


MEMORANDUM

February 4, 2016

TO: Planning, Housing and Economic Development Committee

FROM: Jacob Sesker, Senior Legislative Analyst 

SUBJECT: FY17-22 CIP: General Government (Economic Development)

ATTENDEES

The following individuals will participate (depending upon availability):

- From OMB: Mary Beck, Pofen Salem, Naeem Mia
- From DED: Tina Benjamin
- From CEX: Dee Metz

INTRODUCTION

While many recommended capital projects facilitate economic development or economic growth, only six capital projects are included in the Economic Development portion of the Executive's FY17-22 CIP for County Government: Long Branch Town Center Redevelopment; Universities at Shady Grove Expansion; White Flint Redevelopment Program; Conference Center Garage; White Oak Science Gateway Redevelopment Project; and Wheaton Redevelopment Program. Only one of the projects (White Oak) is new; the remainder were already in the FY15-20 CIP. **Wheaton Redevelopment Program will be discussed in a joint committee (PHED and GO) on February 9.**

ECONOMIC DEVELOPMENT PROJECTS

1. Long Branch Town Center Redevelopment-No.150700 (PDF @ © 1)

	Est FY16	FY17-22 Total	FY17	FY18	FY19	FY20	FY21	FY22
Total (000s)	\$100	\$200	\$200	\$0	\$0	\$0	\$0	\$0

Recommended funding source: Current revenue
Total FY17-22 request: \$200,000
FY17 appropriation request: \$0

PROJECT DESCRIPTION

This project provides for planning and infrastructure needed to support redevelopment in the Long Branch Sector Plan area, which includes two future Purple Line stations. Coordination of County activities will involve multiple departments. The County will coordinate with the State of Maryland (Maryland Transit Administration; Department of Housing and Community Development).

HIGHLIGHTS

The request is limited to planning, design, and supervision in FY17. No appropriation is needed.

SCHEDULE

The State is expected to start construction of the Purple Line in late 2016 and operation in 2021.

CHANGES FROM FY15-20 CIP

The text of the PDF has changed substantially, reflecting a shift from emphasizing the infrastructure to support redevelopment of the “superblock” to a broader scope related to the two future Purple Line stations within the Long Branch Sector Plan area.

STAFF RECOMMENDATION

Concur with Executive, with minor modifications. The PDF should be clear with respect to the relationship between the schedule on this project and the construction schedule of the Purple Line. See mark-up at © 1.

2. Universities at Shady Grove Expansion—No. 151201 (PDF @ © 2-3)

	Est FY16	FY17-22 Total	FY17	FY18	FY19	FY20	FY21	FY22
Total (000s)	\$10,000	\$5,000	\$5,000	\$0	\$0	\$0	\$0	\$0

Recommended funding source: G.O. bonds

Total FY17-22 request: \$5,000,000

FY17 appropriation request: \$5,000,000

PROJECT DESCRIPTION

This project provides funding for the design and construction of a parking garage and related site modifications at the Universities at Shady Grove Campus. The County’s total contribution is capped at \$20 million, the final \$5 million of which will be expended in FY17.

HIGHLIGHTS

The County’s commitment to fund the garage is intended to leverage state funding (more than \$160 million) for a 220,000 square foot Biomedical Sciences/Engineering Education academic building (“BSE”).

Construction of the academic building will require the removal of the existing surface parking lot. The new parking garage will replace lost capacity (approximately 200 spaces) and add capacity (approximately 500 spaces) necessary to accommodate an increase in students, faculty, and staff. The State classifies structured parking facilities as “auxiliary enterprise facilities” and does not fund parking garages.

SCHEDULE

The garage will be completed sometime in the next few weeks. The BSE Building is 95% designed and construction was expected to begin in July 2016, with a projected completion date in Fall 2018. The **Governor’s proposed capital budget delays the project by 4 years**, with construction starting in FY20 and completion probably in FY22. The Council should continue to work with the delegation to advocate for FY17 construction funding for this economic development priority.

STAFF RECOMMENDATION

Concur with Executive.

3. White Flint Redevelopment Program—No. 151200 (PDF @ © 4-5)

	Est FY16	FY17-22 Total	FY17	FY18	FY19	FY20	FY21	FY22
Total (000s)	\$1,063	\$3,575	\$975	\$760	\$460	\$460	\$460	\$460

Recommended funding source: White Flint Special Tax District

Total FY17-22 request: \$3,575,000

FY17 appropriation request: \$160,000

FY18 appropriation request estimate: \$760,000

PROJECT DESCRIPTION

This project provides funding for the plans, studies, analysis, and development coordination activities necessary to implement redevelopment in the White Flint Sector Plan Area. Staff time and professional services are required to: manage and coordinate development of detailed staging plans; assess opportunities to maximize property dedications; and negotiate property dedications or minimize acquisition costs.

HIGHLIGHTS

As a part of this project, the County is evaluating what is needed to implement roadway improvements through the Conference Center site (a County asset). This work involves negotiating with the private hotel owner and the operator of the hotel and conference center in relation to the impact of roadway improvements on the supply of parking available to serve patrons of both the hotel and the conference center.

SCHEDULE

This project is ongoing.

STAFF RECOMMENDATION

Concur with Executive.

4. Conference Center Garage—No. 781401 (PDF @ © 6-7)

	Est FY16	FY17-22 Total	FY17	FY18	FY19	FY20	FY21	FY22
Total (000s)	\$1,456	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Recommended funding source: State aid

Total FY17-22 request: \$0

FY17 appropriation request: \$0

FY18 appropriation request estimate: \$0

PROJECT DESCRIPTION

This project provides for the design of a structured parking garage (650 spaces) to accommodate the current and future parking needs of the Conference Center, which is jointly owned by Montgomery County and the State of Maryland. The garage is needed to replace surface spaces that will be lost as a result of the realignment of roads and construction of new roads in White Flint.

HIGHLIGHTS

This project will be built with land sale proceeds (\$21 million) as per a joint agreement among Montgomery County, the Maryland Department of Transportation, and Federal Realty Investment Trust. The funds are held in an escrow account that is jointly controlled by the County and the State.

Once completed, operating profits from the garage will accrue to the County's General Fund and will be accounted for in the Conference Center NDA pursuant to the management agreement with Marriott.

SCHEDULE

Design began in FY15 and will be completed in FY16. Groundbreaking is scheduled to occur in the third quarter of calendar year 2016, followed by a 12-15 month construction period. The project will be completed in early FY18.

STAFF RECOMMENDATION

Concur with Executive.

5. White Oak Science Gateway Redevelopment Project—No. 361701 (PDF @ © 8)

	Est FY16	FY17-22 Total	FY17	FY18	FY19	FY20	FY21	FY22
Total (000s)	\$0	\$1,840	\$360	\$360	\$360	\$360	\$200	\$200

Recommended funding source: Current revenue, GO bonds

Total FY17-22 request: \$1,840,000

FY17 appropriation request: \$360,000

FY18 appropriation request estimate: \$360,000

PROJECT DESCRIPTION

This program provides for planning and development coordination activities related to the redevelopment of the 115-acre County-owned parcel in White Oak (Site II). The program includes initial costs for County staff charged with coordinating development activities.

HIGHLIGHTS

The County Executive has indicated that he may increase the request later this spring.

SCHEDULE

This project is ongoing. A general development agreement will likely be executed later this spring, which will define public and private responsibilities related to the joint development project.

STAFF RECOMMENDATION

Concur with Executive.

Attachments:

PDF#150700: © 1 (with mark-up)

PDF#151201: © 2-3

PDF#151200: © 4-5

PDF#781401: © 6-7

PDF#361701: © 8

Long Branch Town Center Redevelopment (P150700)

Category General Government
Sub Category Economic Development
Administering Agency County Executive (AAGE03)
Planning Area Silver Spring

Date Last Modified 11/17/14
Required Adequate Public Facility No
Relocation Impact None
Status Planning Stage

	Total	Thru FY15	Est 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	300	0	100	200	200	0	0	0	0	0	0
Land	0	0	0	0	0	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	300	0	100	200	200	0	0	0	0	0	0
FUNDING SCHEDULE (\$000s)											
Current Revenue: General	300	0	100	200	200	0	0	0	0	0	0
Total	300	0	100	200	200	0	0	0	0	0	0

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 17	0
Appropriation Request Est.	FY 18	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		300
Expenditure / Encumbrances		0
Unencumbered Balance		300

Date First Appropriation	FY 15
First Cost Estimate	
Current Scope	FY 13
Last FY's Cost Estimate	300

Description

This project provides for planning and infrastructure needed to support redevelopment in the Long Branch Sector Plan area. The construction of the Purple Line will influence the development potential of the sector plan area. Two Purple Line stations are planned in Long Branch - one on Arliss Street, just to the north of Piney Branch Road, and the other on University Boulevard, just south of its intersection with Piney Branch Road. The County will coordinate through a multi-departmental approach that will include DGS, DOT, DHCA and the RSC. Activities will also be planned in partnership with the Maryland Transit Administration (MTA), property owners and businesses in this sector plan area with input from the surrounding Long Branch community. M-NCPPC will assist by participating in the development review process. The State will have the primary responsibility for coordinating efforts to mitigate impacts of the Purple Line in Long Branch. The MTA, Maryland Department of Housing and Community Development (DHCD), and Maryland Department of Commerce will be the primary state agencies. The County will complement the State's efforts to protect the existing community character and quality of life while promoting commercial revitalization along the Purple Line.

Location

Long Branch Sector Plan area, Silver Spring, Maryland

Estimated Schedule

The State is expected to start construction of the Purple Line in late 2016 and begin services in 2021. *The timing of any County efforts will relate to, or be coordinated with, the construction of the Purple Line*

Justification

The Long Branch community is a very diverse, high density multi-ethnic community. It has been designated as a revitalization area by the County and as an Enterprise Zone by the State of Maryland. The objective would be to preserve and improve the community's affordable housing and small scale commercial uses by leveraging proximity to Purple Line stations. With the construction of the Purple Line, the Long Branch area may face challenges ensuring that rental and ownership costs, for either homes or businesses, remain affordable, while encouraging reinvestment.

Other

This project will comply with the standards of the Department of Transportation (DOT), Department of General Services (DGS), Maryland State Highway Administration (MSHA), Manual on Uniform Traffic Control Devices (MUTCD), American Association of State Highway Officials (AASHTO), and Americans with Disabilities Act (ADA).

Fiscal Note

was delayed
Delay planning activities to coincide with the proposed construction schedule of the Purple Line.

Disclosures

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

Coordination

Department of Housing and Community Affairs, Department of Transportation, Department of Permitting Services, M-NCPPC, Long Branch Advisory Committee, Maryland Transit Administration, Maryland State Highway Administration (MSHA), Department of General Services, Long Branch Business League, and Montgomery Housing Partnership.

(1)

Universities at Shady Grove Expansion (P151201)

Category General Government
 Sub Category Economic Development
 Administering Agency General Services (AAGE29)
 Planning Area Shady Grove Vicinity

Date Last Modified 11/17/14
 Required Adequate Public Facility No
 Relocation Impact None
 Status Planning Stage

	Total	Thru FY15	Est 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	5,000	5,000	0	0	0	0	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	15,000	0	10,000	5,000	5,000	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	20,000	5,000	10,000	5,000	5,000	0	0	0	0	0	0
FUNDING SCHEDULE (\$000s)											
G.O. Bonds	20,000	5,000	10,000	5,000	5,000	0	0	0	0	0	0
Total	20,000	5,000	10,000	5,000	5,000	0	0	0	0	0	0

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 17	5,000
Appropriation Request Est.	FY 18	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		15,000
Expenditure / Encumbrances		5,000
Unencumbered Balance		10,000

Date First Appropriation	FY 15	
First Cost Estimate		
Current Scope	FY 15	20,000
Last FY's Cost Estimate		20,000

Description

This project provides funding for the construction of a parking garage and related site modifications at the Universities at Shady Grove (USG) Campus. The County's commitment to fund the garage and ground modifications is intended to leverage State funding to build a Biomedical Sciences/Engineering Education (BSE) academic building. In conjunction with the nearby Institute for Bioscience and Biotechnology Research (IBBR), the new fourth 220,000 sq.ft. academic building is expected to expand capacity at the campus, particularly in the high growth fields of biotechnology and engineering. The building will house science/engineering classrooms as well as clinical training laboratories for programs that will include health, allied health, science and engineering/technology programs in both traditional and bioscience areas and education degrees focused on science, technology, engineering and mathematics (STEM). This initiative will support the County's education, employment, and economic development goals. The new academic building will be built on the surface parking lot adjacent to the IBBR on the USG campus. The County has agreed to provide funding to the University System of Maryland (USM) for the design and construction of a garage adjacent to the new facility that will recover and expand existing parking capacity and free up land on which the new academic building will be constructed. County funding will also be used to complete ground modifications to create a new entrance to the campus.

Location

9630-9640 Gudelsky Drive, Rockville, Maryland.

Estimated Schedule

The County and the USM (on behalf of the USG) have entered into a Memorandum of Understanding that outlines the roles and responsibilities of the County, USM and USG for this project. The BSE building will begin construction in July 2016 and expects to be completed by Fall 2018.

Justification

Universities at Shady Grove Expansion (P151201)

The new Biomedical Sciences/Engineering Academic Complex (BSE) will be constructed on existing USG land already zoned for academic building expansion. Parking is currently limited and construction of the building will require the removal of the surface parking lot on this site. A structured parking facility is needed to replace the parking spaces taken by the BSE. Site improvements for a new entrance to the campus to accommodate the increased student, faculty, and staff access are also required. The project is a step toward implementing several objectives of the Biosciences Strategy adopted by the County's Biosciences Task Force (December 2009). The new building is planned to be funded by the State, with the County contributing toward the creation of site capacity through the structured garage. This expanded higher education presence in Montgomery County will help to build a robust biosciences workforce and foster commercialization that will provide economic benefits to the County and the State. The Biosciences Strategy further recommends that the County support partnerships between higher education institutions, industry, and Montgomery County Public Schools to support STEM curriculum development, enhance STEM teacher preparation and expand "laboratory" programs designed to spark student interest in and preparation for health science and bioscience careers. The new building will house programs and curriculum focused on STEM education. The USG offers more than 70 undergraduate degree programs from nine of the schools in the USM. Located in the Great Seneca Science Corridor Master Plan Area, USG offers among its programs, courses that complement the life sciences focus of the Great Seneca Science Corridor Master Plan. These programs included biology, business, health systems management, nursing, pharmacy, public health sciences, and respiratory therapy. The USG provides for significant development of the workforce for high quality science jobs in Montgomery County. Approximately 600 undergraduate students and 400 to 500 students with graduate and professional degrees graduate each year at the USG. The USG plans to increase its capacity to annually graduate 2,000 undergraduate students and approximately 1,200 graduate/professional degree students (several hundred of which will be in the bioscience and biotechnology disciplines).

Fiscal Note

The County contribution for the parking structure and ground modification costs is capped at \$20 million and is dependent on State funding to design and construct a BMSE academic building. In 2015, the General Assembly pre-authorized \$9.3 million for the design of this academic building, and the State's CIP has the remaining \$153.3 million programmed for FY16-FY19. To date, the State has provided \$11.3M in planning funds and \$2.716M in construction funds for the BSE building. The FY17 State Capital funding request is \$1.5M for planning and \$72M for construction.

Coordination

Department of Economic Development, Department of General Services, State of Maryland, USM, USG. Special Capital Projects Legislation [Bill No.16-13] was adopted by Council June 25, 2013.

White Flint Redevelopment Program (P151200)

Category General Government
 Sub Category Economic Development
 Administering Agency County Executive (AAGE03)
 Planning Area North Bethesda-Garrett Park

Date Last Modified 11/17/14
 Required Adequate Public Facility No
 Relocation Impact None
 Status Planning Stage

	Total	Thru FY15	Est 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	5,869	1,231	1,063	3,575	975	760	460	460	460	460	0
Land	108	108	0	0	0	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	26	26	0	0	0	0	0	0	0	0	0
Total	6,003	1,365	1,063	3,575	975	760	460	460	460	460	0
FUNDING SCHEDULE (\$000s)											
White Flint - Special Tax District	6,003	1,365	1,063	3,575	975	760	460	460	460	460	0
Total	6,003	1,365	1,063	3,575	975	760	460	460	460	460	0

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 17	160
Appropriation Request Est.	FY 18	760
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		3,243
Expenditure / Encumbrances		1,368
Unencumbered Balance		1,875

Date First Appropriation	FY 09
First Cost Estimate	
Current Scope	FY 17
Last FY's Cost Estimate	4,923
Partial Closeout Thru	0
New Partial Closeout	0
Total Partial Closeout	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 due to updated staffing charges and the addition of FY21 and FY22 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.

Fiscal Note

The funding source for this project is White Flint Special Taxing District tax revenues.

Disclosures

Expenditures will continue indefinitely.

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White Flint Redevelopment Program (P151200)

Coordination

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

Conference Center Garage (P781401)

Category General Government
 Sub Category Economic Development
 Administering Agency Economic Development (AAGE06)
 Planning Area North Bethesda-Garrett Park

Date Last Modified 11/17/14
 Required Adequate Public Facility No
 Relocation Impact None
 Status Preliminary Design Stage

	Total	Thru FY15	Est 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	1,456	0	1,456	0	0	0	0	0	0	0	0
Land	44	44	0	0	0	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	1,500	44	1,456	0	0	0	0	0	0	0	0

FUNDING SCHEDULE (\$000s)											
State Aid	1,500	44	1,456	0	0	0	0	0	0	0	0
Total	1,500	44	1,456	0	0	0	0	0	0	0	0

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 17	0
Appropriation Request Est.	FY 18	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		1,500
Expenditure / Encumbrances		44
Unencumbered Balance		1,456

Date First Appropriation	FY 16	
First Cost Estimate		
Current Scope	FY 14	1,500
Last FY's Cost Estimate		1,500

Description

This project provides for the design of a structured parking garage to accommodate the current and future parking needs of the North Bethesda Conference Center, which is jointly owned by Montgomery County and the State of Maryland. The garage is needed in order to replace the parking spaces that are being lost due to the construction and realignment of roads in the White Flint area (see CIP #501506). The garage will consist of approximately 650 spaces and will be operated by the management company of the Conference Center, Marriott International, in accordance with the County's existing agreement with Marriott. It is anticipated that groundbreaking for the garage will occur in the THIRD quarter of 2016, followed by a twelve to fifteen month construction period.

Location

Bethesda North Marriott Hotel & Conference Center at 5701 Marinelli Rd, Bethesda, MD 20852

Estimated Schedule

Design BEGAN in FY15 and is expected be completed in FY16. Construction will begin in FY17 and will be completed by FY18.

Justification

Significant changes and development activity will occur around the Conference Center property in accordance with the 2010 White Flint Sector Plan (WFSP), which will require the conversion of the conference center's parking from a surface lot to a structured garage. Per the Sector Plan, Executive Boulevard will be realigned to allow for a standard four-way intersection. The addition of several smaller streets will break up block sizes into more pedestrian scale blocks, contributing to the goal of the WFSP to create a pedestrian friendly environment. These roadway modifications will significantly impact the size of the Conference Center property. The realignment of Executive Boulevard will cut across the northwest corner of the site, while the addition of the new Market Street will eliminate a 70-foot strip along the northern edge of the property. In addition, the new Woodglen Drive to the east will bisect the site into east and west parcels. These changes will significantly reduce the current number of available surface parking space. Therefore, a parking garage must be constructed to accommodate the parking needs of the conference center. Operating profits from the garage will accrue to the County's General Fund through its management agreement with Marriott and will be accounted for in the Conference Center NDA.

Other

The project is currently funded through design only. Construction funds will be sought through a future CIP Supplemental Appropriation and Amendment request after preliminary design produces a more accurate estimate of construction costs.

Fiscal Note

As the result of a joint agreement between Montgomery County, the Maryland Department of Transportation, and Federal Realty Investment Trust (FRIT), the County received the proceeds of \$21 million from a transaction involving State Highway Administration surplus land in White Flint. The surplus property was sold to an adjacent developer (FRIT) at full market value, resulting in a net gain of \$21 million dollars for the County. As part of the agreement with the State, these land sale proceeds are designated to fund the design and construction of a multi-level parking garage at the site of the County/State owned Bethesda North Conference Center. The funds are being held in an escrow account that is jointly controlled by the County and the State. An FY15 supplemental appropriation request was approved for this project for the amount of \$1,500,000.

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Conference Center Garage (P781401)

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

Coordination

Department of Economic Development, Department of Transportation, Office of the County Executive, Department of Finance, Office of the County Attorney, Maryland Stadium Authority, Maryland Department of Transportation, Maryland State Highway Administration

White Oak Science Gateway Redevelopment Project (P361701)

Category General Government
 Sub Category Economic Development
 Administering Agency General Services (AAGE29)
 Planning Area Colesville-White Oak

Date Last Modified 11/17/14
 Required Adequate Public Facility No
 Relocation Impact None
 Status Ongoing

Total	Thru FY15	Est FY16	Total 6 Years	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	Beyond 6 Yrs
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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	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	640	0	0	640	160	160	160	160	0	0	0
Total	1,840	0	0	1,840	360	360	360	360	200	200	0

FUNDING SCHEDULE (\$000s)

Current Revenue: General	640	0	0	640	160	160	160	160	0	0	0
G.O. Bonds	1,200	0	0	1,200	200	200	200	200	200	200	0
Total	1,840	0	0	1,840	360	360	360	360	200	200	0

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 17	360
Appropriation Request Est.	FY 18	360
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		0
Expenditure / Encumbrances		0
Unencumbered Balance		0

Date First Appropriation	FY 17
First Cost Estimate	
Current Scope	FY 17 1,840
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.

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

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