

Introduced by: Councilmember Searcy

First Reading: April 10, 2019

Second Reading: May 1, 2019

Effective Date: May 1, 2019

**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; 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.

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. 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. 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 4. 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 1st day of May, 2019.

AYE: Stewart, Kovar, Dyballa, Kostiuk, Seamens, Smith, Searcy

NAY: None

ABSTAIN: None

ABSENT: None