



Takoma Park City Council Meeting – November 28, 2018 Agenda Item 8

Voting Session

Resolution of Intent to Proceed with the Takoma Park Recreation Center Land Exchange

Recommended Council Action

Approve Draft Resolution

Context with Key Issues

The Takoma Park Recreation Center (Rec Center) property at 7315 New Hampshire Avenue is owned by the Maryland-National Capital Park and Planning Commission (M-NCPPC). M-NCPPC has expressed an interest in trading the property for a City-owned parcel located in the Long Branch Stream Valley Park off Jackson Avenue. The action was also a recommendation of the Takoma Langley Sector Plan.

For a number of years there have been discussions about whether or not the City should assume responsibility for the property, how to continue to provide recreational services to residents on the eastern side of the City, and the extent to which the City could use the property to help meet other City priorities. On September 12, 2018, the Council, having reviewed its options and considered the potential impact of assuming ownership of the Rec Center, confirmed that it wished to pursue the proposed land exchange.

Adoption of the accompanying Resolution of Intent authorizes the City Manager to proceed with the proposed land exchange. As noted in the draft, the exchange is conditioned upon M-NCPPC preserving the 922 Jackson Avenue property for open space and the City maintaining recreational facilities at the Rec Center site. The Resolution further notes the City's interest in retaining the right to redevelop the property for mixed use purposes and recognizes that in the event ownership of the property is transferred to another entity, comparable recreational opportunities to residents would be developed in the community.

The Resolution, if adopted, would be forwarded to M-NCPPC for consideration with a proposed effective date of July 1, 2019.

Council Priority

- A Livable Community for All
- Community Development for an Improved and Equitable Quality of Life

Environmental Considerations

To be determined. If the property is redeveloped, the project would be designed and constructed to more-sustainable environmental standards. The City parcel would be preserved as open space by M-NCPPC.

Fiscal Considerations

To be determined. Ownership and maintenance of the Recreation Center will have a relatively small cost to the City over the short term and there may be a decline or ending of the \$85,000 in funds from Montgomery County regarding the provision of recreational services at the location. However,

redevelopment may mean greater costs or greater revenues associated with the property.

Racial Equity Considerations

To be determined. Currently the Recreation Center provides services to residents from Ward 6 and others, a majority of whom are people of color. As the community and the Council discuss redevelopment alternatives, racial equity will be considered.

Attachments and Links

- Resolution of Intent to Proceed with the Takoma Park Recreation Center Land Exchange
- [Takoma Park Recreation Center Development Project Page](#)



Takoma Park Recreation Center – 7315 New Hampshire Avenue



Vacant Parcel - 922 Jackson Avenue

Introduced by: Councilmember

**CITY OF TAKOMA PARK, MARYLAND
RESOLUTION 2018-**

**RESOLUTION OF INTENT TO PROCEED WITH THE
TAKOMA PARK RECREATION CENTER LAND EXCHANGE**

WHEREAS, the Takoma Park Recreation Center (Recreation Center), located at 7315 New Hampshire Avenue, is located within the study area of the Takoma/Langley Crossroads Sector Plan (Sector Plan); and

WHEREAS, the Sector Plan, adopted by the Maryland National Capital Park and Planning Commission and endorsed by the Takoma Park City Council, recommends the replacement of the Recreation Center “with an expanded and updated facility independently or as a mixed-used facility”; and

WHEREAS, the Recreation Center, while managed and programmed by the City of Takoma Park, is owned by the Maryland National Capital Park and Planning Commission (M-NCPPC); and

WHEREAS, M-NCPPC has expressed an interest in divesting itself of the Recreation Center property and has proposed the transfer of the facility and the land to the City of Takoma Park in exchange for unimproved property located adjacent to the Long Branch Stream Valley Park; and

WHEREAS, the City has expressed willingness to transfer ownership of 922 Jackson Avenue, a vacant residentially zoned parcel in Ward 5, to M-NCPPC in exchange for the Recreation Center property; and

WHEREAS, M-NCPPC’s proposed transfer of ownership of the Recreation Center to the City is contingent upon the retention of the recreational functionality of the property, and

WHEREAS, the City’s transfer of ownership of 922 Jackson Avenue to M-NCPPC is contingent upon the preservation of the parcel as undeveloped open space; and

WHEREAS, the Takoma Park City Council, having investigated the potential fiscal and operational impact of the proposal on the City’s recreation programs and solicited input from residents and members of the Recreation Committee, has expressed support of the proposal to transfer ownership of 922 Jackson Avenue to M-NCPPC in exchange for the Takoma Park Recreation Center (Takoma Park Recreation Center Land Exchange).

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF TAKOMA PARK, MARYLAND, intends to proceed with the above described Takoma Park Recreation

Center Land Exchange.

BE IT FURTHER RESOLVED that the City Manager is directed to take action necessary to facilitate the transfer of ownership of 922 Jackson Avenue to the Maryland National Capital Park and Planning Commission in exchange for ownership of the Takoma Park Recreation Center.

BE IT FURTHER RESOLVED that the City Council shall take action to advance the described land exchange and assume ownership of the Takoma Park Recreation Center by July 1, 2019.

**ADOPTED BY THE COUNCIL OF THE CITY OF TAKOMA PARK,
MARYLAND, THIS ___ DAY OF _____, 2018.**

ATTEST:

Jessie Carpenter, CMC
City Clerk