

MEMORANDUM

February 23, 2012

TO: Planning, Housing, and Economic Development Committee
FROM: Jacob Sesker, Senior Legislative Analyst 
SUBJECT: FY13-18 CIP: Economic Development (not including Wheaton Redevelopment)

INTRODUCTION

Economic Development projects are in the following departments: County Executive and Economic Development. This memorandum includes all Economic Development projects except the Wheaton Redevelopment Program, which will be addressed separately on the morning of February 29, 2012.

The following projects will be discussed:

- Long Branch Town Center Redevelopment
- Universities at Shady Grove Expansion
- White Flint Redevelopment

ECONOMIC DEVELOPMENT PROJECTS

Long Branch Town Center Redevelopment—No. 150700 (PDF @ © 4)

| | Est FY12 | FY13-18 Total | FY13 | FY14 | FY15 | FY16 | FY17 | FY18 |
|--------------------------|---------------------|--------------------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Total Request | \$0.000 | \$0.300 | \$0.000 | \$0.000 | \$0.300 | \$0.000 | \$0.000 | \$0.000 |

*Recommended funding source: Current Revenue: General
Total FY13-18 request: \$0.300
Recommended FY13 appropriation: \$0.000*

Project description

This project provides for the public improvements necessary to support the redevelopment of the super block bounded by Arliss Street, Flower Avenue, and Piney Branch Road. Planning may address new streets, utilities, streetscaping, public amenities, and parking.

PDF highlights

The request is limited to planning, design, and supervision in FY15.

Status/schedule

The planning, design and supervision has been delayed from FY13 to FY15. In response to our inquiry, the Executive explained that Long Branch is delayed due to a lawsuit among the property owners, the recession delaying the private sector investment, and the timing of the Purple Line transit project.

Staff recommendation

Support.

Universities at Shady Grove Expansion—No. 151201 (PDF @ © 5-6)

| | Est FY12 | FY13-18 Total | FY13 | FY14 | FY15 | FY16 | FY17 | FY18 |
|--------------|---------------------|--------------------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Total | \$0.100 | \$20.000 | \$0.000 | \$0.000 | \$5.000 | \$10.000 | \$5.000 | \$0.000 |

Recommended funding source: G.O. bonds

Total FY13-18 request: \$20.000

Recommended FY13 appropriation: \$0.000

Project description

This project provides funding for the design and construction of a parking garage and related site modifications at the Universities at Shady Grove Campus.

PDF highlights

The County’s commitment to fund the garage (capped at \$20 million) is intended to leverage state funding (\$169.0 million) for a 220,000 square foot Biomedical Sciences/Engineering Education academic building. Construction of the academic building will require the removal of the existing surface parking lot. The new parking garage will replace lost capacity and add capacity necessary to accommodate an increase in students, faculty, and staff.

Status/schedule

This project was not in the original FY11-16 CIP. In FY12, the amended CIP included \$0.1 million for planning, design, and supervision. This request increases the project by \$20 million by adding the County’s contribution to the costs of constructing the garage and nearby campus entrance. Construction will begin in FY15 and end in FY17.

Testimony

The Universities at Shady Grove testified in support of the request (see © 9-14).

Staff recommendation

Support.

White Flint Redevelopment Program—No. 151200 (PDF @ © 7)

| | Est FY12 | FY13-18 Total | FY13 | FY14 | FY15 | FY16 | FY17 | FY18 |
|--------------|---------------------|--------------------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Total | \$0.910 | \$2.570 | \$0.820 | \$0.670 | \$0.270 | \$0.270 | \$0.270 | \$0.270 |

Recommended funding source: White Flint Special Tax District

Total FY13-18 request: \$2.570 million

Recommended FY13 appropriation: \$0.820 million

Project description

This program provides for the plans, studies, analysis, and development coordination activities by the County necessary to implement redevelopment in the White Flint Sector Plan area. Staff time and services are necessary to manage and coordinate efforts to develop detailed staging plans, to assess opportunities to maximize property dedications, and to negotiate property dedications and minimize acquisition costs. Necessary services will include appraisals, legal services, title services, and consultants versed in land assemblage.

PDF highlights

The ultimate funding source for these projects will be the revenues from the White Flint Special Tax District.

Status/schedule

This request continues the level of funding in the amended FY11-16 CIP for fiscal years FY13-16, and increases the total by adding FY17-18 to this ongoing project. Under this request, a higher level of funding is necessary in FY13 and FY14 in order to address coordination issues associated with road improvements in and around the Conference Center site.

Staff recommendation

Support.

Economic Development

PROGRAM DESCRIPTION AND OBJECTIVES

The objectives of this program are to:

- Develop the necessary infrastructure and amenities to facilitate expansion of the County's technology and other business sectors with high growth potential;
- Develop business incubators to foster the growth of start-up technology companies in the County; and
- Facilitate public-private partnerships to revitalize targeted central business districts and other strategic locations in the County.

HIGHLIGHTS

- Provide funding for the design and construction of a parking garage and related site modifications at the Universities at Shady Grove (USG)/University of Maryland System Campus. The County's commitment to fund the garage and grounds modifications is intended to leverage state aid to build a new Biomedical Sciences/Engineering Education (BMSE) academic building.
- Design and construction of a public-private, transit-oriented development project in Wheaton.
- Design and construction of the Wheaton Town Center.
- Continue funding for plans, studies, analysis, and development coordination activities by the County necessary to implement redevelopment in the White Flint Sector Plan Area.
- Plan public improvements necessary to support a Long Branch Town Center.

NEW BUSINESS DEVELOPMENT

The New Business Development Capital Program is administered by the Montgomery County Department of Economic Development. The objectives of this program are to:

- Provide attractive, well-coordinated improvements for key life sciences industry facilities;
- Expand the educational and research resources available for Montgomery County residents, employers, and workforce; and
- Expand meeting and exhibit resources to meet the needs of Montgomery County residents and employers.

Program Contacts

Contact Peter Bang of the Department of Economic Development at 240.777.2008 or Mary Oneda-Brown of the Office of Management and Budget at 240.777.2751 for more information regarding this capital budget project.

Capital Program Review

One ongoing project is recommended for FY13-18: Universities at Shady Grove Expansion which provides funding for the construction of a parking garage and related site modifications at the Universities at Shady Grove (USG) Campus. The County's commitment to fund the garage and grounds modifications is intended to leverage state funding for a Biomedical Sciences/Engineering Education (BMSE) academic building. In conjunction with the nearby Institute for Bioscience and Biotechnology Research (IBBR), the new academic building is expected to expand capacity at the campus, particularly in the high growth fields of biotechnology and engineering. This initiative will support the County's and State's education, employment, and economic development goals and furthers the underlying goals of the Great Seneca Science Corridor plan.

The FY13-18 total of all years for this project is \$20 million. This represents a \$19.9 million increase from the FY11-16 amended amount of \$0.1 million.

WHEATON REDEVELOPMENT

The Wheaton Redevelopment Program capital investment objectives are to aid in the redevelopment and revitalization of the downtown Central Business District by providing, in partnership with private development interests: Infrastructure improvements designed to support private development; Strategic acquisition of local properties to provide better linkages; Public amenities and facilities at redevelopment sites; Green space/public activity and/or entertainment space; Public parking to support increased development activity; Infrastructure improvements such as unified public streetscape; and façade and other enhancements to deteriorating building structures.

The County Executive is committed to ensuring that the local community is as fully involved as possible and that private development plans are fully coordinated with all pertinent governmental functions. Thus, the County Executive has tasked the Department of General Services (DGS), which encompasses the Division of Building Design & Construction, the Division of Facilities Management, the Office of Planning

& Development and the Office of Procurement, with administering the Wheaton Redevelopment Program. Through DGS the Executive-appointed Wheaton Redevelopment Advisory Committee and the Mid-County Regional Services Center, the Executive ensures that citizenry and businesses have an active voice in a well coordinated review of new projects and in making recommendations to the County Executive.

Program Contacts

Contact Rob Klein of the Department of General Services, at 240.777.6016 or Amy Wilson of the Office of Management and Budget at 240.777.2775 for more information regarding this capital budget project.

Capital Program Review

One ongoing project is recommended for FY13-18: Wheaton Redevelopment Program. The scope of the program has changed. Streetscaping and façade improvements have been discontinued and funding in support of public/private partnership development projects has been added. Projects include design and construction of a platform over the Wheaton Bus Bay site and the Town Center project. The FY13-18 total for the Wheaton Redevelopment Program is \$42 million. This represents a \$34.8 million, or 481.6 percent, increase from the FY11-16 amended amount of \$7.2 million. This change is due to the addition of design and construction costs for County projects associated with the public/private partnership development.

As new development is ready to move forward, the County Executive may recommend the corresponding public investment by adding to this project.

WHITE FLINT REDEVELOPMENT

In 2010, the Montgomery County Council approved the new White Flint Sector Plan. The Plan establishes a vision for transforming what has been an auto-oriented suburban development pattern into a denser, mixed-use "urban" center in which people can walk to work, shops and transit. The Plan also calls for a financing mechanism that would generate significant revenues from properties and developments within the Sector Plan Area. The County Council further defined this financing mechanism in Bill 50-10, which establishes a White Flint Special Taxing District.

In addition to the financing implementation, specialized services are required for the complex land assemblage and disposition actions associated with implementation of Stage I. Staff time and services are required to manage and coordinate efforts to develop detailed staging plans, to assess opportunities to maximize property dedications, and to negotiate property dedications to avoid or minimize acquisition costs.

Program Contacts

Contact Dee Metz of the Office of the County Executive, at 240.777.2510 or Amy Wilson of the Office of Management and Budget at 240.777.2775 for more information regarding this department's capital budget.

Capital Program Review

One ongoing project is recommended for FY13-18: White Flint Redevelopment Program which provides for the plans, studies, analysis, and development coordination activities by the County necessary to implement redevelopment in the White Flint Sector Plan Area. The FY13-18 total of all years for this project is \$2.6 million. This represents a \$.37 million, or 12.6 percent decrease from the FY11-16 amended amount of \$2.94 million.

Related and complementary projects, White Flint District East: Transportation and White Flint District West: Transportation, are described in the Transportation section.

LONG BRANCH REDEVELOPMENT

The Long Branch Redevelopment Program is an initiative to aid in the revitalization of the Long Branch community of Silver Spring by working in conjunction with private development interests to reorganize the commercial areas to create a town center that enhances the sense of place and create a mixed-use residential and commercial center as the focus for the surrounding neighborhoods. The redevelopment of Long Branch will include infrastructure improvements such as unified public streetscape, façade and other enhancements to deteriorating building structures, better pedestrian linkages to public amenities and community facilities, green space and public activity spaces; and parking to support increased development activity.

The County Executive is committed to ensuring that the local community is as fully involved as possible and that private development plans are fully coordinated with all pertinent governmental functions. Thus, the County Executive has tasked the Department of General Services (DGS) through its Division of Building Design & Construction, Division of Facilities Management, Office of Planning & Development and the Office of Procurement, with administering the Long Branch Redevelopment Program. Through DGS, the Department of Housing and Community Affairs (DHCA) and the Silver Spring Regional Services Center, the Executive ensures that citizenry and businesses have an active voice in a well coordinated review of new projects and in making recommendations to the County Executive.

Program Contacts

Contact Rob Klein of the Department of General Services, at 240.777.6016 or Amy Wilson of the Office of Management and Budget at 240.777.2775 for more information regarding this capital budget project.

②

Capital Program Review

One ongoing project, in partnership with the private sector, is recommended for FY13-18: Long Branch Town Center Redevelopment which provides for the planning of public improvements to support the redevelopment of the super block bounded by Arliss Street, Flower Avenue, and Piney Branch Road. The FY13-18 total of all years for this project is \$300,000, which is the same as the FY11-16 amended CIP.

As new development is ready to move forward, the County Executive may recommend the corresponding public investment by adding to this program.

A related and complementary project, Long Branch Pedestrian Linkages, has been administered by the Department of Housing and Community Affairs.

Long Branch Town Center Redevelopment -- No. 150700

Category
Subcategory
Administering Agency
Planning Area

General Government
Economic Development
County Executive
Silver Spring

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

January 09, 2012
No
None.
Planning Stage

EXPENDITURE SCHEDULE (\$000)

| Cost Element | Total | Thru FY11 | Est. FY12 | Total 6 Years | FY13 | FY14 | FY15 | FY16 | FY17 | FY18 | Beyond 6 Years |
|-----------------------------------|------------|-----------|-----------|---------------|----------|----------|------------|----------|----------|----------|----------------|
| Planning, Design, and Supervision | 300 | 0 | 0 | 300 | 0 | 0 | 300 | 0 | 0 | 0 | 0 |
| Land | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Site Improvements and Utilities | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Construction | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Other | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 300 | 0 | 0 | 300 | 0 | 0 | 300 | 0 | 0 | 0 | 0 |

FUNDING SCHEDULE (\$000)

| | | | | | | | | | | | |
|--------------------------|------------|----------|----------|------------|----------|----------|------------|----------|----------|----------|----------|
| Current Revenue: General | 300 | 0 | 0 | 300 | 0 | 0 | 300 | 0 | 0 | 0 | 0 |
| Total | 300 | 0 | 0 | 300 | 0 | 0 | 300 | 0 | 0 | 0 | 0 |

DESCRIPTION

This project provides for the public improvements necessary to support the redevelopment of the super block bounded by Arliss Street, Flower Avenue, and Piney Branch Road. This block is poorly organized and has an under-developed commercial area that was reviewed by an Urban Land Institute panel which recommended that this block be intersected by new streets and reoriented as a Town Center for the Long Branch community. The development of the Purple Line will influence the development potential of the site. Planning will include new streets, utilities, streetscaping, public amenities, and parking necessary for the redevelopment of this area as a higher density mixed-use Town Center with retail at street level and residential above. The infrastructure will be planned in partnership with the Mass Transit Administration, property owners and businesses in this super block with input from the surrounding Long Branch community. M-NCPPC will assist by developing land use regulations that will facilitate this redevelopment effort.

ESTIMATED SCHEDULE

Planning, design and supervision for this project is requested for FY15. The FY11-FY16 CIP had this work programmed for FY13.

JUSTIFICATION

The Long Branch Community is a very diverse, high density community with a large immigrant population. This community is underserved by the commercial center that is the focus of the community at the intersection of Flower Avenue and Piney Branch. The Long Branch community has been designated as a revitalization area by the County and has been designated as an Enterprise Zone by the State of Maryland. The objective of the redevelopment effort is to provide better services to the community and expand the availability of affordable housing. The effort to create a Town Center for Long Branch must be a public/private partnership to effectively accomplish these goals. This project was recommended by the Long Branch Task Force, The Long Branch Advisory Committee, and is supported by the Silver Spring Citizens Advisory Board.

Related studies include: Urban Land Institute (ULI) Washington, "A Technical Assistance Panel Report, the Long Branch Community"; and the Long Branch Task Force 3rd Annual Report, May 2005.

OTHER

This project will comply with the standards of the Department of Transportation (DOT), Department of General Services (DGS), Maryland State Highway Administration (MSHA), Manual on Uniform Traffic Control Devices (MUTCD), American Association of State Highway Officials (AASHTO), and Americans with Disabilities Act (ADA).

FISCAL NOTE

Expenditures and funding were adjusted to reflect the current facility planning schedule.

OTHER DISCLOSURES

- A pedestrian impact analysis will be performed during design or is in progress.

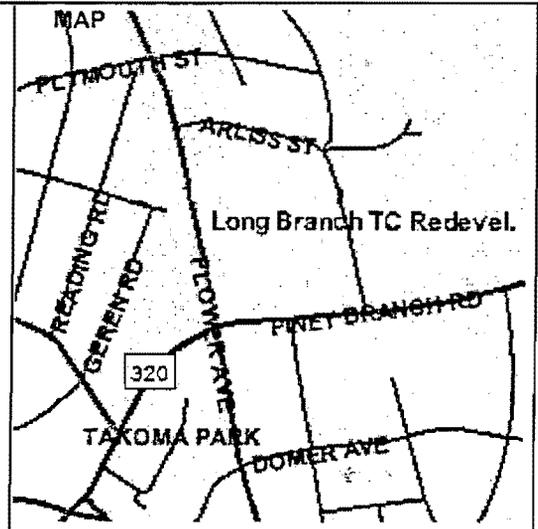
APPROPRIATION AND EXPENDITURE DATA

| | | |
|------------------------------------|------|---------|
| Date First Appropriation | FY | (\$000) |
| First Cost Estimate | FY07 | 300 |
| Current Scope | | |
| Last FY's Cost Estimate | | 300 |
| | | |
| Appropriation Request | FY13 | 0 |
| Appropriation Request Est. | FY14 | 0 |
| Supplemental Appropriation Request | | 0 |
| Transfer | | 0 |
| | | |
| Cumulative Appropriation | | 0 |
| Expenditures / Encumbrances | | 0 |
| Unencumbered Balance | | 0 |
| | | |
| Partial Closeout Thru | FY10 | 0 |
| New Partial Closeout | FY11 | 0 |
| Total Partial Closeout | | 0 |

COORDINATION

Department of Housing and Community Affairs
Department of Transportation
Department of Permitting Services
M-NCPPC
Long Branch Advisory Committee
Maryland Transit Administration (MTA)
Maryland State Highway Administration (MSHA)
Department of General Services

MAP



④

Universities at Shady Grove Expansion -- No. 151201

Category
Subcategory
Administering Agency
Planning Area

General Government
Economic Development
Economic Development
Shady Grove Vicinity

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

January 10, 2012
No
None.
Planning Stage

EXPENDITURE SCHEDULE (\$000)

| Cost Element | Total | Thru FY11 | Est. FY12 | Total 6 Years | FY13 | FY14 | FY15 | FY16 | FY17 | FY18 | Beyond 6 Years |
|-----------------------------------|---------------|-----------|------------|---------------|----------|----------|--------------|---------------|--------------|----------|----------------|
| Planning, Design, and Supervision | 100 | 0 | 100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Land | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Site Improvements and Utilities | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Construction | 20,000 | 0 | 0 | 20,000 | 0 | 0 | 5,000 | 10,000 | 5,000 | 0 | 0 |
| Other | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 20,100 | 0 | 100 | 20,000 | 0 | 0 | 5,000 | 10,000 | 5,000 | 0 | 0 |

FUNDING SCHEDULE (\$000)

| | | | | | | | | | | | |
|--------------------------|---------------|----------|------------|---------------|----------|----------|--------------|---------------|--------------|----------|----------|
| Current Revenue: General | 100 | 0 | 100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| G.O. Bonds | 20,000 | 0 | 0 | 20,000 | 0 | 0 | 5,000 | 10,000 | 5,000 | 0 | 0 |
| Total | 20,100 | 0 | 100 | 20,000 | 0 | 0 | 5,000 | 10,000 | 5,000 | 0 | 0 |

DESCRIPTION

This project provides funding for the design and construction of a parking garage and related site modifications at the Universities at Shady Grove (USG) Campus.

The County's commitment to fund the garage and ground modifications is intended to leverage state funding to build a Biomedical Sciences/Engineering Education (BMSE) academic building. In conjunction with the nearby Institute for Bioscience and Biotechnology Research (IBBR), the new fourth 220,000 sq. ft. academic building is expected to expand capacity at the campus, particularly in the high growth fields of biotechnology and engineering. This building will house science/engineering classrooms as well as clinical training laboratories for programs that will include health, allied health, science and engineering/technology programs in both traditional and bioscience areas and education degrees focused on science, technology, engineering and mathematics (STEM). This initiative will support the County's education, employment, and economic development goals.

The new building will be built on the surface parking lot adjacent to the IBBR on the USG campus. The County has agreed to partner with the University System of Maryland (USM) to construct a garage adjacent to the new facility that will recover and expand existing parking capacity and free up land on which the new academic building will be constructed. The County will also complete ground modifications creating a new entrance to the campus.

In FY12, this project provided planning funds to support the expansion of the Universities at Shady Grove (USG) at 9630 Gudelsky Drive in Rockville.

The planning phase of the project will include identification of the relative responsibilities of the County Government and USG in facilitating the expansion of the USG campus.

COST CHANGE

The project costs have increased due to the addition of the County's contribution to the costs of constructing the garage and nearby campus entrance and ground modifications.

JUSTIFICATION

The new Biomedical Sciences/Engineering Academic Complex (BSE) will be constructed on existing USG land already zoned for academic building expansion. Parking is currently limited and construction of the building will require the removal of the surface parking lot on this site. A structured parking facility will be needed to replace the parking spaces taken by the BMSE which includes site improvements for a new entrance to the campus to accommodate the increased student, faculty, and staff access.

This project is a step toward implementing several objectives of the Biosciences Strategy adopted by the County's Biosciences Task Force (December 2009). The new building is planned to be funded by the State with the County contributing toward the creation of site capacity for enhanced bioscience educational opportunities in Montgomery County. This expanded higher education presence in Montgomery County will help to build a robust biosciences workforce and foster commercialization that will provide economic benefits to the County and the State.

The Biosciences Strategy further recommends that the County support partnerships between higher education institutions, industry, and Montgomery County Public Schools to support STEM curriculum development, enhance STEM teacher preparation and expand "laboratory" programs designed to spark student interest in and preparation for health science and bioscience careers. The new building will house programs and curriculums focused on STEM education.

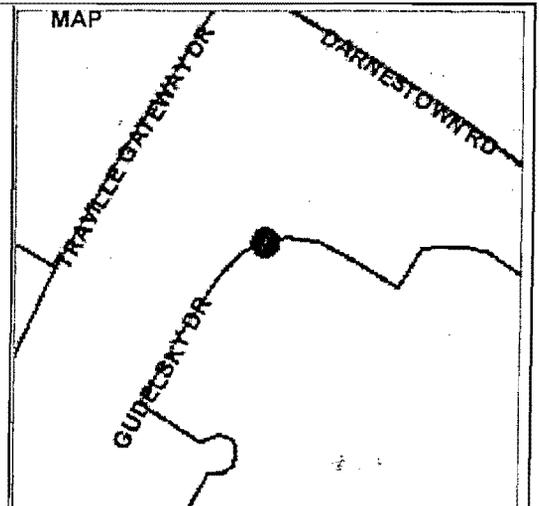
APPROPRIATION AND EXPENDITURE DATA

| | | |
|------------------------------------|------|---------|
| Date First Appropriation | FY11 | (\$000) |
| First Cost Estimate | FY13 | 20,100 |
| Current Scope | | |
| Last FY's Cost Estimate | | 100 |
| Appropriation Request | FY13 | 0 |
| Appropriation Request Est. | FY14 | 0 |
| Supplemental Appropriation Request | | 0 |
| Transfer | | 0 |
| Cumulative Appropriation | | 100 |
| Expenditures / Encumbrances | | 0 |
| Unencumbered Balance | | 100 |
| Partial Closeout Thru | FY10 | 0 |
| New Partial Closeout | FY11 | 0 |
| Total Partial Closeout | | 0 |

COORDINATION

Department of Economic Development
Department of General Services
State of Maryland
University System of Maryland

MAP



Universities at Shady Grove Expansion -- No. 151201 (continued)

The USG offers more than 70 undergraduate degree programs from nine of the schools in the University System of Maryland. Located in the Great Seneca Science Corridor Master Plan Area, USG offers among its programs, courses that complement the life sciences focus of the Great Seneca Science Corridor Master Plan. These programs include biology, business, health systems management, nursing, pharmacy, public health sciences, and respiratory therapy. The USG provides for significant development of the workforce for high quality science jobs in Montgomery County. Approximately 600 undergraduate students and 400 to 500 students with graduate and professional degrees graduate each year at the USG. The USG plans to increase its capacity to annually graduate 2,000 undergraduate students and approximately 1,200 graduate/professional degree students (several hundred of which will be in the biosciences and biotechnology disciplines).

FISCAL NOTE

The County contribution for the parking structure and ground modification costs is capped at \$20 million dollars and is dependent on State funding to build a BMSE academic building.

White Flint Redevelopment Program -- No. 151200

Category
Subcategory
Administering Agency
Planning Area

General Government
Economic Development
County Executive
North Bethesda-Garrett Park

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

January 09, 2012
No
None.
Planning Stage

EXPENDITURE SCHEDULE (\$000)

| Cost Element | Total | Thru FY11 | Est. FY12 | Total 6 Years | FY13 | FY14 | FY15 | FY16 | FY17 | FY18 | Beyond 6 Years |
|-----------------------------------|--------------|-----------|------------|---------------|------------|------------|------------|------------|------------|------------|----------------|
| Planning, Design, and Supervision | 3,480 | 0 | 910 | 2,570 | 820 | 670 | 270 | 270 | 270 | 270 | 0 |
| Land | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Site Improvements and Utilities | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Construction | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Other | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 3,480 | 0 | 910 | 2,570 | 820 | 670 | 270 | 270 | 270 | 270 | * |

FUNDING SCHEDULE (\$000)

| | | | | | | | | | | | |
|------------------------------------|--------------|----------|------------|--------------|------------|------------|------------|------------|------------|------------|----------|
| White Flint - Special Tax District | 3,480 | 0 | 910 | 2,570 | 820 | 670 | 270 | 270 | 270 | 270 | 0 |
| Total | 3,480 | 0 | 910 | 2,570 | 820 | 670 | 270 | 270 | 270 | 270 | 0 |

DESCRIPTION

This program provides for the plans, studies, analysis, and development coordination activities by the County necessary to implement redevelopment in the White Flint Sector Plan Area. Specialized services as detailed in the Justification section below are required to implement the extensive public infrastructure requirements called for in the Sector Plan, and for the implementation of the specified public financing mechanism and related requirements for infrastructure funding.

COST CHANGE

Cost increase due the addition of FY17 and FY18 to this ongoing project.

JUSTIFICATION

In the spring of 2010, the Montgomery County Council approved the new White Flint Sector Plan, which covers a 430 acre area. The Plan establishes a vision for transforming what has long been an auto-oriented suburban development pattern into a denser, mixed-used 'urban' center in which people can walk to work, shops and transit. An expanded street grid and other infrastructure improvements will create walkable blocks containing residences, retail, offices and local services. The Plan also calls for a financing mechanism that would generate significant revenues from properties and developments within the Sector Plan Area. The County Council further defined this financing mechanism in Bill 50-10, which established a White Flint Special Taxing District, authorized the levy of a property tax and the issuance of bonds to finance transportation infrastructure improvements, and stated conditions for the loaning or advancing of County funds to the District. In Resolution No. 16-1570 the Council adopted an implementation strategy which required the Executive to carry out a feasibility or other study to assess whether debt repayment will require a district tax rate that exceeds certain policy goals, and called for the forward funding or advance funding of specified items in order to promptly implement the Sector Plan.

In addition to the financing implementation, specialized services are required related to the complex land assemblage and disposition actions necessary to implement the new street grid and for the reconfiguration of Executive Boulevard/Old Georgetown Road associated with implementation of Stage 1. Staff time and services are required to manage and coordinate efforts to develop detailed staging plans, to assess opportunities to maximize property dedications, and to negotiate property dedications to avoid or minimize acquisition costs. Necessary services will include appraisals, legal services, title services and consultants versed in land assemblage. The County is also currently evaluating efforts needed to implement roadway improvements through the Conference Center site, which is a County asset. Special requirements related to the Conference Center include negotiations with the private hotel owner as well as the Hotel and Conference Center management firm, and the provision of interim and permanent parking related to the impacts of road rights of way that traverse the site and will reduce the number of parking spaces available to patrons.

FISCAL NOTE

The ultimate funding source for these projects will be White Flint Special Taxing District tax revenues and related special obligation bond issues.

OTHER DISCLOSURES

- * Expenditures will continue indefinitely.

APPROPRIATION AND EXPENDITURE DATA

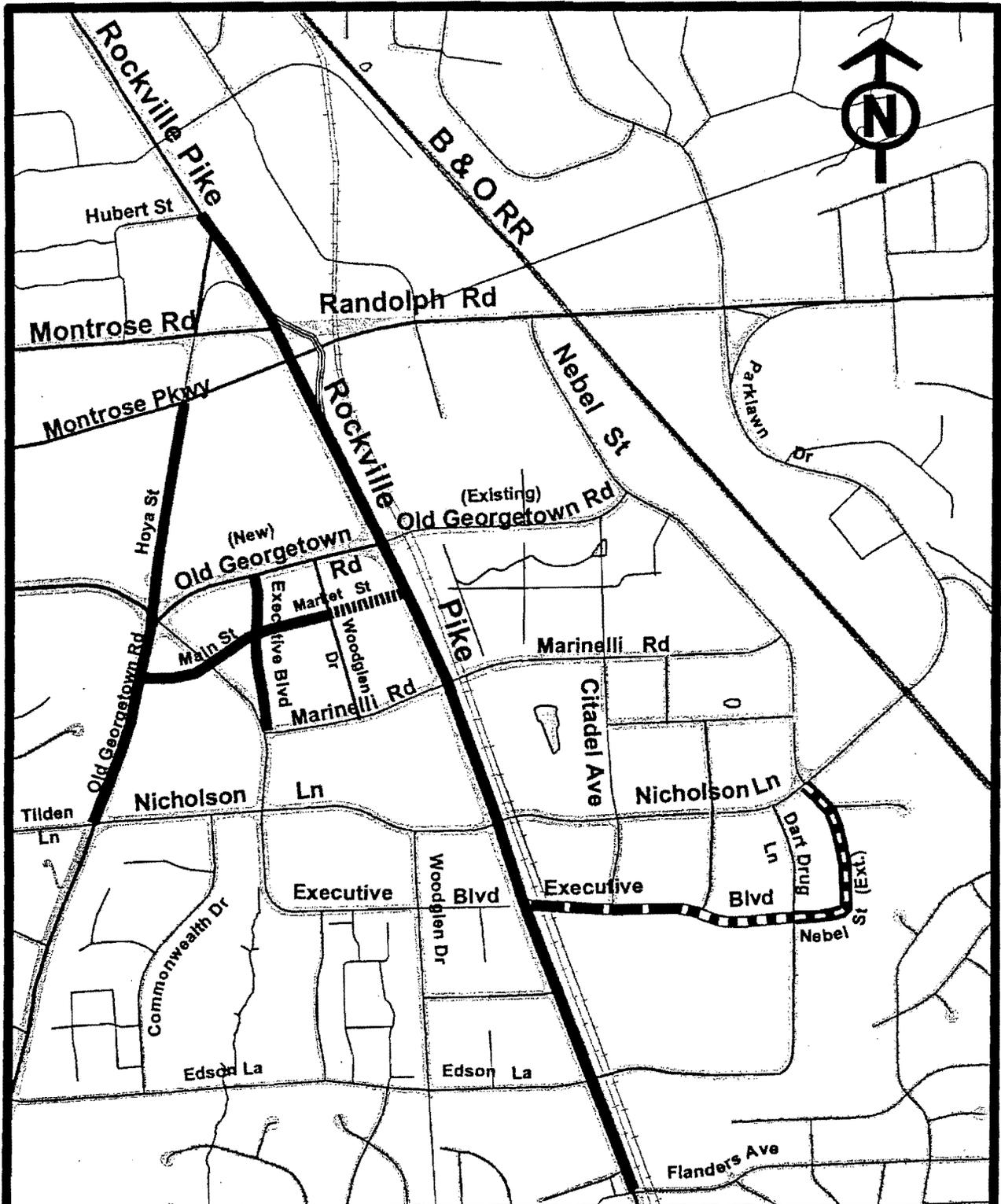
| | | |
|------------------------------------|------|---------|
| Date First Appropriation | FY09 | (\$000) |
| First Cost Estimate | FY13 | 3,480 |
| Current Scope | | |
| Last FY's Cost Estimate | | 2,940 |
| | | |
| Appropriation Request | FY13 | 20 |
| Appropriation Request Est. | FY14 | 670 |
| Supplemental Appropriation Request | | 0 |
| Transfer | | 0 |
| | | |
| Cumulative Appropriation | | 1,710 |
| Expenditures / Encumbrances | | 0 |
| Unencumbered Balance | | 1,710 |
| | | |
| Partial Closeout Thru | FY10 | 0 |
| New Partial Closeout | FY11 | 0 |
| Total Partial Closeout | | 0 |

COORDINATION

Office of the County Executive
Department of Finance
Department of Transportation
Department of Economic Development
Developers

MAP

See Map on Next Page



LEGEND

-  35% Design only
-  Final Design & Construction
-  East side segments

**WHITE FLINT
REDEVELOPMENT PROGRAM
CIP. NO. 151200**





The UNIVERSITIES
at Shady Grove

**Testimony to the Montgomery County Council
February 7, 2012**

**From
Michael Knapp
Vice Chair of the Universities at Shady Grove, Board of Advisors
and
President, Orion BioStrategies, Inc.**

The Universities at Shady Grove (USG) is entering its second decade as a regional higher education center in Montgomery County. Today, USG serves over 4,000 students. USG currently has nine University System of Maryland (USM) degree-granting institutions, collaborating and offering 76 of their top undergraduate and graduate degree programs. Over the past 10 years, more than 3,500 students have been awarded baccalaureate degrees, and thousands more have received graduate degrees through the programs offered at USG.

The long term economic success of the region depends on a highly skilled workforce. USG is working with MCPS, Montgomery College and the business community to create education and career pathways that will produce a formidable cadre of "homegrown" graduates, helping to keep the local and state economy at full steam. Importantly, there are an increasing number of graduate

and professional degrees being offered at USG which are essential to the continued health of the regional economy.

I want to talk today about an important initiative to construct a fourth education building at USG, an initiative that is being supported as a partnership between Montgomery County government and the University System of Maryland. The proposed Biomedical Sciences and Engineering Academic Complex (BSE) at USG is included in the USM Board of Regents 5-year CIP and you have a description of it in your packet. It will support additional programs from the UMB campus like Medicine and Dentistry as well as increasing undergraduate programs from UMBC and UMCP to include electrical, mechanical and bioengineering. This initiative is part of a much larger expansion of the USM campus already underway in Montgomery County which includes transforming CARB into the newly established Institute for Biosciences and Biotechnology Research (IBBR). The BSE Academic Complex is critical to meeting the research and commercialization development opportunities and workforce needs of the region; and working in combination with the research resources available at IBBR will create an educational and research complex unique in the state and nation and provide Montgomery County with a critical and significant economic boost. As you know, there has been much discussion recently about collaboration between UMB and UMCP. Given its plans for growth and the location of the Shady Grove campus, USG is the site where these collaborations will be most fully realized.

The site modifications and parking garage identified in the County's CIP (No. 151201) are essential components in our ability to construct the BSE Academic complex. The University System appreciates the support of the County in this

major initiative and needs the support of the Council to ensure this project is a high priority for the state of Maryland.

We could not have accomplished our growth in enrollment and in programs without the strong support of the University System, our educational partners, Montgomery College and MCPS and the community and business leaders who serve on our outstanding Board of Advisors, chaired by Susan Bateson of Human Genome Sciences and including Council Member Valerie Ervin.

On behalf of USG and the University System, I want to thank the Council for its steadfast support of the Universities at Shady Grove and we look forward to working with you as we realize our vision for the growth of this unique higher education asset in the county.

Universities at Shady Grove / University System of Maryland Biomedical Sciences and Engineering Academic Complex

Request

Accelerate the planning and construction of the USG Biomedical Sciences and Engineering Academic Complex by including \$15 M in planning funds starting in the FY 14 capital budget (July 1, 2013), with building funds to follow resulting in the opening of the facility in FY 18 (Fall 2017).

Project

- USG's BSE Academic Complex is currently in the USM 5-year Capital Improvement Program budget with planning funds starting in FY 17 budget (July 1, 2016); opening in FY 21 (September 2020).
- The BSE Academic Complex is a 220,000 GSK / 116,000 NASF education facility with an estimated cost of \$189 M (Planning \$15 M; Construction and Equipment \$154 M; Garage \$20 M).
- Montgomery County Executive Ike Leggett and County Council will partner with USM to fund a structured garage and site work at approximately \$20 million as the first step in the development of this complex. This commitment is part of the county's current CIP budget.
- The BSE Academic Complex will include state-of-the art technology enhanced laboratories, clinical training facilities, faculty offices and specialized classrooms. **One-half** of the instructional space is programmed as laboratories that support medical and STEM programs and cutting edge innovative inter-professional and inter-disciplinary curricula.
- The BSE Academic Complex will support programs to meet the state's workforce needs in **healthcare and biosciences** (e.g. UMB medicine, dentistry, physical therapy, medical and research technology) and **engineering** (e.g. UMCP and UMBC mechanical engineering, electrical and bioengineering/biotechnology). This facility is required for these programs to be offered in Montgomery County.

Justification

- **This is a job growth initiative for the greater Montgomery County region (i.e. growth up the I-270 corridor including Ft. Detrick) and the state:** it will grow a talent pool of locally educated professionals in critical areas of need for the region and state.
- **Time is now - critical to invest today in higher education to maintain the economic development of the region:** Montgomery County economy is a STEM based economy that increasingly has to recruit its workforce from outside the state.
- **USG is a successful model for delivering higher education in Montgomery County and needs additional capacity to grow:** USG currently serves more than 4,000 students and offers more than 75 undergraduate and graduate programs from 9 USM institutions. USG can sustain some program and enrollment growth but will reach capacity (5,000 students) of current facilities by 2015. With this new facility USG is projected to increase its enrollment capacity to 8,000 students.

- **USG growth is a strategic priority of USM:** USM has identified the Shady Grove campus (USG and co-located Institute for Biotechnology and Biosciences Research) as a focal point of its expansion and strategic alliance initiatives. Both UMB and UMCP are significant partners at USG and IBBR and are actively developing partnerships with bioscience companies, federal labs (e.g. NIST) and innovation centers in support of workforce, technology transfer and commercialization goals for the region and state.
- **USG has a unique partnership with the public schools and community colleges in the region:** USG provides an accessible and economical pathway to educate students who enter the community colleges and wish to complete a baccalaureate and/or professional degree. Students complete the Associate Degree and transfer to programs at USG. MCPS and Montgomery College are USG's most important education partners. This special pathway and partnership meets goals for college completion rates in the state and is a very cost effective way to grow the local workforce.
- **Leverage Montgomery College's engineering program which is the largest engineering Associates degree program in the country:** Montgomery College currently enrolls 1,200 students with plans to expand enrollments to 1,600 with new facilities on the Rockville and Germantown campuses.

Current USG BSE Academic Complex to Date: January 2012

USM 5-Year Capital Improvement Program Budget included the USG BSE Academic Complex with planning funds in FY'17. Part I Program Plan for BSE submitted to State of Maryland Department of Budget and Management – Sept 2010

Total Estimate Cost of the Biomedical Sciences/Engineering Academic Complex

| | |
|-----------------------|---------------------------------------|
| Planning | \$ 15 M |
| Construction | \$130 M |
| Furniture & Equipment | \$ 24 M |
| Garage/site work | \$ 20 M (Montgomery County CIP funds) |
| Total Project Cost | \$189 M |

Schedule as per Current Board of Regents 5-Year Capital Improvement Program Budget

| | | |
|--------------|-------------|---------------------|
| Planning | 7/16 – 6/18 | (FY17 & FY 18) |
| Construction | 9/18 – 9/20 | (FY19, FY20 & FY21) |

Building Description

This new building project will provide for the design and construction of the 220,000 GSF/116,000 NASF innovative Universities at Shady Grove Biomedical Sciences and Engineering Academic Complex. This cutting-edge facility is programmed to respond to new enrollment growth in undergraduate, graduate and professional degree programs offered to Montgomery County students to meet the region's projected workforce needs, especially related to those in STEM industries. The facility will be designed to support the following program areas:

- **Healthcare and Biosciences:** UMB is planning to establish programs in Medicine, Dentistry, Physical Therapy, and Medical & Research Technology. The facility will include a community service dental clinic to support the instructional program.
- **Engineering:** USM plans to bring three distinctive engineering disciplines to Shady Grove from UMCP and UMBC, including mechanical engineering, electrical engineering and bioengineering/biotechnology degrees. The mechanical engineering program will also include a health technology component (prostheses, medical devices, etc.). Advanced degrees in bio-technology will focus on translational science, interdisciplinary studies, business development and entrepreneurship.

The facility will provide state-of-the-art technology-enhanced laboratories, clinical training facilities, faculty offices and specialized classrooms needed to support program development. One-half of the instructional space in this facility is programmed as laboratories, including teaching and collaborative student research spaces that will support medical and STEM programs and especially inter-disciplinary, project-based curricula between medical/allied health, biosciences and engineering disciplines on the campus. This learning-centered environment will feature networked, multimedia-saturated classrooms and laboratories configured in a flexible way to take advantage of future technologies and new approaches to teaching and learning.

The Biomedical Sciences and Engineering Academic Complex (BSE) will be constructed on existing USG land already zoned for academic building expansion. Parking is very limited currently and construction of the BSE will require the removal of the surface parking lot on this site. A structured parking facility will be needed to replace the parking spaces taken by the BSE which would include site improvements for a new entrance to the campus to accommodate the increased student, faculty and staff access. Montgomery County Executive Ike Leggett has agreed to partner with USM to fund the construction of the parking facility and required site work to make the BSE a reality.