

TAKOMA PARK RECREATION CENTER: ZONING ANALYSIS + CONCEPT PLANS
7315 New Hampshire Avenue, Takoma Park, MD 20912



TABLE OF CONTENTS

Executive Summary	1
Background	2
Existing Conditions	3
Zoning Overview	4
Zoning Tabulations + Plan	5
General Strategies	6
Concept Plan 1: Recreational	7
Concept Plan 2: Commercial	8
Concept Plan 3: Residential	9
Concept Plan 4: Multi-Use Commercial + Recreational	10
Concept Plan 5: Multi-Use Residential + Recreational	11

Wiencek + Associates Architects + Planners
For: The City of Takoma Park
24 JUNE 2015



Executive Summary

The purpose of this study is to explore potential redevelopment options for the Takoma Park Recreation Center on New Hampshire Avenue. The Takoma/Langley Crossroads Sector Plan recommends the Maryland-National Capital Park and Planning Commission deed the Takoma Park Recreation Center parcel to the City of Takoma Park via a land exchange, with provisions that the property retain its recreational use and a new recreation center be built on the site if redeveloped.

Five conceptual development schemes are explored in this report, at the request of the City. These include dedicated recreational, commercial, and residential schemes, as well as mixed-use schemes combining a recreation center with either residential or commercial uses. All five schemes assume the site is fully redeveloped and the existing Recreation Center is demolished.

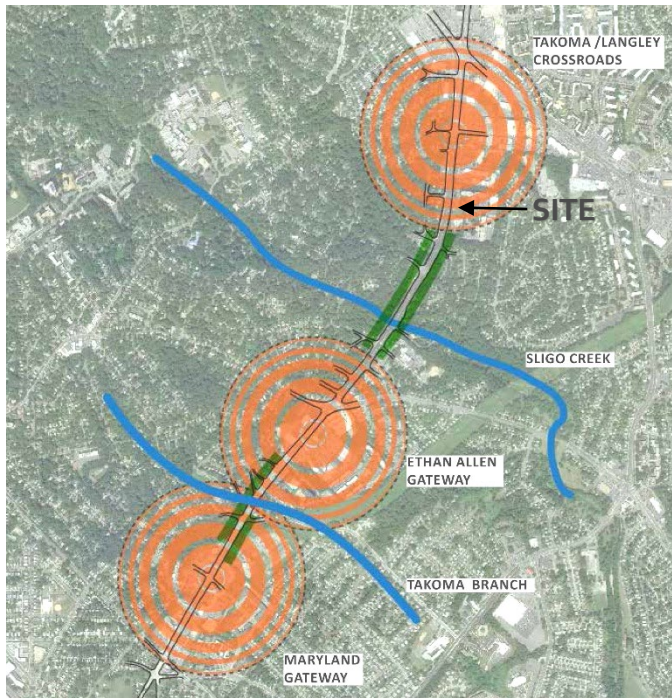
This study complements a parallel study undertaken by the City to assess the recreational use and needs at the Takoma Park Recreation Center on New Hampshire Avenue, and explore options for rehabilitating the existing building.



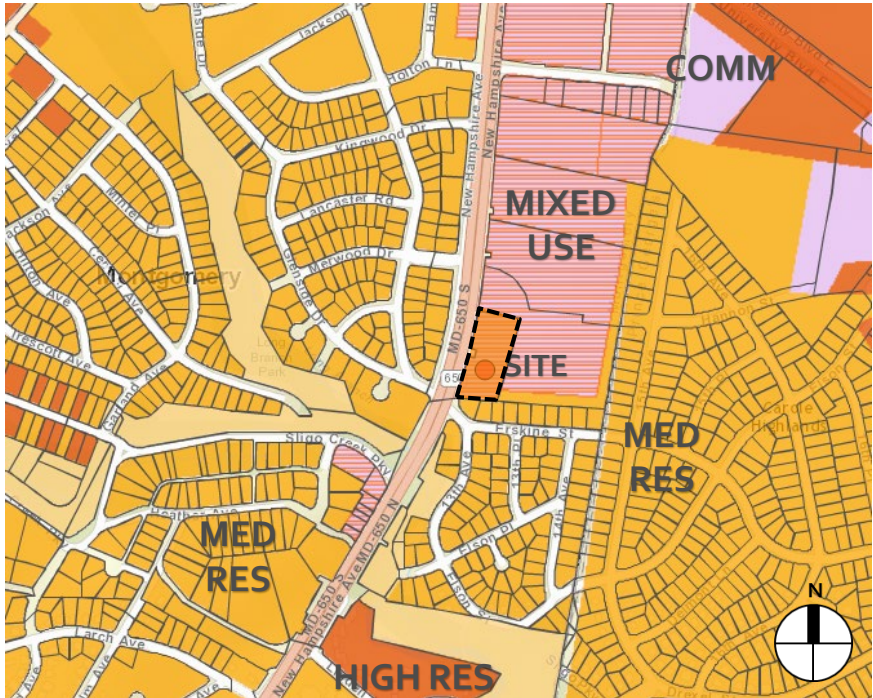
BIRDS EYE VIEW FROM WEST [BING ©MICROSOFT]

NOTES ON FORMAT + DATA

- Potential uses of this parcel of land are governed by the Montgomery County Zoning Ordinance - Chapter 59 of the Montgomery County Code. This code was recently re-written and enacted in October 2014. All references to specific sections of the zoning code in this report are formatted like this: [4.2.1]
- This report contains an overall analysis of zoning constraints – in tabular and graphic form. All dimensions, areas, and costs listed in this report are conceptual only and subject to confirmation.
- All costs listed in this report are rough order of magnitude (ROM) hard costs in 2015 dollars. They do not include escalation, land, or soft costs. These are conceptual figures only and are provided only as rule-of-thumb figures, not for construction planning.
- Note that costs shown are based upon the higher density conceptual designs. Lower-rise residential (i.e. 5 floors or less) may reduce per sf costs by 10 to 20% due to material + labor savings. Similarly, less dense development will reduce parking requirements and associated site development costs.
- Images re-printed from other sources are credited accordingly.



MAP OF SITE IN RELATION TO NEARBY COMMERCIAL NODES ON NEW HAMPSHIRE AVENUE [CITY OF TAKOMA PARK]



ZONING MAP [MD iMAP, ©MPD 2013]

Background

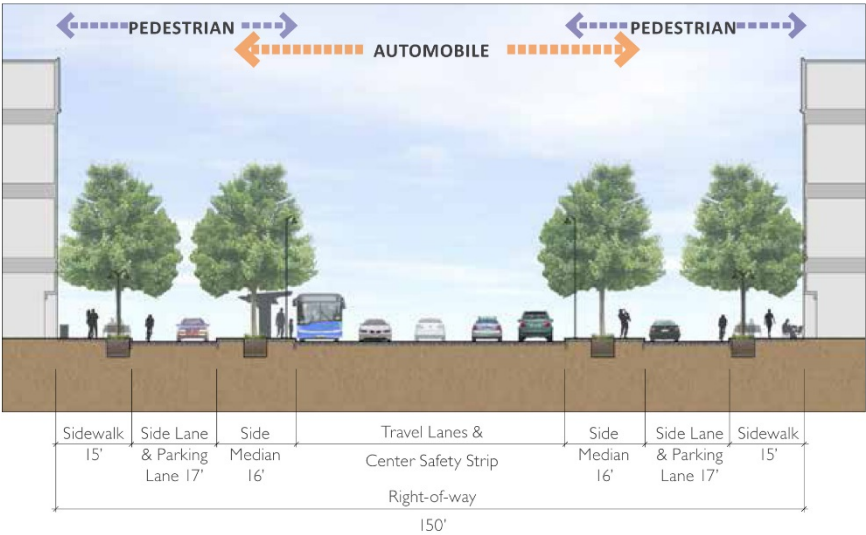
The subject of this study is a Montgomery County-owned property located on New Hampshire Avenue (MD-650) in Takoma Park, Maryland, approximately 1 mile from the NE quadrant of the District of Columbia. The boundary between Montgomery and Prince George’s counties falls just to the east of New Hampshire Avenue in this area. Local plans relevant to the future of this site include:

TAKOMA LANGLEY CROSSROADS SECTOR PLAN [2012]

The sector plan focuses on transit-oriented development at a major commercial node bisected by multi-lane roadways. The Recreation Center site is located less than ½ mile south of the busy intersection of New Hampshire Avenue and University Boulevard and is described in the sector plan, along with several recommendations.

‘THE NEW AVE’

In 2012, the New Hampshire Avenue Streetscape Standards were developed by the City of Takoma Park, in cooperation with Montgomery County, Prince George’s County, the Maryland State Highway Administration and local stakeholders. Updated in 2014, they provide detail on plans to turn New Hampshire Avenue into a ‘multi-way boulevard’. This will include the main travel lanes as well as side medians, a separate side lane with street parking, and a 15’ sidewalk.



MULTI-WAY BOULEVARD CONCEPT [CITY OF TAKOMA PARK]

Location, Context + Site Bounds

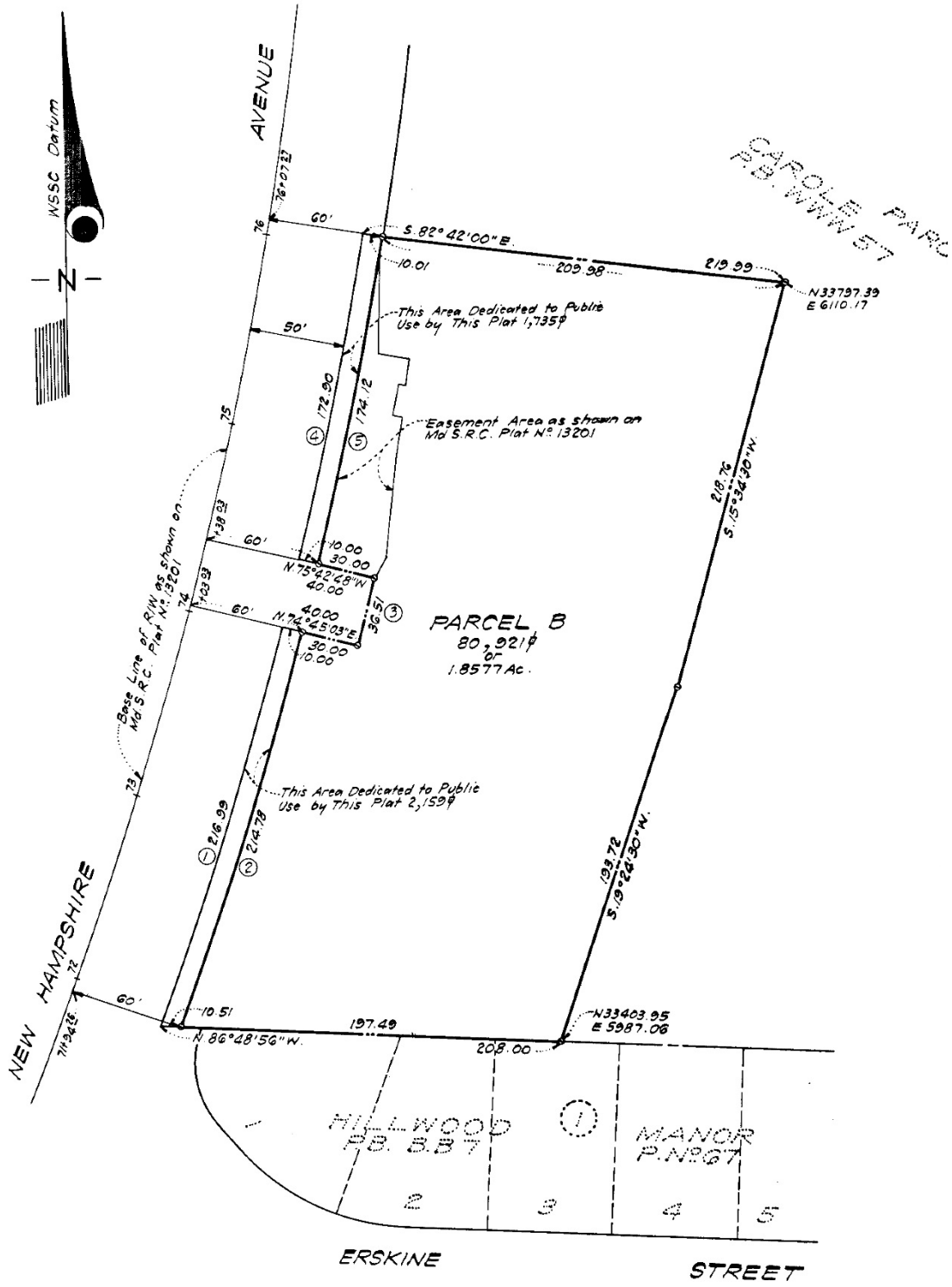
The site was originally part of a larger parcel, which was subdivided into three different parcels. This parcel is roughly 210’ in width and 420’ in length, for a total area of 1.8577 Acres.

The other two abutting sub-divisions were developed with tall multi-family buildings set well back from the street over surface parking lots. This is not in keeping with the revised zoning applied to those sites (CRT-2.0 C-0.5 R-1.5 H-130), which encourages buildings facing directly upon the street as in the diagram at bottom left. Adjacent properties to the west and south of the site along Erskine Street, are primarily smaller lots containing single-family homes, zoned R-60.

Vehicular access is from a drive connected to New Hampshire Avenue and shared by the two adjacent parcels. The intersection is controlled by a traffic light. The roadway on the opposite side is called Merwood Drive and is a public right-of-way (R.O.W). Per the plat at right, the New Hampshire Avenue R.O.W currently occupies a 10’ swath of the property along this frontage. The Takoma/Langley Crossroads Sector Plan widens this R.O.W. by an additional 15’, plus 15’ of sidewalk. This will impact options for future development and access to the site.



BIRDS EYE VIEW FROM WEST [BING ©MICROSOFT]

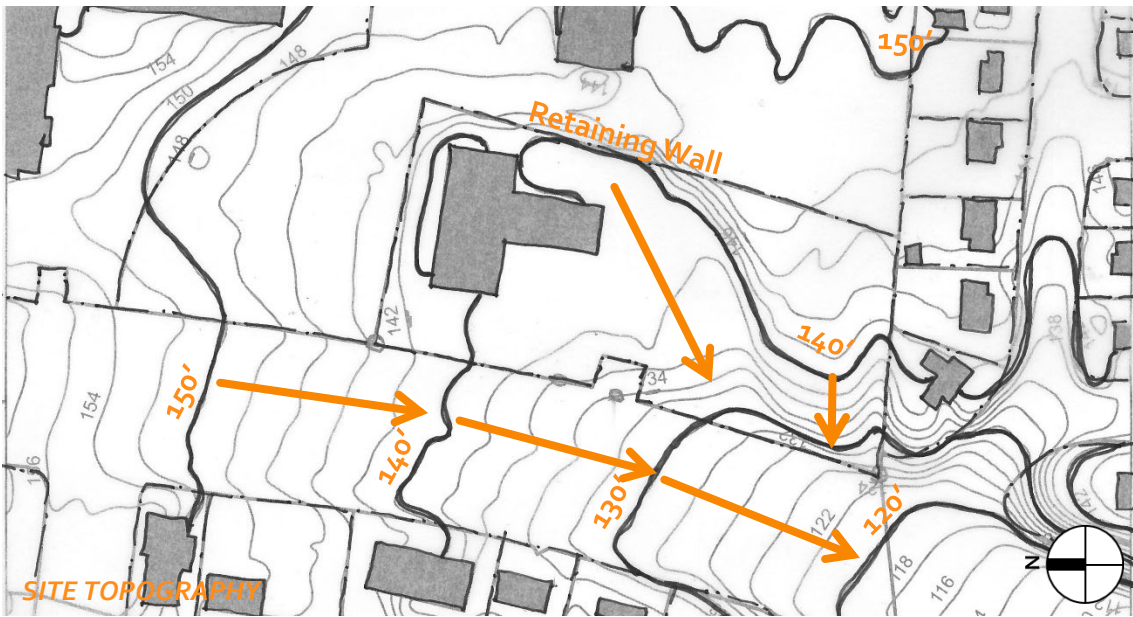


SITE PLAT – dated 1968

N.T.S.



Takoma Park Recreation Center



Site Features

The site is bounded by the roadway along the entire eastern edge, and adjacent parcels on the other three sides. The property line varies in elevation on all sides, generally sloping in two directions – from east to west and from north to south.

The curb along New Hampshire Avenue drops $\pm 20'$ in elevation from current site access at the north end to the southern-most portion of the site – approximately 1:20 slope. Likewise, the abutting site to the east is $\pm 15'$ higher than the roadway to the west. This is mitigated by a 10' high retaining wall on the adjacent parcel that runs approximately half the length of the eastern property line, creating a level building and parking pad at the northern portion of the site.

The southern third of the site has an earth berm, many mature trees, and a steep slope down to the roadway. This area provides a desirable natural buffer to the backyards of the single-family homes along Erskine Street. These trees, called an 'urban forest' in the Takoma/Langley Crossroads Sector Plan, are recommended to be preserved.

Existing Facilities

The Takoma Park Recreation Center structure was constructed on the site, circa 1980. The current facility is a low, single-story brick-clad structure of approximately 2,964 SF and contains an indoor gymnasium, offices, and associated spaces. The facility is reported to be in poor condition. It was not fully assessed as part of this zoning study.

The existing Recreation Center is set well back from the road and much of the site area is currently paved for parking. To access the center from the sidewalk, bus-riders and pedestrians must cross a wide asphalt parking/drive area. Similar to adjacent structures, this is not in compliance with the current zoning intent for structures along 'The New Ave'.

Zoning Overview

COMMERCIAL RESIDENTIAL TOWN (CRT)

This site is zoned CRT, permitting a mix of residential and nonresidential uses intended to promote economically, environmentally, and socially sustainable development where people can live, work, and recreate or access public amenities. Incentives for additional density are allowed under the “Optional Method” of development under the CRT zone.

LIMITATIONS OF DEVELOPMENT

While zoning allows for various approaches, each scheme in this study is based upon assumptions that seek maximum density on the site. This allows the City to evaluate the most intensive development potential before considering less dense or less complex options. The diagrams at right illustrate the multiple constraints to development on the site. These are overlaid in a larger composite diagram on the following page, with a detailed tabulation of zoning requirements.

STANDARD METHOD DEVELOPMENT

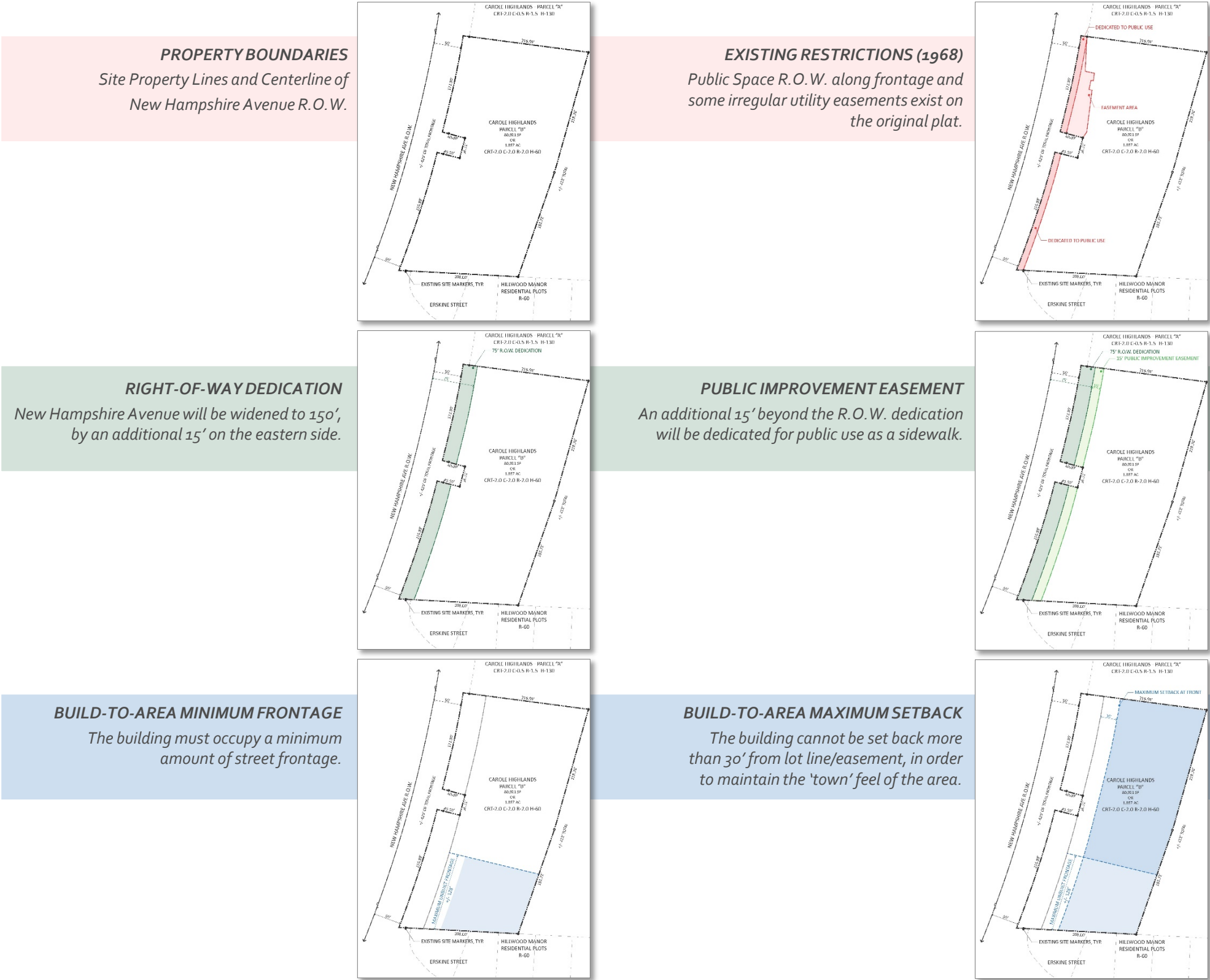
Under the Standard Method, Floor Area Ratio (FAR) on the site is limited to 1.0 [4.5.3.B] and many other Euclidean limitations apply. See the following pages.

OPTIONAL METHOD DEVELOPMENT

An FAR of 2.0 can only be realized if a developer follows the Optional Method, which includes public engagement and Montgomery County Planning Board approval of sketch and site plans [4.5.4 + 7.3.3 + 7.3.4]. Additionally, this potentially allows for variation of setback, massing, and other limitations set forth throughout the code. For the purposes of this study, it is assumed that zoning directives imposed through the Optional Method would basically follow the intent of the Standard Method.

PARKING

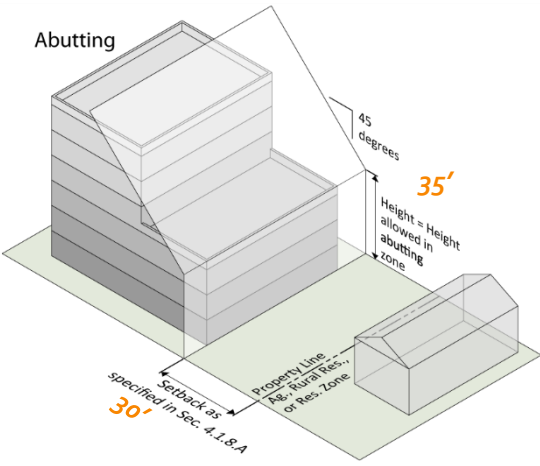
It is important to note that structured parking is not included in the Gross-Floor-Area, and therefore does not count against FAR of development on this site. [1.4.2.G]



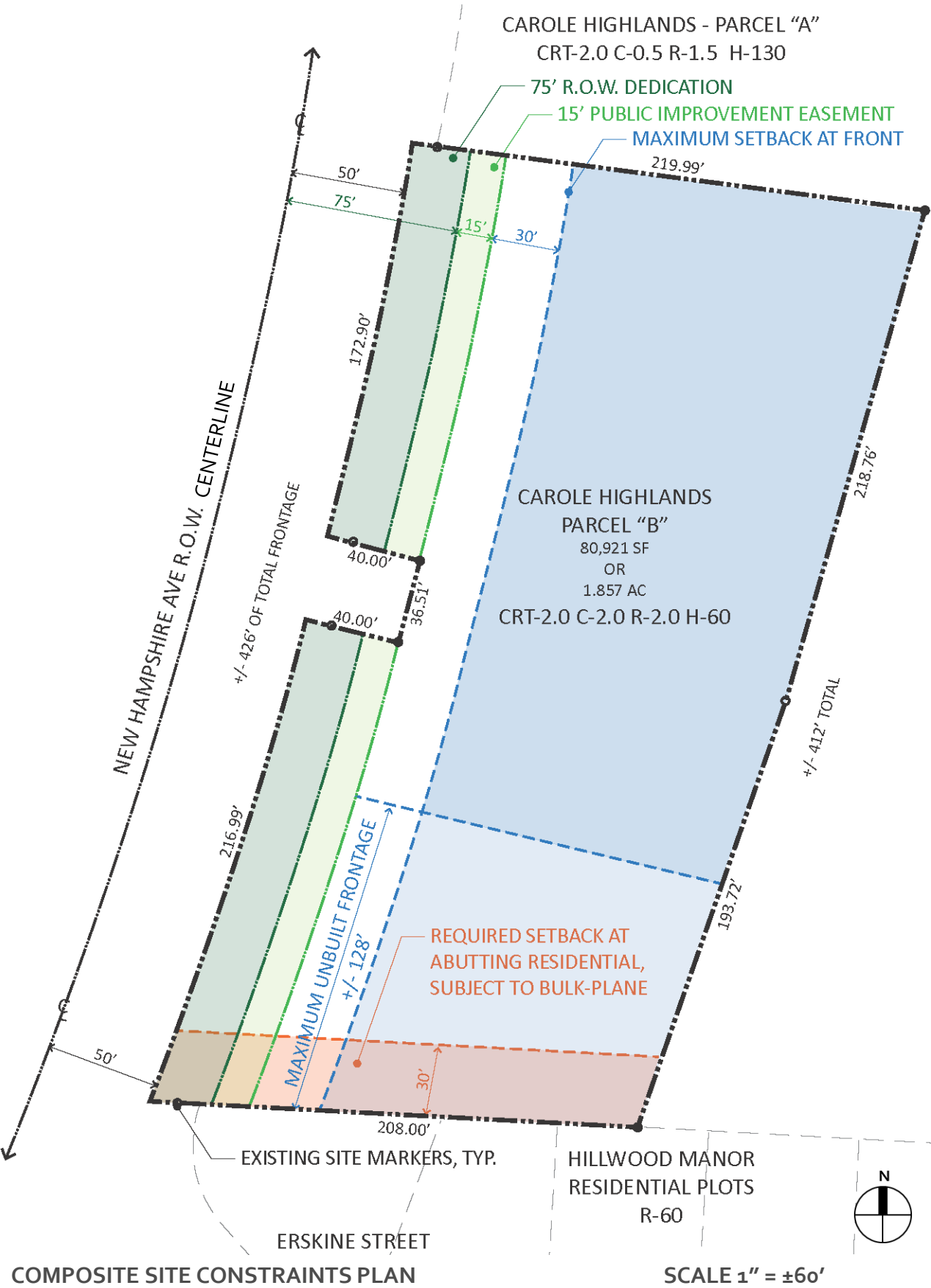
Combined Zoning Analysis

ZONING DATA			
ZONE	CRT2.0 - C2.0 R2.0 H60		
LOT SIZE	1.86 Acres	80,921	GSF
LOT + DENSITY		GSF	Notes
FAR - STANDARD METHOD	1.0	80,921	By-Right' development, no Planning Board approval required.
FAR - OPTIONAL METHOD	2.0	161,842	Requires following the Optional Method, including Sketch and Site Plan approval process. FAR may be exceeded, up to FAR 3.5 residential (R) density thru MPDUs.
MIN OPEN SPACE (on site >10,000sf)	10%	8,092	May be a utility right-of-way, arcade, lawn, patios, etc.
MAX LOT COVERAGE	n/a		
PLACEMENT			
PRINCIPAL, ACCESSORY, & PARKING BLDG SETBACK (Min)			
Front setback		0	Apartment assumed for residential (R), not Townhouse or less dense [4.5.3.C].
Side setback, abut Res zones		30' + 45°	Bldg Ht must comply with bulk-plane req's [4.1.8.A]. See diagram below.
Rear setback, abut Res zones		0	Apartment assumed for residential (R), not Townhouse or less dense [4.5.3.C].
BUILD-TO AREA (BTA, max setback and min % of lot width)			
Front setback - Apartment or General		30'	
Front setback - Multi-Use		30'	
Min Bldg Frontage along lot		70%	Minimum of approximately 290' of façade required along New Hampshire Avenue.
HEIGHT			
MAX PRINCIPAL BLDG HT		60'	May be exceeded, up to 150' for Residential or Multi-Use thru MPDUs
FORM			
	APT.	MULTI-USE	GEN
BUILDING ORIENTATION			
Building facing street or open space	Req'd	Req'd	Req'd
Max Entrance Space along front	100'	75'	100'
TRANSPARENCY, for walls facing a street or open space			
Ground story, front (min)	20%	60%	40%
Ground story, side/rear (min)	20%	30%	25%
Upper story (min)	20%	20%	20%
Max Blank wall, front	35'	25'	35'
Max Blank wall, side/rear	35'	35'	35'
ALLOWED BUILDING ELEMENT			
Gallery/Awning	Yes	Yes	Yes
Porch/Stoop	Yes	Yes	Yes
Balcony	Yes	Yes	Yes
PARKING (outside a Parking Lot District)			
RESIDENTIAL - Multi-Unit Living			
Efficiency	1.0 / Unit		
1-BR Unit	1.25 / Unit		
2-BR Unit	1.5 / Unit		
3+ BR Unit	2.0 / Unit		
Bicycle Parking	0.5 / Unit		
COMMERCIAL - Office + Professional		2.0 / 1,000 GSF	
Bicycle Parking		1.0 / 5,000GSF	
CIVIC - Cultural Institution			1.25 / 1,000 GSF
Bicycle Parking			1.0 / 10,000GSF
OFF-STREET LOADING			
RESIDENTIAL - Multi-Unit Living (>50 Units)	1 Space		
OFFICE + PROFESSIONAL (25,001 - 250,000 GSF)		1 Space	
CIVIC - Cultural Institution			n/a

NOTE RE: BUILDING TYPES
A recreational facility is considered a 'General' building type, as it is not used for residential or commercial uses. [4.1.5]. If it is part of a development combined with those uses, it becomes a Multi-Use building. (See concept plans 4 and 5).



BULK PLANE SETBACK
The southern edge abuts an R-60 zone. A setback and bulk-plane apply. [4.1.8.A.2.a + 4.4.9.B]



Maximizing Use of the Site

The five different development schemes contained in this study build upon a similar general approach that situates the building mass on the site to best benefit the development in response to the sector plan, zoning and other restrictions.

DEVELOPABLE AREA

The myriad setbacks, restrictions, limitations, and Build-To-Area requirements of the site leave approximately 80% of the site area open to development. Of this area, there are portions of the site more favorable to development than others.

MINIMUM FRONTAGE

The Build-To-Area requirements of the site dictate that at least 70% of street frontage is faced with building envelope. This results in approx. 290' minimum of façade along the front. If the main body of each building is located toward the north end of the site, this approach can be implemented with minimal impact to the mature trees and topographic feature at the south end of the site. This also avoids any potential stepping of the upper floors due to the bulk-plane restriction abutting the R-60 zone along Erskine St.

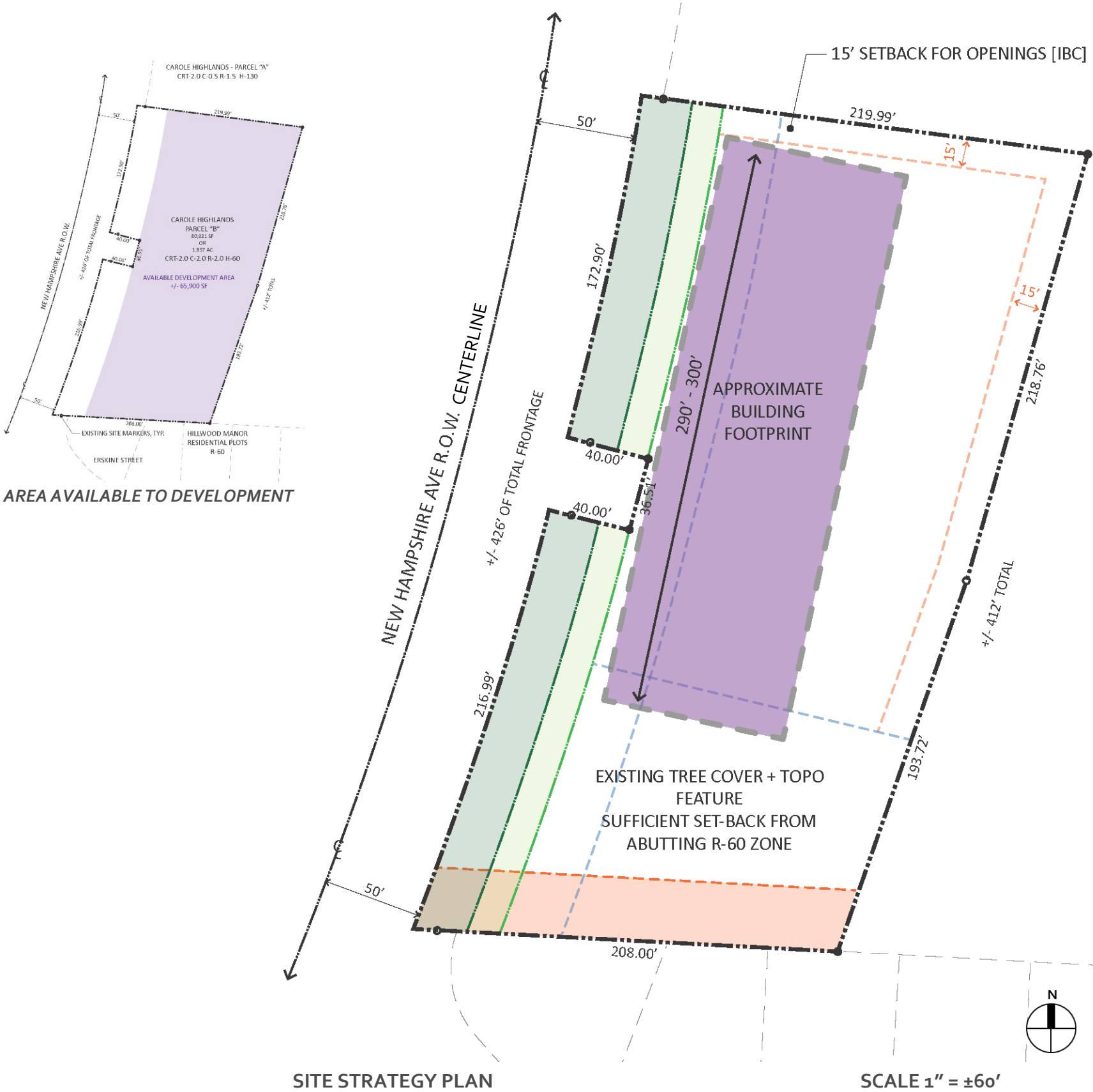
OTHER CONSTRAINTS

For windows and openings facing the north and east boundaries, the building should be set back 15' or more from the property line. This ensures these openings (or associated dwelling units) will not be compromised by future development on adjacent sites or by building code limitations [International Building Code Chapter 7.]

SITE ACCESS

Direct access for cars from New Hampshire Avenue may benefit the development. However, if the access from the adjacent site is eliminated, cars may only access the site from the northbound side-lanes of New Hampshire Avenue. This may negatively impact automobile access to the site and potentially add traffic congestion on the main roadway due to confusion and U-turns. All concepts assume access remains from abutting Parcel A property.

ZONING	CRT 2.0 FAR - C2.0, R2.0, H 60
SITE AREA	
ACTUAL PROPERTY AREA	80,921 SF
AREA OF COMBINED EASEMENTS*	11,400 SF
REMAINING DEVELOPMENT AREA*	65,900 SF
FAR OF 2.0	161,842 SF
*All areas are approximate	



Recreational Use Concept

This scheme illustrates a 20,000 sf recreational facility with associated surface parking. At 0.13 FAR, this easily fits on the site, well within the allowed development potential for a 'General' building [4.1.5], per the Standard Method [4.5.3]. This may also allow for outdoor recreational areas on site. Given the Build-To-Area requirements outlined earlier, development of the site at an FAR <0.5 must result in a relatively long, low building. Several building entrances must also be provided – one every 75' per the 'Form' requirements [4.5.3.C.]

PROGRAM ASSUMPTIONS

At the time of this study, a full program of the facility and its uses was not yet developed. Actual programming to be determined by City of Takoma Park prior to development of a Schematic Design.

This scheme is based upon the following assumptions:

- GYMNASIUM – 77' x 130': One full size high-school basketball court of 50'x84' (National Federation of High School Associations and National Recreation and Parks Associations rule books), plus run-off, benches/bleachers, scorekeeping, and storage. In a double height volume.
- OTHER PROGRAM – 31' x 160': Classrooms, community rooms, restrooms, and other program areas are located within typical floor height spaces.
- PARKING: Surface lot, accessed from adjacent CRT-zoned site. Required 1.25 per 1,000 GSF of building area, per 'Recreation and Entertainment' use [6.2.4]

MAJOR PUBLIC FACILITY

Under the Optional Method Development, a 'major public facility' such as the Recreation Center is eligible for incentive FAR [4.7.3.A.4]. The exact limitations of area, setback, etc... may be individually tailored to this project during the sketch and site plan review process.

CONSTRUCTION

Building is 2 stories (±30') and constructed of steel bar-joist system on steel stud bearing walls and larger steel trusses on CMU bearing walls at the gymnasium.

SPACE TYPE		GSF	\$/GSF	R.O.M. COST
Gymnasium	Double-story Volume	10,000	\$ 200	\$ 2,000,000
Other Program	12' slab-to-slab	10,000	\$ 210	\$ 2,100,000
Surface parking	25 Spaces	9,000	\$ 20	\$ 180,000
TOTAL		29,000		\$ 4,280,000



RECREATIONAL CONCEPT PLAN

SCALE 1" = ±60'

CONCEPT PLAN 1: RECREATIONAL

Commercial Use Concept

This scheme illustrates the Optional Method Development on the site for office use, developing the site to capacity. This requires site plan review through the Planning Board, which will determine final restrictions and requirements of the development.

To maximize development of the site in this scheme, parking is located underground and configured in a double-bay 120' x 300' parking layout. The parking is topped by commercial office space.

Due to the flexible nature of office space, the full width of the garage may be extruded upward and used as occupied office space. A 120' deep floor plate can be divided into ±45-50' office bays around the perimeter, with a central stair/elevator/service core (see dashed lines in concept plan at right). This makes efficient use of structure for both parking and office modules. The footprint at upper floors might be set back or articulated in order to provide interest or reduce the total area of the building and the associated parking.

HEIGHT + AREA

The maximum height of the building is limited to 60' for commercial use.

The nonresidential area of development is limited to an FAR of 2.0 by the zoning classification.

CONSTRUCTION

Building is several levels of concrete underground parking, with 5 stories (±60') and constructed of steel bar-joist system on steel stud or metal structure.



COMMERCIAL CONCEPT PLAN SCALE 1" = ±60'

SPACE TYPE		GSF	\$/GSF	R.O.M. COST
Office + Support Areas [FAR 2.0]	12' slab-to-slab	161,800	\$ 190	\$ 30,742,000
Underground Parking (excluded f/FAR)	324 Spaces	116,640	\$ 90	\$ 10,497,600
TOTAL		278,440		\$ 41,239,600



Residential Use Concept

This scheme illustrates an intensive level of development on the site, under the Optional Method of development. This requires site plan review through the Planning Board, which will determine final restrictions and requirements of the development.

To maximize development of the site under this scheme, structured parking (120' x 180') is wrapped by housing on two sides – single-loaded (35' w) at the lower levels. The end of the building and the portion above the garage are double loaded corridors (60' w). The overall building is 300' long.

BONUS HEIGHT + AREA

The maximum area is increased and height limits expanded in proportion to the building by offering additional Moderately Priced Dwelling Units over 12.5% [4.5.2 + 4.7.3.D.6]. For a project with a minimum of 15% MPDUs, the FAR of all MPDUs effectively becomes 'free' [4.7.3.D.6.c.iii]. This scheme proposes a mix of 20% MPDUs.

In addition to MPDUs, other public benefit categories can be used to achieve points and therefore increased density. These include transit proximity, exceptional design, public open space, habitat preservation, and many other options.

CONSTRUCTION

Building is 7 stories (±72') of precast concrete plank or composite-joist slab on metal stud bearing wall. Parking is 4 levels of pre-cast concrete, primarily above grade. In order to maximize height, the ground level may be partially submerged.

UNIT TYPES	QTY	%	Pkg Rate	Parking Spaces	
Efficiencies	18	10%	1	18.0	
1-BR Units	72	40%	1.25	90.0	
2-BR Units	72	40%	1.50	108.0	
3-BR Units	18	10%	1.75	31.5	
TOTAL	180 Units			247.5	
			GSF	\$/GSF	R.O.M. COST
MARKET-RATE UNITS [FAR 2.0]	144	80%	161,800	\$ 200	\$ 32,360,000
MPDUs (Excluded from FAR)	36	20%	26,600	\$ 200	\$ 5,320,000
GARAGE (Excluded from FAR)	240 Spaces		86,400	\$ 70	\$ 6,048,000
TOTAL			274,800		\$43,728,000



RESIDENTIAL CONCEPT – Alternative
Entirely double-loaded residential wings over partially underground parking with green roof courts over top-most parking deck. Yields more units with less height, but likely added cost for submerged parking.

RESIDENTIAL CONCEPT PLAN

SCALE 1" = ±60'

Commercial + Recreational Use Concept

This scheme illustrates the Optional Method Development on the site for multi-use recreational and office, developing the site to capacity. This requires site plan review through the Planning Board, which will determine final restrictions and requirements of the development.

MASSING APPROACH

Underground parking (120' x 300') is topped by 2 stories of mixed-program (including gymnasium) and 3 additional stories of commercial office space (±45' office bay + core + ±45' office bay). The footprint of the recreation portion might be articulated at the exterior to provide distinction between the two uses.

Secondary access to the garage might be provided from the northbound side lane of the improved New Hampshire Avenue (which may provide an elevation advantage from a lower point).

BONUS HEIGHT + AREA

The maximum height of the building is limited to 60' for Commercial use. The nonresidential area of development is limited to an FAR of 2.0 by the zoning classification, even under the Optional Method process.

Additionally, as a 'major public facility' and its "significance in place-making", the Recreation Center is eligible for incentive FAR [4.7.3.A.4]. The exact limitations of area, setback, etc... may be individually tailored to this project during the sketch and site plan review process.

CONSTRUCTION

Building is ±3 levels of concrete underground parking, with 5 stories (±60') and constructed of steel bar-joist system on steel stud or metal structure.

SPACE TYPE		GSF	\$/GSF	R.O.M.	COST
OFFICE [FAR 1.75]	12' slab-to-slab	141,800	\$ 190	\$	26,942,000
REC - GYMNASIUM [FAR 0.125]	20' clear ht	10,000	\$ 200	\$	2,000,000
REC - OTHER [FAR 0.125]	12' slab-to-slab	10,000	\$ 210	\$	2,100,000
GARAGE - OFFICE (Underground)	284 Spaces	102,240	\$ 90	\$	9,201,600
GARAGE - REC (Underground)	25 Spaces	9,000	\$ 90	\$	810,000
TOTAL		273,040			\$41,053,600



COMMERCIAL + RECREATION CONCEPT PLAN SCALE 1" = ±60'

CONCEPT PLAN 4: MULTI-USE COMMERCIAL + RECREATIONAL

Residential + Recreational Use Concept

This scheme illustrates an intensive level of development on the site, under the Optional Method Development which requires sketch and site plan review through the Planning Board and a public process.

Underground parking is topped by residential and recreational uses. The first and second floors share program, with separate entries for each. The Recreation Center and gymnasium are consolidated in the south part of the plan. The residential floors above are double-loaded corridors (60' w). Secondary access to the garage might be provided from northbound New Hampshire Avenue (which may provide dedicated Recreation Center parking access).

BONUS HEIGHT + AREA

The maximum area is increased and height limits expanded in proportion to the building by offering additional Moderately Priced Dwelling Units over 12.5% [4.5.2 + 4.7.3.D.6]. For a project with a minimum of 15% MPDUs, the FAR of all MPDUs effectively becomes 'free' [4.7.3.D.6.c.iii]. This scheme proposes a mix of 20% MPDUs.

Additionally, as a 'major public facility' and its "significance in place-making", the Recreation Center is eligible for incentive FAR [4.7.3.A.4]. The exact limitations of area, setback, etc... may be individually tailored to this project during the sketch and site plan review process.

CONSTRUCTION

Building is ±2.5 levels of concrete underground parking, with 7 stories (±72') and constructed of steel bar-joist system on steel stud or metal structure.

UNIT TYPES	QTY	%	Pkg Rate	Parking Spaces		
Efficiencies	16	10%	1	16.0		
1-BR Units	62	40%	1.25	77.5		
2-BR Units	62	40%	1.50	93.0		
3-BR Units	16	10%	1.75	28.0		
TOTAL	156 Units			215		
			GSF	\$/GSF	R.O.M. COST	
MARKET-RATE [FAR 1.75]	125	80%	141,800	\$ 200	\$ 28,360,000	
MPDUs (Excluded from FAR)	31	20%	26,600	\$ 200	\$ 5,320,000	
REC - GYM [FAR 0.125]			10,000	\$ 200	\$ 2,000,000	
REC - OTHER [FAR 0.125]			10,000	\$ 210	\$ 2,100,000	
GARAGE - REC (underground)	25	Spaces	9,000	\$ 90	\$ 810,000	
GARAGE - RES (underground)	215	Spaces	77,400	\$ 90	\$ 6,966,000	
TOTAL			274,800		\$45,556,000	



RESIDENTIAL + RECREATION CONCEPT PLAN SCALE 1" = ±60'

CONCEPT PLAN 5: MULTI-USE RESIDENTIAL + RECREATIONAL