

Subject: Re: Sale of Parkhouse at Providence Point

Date: Sunday, October 20, 2013 at 9:25:42 AM Eastern Daylight Time

From: bcastor679@gmail.com

To: Brian Conneen

CC: Commissioner Josh Shapiro, Commissioner Leslie Richards, Castor, Bruce

The sale of the land is integral to the long-term plans of Mid-Atlantic, but in a manner that is in concert with your concerns. They believe that the open space and the vistas are part of what enables Parkhouse to provide the level of service it does, and they would also like to have some available land to eventually expand some of the continuum of care options for the aging population in the County, although only small areas around the existing facilities would be logical for any expansion of services, at some time down the road. Mid-Atlantic believes that uncontrolled development would be detrimental to their operations and want to have some control over preventing such development.

They have repeatedly indicated that they are not in the real estate business, they are in the "care for the aging" business and all of their other acquisitions have borne out this approach. They have also indicated repeatedly (and again confirmed based on experiences in other areas) that any expansion plans would be limited, and done in concert with the local community in order to determine the actual local needs as well as the concerns of the neighbors to prevent any overdevelopment.

The County will continue to be involved in the overall property as the park and open space across the road (40+ acres) will remain under County ownership. The County will no longer be required to provide any maintenance for those 200 acres however, which was part of the cost of running the facility. Finally, the township recently put in a new overlay which limits new development on that land both in terms of the amount of development, and effectively to senior care related activities.

In short, restrictions exist as to how the land can be used, and the company is not only aware of those restrictions but embraces them as consistent with its long-term vision for Parkhouse as a continuum of care complex for the aging population in the County.

Bruce L. Castor, Jr.
Commissioner
Montgomery County, PA

On Oct 19, 2013, at 7:24 PM, Brian Conneen <brian@conneen.com> wrote:

Commissioners,

I just read an article today that described the approved sale of "Parkhouse at Providence Point" to a private healthcare company. From reading the article I understood that the facility was losing money each year, and couldn't continue to be run in such a manner. I completely agree that selling the facility to a private entity makes sense.

What I don't understand, and can not accept, is your selling 200 acres of land around the facility. The facility itself couldn't possibly occupy more than 20 of those acres.

What justification if given to selling off much needed green space to private companies? What is to