



MONTGOMERY COUNTY EXECUTIVE ORDER

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

Subject: 8280 Wisconsin Avenue, Bethesda, MD	Executive Order No. 125-18	Subject Suffix
Department: Office of the Chief Administrative Officer	Department No.	Effective Date 5/30/18

BACKGROUND

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

WHEREAS, 8280 Wisconsin Avenue, a former automotive repair, gasoline station and car wash site in downtown Bethesda is well positioned due to its visibility and prominent location to become a transformative real estate development project; and

WHEREAS, a development partnership between StonebridgeCarras and The Donohoe Company has committed to re-develop the site; and

WHEREAS, StonebridgeCarras/Donohoe have committed to construct a new, 180,000 square foot research and development/laboratory building ("the Project") on the property; and

WHEREAS the Project will create for the first time a large supply of modern laboratory space in Bethesda; an urban, transit accessible setting; positioning Montgomery County to compete with other major urban areas that offer similar urban lab space environments such as Cambridge, Massachusetts, New York City and Oakland, California; and

WHEREAS, the Project addresses a critical need to add to the supply of lab space in the County; and

WHEREAS, the Project will have an anticipated investment of approximately \$100,000,000 million; and

WHEREAS, the Project exemplifies many of the key objectives of the new Bethesda Sector Plan in terms of realizing dense commercial development near the Bethesda Metro Station and its juncture with the proposed gateway to the western entrance of the Purple Line, and will bring even more vibrancy to downtown Bethesda; and



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WHEREAS, the Project will strengthen the County's tax base and is estimated to result in approximately \$700,000 in annual real property taxes to Montgomery County, an annual net increase in real estate tax revenue of more than \$600,000 over current taxes assessed on the Wisconsin Avenue property; and

WHEREAS, during construction, the Project will generate approximately 300 full time jobs and, following completion, is expected to accommodate approximately 600 full-time workers in the Project; and

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 processes.

ACTION

NOW, THEREFORE, BE IT ORDERED, the Project, to be located at 8280 Wisconsin Avenue, Bethesda, Maryland, is hereby determined to be a Strategic Economic Development Project as defined in Executive Order 173-11.

Approved as to form and Legality
Office of the County Attorney

By: 

Date: 5/24/18

Approved:



Isiah Leggett
County Executive