

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

April 25, 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 | 3,698 | 0 | 379 | 3,319 | 1,074 | 949 | 324 | 324 | 324 | 324 | 0 |
| Land | 2,233 | 0 | 0 | 2,233 | 2,233 | 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 | 5,931 | 0 | 379 | 5,552 | 3,307 | 949 | 324 | 324 | 324 | 324 | * |

FUNDING SCHEDULE (\$000)

| | | | | | | | | | | | |
|------------------------------------|--------------|----------|------------|--------------|--------------|------------|------------|------------|------------|------------|----------|
| Current Revenue: General | 2,233 | 0 | 0 | 2,233 | 2,233 | 0 | 0 | 0 | 0 | 0 | 0 |
| White Flint - Special Tax District | 3,698 | 0 | 379 | 3,319 | 1,074 | 949 | 324 | 324 | 324 | 324 | 0 |
| Total | 5,931 | 0 | 379 | 5,552 | 3,307 | 949 | 324 | 324 | 324 | 324 | 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. This program also provides for certain land acquisitions necessary to support Transit-Oriented Development (TOD) activities in the White Flint Sector Plan Area.

COST CHANGE

Cost increase is due to revised planning, design, and supervision costs, land acquisition costs, and 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.

OTHER

The County will purchase certain State-owned property in FY13 and will resell the property to the developers to facilitate redevelopment. The land sale proceeds will be used to partially fund replacement Conference Center permanent parking, as well as other related Transit-Oriented Development projects, based upon an agreement between the County and State.

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 | COORDINATION | MAP | | | | | | | | | | | | |
|---|--------------------------|---------|---------|-----------------------------|------|-------|------------------------------------|--|-------|-------------------------|--|-------|--|--|
| <table> <tr> <td>Date First Appropriation</td><td>FY09</td><td>(\$000)</td></tr> <tr> <td>First Cost Estimate</td><td>FY13</td><td>5,931</td></tr> <tr> <td>Current Scope</td><td></td><td></td></tr> <tr> <td>Last FY's Cost Estimate</td><td></td><td>2,940</td></tr> </table> | Date First Appropriation | FY09 | (\$000) | First Cost Estimate | FY13 | 5,931 | Current Scope | | | Last FY's Cost Estimate | | 2,940 | Office of the County Executive Department of Finance Department of Transportation Department of Economic Development Maryland Department of Transportation (MDOT) Maryland State Highway Administration (SHA) Developers | <div style="text-align: center; height: 100px;">See Map on Next Page</div> |
| Date First Appropriation | FY09 | (\$000) | | | | | | | | | | | | |
| First Cost Estimate | FY13 | 5,931 | | | | | | | | | | | | |
| Current Scope | | | | | | | | | | | | | | |
| Last FY's Cost Estimate | | 2,940 | | | | | | | | | | | | |
| <table> <tr> <td>Appropriation Request</td><td>FY13</td><td>2,233</td></tr> <tr> <td>Appropriation Request Est.</td><td>FY14</td><td>692</td></tr> <tr> <td>Supplemental Appropriation Request</td><td></td><td>0</td></tr> <tr> <td>Transfer</td><td></td><td>0</td></tr> </table> | Appropriation Request | FY13 | 2,233 | Appropriation Request Est. | FY14 | 692 | Supplemental Appropriation Request | | 0 | Transfer | | 0 | | |
| Appropriation Request | FY13 | 2,233 | | | | | | | | | | | | |
| Appropriation Request Est. | FY14 | 692 | | | | | | | | | | | | |
| Supplemental Appropriation Request | | 0 | | | | | | | | | | | | |
| Transfer | | 0 | | | | | | | | | | | | |
| <table> <tr> <td>Cumulative Appropriation</td><td></td><td>1,710</td></tr> <tr> <td>Expenditures / Encumbrances</td><td></td><td>0</td></tr> <tr> <td>Unencumbered Balance</td><td></td><td>1,710</td></tr> </table> | Cumulative Appropriation | | 1,710 | Expenditures / Encumbrances | | 0 | Unencumbered Balance | | 1,710 | | | | | |
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| Expenditures / Encumbrances | | 0 | | | | | | | | | | | | |
| Unencumbered Balance | | 1,710 | | | | | | | | | | | | |
| <table> <tr> <td>Partial Closeout Thru</td><td>FY10</td><td>0</td></tr> <tr> <td>New Partial Closeout</td><td>FY11</td><td>0</td></tr> <tr> <td>Total Partial Closeout</td><td></td><td>0</td></tr> </table> | Partial Closeout Thru | FY10 | 0 | New Partial Closeout | FY11 | 0 | Total Partial Closeout | | 0 | | | | | |
| Partial Closeout Thru | FY10 | 0 | | | | | | | | | | | | |
| New Partial Closeout | FY11 | 0 | | | | | | | | | | | | |
| Total Partial Closeout | | 0 | | | | | | | | | | | | |

