



# MONTGOMERY COUNTY EXECUTIVE ORDER

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

Disposition of County Property: White Flint Remnant Properties	Executive Order No. 211-22	Subject Suffix
Montgomery County Department of General Services	Department No.	Effective Date 10-20-22

## County Executive Declaration of No Further Need

### Recitals

WHEREAS, pursuant Council Resolution 18-21, the County owns, in fee simple, a portion of County right of way located on Executive Boulevard which was abandoned in 2015 under Section 49-62 of the County Code (the "ROW"); and

WHEREAS, the County ground leases the Bethesda North Marriott and Conference Center ("Conference Center"), including the structured parking garage and a surface parking lot; and

WHEREAS, the Conference Center is currently owned in fee simple by the Revenue Authority and under lease to the County; and

WHEREAS, under the lease agreement, the County can require that the Conference Center property be deeded to the County upon repayment of the outstanding bonds secured by the Conference Center, which repayment is expected to occur in April 2023; and

WHEREAS, it is expected that the County will request the Conference Center property be deeded to the County immediately upon repayment of the bonds and, in any event, by no later than May 2023; and

WHEREAS, after the bond are repaid, approximately 22,194 square feet of the Conference Center parking lot (the "Parking Lot") will no longer be needed for public use, as a structured parking garage was built at the Conference Center to replace a significant amount of the surface parking and the Parking Lot has not been used for parking for some years as it was used for construction staging when the Conference Center structured parking garage construction was built; and

WHEREAS, the ROW and the Parking Lot are jointly referred to as "the Properties;" and

WHEREAS, the disposition of these Properties supports the recommendations of the 2010 White Flint Sector Plan to create a more rectangular block at the intersection of Old Georgetown Road and Executive Boulevard and to support redevelopment; and

WHEREAS, the Properties are included in a development proposal by a private developer, Stonebridge ("Developer"), for a life sciences project; and



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WHEREAS, the project is planned to include approximately 675,000 square feet in three commercial buildings, plus a parking garage; and

WHEREAS, the parking garage will include spaces reserved for public use, including for use by the patrons of the Kennedy Shriver Aquatic Center and Wall Local Park, and the exact number of spaces reserved for public use will be negotiated in a General Development Agreement ("GDA") between the County and the Developer; and

WHEREAS, the County intends to transfer the Properties to the Developer at fair market value and, in return, the Developer will construct the garage and the first of three life science buildings and provide public parking for the County; and

WHEREAS, the County intends to work with the Developer through the coming months on the design of the garage, as well as the specifics of a GDA, which will include each party's financial contributions to the project and to the public parking space; and

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

WHEREAS, the material terms of the sale of the Properties are as 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-owned Properties, a portion of County right of way located on Executive Boulevard and a portion of the Bethesda North Marriott and Conference Center parking lot property, are no longer needed for County use and, upon Council approval, the Properties will be disposed of through a sale, at fair market value, to Stonebridge.

Approved as to Form and Legality  
Office of the County Attorney

By: [Signature]  
Date: 10-13-22

APPROVED

[Signature]  
Yaakov "Jake" Weissmann, Assistant Chief Administrative Officer  
Date: 10/20/22