

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

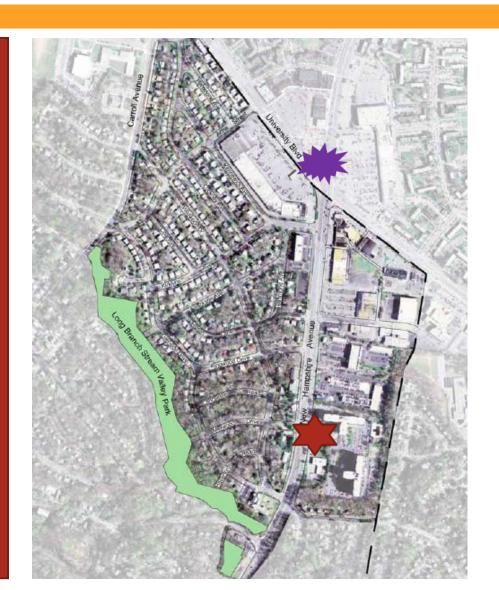
To identify an experienced firm or development team to collaborate with the City and the community in the redevelopment of the Takoma Park Recreation Center site



TAKOMA PARK RECREATION CENTER

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.



Constructed in approximately 1970

1.8577 acre site

CRT - Commercial Residential Town Zoning

1.0 FAR / 2.0 FAR Optional Method



7315 New Hampshire Boulevard



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

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



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

Submission Requirements

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

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

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

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