



MONTGOMERY COUNTY EXECUTIVE ORDER

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

Disposition of County Property: 1200 Spring Street, Silver Spring	Executive Order No. 094-24	Subject Suffix
Montgomery County Department of Transportation	Department No.	Effective Date 6/11/2024

Declaration of No Further Need

Recitals

WHEREAS, Montgomery County, Maryland is the fee simple owner of certain land located 1200 Spring Street (the “Property”); the Property being a part of the land purchased by the County on or about November 13, 1946, by Deed recorded at Book 1044, page 327 among the land Records of Montgomery County; and

WHEREAS, the Property consists of 150,214 square feet, more or less, and is improved by a currently operating County public parking facility (Garage # 2 – Spring Cameron Garage) providing one-thousand three-hundred and eleven (1,311) structured parking spaces that are managed by the Montgomery County Department of Transportation (MCDOT) Division of Parking Management; and

WHEREAS, pursuant to an appraisal dated November 8, 2023, the estimated fair market value of the Property (both land and improvements) is \$44,500,000.00; and

WHEREAS, the County is proposing to dispose of the Property to United Therapeutics, Inc. as part of a public-private redevelopment initiative that includes the expansion of United Therapeutics’ Co-Headquarters Campus in Silver Spring. As part of the proposed redevelopment, the County will receive a new 675-space public parking garage, a new parking operation building and a new Level 4 County Fiber Hub; and

WHEREAS, the new 675-space public parking garage will satisfy public parking needs; and

WHEREAS, pursuant to Section 11B-45 of the Montgomery County Code, the Montgomery County Office of Management and Budget (OMB) conducted a preliminary re-use review of the proposed disposition and determined that the proposed redevelopment initiative furthers the Silver Spring Downtown and Approved Facilities Plan 2002 and that the Property is no longer need for public use; and

WHEREAS, a re-use 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, a public hearing was held on or about March 14, 2024 to receive public comments concerning the proposed disposition; and



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WHEREAS, after considering the reuse analysis, the County Executive has determined that the property is no longer needed for County use and should be conveyed to United Therapeutics, Inc., subject to the terms and conditions set forth in a General Development Agreement (GDA) with United Therapeutics; and

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; and

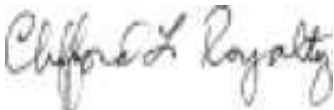
WHEREAS, the County Executive has submitted the material terms of the GDA to the Council.

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 1200 Spring Street, Silver Spring, MD 20910, comprising 150,124 square feet, more or less.

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

APPROVED

By: 
Date: 5/22/24



Marc Elrich
County Executive

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