



# MONTGOMERY COUNTY EXECUTIVE ORDER

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

Subject: Marriott International Inc. Headquarters and Hotel Project	Executive Order No. 015-17	Subject Suffix
Department: Office of the Chief Administrative Officer	Department No.	Effective Date  03/06/17

**WHEREAS**, Marriott International intends to occupy a 700,000 square foot new Headquarters Office Building and manage a 230-room full service flagship Marriott Hotel in the Central Business District of Downtown Bethesda with an anticipated project investment of approximately \$600 million;

**WHEREAS**, this project retains Montgomery County's largest private employer in County, strengthens the County's tax base and brings even more vibrancy to downtown Bethesda;

**WHEREAS**, the project site is currently valued at approximately \$20,000,000 and yields real property tax revenues of \$200,000. Using current tax rates, assuming a real estate tax assessment for this two-building project of \$500,000,000, would yield an estimated annual real property net increase of over \$5,500,000;

**WHEREAS**, in addition to the increase in real property tax revenue, it is estimated that the Marriott Hotel occupancy tax in its first stabilized year will generate over \$1,200,000 for Montgomery County and over \$1,300,000 of food and beverage sales tax annually;

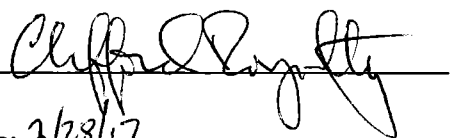
**WHEREAS**, this project is located just north of the Bethesda Metro Station and its juncture with the west entrance to the Purple Line which is scheduled to open at about the same time as the new Marriott Headquarters building;

**WHEREAS**, during construction, the project will generate more than 1,500 direct and indirect jobs and, following completion, will accommodate approximately 3,250 full-time jobs and 250 part-time direct or contract employees in the resulting office building and approximately 150 jobs in the adjacent hotel.

**WHEREAS**, Montgomery County Executive Order 173-11 provides for a project to be designated as a Strategic Economic Development Project thereby directing all Executive Branch Agencies to treat it 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**, that the Marriott Headquarters and Hotel Project is 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:   
Date: 2/28/17

Approved:

  
Isiah Leggett  
County Executive