



## Takoma Park City Council Meeting – June 21, 2017 Agenda Item 7

### **Work Session**

Presentation of Development Partner Proposals for the Takoma Park Recreation Center

### **Recommended Council Action**

Provide comment on staff recommendations

### **Context with Key Issues**

On March 21, 2017, HCD staff issued a [Solicitation for Letters of Interest](#) from potential partners for the redevelopment of the Takoma Park Recreation Center (7315 New Hampshire Avenue). The primary objective of this effort was to identify a development partner to work with the City to expand and enhance the recreational opportunities currently available to the community while advancing the goals identified in the Takoma Langley Crossroads Sector Plan. Submissions were received by the May 22, 2017 deadline from the following development teams: Brandstetter Carroll, Inc., Coalition Homes and The Orlo Fund, Community Preservation Development Corporation (CPDC), Mission First Housing Development Corporation, and Montgomery Housing Partnership (MHP). Submissions can be viewed on the City's website on the [Takoma Recreation Center Development Project](#) page.

Four of the five submissions were reviewed by an internal evaluation panel comprised of staff members from the Housing and Community Development Department and the Recreation Department. The Brandstetter Carroll, Inc. submission was not considered as it was found to be non-responsive to the solicitation. The submissions were scored and the responses to follow-up questions submitted to each of the firms considered. The evaluation criteria, identified in the solicitation, included the ability of the firm to work collaboratively with the City, their qualifications and experience, the quality and innovativeness of past projects, prior public/private partnership experience, and their community engagement experience.

While each of the firms were found to be qualified candidates for this effort, the submissions of the firms of CPDC and MHP scored highly during this process and are being advanced for consideration by the Council. Each demonstrated an ability to work collaboratively with public partners and extensive public engagement experience. Of note was the inclusion of the firm of Grimm + Parker Architects, known for its design of award winning smart growth communities and recreational centers across the region, on the development team assembled by MHP. CPDC's proposal was rated highly for its incorporation of community and resident based amenities in past projects as evidenced by the Wiley H. Bates Heritage Park project in Annapolis, a multi-use facility which includes affordable housing for seniors, a Boys and Girls Club, and a Senior Center, referenced in its submission.

A work session has been scheduled for the July 12, 2017 to allow for proposed presentations by each of the finalists and further discussion of the submissions by the Council. A resolution finalizing the selection of a partner for the redevelopment of the Rec Center is tentatively scheduled for July 26, 2017.

### **Council Priority**

A Livable Community for All: a) Identify youth and family programming needs in the community, especially for our more vulnerable residents including but not limited to those in lower income and immigrant families and those with developmental disabilities, and develop approaches to meet those needs; and b) Ensure we have a range of safe, quality, and stable housing options for residents of varying incomes and all races and ethnicities; and

Advance Economic Development Efforts: Attract new businesses and prepare for economic development in the City and region while maintaining the special character of our community.

### **Environmental Impact of Action**

As the project develops, we anticipate that the facility would be designed and constructed in a manner that advanced the Council's interests in reducing the environmental impact of the City's operations.

### **Fiscal Impact of Action**

TBD

### **Racial Equity Impact of Action**

We believe this Council action will improve access to both affordable housing and recreation opportunities for people of color, including immigrants and refugees.

### **Attachments and Links**

- [Solicitation for Letters of Interest from Development Partners](#)
- [Takoma Park Recreation Center Development Project Page](#)
- LOI Submission: [Brandstetter Carroll, Inc.](#)
- LOI Submission: [Coalition Homes and The Orlo Fund](#)
- LOI Submission: [Community Preservation Development Corporation \(CPDC\)](#)
- LOI Submission: [Mission First Housing Development Corporation](#)
- LOI Submission: [Montgomery Housing Partnership \(MHP\)](#)