasehold interest held by the County in the approximately 22,194 square feet of the Conference Center surface parking lot, both of which are identified in the attached Exhibit A, are no longer needed for public use and are available for disposition for private development that is consistent with the 2010 White Flint Sector plan.



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Department of Transportation

Department No.

Effective Date

01/24/17

Approved as to Form and Legality
Office of the County Attorney

By: *Victor L. Paul*
Date: 1-24-17

APPROVED

Ramona Bell-Pearson
Ramona Bell-Pearson
Assistant Chief Administrative Officer

Distribution:

- County Council
- County Attorney
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