



MONTGOMERY COUNTY EXECUTIVE ORDER

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

Disposition of County Property: Burtonsville Park and Ride Site	Executive Order No. 209-22	Subject Suffix
Montgomery County Department of General Services	Department No.	Effective Date 09-22-22

County Executive Declaration of No Further Need

Recitals

WHEREAS, the County owns approximately 6.06 acres of property on Sandy Spring Road and Columbia Pike, Burtonsville, described in the Deed of Dedication recorded among the Land Records of Montgomery County at Book 39452, page 225 and Book 8811, page 549 (“the Property”); and

WHEREAS, the Property is currently utilized as the Burtonsville Park and Ride; and

WHEREAS, the Property was included in a 2021 Request for Developer Proposals for the redevelopment of the site; and

WHEREAS, First Equity Holdings (“First Equity”) was chosen as the selected developer, who will act as master developer of the Property; and

WHEREAS, the project will include development of +/-250 rental apartments with a minimum of 30% of the units affordable to households making less than 120% of the area median income (AMI). Half of the affordable units are to be affordable to households earning between 30% and 60% AMI. Specifically, 5% 30-40 AMI, 5% 40-50 AMI, 5% 50-60 AMI, 5% 60-80 AMI, 5% 80-100 AMI, 5% 100-120 AMI. The final number of apartments will be determined through the design and entitlement process; and

WHEREAS, a 500-space garage will replace the current surface lot Park and Ride. The County retains the ability to construct 500 additional garage spaces in the future as transit service expands per MCDOT’s requirements and will retain ownership of the land to be used for the parking garages; and

WHEREAS, after an agreement is executed, First Equity will have a 90-day feasibility period and will provide a \$50,000 deposit. They will pay the County \$12,000 per approved market rate housing unit at the closing on the apartment land. The schedule assumes the 500-space County garage and apartments will be completed within five years after an agreement is executed; and

WHEREAS, in its role as master developer, First Equity will secure entitlements for both the housing and the garage. The intent is to secure Mandatory Referral approval for a 1,000 space County parking garage in addition to entitlements for apartments. In its role as fee developer of the parking garage, First Equity will design and construct the garage in accordance with County-approved scope, budget, and schedule. The County will have final review and approval of garage plans, budget, architect/engineer, and general contractor. The County will pay First Equity for any due diligence, design, development, and construction costs monthly for a fee to be determined.



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The County will own and operate the garage. The garage is estimated to cost approximately \$18 million. The County received a \$5 million grant from the State of Maryland toward the cost; and

WHEREAS, the County Executive has completed the Preliminary Reuse Review and Reuse Analysis; and

WHEREAS, the material terms of the sale of the Property are stated above; and

WHEREAS, in accordance with the provisions of Montgomery County Code Section 11B-45 and COMCOR 11B.45.01.08, Disposition of Real Property, the County Executive must issue an Executive Order declaring that County owned or controlled land is no longer needed for County use.

ACTION

In consideration of the above recitals, the County Executive hereby declares that the County Property, approximately 6.06 acres of property on Sandy Spring Road and Columbia Pike, Burtonsville, Maryland, 20866, is no longer needed for County use and, upon Council approval, a portion of the the property will be disposed of through a sale to First Equity Holdings.

Approved as to Form and Legality
Office of the County Attorney

By: Neal Anker
Date: 9/21/2022

APPROVED

Fariba Kassiri
Fariba Kassiri, Deputy Chief Administrative Officer
Date: 9/22/22