

# Belward Research Campus Infrastructure Development -- No. 789870

Category **General Government**  
 Agency **Economic Development**  
 Planning Area **Gaithersburg Vicinity**  
 Relocation Impact **None**

Date Last Modified **May 16, 2005**  
 Previous PDF Page Number **9-26(01 App)**  
 Required Adequate Public Facility **NO**

### EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY04	Remain. FY04	Total 6 Years	FY05	FY06	FY07	FY08	FY09	FY10	Beyond 6 Years
Planning, Design and Supervision	3,494	3,494	0	0	0	0	0	0	0	0	0
Land	13	13	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	1,619	737	882	0	0	0	0	0	0	0	0
Construction											
Other	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>5,126</b>	<b>4,244</b>	<b>882</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### FUNDING SCHEDULE (\$000)

PAYGO	3,455	3,455	0	0	0	0	0	0	0	0	0
G.O. Bonds	696	0	696	0	0	0	0	0	0	0	0
Contributions	420	234	186	0	0	0	0	0	0	0	0
Land Sale	293	293	0	0	0	0	0	0	0	0	0
Intergovernmental	262	262	0	0	0	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. Due to project cost savings, the scope has been expanded to provide signage, public infrastructure, and public amenity improvements to the Campus and its vicinity. The infrastructure constructed to date includes: Belward Campus Drive, approximately 1,000 feet of a four-lane road that eventually will connect Muddy Branch Road and Great Seneca Highway; Johns Hopkins Drive, a four-lane, 550 foot road connecting Key West Avenue with Belward Campus Drive; and improvements to the regional Great Seneca stormwater management facility. All other "road club" intersection improvement projects are complete. On March 16, 2004, M-NCPPC determined that construction of a second east bound left turn lane along Key West Avenue (MD 28) and MD 119 and a second south bound left turn lane along Shady Grove Road at MD 28 are the only remaining road improvement requirements. In 1997, Johns Hopkins University transferred 30 acres of the Belward Research Campus site to the County. The County sold 13 acres of this site to the Maryland Economic Development Corporation, (MEDCO), a quasi-public organization of the State of Maryland, which in turn built a pilot manufacturing plant and leased the land and plant to a 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 extended the SGLSC to the Belward Research Campus by creating sites ready for development for biotech and high tech businesses. Additional signage, public infrastructure and public amenity features will give the Campus and the SGLSC a unified appearance.

**Cost Change**

Not applicable.

**STATUS**

The department, in close coordination with the Department of Public Works and Transportation, is in the design stage to complete the remaining amenity and road improvement requirements. The department estimates that the current project fund balance is sufficient to complete the project in FY06.

**FISCAL NOTE**

Johns Hopkins University participated in funding a portion of the infrastructure development.

APPROPRIATION AND EXPENDITURE DATA	COORDINATION	MAP																																																												
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