



City of Takoma Park, Maryland  
**Washington Adventist Hospital**  
**Questions and Answers**  
March 15, 2018

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Washington Adventist Hospital is moving its main hospital from the City of Takoma Park to the White Oak area in Silver Spring. The Hospital has been an integral part of the history and fabric of Takoma Park. Over the last few years, the City Council, Staff and residents have worked diligently to ensure that throughout the process of the Hospital's departure, the needs of Takoma Park residents have been front and center in discussions.

For more information, please check the City webpage for the Washington Adventist Hospital: <https://takomaparkmd.gov/initiatives/project-directory/washington-adventist-hospital/>

**When is the Hospital moving and what will remain on the Takoma Park campus?**

Adventist HealthCare, of which Washington Adventist Hospital is a part, has announced that their new hospital in White Oak will open in summer 2019. A condition of the Certificate of Need, which is the State of Maryland's approval for the Hospital to move, is the requirement that Washington Adventist Hospital maintain an urgent care facility at the Takoma Park campus, to be operated seven days per week, 24 hours per day, beginning immediately when the hospital moves. This is to help address the need for primary care services when the hospital's emergency department moves.

In the Certificate of Need application, Adventist HealthCare had indicated there would be a number of services to remain on the Takoma Park campus, including the behavioral health center (an inpatient psychiatric hospital), an inpatient physical rehabilitation hospital, two clinics, and laboratory and radiology services. Adventist HealthCare is now petitioning the Maryland Health Care Commission to allow the behavioral health center to merge with a similar facility near their Shady Grove hospital and to allow the rehabilitation hospital to move to the White Oak hospital and occupy the top two floors of that facility.

At this point in time, it appears that the only facility Adventist HealthCare looks to keep on the Takoma Park campus is the urgent care facility. It is unlikely that the urgent care facility would be located within the otherwise vacant hospital building.

It should be noted that there are several medical office buildings on the site besides the hospital building, at least one of which is not directly controlled by Washington Adventist Hospital. The extent to which they will continue to be used after the hospital leaves the site is not known, although it is likely that the white medical office building at 7610 Carroll Avenue will continue to be used. There may need to be some zoning or other approvals granted for these medical office buildings.

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### **What about the possibility of a free-standing emergency room?**

Washington Adventist Hospital has announced that a Free-Standing Medical Facility is not financially feasible on the Takoma Park campus and they are no longer considering it as a possibility. The hospital will maintain the urgent care facility as required, but no other ancillary services are likely to remain on the campus.

### **What will happen to the property of the Takoma Park campus?**

Adventist HealthCare has indicated a desire to sell the property quickly, possibly by summer 2018. Washington Adventist University has indicated an interest in purchasing the property. The Maryland Department of Assessments and Taxation has assessed the property at approximately \$60,000,000, as of July 1, 2018. No new use can be made of the site until it receives zoning approvals, as it is zoned for single-family residential with a conditional use for a hospital. Even if it were to be redeveloped into single-family residential parcels, the property would need to go through the County's subdivision process.

### **What is the size and zoning of the property?**

The Hospital campus is comprised of several parcels totaling approximately 20 acres. The zoning establishes the terms and conditions of how the properties can be used. The property is zoned R-60, for single-family detached houses, moderate density. The Hospital has operated on the site under a conditional use permit, formerly known as a special exception. The current zoning would not allow commercial development such as a hotel, retail stores, dormitories (as a stand-alone use) or storage. Educational purposes are permitted in an R-60 zone, as a conditional use.

With the Hospital's departure, any new use would either be required to conform to the zoning or apply for a conditional use permit. Specific use standards must be met to qualify for a conditional use permit. Examples of conditional uses permitted in an R-60 zone:

- independent living facility for seniors or persons with disabilities
- residential care facility
- home health practitioner
- day care center
- educational institution
- swimming pool
- clinic up to four medical practitioners (more than four is not permitted)
- office (must be in existing detached house located along a highway)
- commercial kitchen

Under a conditional use permit, if the use of the property changes, including changes in the number of employees, times of shifts and other conditions which would alter the impact of the facility in the zone, a new or modified conditional use permit would be required.

### **Can the zoning be changed for this property?**

Though Montgomery County has a process to apply for a zoning change, it is unlikely that the

City or County would support the change to commercial use, since that scenario has not been anticipated or planned for in the Master Plan or in City resolutions. The County zoning process can be lengthy and costly.

**Has the City identified any priority uses for the property?**

No specific use for the property has been identified through a formal City of Takoma Park process. The City Council has discussed the pressing need for health, housing and education in relation to the property. Public facilities, such as a new public elementary school or a swimming pool, have also been mentioned.

**Does the property generate any taxes for the City?**

Currently the property is tax exempt (except for the independently-operated medical office buildings), but, depending on a new use, the owner may be required to pay real property tax to the City, County and State. If the property is vacant or partially vacant, or used for non-religious, non-exempt purposes, it would be fully or partially taxed. At its current assessed value of approximately \$60 million, the property would generate over \$300,000 of real property tax for the City each year. With new development, the assessed value is likely to increase as new buildings would raise the assessed value. If the property is used for public facilities in whole or in part, it may remain fully or partially tax exempt.

**How can residents participate in the process?**

Residents can participate in public comments at Takoma Park City Council meetings or by sending comments to [clerk@takomaparkmd.gov](mailto:clerk@takomaparkmd.gov) for distribution to the Council. The Montgomery County development review process also includes an opportunity for public participation:

[http://www.montgomeryplanning.org/development/forms/How to Participate Development brochure.pdf](http://www.montgomeryplanning.org/development/forms/How_to_Participate_Development_brochure.pdf)

If a new conditional use permit is required for activities on the site that are not allowed by right in the zoning code, the application is reviewed by the Montgomery County Office of Zoning and Administrative Hearings and a public hearing is held. The process requires that notice of public hearing be mailed to all abutting and confronting property owners, civic and homeowners associations within ½ mile, any municipality within ½ mile, and pre-submittal meeting attendees if applicable. The applicant is also required to post notice of the hearing and the pending conditional use application on the property.

Residents may participate in the public hearing process by testifying or by submitting written testimony in advance. To participate in the hearing process, the OZAH has information available on-line:

<http://www.montgomerycountymd.gov/OZAH/Resources/Files/pdf/FAQABOUTHEARINGS.pdf>

The Takoma Park City Council also has the option of providing comment on the conditional use permit application. Comments can be sent to [clerk@takomaparkmd.gov](mailto:clerk@takomaparkmd.gov) for distribution to the Takoma Park City Council.

**How can I track the status of the project?**

Information about the project is available on the City's website:

<https://takomaparkmd.gov/initiatives/project-directory/washington-adventist-hospital/>

Interested parties are encouraged to check the page for regular updates as the project progresses.