



Takoma Park City Council Meeting – May 1, 2019 Agenda Item 2

Voting Session

Second Reading Ordinance Approving the Land Exchange for the Takoma Park Recreation Center

Recommended Council Action

Review and approve ordinance. (First reading of the Ordinance took place on April 11, 2019.)

Context with Key Issues

On November 28, 2018, the Council adopted Resolution 2018-59 confirming its intent to proceed with the Takoma Park Recreation Center land exchange. As part of the land exchange, the City will deed the City-owned parcel at 922 Jackson Avenue to the Maryland-National Capital Park and Planning Commission (M-NCPPC) in exchange for the Takoma Park Recreation Center property at 7315 New Hampshire Avenue. The City currently programs activities at the Takoma Park Recreation Center. The timeframe is to complete the property exchange by July 1, 2019.

The action is a recommendation of the *2012 Takoma/Langley Sector Plan*, "to better align management priorities and long-term facility needs." The Montgomery County Planning Department administratively approved Mandatory Referral No. 2019008 for the City disposition of 922 Jackson Avenue as part of the exchange.

With the land exchange, the 922 Jackson Avenue parcel will remain as undeveloped open space and be made part of Long Branch Stream Valley Park by M-NCPPC. With this Ordinance, the City is declaring that the Jackson Avenue parcel is not needed for a public use by the City. In addition, the City agrees to accept the Recreation Center property and use the property for a public recreation purpose. The City intends to pursue a mixed-use redevelopment of the property to build a new recreation center, plus housing or local retail, per the *Sector Plan*. If the City pursues a development that deviates from the intended plan, the City must first obtain prior approval from the Montgomery County Planning Board.

Takoma Park Municipal Code includes in Article IV-41, General Powers of the Council, the power "to convey of any real or leasehold property when no longer needed for the public use, after having given at least twenty days public notice of the proposed conveyance."

Council Priority

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

Environmental Considerations

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

Fiscal Considerations

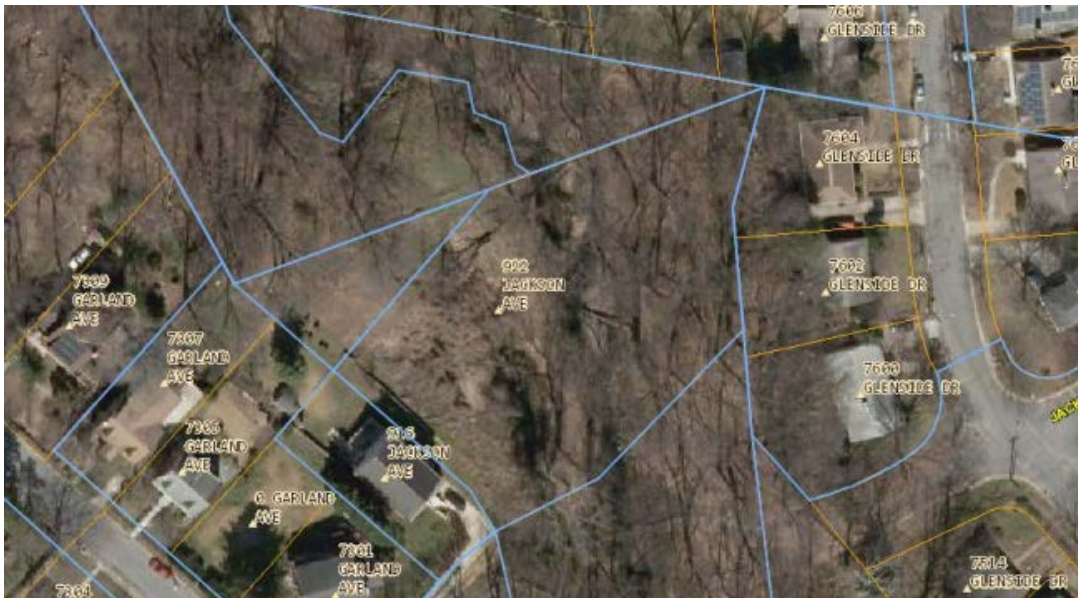
Ownership and maintenance of the Recreation Center will have a relatively small cost to the City over the short term. However, redevelopment may mean greater costs or greater revenues associated with the property.

Racial Equity Considerations

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

- [Montgomery County Mandatory Referral Approval, January 7, 2019](#)
- [Draft Second Reading Ordinance Approving the Land Exchange for the Takoma Park Recreation Center](#)
- [Takoma Park Recreation Center Development Project Page](#)



Vacant Parcel - 922 Jackson Avenue

Introduced by: Councilmember Searcy

First Reading: April 10, 2019

Second Reading:

Effective Date:

CITY OF TAKOMA PARK, MARYLAND

ORDINANCE NO. 2019-6

Approving the Land Exchange for the Takoma Park Recreation Center

WHEREAS, the property identified as 922 Jackson Avenue is an unimproved, vacant, residentially zoned parcel that functions as part of Long Branch Stream Valley Park; and

WHEREAS, the City of Takoma Park acquired title to the property at 922 Jackson Avenue from Forma, Inc. by deed on January 8, 1998 and recorded in Liber 15436, Folio 00640; and

WHEREAS, it was determined that the property should not be developed and the land should remain unimproved, given its location adjacent to Long Branch Stream Valley Park; and

WHEREAS, the property is not needed by the City of Takoma Park for the public use; and

WHEREAS, the exchange of the property for the Takoma Park Recreation Center at 7315 New Hampshire Avenue (Tax I.D. #13-03171273), owned by Maryland-National Capital Park and Planning (M-NCPPC), was anticipated and affirmed by the Takoma Park City Council most recently through Resolution 2018-59, Resolution of Intent to Proceed with the Takoma Park Recreation Center Land Exchange; 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; and

WHEREAS, in exchange for the deed from M-NCPPC for 7315 New Hampshire Avenue, the City will execute and deliver a deed conveying City owned property at 922 Jackson Avenue (Tax I.D. #13-03163466), containing 40,511 square feet (0.93 acres), unimproved land to M-NCPPC, to become part of Long Branch Stream Valley Park for public park and open space purposes~~subject only to the condition that the property be used for park and recreation purposes and that in the event the property is not used for park and recreation purposes that title will be conveyed back to the City by M-NCPPC~~; and

WHEREAS, the City filed a Mandatory Referral submission regarding the disposition of 922 Jackson Avenue to Montgomery County (#MR2019008), which was approved by Montgomery County on January 7, 2019; and

WHEREAS, the City will accept the Takoma Park Recreation Center property at 7315 New Hampshire Avenue, Takoma Park, Maryland 20912 containing 1.86 acres, more or less from the Maryland-National Capital Park and Planning Commission; and

WHEREAS, the City agrees to use the property for a public recreation purpose; and

WHEREAS, the City intends to pursue a mixed-use redevelopment of the property to build a new recreation center, plus housing or local retail, per the Approved and Adopted Takoma/Langley Crossroads Sector Plan; and

WHEREAS, if the City pursues a development that deviates from the intended plan, the City must first obtain prior approval from the Montgomery County Planning Board.

~~WHEREAS, the City Council believes that it is in the public's best interest that use of the property at 922 Jackson Avenue remain undeveloped and part of M-NCPPC's Long Branch Stream Valley Park; 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.~~

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF TAKOMA PARK, MARYLAND THAT:

Section 1. The property at 922 Jackson Avenue is not needed by the City for public use and that the Council authorizes the exchange of the property with M-NCPPC for the Takoma Park Recreation Center at 7315 New Hampshire Avenue.

~~Section 2. In the event the 922 Jackson Avenue property is not used for park and recreation purposes that title will be conveyed back to the City by M-NCPPC.~~

Section ~~2~~3. The City shall give not less than twenty (20) days of public notice that the City is to dispose of the property at 922 Jackson Avenue in exchange for the Takoma Park Recreation Center at 7315 New Hampshire Avenue.

Section ~~3~~4. Pursuant to Section 401(b)(41) of the Municipal Charter of the City of Takoma Park, public notice of this proposed conveyance of the property at 922 Jackson Avenue shall be published in a newspaper of general circulation at least 20 days before the disposition of the property.

| Section ~~45~~. The City Manager is instructed to set procedures for the City to pursue the land exchange with M-NCPPC, to be completed by July 1, 2019.

Adopted by the Council of the City of Takoma Park this ___ day of _____, 2019.

AYE:

NAY:

ABSTAIN:

ABSENT: