



MONTGOMERY COUNTY EXECUTIVE ORDER

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

Subject Designation Of Strategic Economic Development Projects	Executive Order No. 141-20	Subject Suffix _____
Department Business Advancement Team and Department of Permitting Services	Department No. _____	Effective Date 12/15/2020

BACKGROUND

WHEREAS, under Executive Order 173-11, a development project may be designated as a Strategic Economic Development Project based on a project’s ability to create or retain jobs in the County, leverage substantial private capital investment, help the County achieve strategic redevelopment objectives and otherwise advance the economic goals of the County.

WHEREAS, United Therapeutics Corporation, a biotechnology company with its world headquarters campus located in Silver Spring, Maryland (the “Company”) will be embarking on an expansion project known as “242T.”

WHEREAS, United Therapeutics is well-known and well-respected in Montgomery County, the State of Maryland, and the Silver Spring community. The presence of the Company’s signature headquarters campus in downtown Silver Spring has altered the landscape at the corners of Spring and Cameron Streets and the corner of Spring Street and Colesville Road. The laboratory on Cameron Street and the office buildings represent the Company’s commitment--both economically and visually--to the County, the State, and the community. The “net zero” office building at the corner of Colesville Road and Spring Street reflects the fact that the Company is not only a cutting-edge biotechnology company, but also one dedicated to improving its environment and community.

WHEREAS, United Therapeutics will be bringing another significant economic development project to Silver Spring, to be located on property at 8808 and 8830 Cameron Street. Project 242T will continue the Company’s long tradition of improving the lives of people who suffer from chronic lung diseases. Project 242T aims to cure those who need a lung transplant by producing lungs from a person’s own cells. Producing personalized cells, and scaling these up to the numbers needed to populate lung tissue, requires a single-use system as one patient’s cells must be kept completely separate from other lungs in production. Project 242T will provide these single-use production systems.

WHEREAS, chronic lung diseases kill hundreds of thousands of people in the United States each year. Many of these individuals die while waiting for a lung transplant. There are simply not enough transplantable lungs to go around.

WHEREAS, United Therapeutics strongly believes that transplantation of lungs made in Montgomery County will save many lives and is prepared to put one of its largest investments behind this belief. Project 242T will be a specially designed 65,000 sf building with state of the art equipment to facilitate the production of lungs that can be transplanted into recipients without fear of tissue rejection because each lung’s “recipient” will in effect also be its “donor”.



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WHEREAS, in order to bring this possibility to reality, this Project needs to move as quickly as possible through the entitlement, development, and permitting processes to help those most in need. The proposed Project will: (1) help save many lives; (2) bring high-level, sophisticated scientists and others in specialized biotech support fields to the County; (3) inject a major capital investment in the County; (3) boost the County’s prestige and reputation in the biotechnology industry and healthcare nationally; (4) increase the employment base in downtown Silver Spring by approximately 100 high-level professionals; (5) help to attract more biotech industries to the area; and (6) generally advance the County’s economic development goals.

WHEREAS, Montgomery County Executive Order 173-11 provides that by designating the Project as a Strategic Economic Development Project, the County Executive directs all Executive Branch Agencies to treat the Project as a priority and to give it immediate attention as it moves through the required planning, development review and permitting, and non-County agencies are urged to do the same.

ACTION

NOW, THEREFORE, BE IT ORDERED, Project 242T, to be located at 8808 and 8830 Cameron Street in Silver Spring, Maryland is determined to be a Strategic Economic Development Project as defined in Montgomery County Executive Order 173-11.

By: 
 MARC ELRICH
 County Executive

Approved as to form and legality:
 Office of the County Attorney

By: 

Date: 12-7-2020