



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 life science, technology and other business sectors with high growth potential;
- Develop business incubators to foster the growth of start-up companies in the County; and
- Facilitate public-private partnerships to maintain and attract major County employers and to revitalize targeted central business districts and other strategic locations in the County.

HIGHLIGHTS

- Advance planning and design for the Institute for Health Computing (IHC) building at the North Bethesda Metro to help establish this location as a centerpiece for the creation of a new Life Science and Technology business hub.
- Continue the public-private partnership to develop the White Oak Science Gateway life science, mixed use development.
- Invest in infrastructure to support redevelopment at the North Bethesda Metro Station.
- Fund the design and construction of retail space at the Wheaton M-NCPPC Headquarters building.

NORTH BETHESDA 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 2021, the Metro Board of Directors voted to change the name of White Flint to North Bethesda in support of the County and development community's initiatives to re-brand the area into a mixed-use development.

In addition to the financing implementation, specialized services are required for the complex land assemblage and disposition actions associated with the implementation of Stage I. Staff time and services funded in the operating budget 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 Thomas Lewis of the Office of the County Executive at 240.777.8276 or Julie Knight of the Office of Management and Budget at 240.777.2760 for more information regarding this capital budget project.

CAPITAL PROGRAM REVIEW

The White Flint Redevelopment 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. The total funded through FY25 is \$3.6 million. One new project recommended for FY27-32 is the Institute for Health Computing (IHC) building at North Bethesda Metro Station, which will serve as the anchor for a new life science and technology hub. The total cost of this project is \$50.0 million.

Related and complementary projects, White Flint District East: Transportation, White Flint District West: Transportation, White Flint West Workaround, North Bethesda Metro Station Access Improvements, and North Bethesda Metro Station Northern Entrance, are described in the Transportation section. The total funded through FY25 is \$80.5 million.

WHITE OAK SCIENCE GATEWAY REDEVELOPMENT

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 development requirements. Staff time and services are required to manage and coordinate efforts to develop detailed plans, manage demolition and clean-up activities, design infrastructure, and to negotiate transactions with the development partner. This project includes funds to assist with the construction of master-planned roads (A-105, B-5, and improvements to FDA Boulevard), the demolition of existing structures and site clearing activities, and the staff time to coordinate all these activities.

PROGRAM CONTACTS

Contact Greg Ossont of the Department of General Services at 240.777.6192, or Julie Knight of the Office of Management and Budget at 240.777.2760, for more information regarding this capital budget project.

CAPITAL PROGRAM REVIEW

One ongoing project recommended for FY27-32 is the White Oak Science Gateway Redevelopment Project, which provides for public infrastructure as well as the plans, studies, analysis, and development coordination activities by the County necessary to implement redevelopment in the White Oak Science Gateway Master Plan Area. The total for this project is \$47.0 million.

A related and complementary ongoing project, the White Oak Local Area Transportation Improvement Program, is described in the Transportation section on the Office of Management and Budget's website.

BUSINESS DEVELOPMENT

The Business Development Capital Program is administered by the Office of the County Executive. The objectives of this program:

- Provide attractive, well-coordinated improvements for entrepreneurs in key industry sectors by enhancing innovation facilities with County-branded improvements that support the technology commercialization activities of tenants and other innovators in the County; and
- Expand the educational and research resources available for Montgomery County residents, employers, and workforce.

PROGRAM CONTACTS

Contact Ken Hartman of the Office of the County Executive at 240.777.2560 or Julie Knight of the Office of Management and Budget at 240.777.2760 for more information regarding this capital budget project.



Institute for Health Computing

(P362703)

Category	General Government	Date Last Modified	01/10/26
SubCategory	Economic Development	Administering Agency	General Services
Planning Area	North Bethesda-Garrett Park	Status	Preliminary Design Stage

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY25	Est FY26	Total 6 Years	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	Beyond 6 Years
Construction	50,000	-	-	50,000	-	-	10,000	20,000	20,000	-	-
TOTAL EXPENDITURES	50,000	-	-	50,000	-	-	10,000	20,000	20,000	-	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY25	Est FY26	Total 6 Years	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	Beyond 6 Years
Current Revenue: General	44,000	-	-	44,000	-	-	10,000	20,000	14,000	-	-
Recordation Tax Premium (MCG)	6,000	-	-	6,000	-	-	-	-	6,000	-	-
TOTAL FUNDING SOURCES	50,000	-	-	50,000	-	-	10,000	20,000	20,000	-	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 27 Request	-	Year First Appropriation	
Appropriation FY 28 Request	-	Last FY's Cost Estimate	-
Cumulative Appropriation	-		
Expenditure / Encumbrances	-		
Unencumbered Balance	-		

PROJECT DESCRIPTION

The Institute for Health Computing (IHC) building will be the anchor building for the planned mixed use, life science and tech-based development of the (approximately) 14 acre WMATA property at the North Bethesda Metro. The building is expected to be at least 200,000 to 250,000 square feet of space, with the UM IHC as the anchor tenant. The IHC was established in FY23 under an MOU among the County, the University of Maryland College Park (UMD), the University of Maryland Baltimore (UMB) and the University of Maryland Medical System (UMMS). The County and the University of Maryland (UM) institutions noted have each committed funding or valuable proprietary and confidential health care databases to make the IHC a premier draw for life science and tech companies from the private sector to North Bethesda. The master developer for the entire site is Hines, which depending on continuing design discussions, would retain ownership of either a part of the planned building or would build an adjacent building in order to recruit and lease space to life science and other tech innovation tenants to the site. The IHC building will occupy the northwest corner of the WMATA property at the North Bethesda Metro, above the planned new north entrance to the North Bethesda Metro. The expectation is that WMATA will retain a ground lease for the station property itself, with the building being separately owned above the station, as has been the practice for WMATA in Washington, D.C. and elsewhere on the Metro system.

LOCATION

6116 Executive Blvd, North Bethesda, MD 20852

ESTIMATED SCHEDULE

The building construction schedule is planned for FY29 through FY31, to closely follow the planned construction schedule of the new north entrance to the North Bethesda Metro Station. Design of the two projects will be coordinated to the extent possible to minimize costs. The funding of the new north entrance is separately funded with Federal, State, and local funding.

PROJECT JUSTIFICATION

The North Bethesda Metro Property has for many years been envisioned as the centerpiece for the creation of a new Life Science and Technology business hub for the County. The property is the largest remaining undeveloped parcel on the Metro system and is located strategically between NIH, FDA, and the County's Shady Grove Life Science Hub. The County contributed to the establishment of the IHC, and the institute now has over 130 employees with continuing expansions of employment in process. In addition to the employees of the institute itself, the IHC researchers and experts, along with its high-speed computational assets, are expected to draw additional life science and tech companies to the County. Finally, the universities have committed to seek a match for the proposed \$50 million County commitment to the building with a \$100 million capital commitment of University/State funds, similar to the arrangement the Universities have used in the past for buildings funded with major philanthropic gifts.

DISCLOSURES

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

COORDINATION

University of Maryland Institute for Health Computing, University of Maryland College Park, University of Maryland Baltimore, and Hines.



North Bethesda Metro Station Area Redevelopment Infrastructure (P502315)

Category	General Government	Date Last Modified	01/10/26
SubCategory	Economic Development	Administering Agency	Transportation
Planning Area	North Bethesda-Garrett Park	Status	Planning Stage

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY25	Est FY26	Total 6 Years	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	Beyond 6 Years
Planning, Design and Supervision	1,743	1,272	471	-	-	-	-	-	-	-	-
Construction	9,852	-	-	9,852	345	2,984	6,523	-	-	-	-
TOTAL EXPENDITURES	11,595	1,272	471	9,852	345	2,984	6,523	-	-	-	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY25	Est FY26	Total 6 Years	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	Beyond 6 Years
State Aid	11,595	1,272	471	9,852	345	2,984	6,523	-	-	-	-
TOTAL FUNDING SOURCES	11,595	1,272	471	9,852	345	2,984	6,523	-	-	-	-

OPERATING BUDGET IMPACT (\$000s)

Impact Type	Total 6 Years	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
Maintenance	15	-	-	-	5	5	5
Energy	3	-	-	-	1	1	1
NET IMPACT	18	-	-	-	6	6	6

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 27 Request	(4,405)	Year First Appropriation	FY23
Appropriation FY 28 Request	-	Last FY's Cost Estimate	16,000
Cumulative Appropriation	16,000		
Expenditure / Encumbrances	8,189		
Unencumbered Balance	7,811		

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. The State also authorized \$6 million for FY24 for the same redevelopment purposes. The 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

North Bethesda/ White Flint

ESTIMATED SCHEDULE

Road infrastructure and site improvements will commence as part of North Bethesda Life Science project in FY28.

COST CHANGE

The decrease of \$4.405 million is due to the transfer of funding to support construction of the North Bethesda Metro Station Access Improvements (CIP No. 0502106) and the North Bethesda Metro Station Northern Entrance (CIP No. 0501914).

PROJECT JUSTIFICATION

The undeveloped WMATA site is at the core of the North Bethesda/White Flint redevelopment area and is a key to future development of the entire White Flint area. The JLL Market Feasibility report analysis noted that land values reflected the cost of development. The project would support design and construction of infrastructures surrounding those redevelopment areas in White Flint.

FISCAL NOTE

\$10 million approved in the FY23 State budget; \$6 million approved in the FY24 State budget; \$2.5 million of State Aid will be shifted to support the additional funding needed for construction of the North Bethesda Metro Station Access Improvements (CIP No. 0502106); \$1.905 million of State Aid will be shifted to the North Bethesda metro Station Northern Entrance (CIP No. 0501914). This total of \$4.405 million funding shift is out of the \$6 million state grant.

DISCLOSURES

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



White Oak Science Gateway Redevelopment Project

(P361701)

Category	General Government	Date Last Modified	01/07/26
SubCategory	Economic Development	Administering Agency	General Services
Planning Area	Colesville-White Oak and Vicinity	Status	Ongoing

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY25	Est FY26	Total 6 Years	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	Beyond 6 Years
Planning, Design and Supervision	2,021	1,244	777	-	-	-	-	-	-	-	-
Site Improvements and Utilities	4,779	4,054	725	-	-	-	-	-	-	-	-
Construction	40,000	-	31,000	9,000	-	7,500	1,500	-	-	-	-
Other	160	11	149	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	46,960	5,309	32,651	9,000	-	7,500	1,500	-	-	-	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY25	Est FY26	Total 6 Years	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	Beyond 6 Years
Current Revenue: General	160	71	89	-	-	-	-	-	-	-	-
G.O. Bonds	42,640	1,078	32,562	9,000	-	7,500	1,500	-	-	-	-
PAYGO	4,147	4,147	-	-	-	-	-	-	-	-	-
Recordation Tax Premium (MCG)	13	13	-	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	46,960	5,309	32,651	9,000	-	7,500	1,500	-	-	-	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 27 Request	-	Year First Appropriation	FY17
Appropriation FY 28 Request	-	Last FY's Cost Estimate	46,960
Cumulative Appropriation	46,960		
Expenditure / Encumbrances	5,309		
Unencumbered Balance	41,651		

PROJECT DESCRIPTION

This program provides for the planning and development coordination activities by the County necessary to implement the redevelopment of the 110-acre previously County-owned parcel on Industrial Parkway in White Oak (Site II). The site will be redeveloped in conjunction with the adjacent 170-acre parcel in a public-private partnership as one, comprehensive and coordinated 280-acre bioscience-focused mixed-use community per the approved White Oak Science Gateway (WOSG) Master Plan. The project includes \$40 million to assist with the funding needed to construct master-planned roads A-106, B-5 and improvements to FDA Boulevard. Additionally, funds for demolition of existing structures and site clearing activities, as well as costs for County staff to

coordinate multiple activities, are included in the project.

LOCATION

White Oak area of Silver Spring, Maryland

ESTIMATED SCHEDULE

The County completed demolition of the existing structures and site clearing activities. Funding to construct master-planned road infrastructure is accelerated based on updated project timeline provided by new developer.

PROJECT 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 previously 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. The proposed 280-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 \$47.2 million in GO Bonds was approved for this project. Project schedule has been adjusted to reflect implementation schedule.

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, and Maryland-National Capital Park and Planning Commission