



MONTGOMERY COUNTY EXECUTIVE ORDER

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

Disposition of County Property: 8901 and 8907 Colesville Road, Silver Spring, MD 20910	Executive Order No. 060-18	Subject Suffix
Montgomery County Department of General Services	Department No.	Effective Date 3/20/18

BACKGROUND

WHEREAS, the 8901 and 8907 Colesville Road property also known as the former Silver Spring Library, is improved with a two-story 15,687 square foot building, and a surface parking lot for approximately 70 parking spaces and is no longer in use after the construction of a new library facility; and

WHEREAS, the Montgomery County Executive directed the Department of General Services to conduct a reuse analysis for the 2.32-acre site located at 8901 and 8907 Colesville Road, Silver Spring, Maryland 20910 (the "Property") to determine whether it is needed for public use; and

WHEREAS, the County Executive determined that the Property is no longer needed for public use, and directed the Department of General Services to issue a Request for Development Proposals ("RFDP") in November 2016 seeking proposals from developers interested in reusing the site for childcare and/or senior housing; and

WHEREAS, the Martha B. Gudelsky Child Development Center was selected as the County's development partner under the RFDP to renovate the existing building and add an approximately 11,000 square foot two story addition for a licensed childcare facility operated by CentroNia for 120-150 children from mostly lower income families; and

WHEREAS, the project will include multi-purpose community space for intergenerational activities and programs on evenings and weekends, as well as for community use; and

WHEREAS, the Martha B. Gudelsky Child Development Center will be responsible for all project approvals, permits, capital costs and initial operating costs to be funded by a \$22 million, ten-year funding commitment from The Homer and Martha Gudelsky Family Foundation, Inc.; and

WHEREAS, the Martha B. Gudelsky Child Development Center is willing to enter into a 99-year ground lease with the County for the Property in its "as-is" condition, which will include responsibility for approvals, construction, licensing, programming and maintaining the Property; and

WHEREAS, the County Executive is requesting a waiver of the fair market value requirement because the annual payments under the long-term lease will be for \$1.00 which is less than fair market value; and



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WHEREAS, the County Executive has determined that the property is no longer needed for County use and should be conveyed to the Martha B. Gudelsky Child Development Center through a long-term lease; and


WHEREAS, the material terms of the lease agreement are as stated above; and

WHEREAS, in accordance with the provisions of Section 11B-45, Disposition of Real Property, the County Executive must issue an Executive Order declaring that County owned or controlled real property is no longer needed for County use.

ACTION

In consideration of the above recitals, the County Executive declares that the property located at 8901 and 8907 Colesville Road, Silver Spring, MD 20910, comprising approximately 2.32 acres, is no longer needed for County use and is available for disposition under a long-term lease between the County and the Martha B. Gudelsky Child Development Center for the consideration of \$1.00 per annum and in the manner described in this Executive Order.

Approved as to Form and Legality
Office of the County Attorney

By: 
Date: 3/20/18

APPROVED



Ramona Bell-Pearson
Assistant Chief Administrative Officer

Distribution:

- County Council
- County Attorney