



Testimony of Jason Klein
Executive Director of Corporate Real Estate for Adventist HealthCare
Testimony on Takoma Park Minor Master Plan Amendment Planning Board Draft
January 25, 2024

Good evening, Council President Friedson and members of the County Council. I am Jason Klein, Executive Director of Corporate Real Estate for Adventist HealthCare and I am here to speak in support of most of the recommendations in the Takoma Park Minor Master Plan regarding the former Washington Adventist Hospital campus. This 17.4-acre site is a major property owner within the Amendment area. In recent years, we made the difficult decision to relocate the 100+-year-old hospital from Takoma Park to the White Oak area of Montgomery County in order to provide better regional access to healthcare. However, Adventist HealthCare remains committed to coordinating with its partner, the Washington Adventist University, to ensure that the former hospital site continues to be a viable and valuable community asset. The Planning Board Draft is a good start.

As you are aware, the former hospital property is located east of Sligo Creek, between Maplewood Avenue and Carroll Avenue. The Washington Adventist University flanks the eastern edge of the property. The former hospital campus currently contains the aging hospital structure with surface parking, which will be removed, and a medical office building that will remain. I note that the medical office building along Carroll Avenue is independently owned and operated and any new development on the site will need to accommodate the existing structure and its established access routes.

Adventist HealthCare and Washington Adventist University have been active participants in the Minor Master Plan Amendment process by attending all the M-NCPPC open houses, providing a



community briefing in late 2022, and attending all Planning Board and Takoma Park City Council plan updates and worksessions. We are impressed by the efforts that Planning Staff and City Staff have made to engage Takoma Park residents and incorporate their feedback in the Public Hearing Draft. The resulting land use and zoning recommendations for the hospital property respond to community comments by providing flexibility and density to achieve the desired outcomes of housing, gathering places and trail connections within the property.

We also support the recommended dedication of Sligo Creek parkland from the hospital property and commend the Planning Board Draft for accommodating the dedication in a manner that supports redevelopment through density capture and other regulatory credits associated with the to-be-dedicated park area. Other recommendations in the Planning Board Draft meet laudable planning objectives, but currently lack the clarity or flexibility to respond to a likely piecemeal build out with unknown future market conditions. This is particularly true if our campus redevelops in conjunction with Washington Adventist University's property. We address these specific issues in a separate attachment that is submitted with this testimony.

Adventist HealthCare will continue to remain engaged in the Minor Master Plan Amendment process to address the noted issues and ensure that the former hospital property will remain a community anchor well into the future. Thank you for the opportunity to share these comments.



ADVENTIST HEALTHCARE CHANGES TO THE PLANNING BOARD DRAFT

January 25, 2024

Planning Board Recommendation	Proposed Change(s)
<p>Property recommendation at p. 101</p> <ul style="list-style-type: none"> o include a primary central <u>public</u> open space of approximately 1/2-acre. o include a primary central <u>public</u> open space of at least ½ -acre and that is open to Flower Avenue and provides benefits to existing and future residents. Design flexibility should be considered at the time of development review, retaining the central commons as an organizing feature of future development. (Emphasis added) 	<p>Replace “public” with “private”</p> <ul style="list-style-type: none"> •The term “public” assumes the community has the right to openly utilize the Commons. •The Commons is a special open space for the University students, alumni and staff. The space has meaningful trees, plaques, objects and other donated furnishings that need to be protected. •Certain activates and actions from the general public may be inconsistent with the values and mission of the University
<p>Carroll Avenue Right-of-way dedication recommendation at p. 102</p> <ul style="list-style-type: none"> o as discussed in 3.2.4, dedicate right -of-way on the north side of Carroll Avenue along a portion of the site frontage as needed to accommodate an SHA project to realign Carroll Avenue, up to a maximum of 50 feet. 	<p>Revise bullet as follows:</p> <p>Add “as discussed in 3.2.4, <u>provide a variable width right-of-way up to 50 feet</u> on the north side of Carroll Avenue along a portion of the site frontage as needed to accommodate an SHA project to realign Carroll Avenue.”</p> <p>[also Revise the second bullet on p. 50 with similar language]</p>
<p>Parks and Open Space Green Promenade recommendation at p. 50</p> <p>Implement the Green Promenade, as described in Section 3.3.1. In the Flower Avenue District, this also includes improving the bicycle and pedestrian connection between the Sligo Creek trail and the Long Branch trail, through the establishment of a sidepath that extends along the east side of Maple Avenue and the south side Maplewood Avenue between Sligo Creek Parkway and Flower Avenue and a new trail, connection from Maplewood Avenue (west of Flower Avenue)</p>	<p>Add the following language:</p> <p>“The Planning Staff should work with the City and the two-dozen or so property owners to agree on an acceptable typical section or sections, depending on site conditions, with limited to no impact to the environment.”</p> <p>Delete the precedent image on p. 41 or find another image more relevant to the site conditions.</p> <p>[also referenced in The Green Promenade (3.2.1 at p. 40-44 and in A “Kit of Parts” (3.2.1.1 at p. 41)</p>



<p>to Maplewood Avenue (east of Greenwood Avenue) to connect the Sligo Creek trail to the Long Branch trail).</p>	<p>Plan)</p>
<p>Parks and Open Space Carroll/Flower Avenue Gateways recommendation at p. 105</p> <ul style="list-style-type: none"> • Implement the Carroll Avenue Gateway concept described in Section 3.3.1 through building and site design and materials that reflect the history and character of the Adventist Campus. • Implement the Flower Avenue Gateway concept described in Section 3.3.1 through building and site design that emphasize the connection between the Adventist Campus and the Erie Center. 	<p>Add language to the first bullet as follows:</p> <p>“These gateways should not detract or cause confusion from identifying the Washington Adventist University.”</p> <p>Add language to the third bullet (Carroll/Flower Avenue) on page 33:</p> <p>“These gateways should not detract or cause confusion from identifying the Washington Adventist University.”</p> <p>Relocate the Gateway at Flower and Maplewood to Flower and Erie to avoid conflict with Wayfinding / Identification of the Washington Adventist University at the campus edge.</p> <p>[also referenced in Gateways (3.2.1.1 at p. 40)]</p>

