



Takoma Park City Council Meeting – July 26, 2017 Agenda Item 5

Work Session

Discussion of Selection of Development Partners for the Takoma Park Recreation Center

Recommended Council Action

None – For discussion purposes only

Context with Key Issues

This work session is intended to provide for the continued discussion of the Council's interest in selecting a partner for the redevelopment of the Takoma Park Recreation Center. Prior work session discussions have included a June 21 overview of the project and anticipated selection process and a summary of the submissions received in response to the City's solicitation for letters of interest. On July 12, representatives from the following development teams met briefly with the Council to discuss their qualifications and provide preliminary thoughts on their role in the desired partnership:

Coalition Homes and The Orlo Fund
Community Preservation Development Corporation (CPDC)
Mission First Housing Development Corporation
Montgomery Housing Partnership (MHP).

At this work session, Councilmembers are asked to share their views regarding the extent to which each team meets the criteria included in the solicitation, identify any other questions the Council may have in considering how the teams meet the criteria and, if possible, narrow the number of teams to two in order to focus the selection process that will proceed in the fall.

The criteria are:

- 1) ability of the firm to work collaboratively with the City
- 2) qualifications and experience
- 3) quality and innovativeness of past projects
- 4) prior public/private partnership experience
- 5) community engagement experience

The process for the selection of a development partner, the role of the community in the development of a concept plan for the project, and the anticipated execution of a development agreement once the project has been defined were detailed in the solicitation. Also noted in the solicitation and included with this memorandum, is the multi-phased collaborative process that has been proposed for the development of the project.

Additional information, including the [solicitation for letters of interest](#) and the submissions of each development team and their individual presentations, can be viewed on the City's website on the [Takoma Recreation Center Development Project](#) page.

No formal action is anticipated to be taken by the Council until mid-September 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

- [Takoma Park Recreation Center Development Project Page](#)
- [Solicitation for Letters of Interest from Development Partners](#)
- Anticipated Collaborative Process
- 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 \(MHP\)](#)

City of Takoma Park, Maryland
Solicitation for Letters of Interest for Development Partner:
Takoma Park Recreation Center
HCD#2017-03-21

ANTICIPATED COLLABORATIVE PROCESS (Excerpt Pages 4-5)

The City anticipates the undertaking of a collaborative multi-phased process to advance the goals identified in the Sector Plan for the redevelopment of the Rec Center site. While the City expects this process to result in a feasible development scenario, other approaches to development planning are encouraged and will be considered as part of the Letter of Interest.

The Maryland National Capital Park and Planning Commission and Montgomery County Parks Department will be engaged throughout this process to ensure that the planned development will satisfy the terms of the proposed land transfer.

Phase I: Partner Selection

The City will review letters of interest and identify prospective partners to interview. The Development Partner will be selected by the Takoma Park City Council in mid to late July 2017.

Phase II: Process Refinement

During this phase of the project, the City and the selected Development Partner will work together to create a transparent and engaging process to identify feasible alternatives to re-use and redevelop the site. Input will be solicited from the Takoma Park City Council, the Takoma Park Recreation Committee, various neighborhood and tenant associations, stakeholder groups, neighboring property owners and the general public.

Of specific note, the following community groups have been identified as being directly impacted by the anticipated development and efforts will be made to ensure that they are included in this outreach effort: New Hampshire Gardens Citizens Association, Hillwood Manor Neighborhood Association, Hampshire Towers Tenant Association, Takoma Overlook Condominium Association, and the Friends of the Takoma Park Recreation Center.

Additional planning/market studies and obligations of each party would be identified during this phase of the planning process. Milestones and deadlines will be established.

Phase III: Alternative Development

In this phase of the planning process, the selected Development Partner and the City will collaborate to generate alternative scenarios for the redevelopment of the site or facility that align with the development goals noted herein and identified in the Sector Plan, advance the recreational opportunities available to the community, and are economically and environmentally sustainable.

Each scenario will demonstrate all aspects of project feasibility, including a general development plan that indicates public and private uses, approximate building size and height, outdoor open spaces, circulation patterns within and adjacent to the site and any off-site infrastructure requirements; an economic model / pro-forma that demonstrates the financial feasibility of the development including revenues and expenses for both capital construction and long-term operations; and a phasing plan that summarizes the timing and sequencing of the proposed development.

Phase IV: Public Evaluation of Alternatives

Each of the alternative scenarios will be made available to the public for evaluation and feedback. Public input will be collected and used to help inform the City Council.

Phase V: Selection of Preferred Scenario

The City Council, in consultation with M-NCPPC, will determine which of the alternative development and partnership scenarios, if any, is in the best interests of the community and meets the terms of the proposed land transfer. After selection of a preferred scenario, the City Council and the Development Partner will enter into an exclusive partnership and negotiate full terms of a Redevelopment Agreement for execution of the project.