Belward Research Campus Infrastructure Development -- No. 789870

Category	**General Government**	Date Last Modified	**January 3, 2000**
Agency	**Economic Development**	Previous PDF Page Number	**7-176 (00 App)**
Planning Area	**Gaithersburg Vicinity**	Required Adequate Public Facility	**NO**
Relocation Impact	**None**		

EXPENDITURE SCHEDULE ($000)

Cost Element	Total	Thru FY99	Estimate FY00	Total 6 Years	FY01	FY02	FY03	FY04	FY05	FY06	Beyond 6 Years
Planning, Design and Supervision	600	319	200	81	81	0	0	0	0	0	0
Land	13	13	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	5,067	3,102	1,064	901	901	0	0	0	0	0	0
Construction											
Other	0	0	0	0	0	0	0	0	0	0	0
Total	5,680	3,434	1,264	982	982	0	0	0	0	0	0

FUNDING SCHEDULE ($000)

PAYGO	4,323	3,141	1,182	0	0	0	0	0	0	0	0
G.O. Bonds	382	0	82	300	300	0	0	0	0	0	0
Contributions	420	0	0	420	420	0	0	0	0	0	0
Land Sale	293	293	0	0	0	0	0	0	0	0	0
Intergovernmental	262	0	0	262	262	0	0	0	0	0	0

ANNUAL OPERATING BUDGET IMPACT ($000)

DESCRIPTION

This project provides for the design and construction of public infrastructure to meet the subdivision requirements of the first phase of the development of the Belward Research Campus at Key West Avenue and Great Seneca Highway. The infrastructure to be constructed includes: Belward Campus Drive, approximately 1,000 ft. of a four-lane road that eventually will connect Muddy Branch Road and Great Seneca Highway; Johns Hopkins Drive, a four-lane, 550 ft. road connecting Key West Avenue with Belward Campus Drive; and improvements to the regional Great Seneca stormwater management facility. Also included are five off-site roadway intersection improvements: Key West Avenue at Shady Grove Road to open a third westbound through lane; Great Seneca Highway at Muddy Branch Road to create a second northbound left turn lane; Darnestown Road at Muddy Branch Road to create a second westbound left turn lane; Shady Grove Road at Research Boulevard to permit use of the second southbound Shady Grove Road left turn lane; and Shady Grove Road at Darnestown Road to create a northbound Shady Grove Road right turn lane.

Johns Hopkins University has transferred 30 acres of the Belward Research Campus site to the County. The County will sell 13 acres of this site to the Maryland Economic Development Corporation, (MEDCO), a quasi-public organization of the State of Maryland, which will in turn build a pilot manufacturing plant and lease the land and plant to an expanding biotech company headquartered in Montgomery County. The County has entered into a development agreement with MEDCO to develop the required infrastructure for the entire 30 acre site. No construction costs are reflected in this PDF since MEDCO is the implementing agency.

To the extent that other developments are also responsible in part for improvements covered under this project, they will be required to participate on a pro-rata share of improvements covered under this project. Improvements covered herein will not be available to satisfy the Adequate Public Facility requirements of the development without such participation. The County's Department of Public Works and Transportation is responsible for coordinating such participation.

Service Area

Gaithersburg Vicinity

JUSTIFICATION

The County's Shady Grove Life Sciences Center (SGLSC) no longer has sites available for biotech companies looking to expand into the Shady Grove area. This project will extend the SGLSC to the Belward Research Campus by creating sites ready for development for biotech and high tech businesses. This will enable the County to compete for the retention or attraction of growing biotech companies. The 1990 Shady Grove Study Area Plan, as approved by the Planning Board, supports such expansion.

STATUS

Under construction. The offsite road improvement plans have been approved by the County. A road club is being formed with other developers who are responsible for some of the same road improvements.

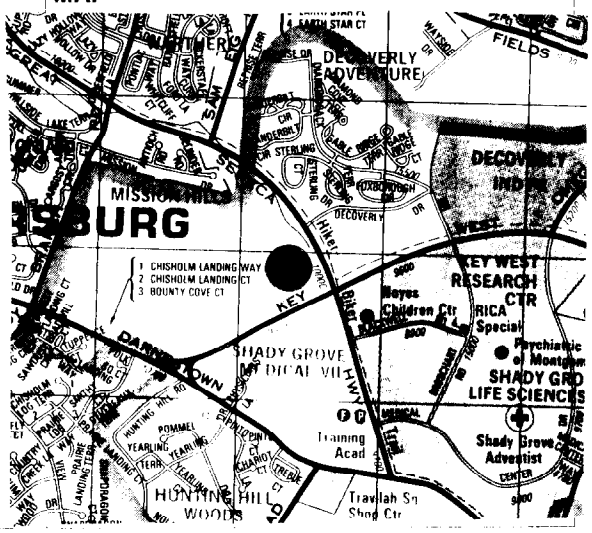
FISCAL NOTE

Johns Hopkins University will participate in funding a portion of the infrastructure development, with repayment from the County on a pro-rata basis if the County sells the remainder of the site.

APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY98	($000)
Initial Cost Estimate		5,680
First Cost Estimate Current Scope	FY98	5,680
Last FY's Cost Estimate		5,680
Present Cost Estimate		5,680
Appropriation Request	FY01	0
Appropriation Request Est.	FY02	0
Supplemental Appropriation Request	FY00	0
Transfer		0
Cumulative Appropriation		5,680
Expenditures/ Encumbrances		4,952
Unencumbered Balance		728
Partial Closeout Thru	FY98	0
New Partial Closeout	FY99	0
Total Partial Closeout		0

COORDINATION

County Attorney's Office
Department of Finance
Office of Management and Budget
Department of Public Works and Transportation
Department of Permitting Services
Department of Environmental Protection
Fire and Rescue
Maryland -National Capital Park and Planning Commission
Washington Suburban Sanitary Commission
Johns Hopkins University
Maryland Economic Development Corporation
City of Gaithersburg Planning Staff

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