

City of Takoma Park, Maryland

Housing and Community Development Department

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Solicitation for Letters of Interest Development Partners: Takoma Park Recreation Center

INFORMATIONAL MEETING – LIST OF ATTENDEES

The City of Takoma Park held an informational meeting on Monday, April 10, 2017 for its Solicitation for Letters of Interest for the Recreation Center. Those in attendance represented the following firms:

- Bonstra Haresign Architects
- Brandstetter Carroll, Inc.
- Charles P Johnson & Associates, Inc.
- Community Preservation and Development Company (CPDC)
- DHCA Montgomery County
- ECO Housing
- Enterprise Homes, Inc.
- Gilbane Development Company
- Grove Consulting, LLC
- Montgomery Housing Partnership (MHP)
- Mission First Housing Development Corp.
- PIRHC, LLC
- Rec Committee, Friends of TP Rec Center
- Smoot Construction

Contact information for each of the attendees can be found at the end of this document.

RESPONSES TO QUESTIONS

The following questions were raised during the meeting:

- 1) Has Council allocated funds for operational costs / membership fees?

Not at this time, but resources may be available to offset costs as project develops.

- 2) Should the application include an architect or general contractor?

An architect or general contractor is not expected, but if you think it will make your proposal stronger, please feel free to include.

- 3) What is the timeframe for development of the Recreation Center site?

There is no set timeline for development. This is largely dependent on how quickly the process moves. There are no expectations about how the project will look or how it will be operated.

- 4) Are there case studies for similar projects available?

The mixed use recreation center in Friendship Heights as well as the Kentland Community Center developed by Maryland National Capital Parks and Planning incorporates a recreation center as a nonresidential component of development.

- 5) Is there a defined program for the recreation component of the development?

Yes, this is highlighted in previous studies on the Takoma Park Recreation Center which are available on the [project page](#) of the City website.

- 6) Is the Recreation Center a draw for the entire community in Takoma Park and surrounding areas?

Yes, it is a heavily used facility by not only Takoma Park residents, but also those in adjacent regions.

- 7) What is the Recreation Center's size?

The existing Recreation Center is approximately 7,000 square feet.

- 8) Are there any expectations for housing units or affordable housing?

We do not have explicit expectations for the number or type of housing units that could be incorporated into the project. Density standards are established under the [Montgomery County Zoning Ordinance](#). County law also stipulates the percentage of affordable housing units that must be included in any new development under its [Moderately Priced Dwelling Units \(MPDU\)](#) program.

- 9) Is the current location of the Recreation Center ideal?

Yes, it is located in an underserved area in terms of recreation amenities. However, we

are open to moving the facility from this specific spot while maintaining its general location.

10) Is the City opposed to indoor water (swimming pool) at the site?

We do not believe that the space would support the addition of indoor water but are open to proposals which may include it as an amenity.

11) Are there possibilities for the green space to the left of the Recreation Center?

The green space is owned by a neighboring condominium property - Takoma Overlook (7333 New Hampshire Avenue). The association may be willing to engage in conversation about offering a portion of the space.

12) Is the gym a valuable asset? Should it be preserved?

The gym in the recreation center is the only one within the City of Takoma Park and we would advocate preserving it.

13) Is there information available on the operations of the Recreation Center?

This information is not available in the previous Recreation Center studies, but will be available in the [City of Takoma Park's Proposed FY18 Budget](#) (Recreation Department: Page 109).

14) How can infrastructure improvements be coordinated?

Infrastructure improvements are outside the purview of the City and must be coordinated with utility companies. The City frequently coordinates the timing of its project with the various utility companies and would anticipate playing a similar role with this project as it develops.

15) What is the demographic make-up of the area?

The Takoma Park Recreation Center is located in Ward 6. A Community Profile of Takoma Park Demographics is located [here](#).

16) Will the City be providing financial support for the development of this project?

Given the nature of this project, we anticipate that the City will play a role in the development of the site. The extent to which the City will make a financial contribution to the project and the source and amount of any public investment is unknown at this time.

CONTACT INFORMATION

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