



# 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. 143-24	Subject Suffix
Department Department of Transportation	Department No.	Effective Date 8/13/24

## 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 public benefit biotechnology company with its world Co-Headquarters complex located in Silver Spring, Maryland will be embarking on an expansion project in conjunction with providing new public facilities to Montgomery County.

WHEREAS, United Therapeutics is well-known and well-respected in Montgomery County, the State of Maryland, and the Silver Spring community. The presence of United Therapeutics' signature Co-Headquarters complex 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 United Therapeutics' commitment--both economically and visually--to the County, the State, and the community. The on-site "net zero" office building at the corner of Colesville Road and Spring Street reflects the fact that United Therapeutics is not only a cutting edge biotechnology company, but also setting an example as one dedicated to improving its environment and community.

WHEREAS, United Therapeutics will be bringing another significant economic development project to Silver Spring, through the reuse of County Parking Garage No. 2 - Spring Cameron (The "Property").

WHEREAS, many people in the United States die while waiting for organ transplants. There are simply not enough transplantable organs available. The Property will provide United Therapeutics with the flexibility for future growth as it continues to advance its mission to develop an unlimited supply of tolerable, transplantable organs and other programs at its Co-Headquarters in Silver Spring. This further solidifies Montgomery County's commitment to growing its bio-health economy. This capacity for future facilities will continue the United Therapeutics' long tradition of improving the lives of people who need organ transplants, drugs, and treatments for other unmet medical needs. The transfer of the Property will allow for future growth of United Therapeutics in Silver Spring, with a new biotechnology project investment, planned for at least \$50 million.

WHEREAS, before taking possession of the Property, United Therapeutics will construct a new public parking garage at 8615 Georgia Avenue, provide land and funding to the County for a new, state-of-the-art fiber hub, and relocate Montgomery County's Department of Transportation's parking operations facility to a renovated facility at 9150 Brookville Road. The site of the new parking garage includes a residual parcel designated for future development by the County.

WHEREAS, the commitments of United Therapeutics and the County will ensure that United Therapeutics continues to grow from its current 230 full-time employees in downtown Silver Spring



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and expand its significant contributions to Montgomery County and the State of Maryland’s biohealth economy and ecosystem; provide a new state-of-the-art parking garage in the heart of Silver Spring along Georgia Avenue, located just north of Colesville Road; add approximately 3,000 square feet of new activating space on the ground floor of the new garage along Georgia Avenue; provide land designated for future development in Silver Spring by the County; upgrade to a new, state-of-the-art fiber hub for the Department of Technology and Enterprise Business Solutions; create a new 20,000 square foot parking operations service facility for MCDOT in a more centralized location relative to the three main parking lot districts, which new facility will include 17,000 square feet to accommodate future MCDOT needs and a 5,000 square foot renovated and enclosed building for equipment and field vehicle storage. All the transactions between the County and United Therapeutics discussed in this Executive Order comprise the “Project.”

WHEREAS, in order to bring this possibility to reality, the components of this Project need 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 and Silver Spring; (4) provide upgraded public facilities to serve the public, in areas more centrally located and appropriate for their functions; (5) boost the County's prestige and reputation in the biotechnology industry and healthcare nationally; (6) enhance sustainability by providing capacity for a solar array atop the new garage; (7) help to attract more biotech industries to the area; and (8) generally advance the County's economic development goals. Each element of this multi-faceted Project is a necessary component to achieve the goal of the overall Project. Therefore, each element is to be considered as a Strategic Economic Development Project.

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, the Project and each of its elements, to be located at 8615 Georgia Avenue, 8620 Fenton Street, 9150 Brookville Road, and 1200 Spring Street in Silver Spring, Maryland are 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: 8/13/2024