



State-Funded White Flint Redevelopment Infrastructure

(P502315)

Category	General Government	Date Last Modified	04/17/22
SubCategory	Economic Development	Administering Agency	General Services
Planning Area	Rockville	Status	Planning Stage

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Planning, Design and Supervision	3,200	-	-	3,200	2,000	1,200	-	-	-	-	-
Construction	12,800	-	-	12,800	8,000	4,800	-	-	-	-	-
TOTAL EXPENDITURES	16,000	-	-	16,000	10,000	6,000	-	-	-	-	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
State Aid	16,000	-	-	16,000	10,000	6,000	-	-	-	-	-
TOTAL FUNDING SOURCES	16,000	-	-	16,000	10,000	6,000	-	-	-	-	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 23 Approp. Request	10,000	Year First Appropriation	
Appropriation FY 24 Approp. Request	6,000	Last FY's Cost Estimate	-
Cumulative Appropriation	-		
Expenditure / Encumbrances	-		
Unencumbered Balance	-		

PROJECT DESCRIPTION

The FY23 State operating budget provided \$10 million in the Governor's supplemental budget for projects in the White Flint North Bethesda area to support infrastructure for the redevelopment of that area as a Life Science/mixed use development hub. That focus on life science is in alignment with the JLL market feasibility report commissioned by WMATA for the WMATA property at the North Bethesda/White Flint Metro Station, which determined that "based on market research, physical capacity of the site, and current zoning and financial feasibility, a life science development is the highest and best use" for this property. The project will fund infrastructure that is designed to spur private sector redevelopment. These improvements will include investments to make the WMATA North Bethesda/White Flint Metro Station site pad ready, improvements to street grids and pedestrian and bicycle facilities and other placemaking investments.

LOCATION

Rockville / White Flint North Bethesda

PROJECT JUSTIFICATION

The undeveloped WMATA site is at the core of the North Bethesda/White Flint redevelopment area and is a key to spurring further development of the entire White Flint area. The JLL Market Feasibility report analysis noted that land values reflected the cost of development and construction of pad-ready sites. Similarly, the JLL White Flint Station Joint Development Initiative study looked at the specifics of development for the WMATA site and concluded that "life science supports residual land value to WMATA only if "pad-ready" sites are offered (e.g. - infrastructure funded outside the project). Based on these studies, the top priority for WMATA and the County for the use of the supplemental budget funds is site work on the WMATA property at the North Bethesda/White Flint Metro station to make that currently unimproved site more "development ready" for an expected solicitation of a master developer. That work, which is already planned and budgeted to cost \$8 million would also complete an additional piece of the road grid from the 2010 White Flint master plan. The remaining \$2 million in the FY 23 budget was envisioned to support another key part of the 2010 White Flint segment master plan, and the conclusions of the 2019 "Pike District Placemaking Report," which noted that pedestrian and bikeway safety improvements in the White Flint area on or near the MD 355 corridor, and "activated spaces" were critical to spur new development. The work identified in the Placemaking Report as needed to create a sense of place for the White Flint area included the need for, and the location of, a "Recreation Loop" in the North Bethesda/White Flint community. That report also noted the critical need for activated spaces and showed examples of a number of prospective activities, both temporary and ongoing, that have been effective in creating a positive sense of place in other developing communities. The particular uses for the \$6 million pre-authorized for FY 24 have not yet been specifically committed, although clearly the needs already mentioned will consume the funding available for this year and needed projects will remain. As such, priority should be given to using the planned future State Aid to support infrastructure investments that are most likely to incentivize new development. The County plans to convene multiple stakeholders including community groups and developers to seek their input on what specific projects among the many the Planning Board and consultants identified above would be expected to spur the most immediate benefit in expediting redevelopment.

FISCAL NOTE

In addition to the \$10.0 million approved in the FY23 State budget, the state legislature pre-authorized an additional \$6.0 million in FY24 funding.

DISCLOSURES

The County Executive asserts that this project conforms to the requirement of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

COORDINATION

Washington Metropolitan Area Transit Authority (WMATA), Maryland National Capital Park and Planning Commission (MNCPPC), Montgomery County Economic Development Corporation (MCEDC), Department of Transportation, local community advisory groups such as the White Flint Downtown Advisory Committee, White Flint Planning Advisory Group, and the North Bethesda Transportation Management District. Studies include: WMATA White Flint Market Feasibility Report completed December 2021/released March 2022; WMATA-commission JLL, White Flint Station Joint Development Initiative study (November 2021); 2010 White Flint segment Master Plan; Pike District Placemaking Report (Maier and Warner, March 2019), and Advancing the Pike District study (Dec 2022).