

Takoma Park Recreation Center Redevelopment Update

July 5th, 2023
Housing & Community Development Department
Ira Kowler, Acting Director



Presentation Outline

Goal: To review the Recreation Center redevelopment history, RFP process, & discuss anticipated action items

- Project Background
- Site Overview
- RFP HCD 2022-10
- RFP Responses
 - Response 1: Mission First Housing
 - Response 2: 7315 New Hampshire Partners
- Lessons Learned & Moving Forward



Project History



“This property is located along New Hampshire Avenue, a major highway recommended for a boulevard treatment. It is located in the New Hampshire Corridor District of the Plan, a multi-purpose district that provides for a range of neighborhood uses, including a neighborhood recreation center. The Plan seeks to retain the recreation function as a component of a larger mixed-use development. By providing a CRT Zone that has maximum flexibility, the Plan hopes to incentivize the development of a larger, improved community facility at this location.”

Takoma-Langley Crossroads Sector Plan (2012)

Community Development for an Improved & Equitable Quality of Life: Redevelop the Takoma Park Recreation Center

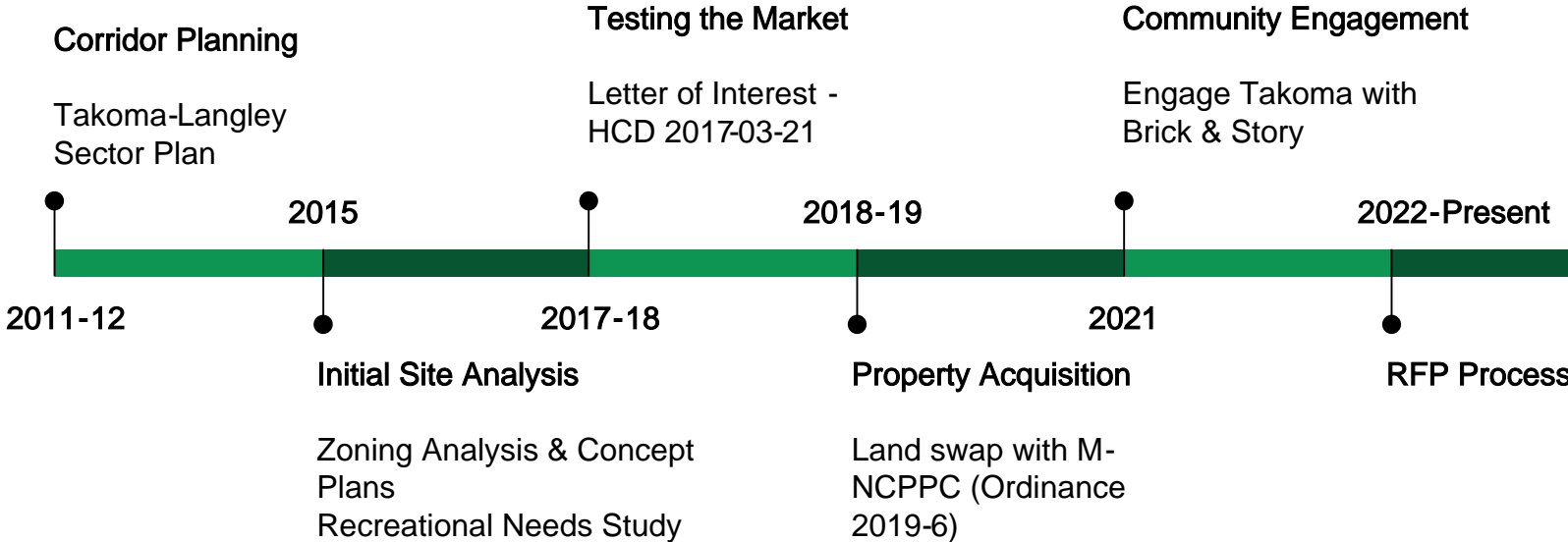
2021-22 City Council Priorities (2021)



Takoma Park Recreation Center Zoning Analysis & Concept Plan (2015)



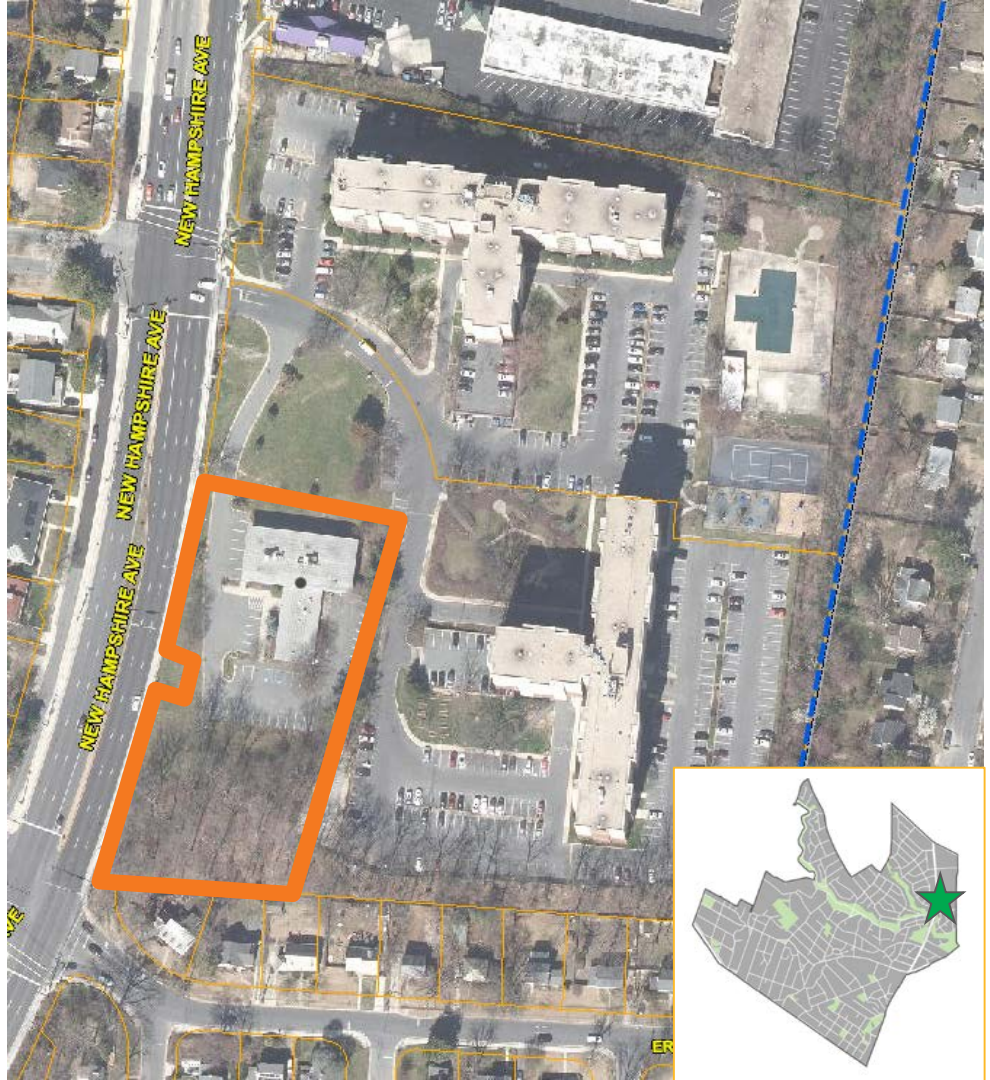
Project Timeline



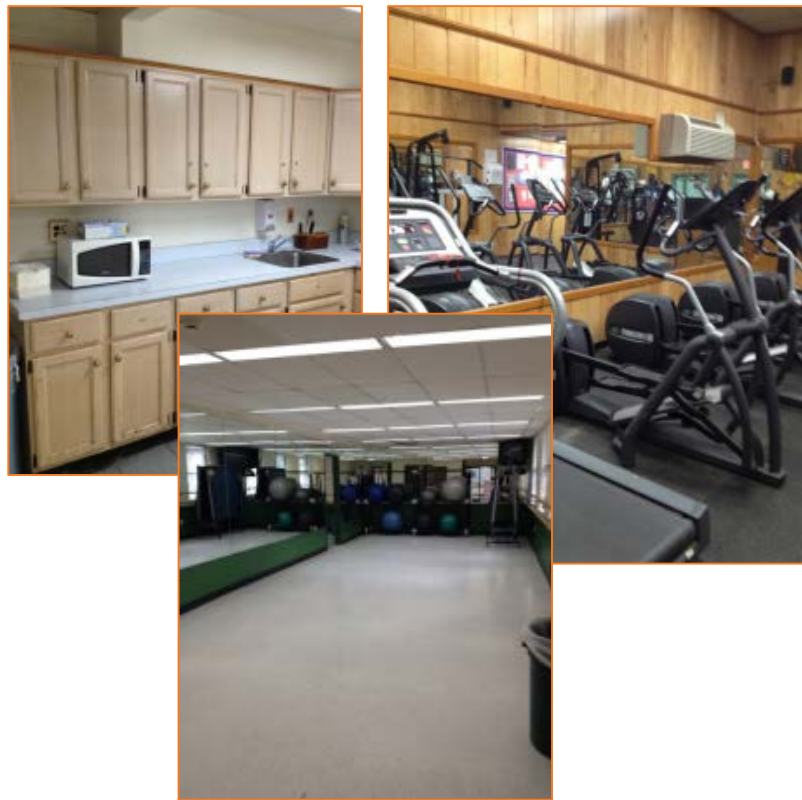
Site Overview



Address	7315 New Hampshire Avenue
Tax ID Number	03171273
Total Land Area	~1.86 Acres
Zoning	CRT-2.0 (C-2.0 R-2.0 H-60')
Current Status	Occupied - Takoma Park Recreation Center
Available Incentives & Programs	Maryland Opportunity Zone; Long Branch/Takoma Enterprise Zone; National Capital Strategic Economic Development Area



Existing Conditions



Site Review

Strengths

- Location
- Zoning
- Neighboring Density
- Site Control

Challenges

- Vehicular & Pedestrian Access
- Site Topography
- Existing Site Conditions
- Recreation Center Needs
- Local Housing Market

RFP HCD 2022 - 10



RFP Overview

Released - October 27, 2022

Site Visit - November 15, 2022

Closed - January 19, 2023

RFP Intent of Offering	<ol style="list-style-type: none">1. Replacement facility for recreation services2. Increased development along the New Hampshire Avenue corridor3. Increased revenue generation for the City4. Temporary & permanent job opportunities
Recreation Facility Requirements	<p>15,000-20,000 SF replacement facility</p> <ul style="list-style-type: none">● Front Desk & Welcome Area● Multi-Purpose Classroom Space & Fitness Room● Basketball Court with Retractable Bleacher Seating● Staff Work Area● Reserved Parking● Separate Entrance
Evaluation Criteria	<ul style="list-style-type: none">● Addressing the RFP Intent of Offering● Short- and Long-Term Benefits for the City● Project Feasibility● Team Experience● Economic Impact● City Equity & Sustainability Goals● Project Fit Within the Community● Project Timeline

RFP Responses



Response #1: Crossroads Recreation Center & Senior Housing Project

Team Lead: Mission First Housing

Concept Summary: 5-story building with 118 units of senior affordable housing over a Recreation Center with underground parking

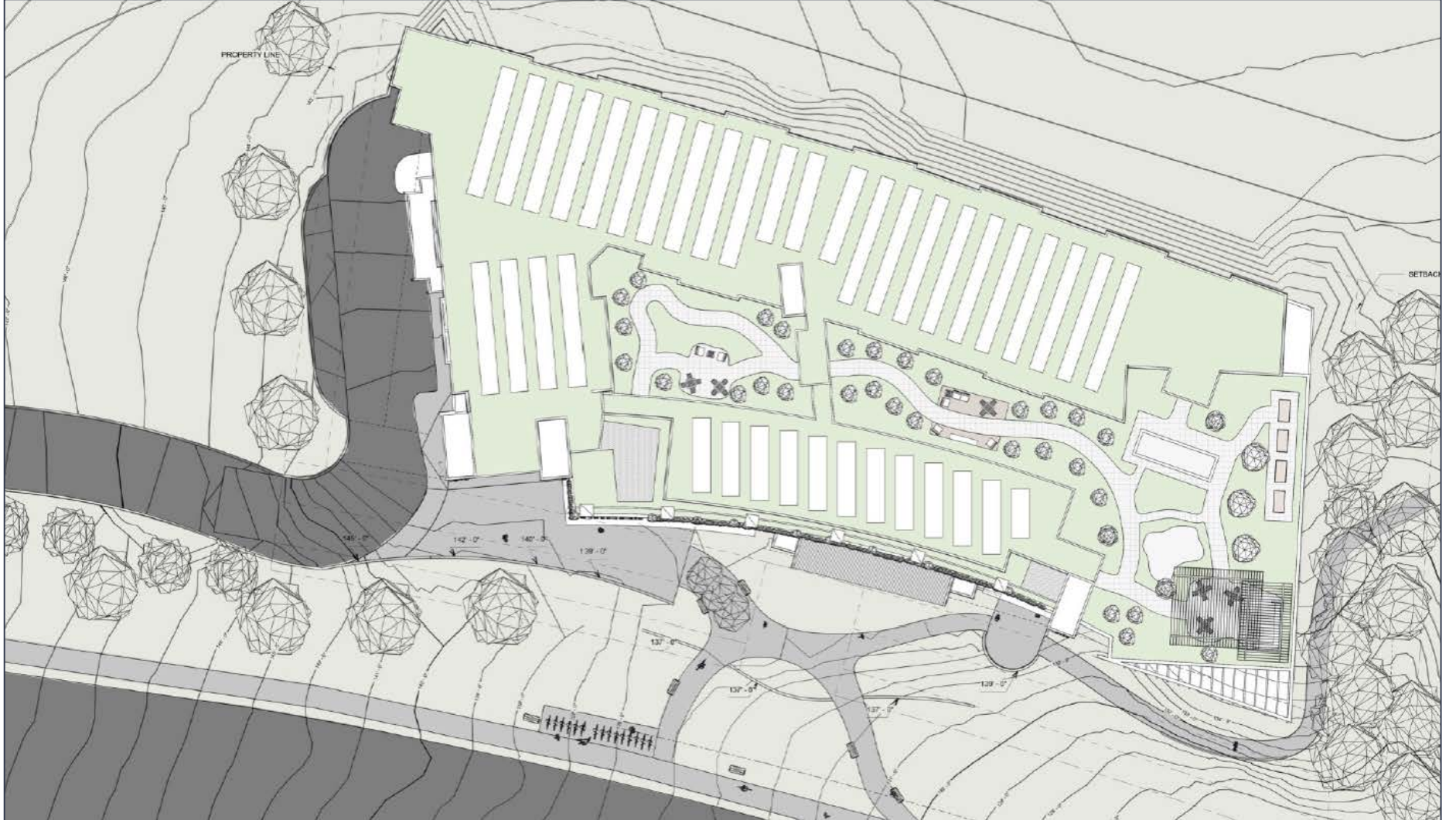
Project Timeline:

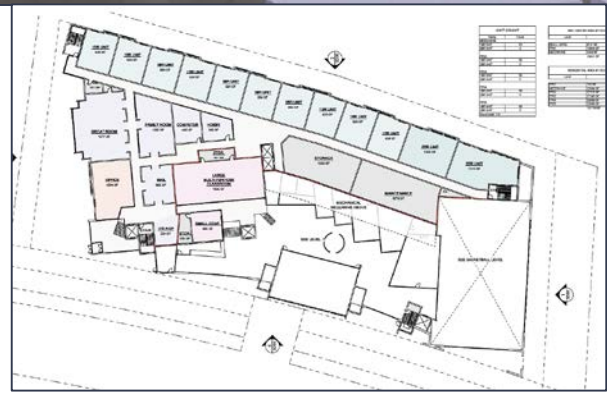
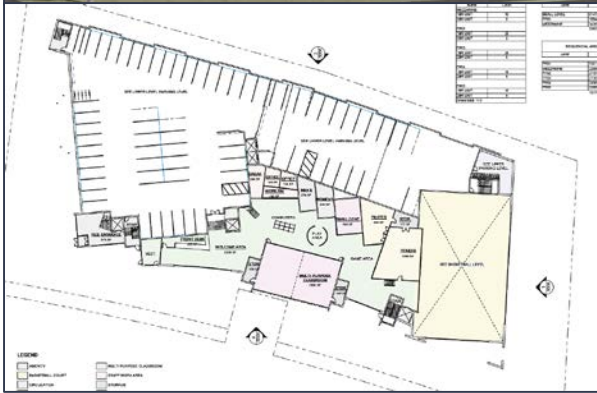
- 12 month Design & Financing
- 18 month Construction
- 12 month Stabilization Period



PROPERTY LINE

SETBACK





Site Plans

Team Experience

Lead Developer: Mission First Housing
Development Corporation

Architect: Wieneck + Associates

Civil Engineer: VIKA MD

General Contractor: Harkins Builders

Sample Projects:

- The Lewis - Suitland, MD
- 1234 McElderry Apartments - Baltimore, MD
- St. Annes Senior Apartments - Damascus, MD
- 1910 University Senior Housing - Wheaton, MD



The Lewis



1234 McElderry Apartments



St. Annes Senior Apartments

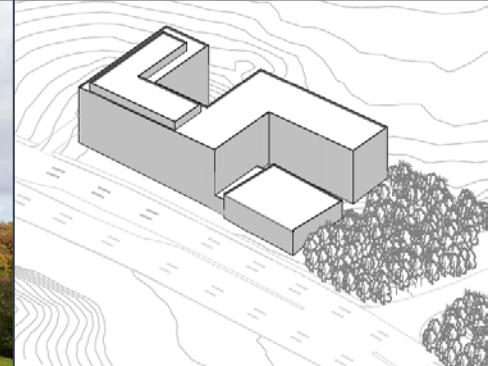
Response #2: 7315 New Hampshire

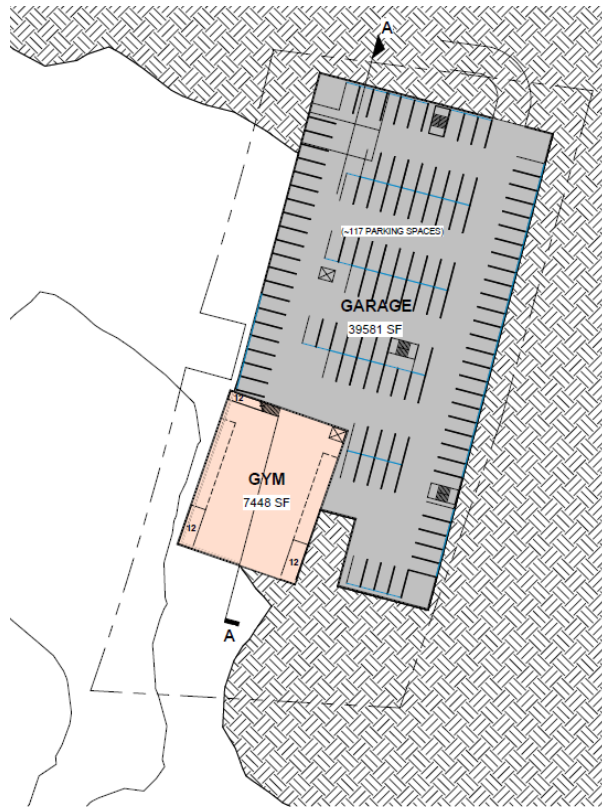
Team Lead: 7315 New Hampshire Partners

Concept Summary: 7-story building with 150-170 units of affordable housing over a Recreation Center with underground parking

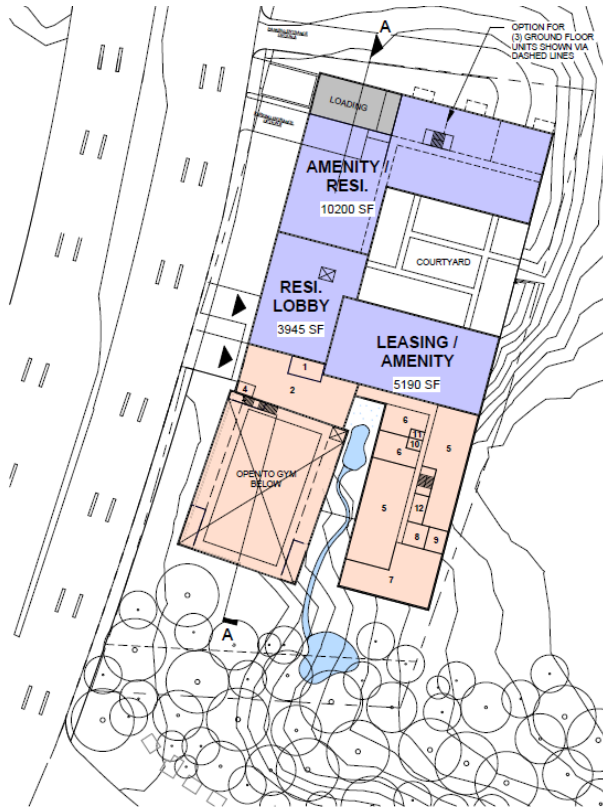
Project Timeline:

- 24 month Design & Financing
- 24 month Construction





LEVEL -01



LEVEL 01



TYP. RESIDENTIAL FLOOR
(2ND - 7TH)

Team Experience

Development Partnership: 7315 New
Hampshire Partners (to be formed)

- EquityPlus, LLC
- Takoma Partners
- Housing Initiative Partnership (HIP)

Architect: Bonstra Haresign Architects

General Contractor: Hamel Builders

Tenant Partner: HIP

Sample Projects:

- The Residences at Springbrook - Clinton, MD (HIP)
- Jubilee Housing - Washington, DC (EquityPlus)
- Manna Inc. - Washington, DC (EquityPlus)



The Residences at Springbrook

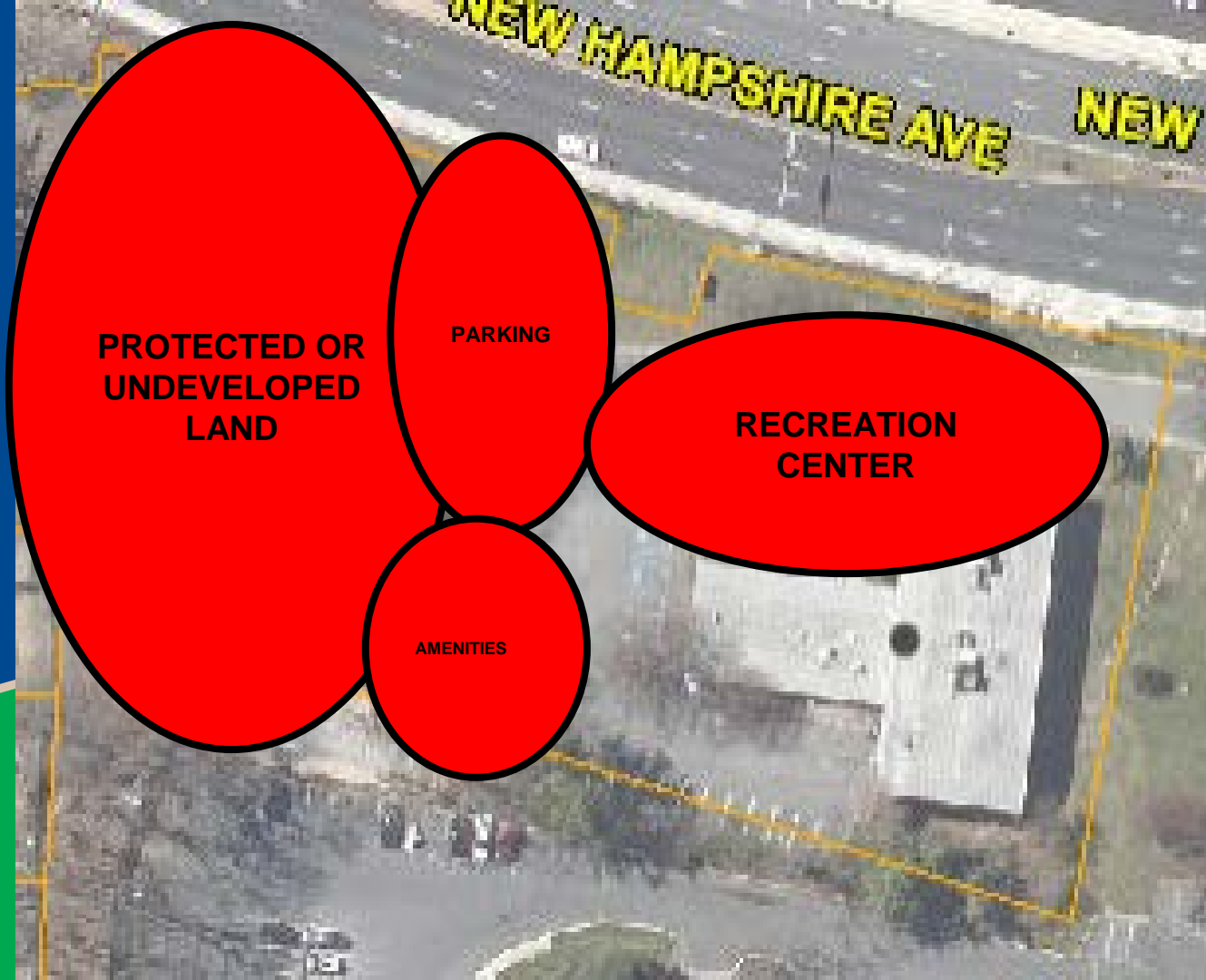
What Have We Learned?



Project Expectations:

Is the original RFP Intent of Offering feasible in the immediate future?

Site & Project Constraints



**PROTECTED OR
UNDEVELOPED
LAND**

PARKING

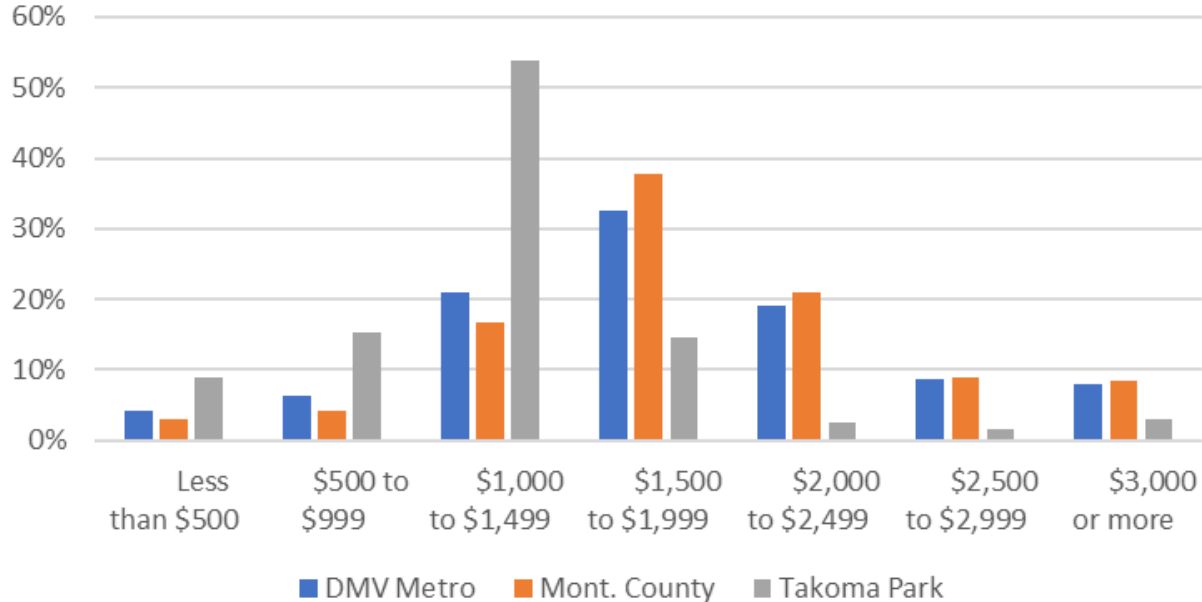
**RECREATION
CENTER**

AMENITIES

NEW HAMPSHIRE AVE **NEW**

Revenue Constraints

Monthly Rent



Jurisdiction	Median Rent
City of Takoma Park	\$1,198
Montgomery County	\$1,844
DMV Metro	\$1,783

What are the City's Levers?

- Site Control
- Square Footage
- Finances
- Technical Expertise
- Partners

Keeping Momentum

1. Progressing Site Pre-Development Activities
2. Expanding Staff Capacity
3. Facilitating Conversations on Project Expectations
4. Encouraging Project Submission Refinement



Thank You

Ira Kowler
Housing & Community Development
irak@takomaparkmd.gov -

301-891-7119

