



Project Connect: Accelerating Life Science at the North Bethesda Transit Oriented Development

Applicant: Montgomery County
FY 2024 RAISE Discretionary Grant Program
February 2024



Funding Commitment Documentation





DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher R. Conklin
Director

February 27, 2024

The Honorable Pete Buttigieg, Secretary
United States Department of Transportation
1200 New Jersey Avenue, SE
Washington, DC 20590

RE: Rebuilding American Infrastructure with Sustainability and Equity (RAISE)
Discretionary Grant Program Application - Project Connect: Accelerating Life Science at
the North Bethesda Transit-Oriented Development

Dear Secretary Buttigieg:

On behalf of the Montgomery County Department of Transportation (MCDOT), I am pleased to submit this letter as evidence of our commitment of \$21.9 million in local, state, federal, and private funding to ***Project Connect: Accelerating Life Science at the North Bethesda Transit Oriented Development***, a \$46.9 million project in partnership with the Maryland Department of Transportation (MDOT) and the Washington Metropolitan Area Transit Authority (Metro).

With a \$25 million FY24 RAISE grant, the North Bethesda Metrorail Station will see a comprehensive suite of investments that facilitate equitable, safer, more direct access to Metrorail and other local destinations. The keystone of this Project is creating a new entrance to the North Bethesda Metrorail Station, which will provide travel time savings and safety benefits for station users.

This project will be executed as a Joint Development, a program authorized by the Federal Transit Administration to create value for transit agencies and local communities. The vision for this 14-acre greenfield site includes a mixed-use high-rise tower above the new entrance to the North Bethesda Metrorail Station, 1,445 residential units, 695,000 sq ft of biotech/healthcare space, and 75,000 sq ft of retail. This Project prioritizes life safety with faster station egress in case of an emergency, contributes to travel time efficiency, strengthens safe, multi-modal connections, accelerates development at the site, and improves transit access for newly developed housing units and retail within a half mile of the Metro station at the Pike and Rose development as well as the planned joint development at the station.

Office of the Director

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The County and MDOT are committing a mix of local and state dollars, \$21.9 million in nonfederal funds represented in the County's Capital Improvement Plan (CIP) and the Governor's budget:

- County FY24 CIP (P502106) - Station Access Improvements
- County FY24 CIP (P502315) - Redevelopment Infrastructure
- County FY24 CIP (P501914) - North Entrance
- North Entrance State Aid Authorizations/Pre-authorizations

These local sources have either been fully committed through the FY24 County CIP and state authorizations or will be fully committed before a RAISE FY24 grant obligation.

This project represents a critical investment in access to affordable, lower-carbon modes of transportation, travel time savings, life safety, and mobility for thousands of soon-to-be residents and workers traveling through Metro's North Bethesda station.

Thank you for considering the County's request for \$25 million in FY24 RAISE funds for ***Project Connect: Accelerating Life Science at the North Bethesda Transit Oriented Development.***

Sincerely,



Christopher R. Conklin
Director