

Testimony by David Winstead on Wednesday, February 5, 2014, before the Montgomery County Council concerning Montgomery County FY 2015 Capital Budget and FY 2015-2020 CIP

Good evening, President Rice and Councilmembers. I am pleased to provide comments on behalf of the White Flint Partnership in support of the FY 2015 Capital Budget and the FY 2015-2020 CIP. The White Flint Partnership is comprised of Saul Centers, Inc., Federal Realty Investment Trust, Gables Residential, The JBG Companies, White Flint Mall Redevelopment – Lerner Enterprises and The Tower Companies. The Partnership has been working with the residents and businesses of White Flint to implement the approved White Flint Sector Plan, which involves an exciting mixed-use development of 430 acres along the White Flint corridor of Maryland 355.

A major part of the vision for this transit oriented neighborhood, are improvements to the street networks on both the east and west side of Rockville Pike, combined with a proposed rapid transit system along a new Rockville Pike Boulevard. What makes White Flint's redevelopment unique is its partnership with Montgomery County, where the developers' direct infrastructure contributions are coupled with revenues from a development district towards the road network improvements value at over \$ 600 million.

The White Flint Partnership is cognizant of the many demands for capital funding placed on Montgomery County by its citizens. However, the Partnership remains concerned about the timing for the programming of funds for White Flint infrastructure projects in the current CIP. As a result of development plans currently underway, the Western and Eastern workarounds must move forward within the current time frame of this CIP. Of additional concern to the Partnership, is the fact that design funding for Rockville Pike is not scheduled to start until FY 2019. The Partnership would appreciate your consideration of potential ways that out-year funding can be moved forward for these critically needed infrastructure projects to allow the vision for the White Flint Sector to be realized.

The White Flint corridor remains a huge economic engine for Montgomery County and the State of Maryland. The commercial office opportunities in White Flint can accommodate the expansion of the National Institute of Health and the Military Medical Center with over 4,000 new employees, as well as provide needed amenities and housing opportunities. Over the next 20 years, White Flint's planned development will contribute in return, over \$ 1.3 billion in new property tax revenues, and generate an estimated 39,000 new jobs. For these reasons, we appreciate your consideration of this request for forward funding of needed transportation improvements. Thank you for your consideration.

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