



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).