



# MONTGOMERY COUNTY EXECUTIVE ORDER

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

Subject: 7359 Wisconsin Avenue, Bethesda, MD	Executive Order No. 083-17	Subject Suffix
Department: Office of the Chief Administrative Officer	Department No.	Effective Date 5/25/17

**WHEREAS**, under Executive Order 173-11, a development project may be designated as a Strategic Economic Development Project based on the project's ability to create or retain jobs in the County, leverage substantial private capital investment, help the County achieve strategic redevelopment objectives, or otherwise advance the economic goals of the County;

**WHEREAS**, a 2014 development agreement between the County and StonebridgeCarras was the catalyst for a unique public-private partnership that leveraged the outdated District 2 police station property at 7359 Wisconsin Avenue in Bethesda's Central Business District (the "Property") for a developer-funded new, state of the art, 32,000 square foot District 2 police station at 4823 Rugby Road that will be completed in late 2017;

**WHEREAS**, StonebridgeCarras will use the Property to construct a new, LEED GOLD, 380,000 square foot office building and 210 room hotel (the "Project");

**WHEREAS**, the Project will have an anticipated investment of approximately \$275,000,000 million;

**WHEREAS**, the Project exemplifies many of the key objectives of the new Bethesda Sector Plan in terms of realizing dense commercial development near the Bethesda Metro Station and its juncture with the proposed gateway to the western entrance of the Purple Line, and will bring even more vibrancy to downtown Bethesda;

**WHEREAS**, the Project will strengthen the County's tax base and is estimated to result in approximately \$3,000,000 in annual real property taxes to Montgomery County, an annual net increase in real estate tax revenue of \$2,900,000 over current taxes assessed on the largely tax-exempt Wisconsin Avenue property; additionally, hotel occupancy and food and beverage taxes are estimated to yield another \$800,000 per year;

**WHEREAS**, during construction, the Project will generate approximately 850 full time jobs and, following completion, is expected to accommodate approximately 2,300 full-time workers in the office, hotel and restaurant components of the Project;

**WHEREAS**, Montgomery County Executive Order 173-11 provides that by designating the Project as a Strategic Economic Development Project, the County Executive directs all Executive Branch Agencies to treat the Project as a priority and to give it immediate attention as it moves through the required planning, development review and permitting processes.

**NOW, THEREFORE, BE IT ORDERED**, the Project, to be located at 7359 Wisconsin Avenue, Bethesda, Maryland, is



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hereby determined to be a Strategic Economic Development Project as defined in Executive Order 173-11.

Approved as to Form and Legality:  
Office of the County Attorney

By: *W. L. Paul*

Date: 5-17-17

Approved:

*Isiah Leggett*

Isiah Leggett  
County Executive