



MONTGOMERY COUNTY EXECUTIVE ORDER

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

Disposition of County Property: 8009 Woodmont Avenue, Bethesda	Executive Order No. 197-18	Subject Suffix
Montgomery County Department of Transportation	Department No.	Effective Date Nov 01, 2018

BACKGROUND

WHEREAS, the County acquired 8009 Woodmont Avenue (the "Property") in 1961 to operate as a public parking facility; and

WHEREAS, the property is currently operating as a County public parking facility (Lot # 43 – Woodmont Parking Lot) providing thirty-seven (37) surface parking spaces; and

WHEREAS, the property is approximately 7,700 square feet in size, is zoned as CR 3.0, C 1.0, R 2.75, H 175, and is largely unimproved except for a sidewalk; and

WHEREAS, the value of the property was appraised as \$7,500,000.00 on May 10, 2015; and

WHEREAS, a reuse analysis was conducted to determine if any County Department or Outside Agency had a need to use the Property for a public purpose; and

WHEREAS, through the reuse analysis, it was determined that there is no interest in the Property and the County Executive determined that the Property is no longer needed for public use; and

WHEREAS, the County entered into a Purchase and Sale Agreement with Aksoylu Properties, LLC (the "Developer") for the full appraised value of \$7,500,000.00, plus an annual escalator to ensure payment of full market value; and

WHEREAS, the Developer would develop a mixed-use project on the Property and on adjacent land owned by the Developer. The proposed project would include at least 310 residential units, of which twenty percent (20%) will be moderately priced dwelling units ("MPDUs") serving households whose income does not exceed sixty-five percent (65%) of the Area Median Income for the Washington Metropolitan Statistical Area, approximately 13,638 square feet of commercial and retail space, underground, structured parking including at least 354 parking spaces or such number of parking spaces needed to provide all required parking for the housing and retail uses, and such other features and amenities as may be determined by the Developer; and

WHEREAS, the County Executive has determined the property is no longer needed for public use and should be conveyed to the Aksoylu Properties, LLC to replace Lot 43 with a multi-family housing and retail development that includes below grade private parking; and



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WHEREAS, in accordance with the provision of Montgomery County Code Section 11B-45, Disposition of Real Property, the County Executive must issue an Executive Order declaring that County-owned land is no longer needed for public use.

ACTION

In consideration of the above recitals, the County Executive hereby declares that there is no further public need for the County Property located at 8009 Woodmont Avenue, Bethesda, MD 20816, comprising approximately 7,700 square feet, and hereby directs the Department of Transportation to take all steps necessary to dispose of the Property in the manner described in this Executive Order, including disposing of the Property to Aksoylu Properties, LLC for full market value.

Approved as to Form and Legality
Office of the County Attorney

By:
Date: 10-4-18

APPROVED

Isiah Leggett
County Executive

Distribution:

- County Council
- County Attorney
- Department of Transportation
- Department of General Services