

Washington Adventist Hospital
Site Selection
Decision Grid

	Site #1	Site #2	Site #3	Site #4	Site #5	
Location	University Blvd. at Carroll Ave. - 1 mile from existing site, Silver Spring MD	College Park, MD	White Oak along New Hampshire Ave, Silver Spring MD	25 acre site off Industrial Blvd and Rout229, Silver Spring MD	Plum Orchard, Silver Spring MD	
Estimated Distance from Existing Site	1 mile	4 miles	4 miles	6.5 miles	6.5 miles	
Control of Property	Not Likely - Privately owned by multiple entities and would require school relocation	No - State owned	No - Federal Government owned	No - Local Government owned	Yes	
Scope	Split Campus - partial relocation	Full Relocation	Full Relocation	Full Relocation	Full Relocation	
Score Criteria	Score	Score	Score	Score	Score	
Score						Scoring Rationale
Access to the Campus / Location	3	3	7	10	10	higher score given to options with greater access to major (lane or greater) roadway(s). Options served by multiple major roadways scored higher whereas options served by minor roadways (2 lane) scored lower.
Available Acreage	10	5	5	4	10	higher score given to options with greater control of 20 or more developable acres. Only options 1,5 met this to the fullest extent. The significance here is the ability to develop a well organized site plan that maximizes area in support of operational and development objectives. Lower scoring options provide limited ability to meeting these objectives.
Purchase to Own	1	1	1	1	10	higher score given to options with full control of site through land ownership. Only option #5 provides this ability to the fullest extent. All other options score low because land ownership was limited or not possible.
Zoning	5	5	5	5	8	higher score given to options with pre-existing and approved development entitlements (sub-division, adequate public facilities, zoning classification etc.). Although all options have zoning that would allow a hospital through special exception, option #5 had favorable zoning and entitlements at purchase, whereas the others didn't and would require more extensive development review process and approval.
Existing Public Transportation	10	7	4	2	5	higher score given to options with higher level (bus, rail etc.) of public transportation service. Option #5 currently receives a mid level rating for Metrobus service, however upon occupancy, bus routes and frequency will increase per discussion with MCDOT.
Feasibility	1	1	1	4	10	higher score given to options providing ownership, previously approved development entitlements, sites residing within Montgomery County, not dependent upon or a component of mixed use master plans. Option #5 meets these characteristics to the fullest extent.
Within Existing Primary Service Area	10	5	10	10	10	higher score given to options located within the hospitals primary service area and within Montgomery County. Options #1,3,4,5 within Montgomery County whereas option #2 within Prince Georges County.
Within Montgomery County	10	1	10	10	10	higher score given to options located within Montgomery County.
Area Compatibility	2	4	7	10	10	higher score given to options holding existing adequate public facilities approvals and located within a non-residential zone and where the site plan is in accordance with the regional master plan. Options #4, 5 are located within the Fariland Master Planning Area and meet this characteristic to the fullest extent.
Ease of Development	1	5	2	5	10	higher score given to options providing ownership, greenfield site, and development characteristics in harmony with surrounding area. Option #5 provides meets these characteristics to the fullest extent.
Natural Setting for Healing Environment	2	2	5	5	8	higher score given to options providing direct access or adjacency to elements of nature such as, trees, gardens, water features. Option #5 is a forested green field site containing a 4 acre pond and extensive environmentally protected area.
Access to Science and Technology Organization(s)	3	4	10	10	10	higher score given to options providing proximity to planned or established development focused on the life sciences. Options #3, 4, 5 are located near the newly consolidating US FDA and the proposed Montgomery County "East County Center for Science and Technology".
Total Score	4.8	3.6	5.6	6.3	9.3	
Scale: 1 to 10 where 1 is worst and 10 is best						