



# **CITY OF TAKOMA PARK**

SOLICITATION OF LETTERS OF INTEREST

## **Informational Meeting**

MONDAY, APRIL 10, 2017

Development Partner: Takoma Park Rec Center



# AGENDA

- Welcome & Introductions
- City Council Goal
- Development Options
- Objectives of Solicitation
- Takoma Park Recreation Center
- Collaborative Process
- Selection Process
- Questions



## CITY COUNCIL GOAL

To expand and enhance recreational opportunities available to the community while advancing the development goals identified in the Takoma Langley Crossroads Sector Plan



# DEVELOPMENT OPTIONS

The City of Takoma Park is interested in exploring all development scenarios and partnership options



## OBJECTIVES OF THIS SOLICITATION

To identify an experienced firm or development team to collaborate with the City and the community in the redevelopment of the Takoma Park Recreation Center site



# TAKOMA PARK RECREATION CENTER

# Takoma Park Recreation Center



The Takoma Park Recreation Center is located within the study area of the Takoma Langley Crossroads Sector Plan.

It is less than ½ mile from the new Crossroads Transit Center and a planned stop on the future Purple Line route.



# Takoma Park Recreation Center



Constructed in  
approximately 1970

1.8577 acre site

CRT - Commercial  
Residential Town  
Zoning

1.0 FAR / 2.0 FAR  
Optional Method



B

7315 New Hampshire Boulevard



# Takoma Park Recreation Center



The Takoma Langley Crossroads Sector Plan recommends the replacement of the facility due to its “age, poor condition, inefficient layout and limited capacity.”

# Takoma Park Recreation Center



The Rec Center is:

- managed and programmed by the City of Takoma Park
- owned by the Maryland National Capital Park and Planning Commission

M-NCPPC has proposed the transfer of the facility to the City



The transfer of the property is contingent upon the retention of the recreational functionality of the existing facility as a component of a larger mixed use development or an expanded stand-alone facility

# Takoma Park Recreation Center



Prior to the Issuance of this Solicitation, the City commissioned two studies to determine the feasibility of the planned project.

- Takoma Park Recreation Center:  
Zoning Analysis & Concept Plans  
Wiencek + Associates Architects + Planners
- Takoma Park Recreation Center:  
Recreational Needs Study  
Waldon Studio Architects



# COLLABORATIVE PROCESS



# Phase I: Partner Selection

- Selection of Development Partner



# Phase II: Process Refinement

- Development of process to engage the community and provide opportunities for input



# Phase III: Alternative Development

- Creation of alternative development scenarios





# Phase IV: Evaluation of Alternatives



- Collection of public feedback on identified alternative development scenarios



# Phase V: Preferred Option Selected

- Selection of preferred development project and partnership scenario by City Council in consultation with M-NCPPC



# Phase VI: Development Agreement

- Negotiation of agreement for completion of the selected project





# SELECTION PROCESS

# Selection Process



## Submission Requirements

- Letter of Interest
- Qualifications and Experience
- Examples of Prior Collaborations
- Preliminary Work Plan
- Required Certifications

# Selection Process



## Evaluation Criteria

|   |         |
|---|---------|
| ▪ Ability to Work Collaboratively with City   | 30 pts  |
| ▪ Qualifications and Experience               | 25 pts  |
| ▪ Quality and Innovativeness of Past Projects | 20 pts  |
| ▪ Prior Public/Private Partnership Experience | 15 pts  |
| ▪ Prior Community Engagement Experience       | 10 pts  |
| Total Possible Points                         | 100 pts |

# Selection Process



## Tentative Schedule

- Monday, May 22      Deadline for Submissions
- Wednesday, June 21      Presentation to Council
- Wednesday, July 12      Council Consideration
- Wednesday, July 26      Development Partner Selected



# QUESTIONS



# FOR MORE INFORMATION

Project Directory  
Takoma Park Recreation Center  
[www.takomaparkmd.gov](http://www.takomaparkmd.gov)

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