

White Oak Science Gateway Redevelopment Project (P361701)

Category
Sub Category
Administering Agency
Planning Area

General Government
Economic Development
General Services (AAGE29)
Colesville-White Oak

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

2/3/17
No
None
Ongoing

	Total	Thru FY16	Rem FY16	Total 6 Years	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	Beyond 6 Yrs
EXPENDITURE SCHEDULE (\$000s)											
Planning, Design and Supervision	1,200	0	0	1,200	200	200	200	200	200	200	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	7,100	0	0	7,100	0	2,100	5,000	0	0	0	0
Construction	40,000	0	0	40,000	0	0	10,000	10,000	10,000	10,000	0
Other	740	0	0	740	260	160	160	160	0	0	0
Total	49,040	0	0	49,040	460	2,460	15,360	10,360	10,200	10,200	0

FUNDING SCHEDULE (\$000s)											
Current Revenue: General	640	0	0	640	160	160	160	160	0	0	0
G.O. Bonds	48,400	0	0	48,400	300	2,300	15,200	10,200	10,200	10,200	0
Total	49,040	0	0	49,040	460	2,460	15,360	10,360	10,200	10,200	0

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 18	360
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		47,560
Expenditure / Encumbrances		0
Unencumbered Balance		47,560

Date First Appropriation	FY 17	
First Cost Estimate		
Current Scope	FY 17	49,040
Last FY's Cost Estimate		1,840

Description

This program provides for the planning and development coordination activities by the County necessary to implement the redevelopment of the 115-acre County-owned parcel on Industrial Parkway in White Oak (Site II). The site will be redeveloped in conjunction with the adjacent 185-acre parcel in a public-private partnership as one, comprehensive and coordinated 300-acre bioscience-focused mixed-use community per the approved White Oak Science Gateway (WOSG) Master Plan. The project includes initial costs for County staff to coordinate design and other activities.

Location

Silver Spring, Maryland

Justification

In 2014, the Montgomery County Council approved the new White Oak Science Gateway Master Plan. The Plan establishes a vision for transforming what has been an industrial area into a denser, mixed-use commercial and residential center in which people can walk to work, shops, and transit. The County's initiative includes using both County-owned property (Site II) and privately-owned property as a public-private partnership and leveraging existing relationships with the adjacent Food and Drug Administration (FDA) campus to advance development activities in the Master Plan. Specialized services are required for the complex land assemblage and disposition actions associated with implementation of Stage I development requirements. Staff time and services are required to manage and coordinate efforts to develop detailed staging plans, manage demolition and clean-up activities, design infrastructure, and to negotiate transactions with development partners. As negotiations move forward, additional requests for funding will be likely. The proposed 300-acre development is large-scale, long-term and transformational. It will be a catalyst for desired revitalization and redevelopment in the White Oak sector area and elsewhere in the Eastern portion of Montgomery County. The project will create job opportunities throughout White Oak and the Eastern portion of Montgomery County and will expand the tax base.

Fiscal Note

In FY17, a supplemental appropriation for \$47.2M in G.O. Bonds was submitted to the County Council for this project.

Coordination

Department of Transportation, Department of Finance, Office of Management and Budget, Department of Housing and Community Affairs, Department of Permitting Services, Maryland Department of the Environment, M-NCPPC