RAIL - VOLUOTION 2011

Public Private Partnership
And The Sustainable Transportation Corridor

October 19, 2011

Presented by
Francine E. Waters
Montgomery County Population Distribution

The base is the 1960’s wedges & corridors master plan showing where we would focus growth. The dots rep 100 people as reflected in the 2010 census.
White Flint
Sector Plan
Area: 430 Acres
White Flint Partnership Members

Saul Properties, Inc.
Federal Realty
Gables Residential
The JBG Companies
Lerner Enterprises
The Tower Companies
White Flint Existing Conditions

Image From MNCPPC Planning Staff Presentation
Transportation planning efforts
Changing perspective to look at “person trips” rather than individual cars or vehicle miles traveled

PERSON TRIPS
Most transportation planning is based on vehicle travel rather than moving people. The Denver STP uses “person trips.”

- Maximum number of cars on a street
- Distribution of people served by these cars
- The same number of people on a bus
- The same number of people on a pedestrian and bicycle-friendly street
Developing a new Road Network for cars, pedestrians and bicyclists

Sparse existing road network

Dense

10 Additional Lanes East/West
6 Additional Lanes North/South

Source: Glatting Jackson, et al
The Power of Vision
DESIGN - Placemaking

Establish a connection between land use, motorists, transit and bicycles
Partnership contracted with Glatting Jackson to design with the Partnership and Community a working plan for Rockville Pike in the White Flint Sector
Rapid Transit on a Sustainable Corridor – Rockville Pike

The entire White Flint community of 430 acres within a 10 minute walk of BRT.

Support Existing Infrastructure: The White Flint Metrorail Station
Rockville Pike – 21st Century Boulevard

A 21st Century Boulevard with street front retail, dedicated bike lanes and center lane dedicated rapid transit.
New Transit Supportive Development
BUS RAPID TRANSIT (BRT)
Bicycles & Pedestrians

- Dedicated Bike Lanes
- Bike Racks
- Bike Valet
- Bike Sharing Program
White Flint Partnership Commissioned VIKA at their expense . . .
VIKA/White Flint Rockville Pike Alignment Study Sample - But will it fit?
The Power of Inclusiveness
White Flint Partnership Website
High-tech helps developers open doors in Montgomery
White Flint team goes directly to residents to add them to the lobbying corps

By Miranda Spivak
Washington Post Staff Writer
Sunday, November 29, 2009
Partnership’s Community Outreach - Twitter

New_White_Flint

Speaker series w/ Dr Stephen Fuller
http://bit.ly/8gTTYw Fri, 8am, at Dave&Buster’s in #WhiteFlint
2:37 PM Feb 18th via web

#followfriday Councilors @RogerBerliner, @GeorgeLeventhal,
@nancy_navarro and @Duchy_T for active MoCo updates
1:20 PM Feb 12th via web

reposts @WashingtonPost on our efforts to build "the civic green" at White Flint http://bit.ly/bG32Zr
5:31 PM Feb 11th via web

Speaker series Pt III: Job trends & opportunities of White Flint
Sector Plan Fri 2/13 w MC MoCo Council Pres. @nfloreen
10:40 AM Feb 9th via web

@RogerBerliner @GeorgeLeventhal re budget worries: New White Flint will garner $1.5B in increased property tax revenue.
Partnership’s Free Speaker Series outreach to the Community
Sustainable Economic Development
$601 million Total Infrastructure Cost in White Flint…

…75% Funded by the Private Sector
**District Transportation Infrastructure Costs**

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District Costs by Phase (millions)

<table>
<thead>
<tr>
<th>Phase</th>
<th>Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>$81</td>
</tr>
<tr>
<td>II</td>
<td>$29</td>
</tr>
<tr>
<td>III</td>
<td>$59</td>
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<table>
<thead>
<tr>
<th>#</th>
<th>Improvement</th>
<th>Estimate</th>
<th>Complete</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>Rockville Pike (Md 355) - Phase 1</td>
<td>$5,000,000</td>
<td>2013</td>
</tr>
<tr>
<td>2</td>
<td>Reopening of Old Old Georgetown Rd</td>
<td>$34,907,000</td>
<td>2013</td>
</tr>
<tr>
<td>2</td>
<td>Market St &amp; realignment of Executive Blvd</td>
<td>$24,817,000</td>
<td>2014</td>
</tr>
<tr>
<td>3</td>
<td>Executive Blvd Ext (east)</td>
<td>$16,700,000</td>
<td>2016</td>
</tr>
<tr>
<td>3</td>
<td>Nebel Street</td>
<td>$8,200,000</td>
<td>2020</td>
</tr>
<tr>
<td>4</td>
<td>Bridge over Metro station</td>
<td>$7,500,000</td>
<td>2020</td>
</tr>
<tr>
<td>5</td>
<td>Nicholson Lane¹ (streetscape)</td>
<td>$12,942,000</td>
<td>2024</td>
</tr>
<tr>
<td>1</td>
<td>Rockville Pike (Md 355) - Phase 3</td>
<td>$59,261,000</td>
<td>2026</td>
</tr>
</tbody>
</table>

**Total** $169,327,000 2026

¹ 40% of estimated costs as an allowance to cover 40% of streetscape improvements (assumes remaining 60% covered by private sector)

² Assumes utilities are publicly constructed. If privately constructed, utility work will cost approximately 33% more
White Flint Development District Tax

- The White Flint Development District Tax Generates $154 million (present value) and/or $169 million (in future dollars). It is an *ad valorem* property tax to fund specific transportation infrastructure within White Flint billed at a rate of 10 cents per $100 of assessed value which began in July 2011.

![Cumulative Cash Flow Graph](image)
Value Creation in White Flint

Phase I
Phase II
Phase III

$1.3 Billion Net New Property Tax Revenue Generated (PV)

39,000 New Jobs

Note: Value assumes market rate per square foot of: existing retail $220, residential $375, office $440, hotel $450, retail $550. Assumes 3% annual growth rate.
Rockville Pike – 21st Century Boulevard

Tree lined boulevard with wide sidewalks and permeable surfaces
Thank You!

White Flint Partnership
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