



# MONTGOMERY COUNTY EXECUTIVE ORDER

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

Subject: 9950 Medical Center Drive, Rockville, MD	Executive Order No. 168-18	Subject Suffix
Department: Office of the Chief Administrative Officer	Department No.	Effective Date 8/13/18

## 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, property located at 9950 Medical Center Drive in the Life Science Center (the "Property") is well positioned due to its visibility and prominent location to become a transformative real estate development project for the introduction of new bio science entities to Montgomery County; and

WHEREAS, Autolus, an innovative cell therapy company headquartered in the United Kingdom, is interested in establishing its presence in the United States via a build-to-suit project for a combination lab, office and manufacturing facility (the "Project") at the Property; and

WHEREAS, the Property owner, Alexandria Real Estate Equities, Inc., has committed to construct a new 80,000 square foot research and development/laboratory building to accommodate the Project on the Property; and

WHEREAS, the Project intends to attract Autolus to Montgomery County over other competitive sites in the United States; 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 \$23 to 28 Million in the short term and could result in revenues from approved cell therapy products in excess of \$1 Billion annually by 2028; and

WHEREAS, the Project exemplifies many of the key objectives of the Great Seneca Science Corridor Master Plan in terms of enhancing Montgomery County's premier location for advanced technology companies and facilitating the creation of a mixed-use science city in the vicinity, thereby bringing more vibrancy to the Life Sciences Center; and

WHEREAS, the Project will strengthen the County's tax base and is estimated to result in approximately \$280,000 in annual real property taxes to Montgomery County, an annual net increase in real estate tax revenue of approximately \$270,000 over current taxes assessed on the Property; and

WHEREAS, during construction, the Project will generate over 100 full-time jobs and, following completion, is expected to accommodate approximately 200 full-time workers in the Project; and



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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 9950 Medical Center Drive, Gaithersburg, Maryland, is hereby determined to be a Strategic Economic Development Project as defined in Executive Order 173-11.

Approved as to Form and Legality: Approved

By: Clifford D. Reynolds  
Office of the County Attorney

Date: 8/9/18

[Signature]  
County Executive