



May 7, 2015 REV #2

New Hampshire Avenue Recreation Center Study

7315 New Hampshire Avenue, Takoma Park, MD 20912

PART ONE

INITIAL & BASIC FACTS, GOALS, AND NEEDS

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Prepared for:
City of Takoma Park
7500 Maple Avenue
Takoma Park, MD 20912
ATTN: Greg Clark, Director of Recreation

A R C H I T E C T S
I N T E R I O R D E S I G N E R S
P L A N N E R S

Prepared by:
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Contents

General Overview	3
Purpose	5
Scope and Methodology	5
Takoma Park Recreation Department Mission	6
Basic Facts, Goals, and Needs	6
Staffing and Budget	8
Basic Demographic Data	9
ZIP Code 20912 Data	11
2000 to 2010 Census Comparison for ZIP Code 20912	11
Existing Recreation Center Images	16

GENERAL OVERVIEW

The City of Takoma Park Maryland [City] operates the following community and recreation facilities and during the hours of operation listed. They offer various programs and services within each community center and/or recreation facility with little to no overlap in programs.

Takoma Park Recreation Center

7315 New Hampshire Avenue, Takoma Park, MD 20912

Hours of Operation

- Monday - Friday: 2:30 pm - 9:00 pm
- Saturday: 8:00 am - 5:00 pm
- Sunday: Closed

This facility was designed and built on or about 1968. The current recreation center is owned by MNCPPC, leased to Montgomery County Parks and Recreation who, in turn, leases it to Takoma Park and gives them a stipend to operate it. MNCPPC would like to give this facility to Takoma Park in exchange for land elsewhere in the city.

It is a brick and block structure with flat roofs. The facility has the following areas/spaces:

- A gymnasium with no spectator seating,
- A reception area,
- Two offices that are joined together.
 - The arrangement requires a person to pass through one office to get the neighboring office
- Boys and girls toilet rooms
 - These are not ADA compliant
- Fitness room with treadmills, elliptical trainers, weight machines, and exercise bikes
- Small weight room
- A kitchenette
- Two activity rooms that are joined together
 - The arrangement requires a person to pass through one room to get the neighboring room. They are equipped with mirrors and wall mounted ballet bars.
- Limited interior storage accessible from only one of the activity rooms.
- A small detached wood framed storage shed outside and accessible from the gymnasium.
- On-site parking with +/- 41 parking stalls.

Takoma Park Community Center

7500 Maple Avenue, Takoma Park, MD 20912

Hours of Operation

- Monday - Thursday: 8:30 am - 9:30 pm
- Friday: 8:30 am - 10:00 pm
- Saturday: 10:00 am - 6:00 pm
- Sunday: 12:00 pm - 5:00 pm

This facility is housed within the City office complex that also includes the police station, library, and City offices. The community center is composed of and/or uses the following areas:

- Lobby and front desk area
- Four meeting rooms,
- Senior activity room,
- Computer rooms that are managed by the library,
 - One for quiet work,
 - One for group work and/or training,
- Games room,
- Teen lounge/room,
- Dance studio/room,
- Administrative offices for the Department of Recreation,
- Very limited storage,
- An auditorium space used for various activities including City governance meetings and forums, performances, and lectures.
- An open atrium space used for art display
- Ceramics and fine arts room with potter's wheels and a kiln.
- Media Lab
- Administrative area for City television in the dance room.

Heffner Park Community Center

42 Oswego Avenue, Takoma Park, MD 20912

Hours of Operation

- Open for Recreation Department classes and private rentals only.
- Monday - Saturday 9 a.m. - 9 p.m.
- Sunday 10 a.m. - 8 p.m.

This is basically a one room (+/- 14' x 30') house with limited storage and a restroom. This is a rental facility for small events like birthdays, meetings, and tot classes.

PURPOSE

Waldon Studio Architects [WSA] has been contracted by the City of Takoma Park to create a Program of Requirements [POR] aimed at potential renovation efforts for the recreation center located at 7315 New Hampshire Avenue, Takoma Park, MD. The current recreation center is owned by the Maryland-National Capital Parks and Planning Commission [MNCPPC], leased to Montgomery County Parks and Recreation who, in turn, leases it to Takoma Park and gives them a stipend to operate it. MNCPPC would like to give this facility to Takoma Park in exchange for land elsewhere in the city. Therefore, the City would like to understand the costs involved in such an undertaking to renovate and staff such a facility.

SCOPE AND METHODOLOGY

Waldon Studio Architects has divided the project into three distinct efforts.

Part One: WSA will collect initial goals and seek to understand the facts and needs within the Department of Recreation for this facility. This report is aimed at fulfilling Part One and will include basic demographic data. The demographic data will focus on population size, ethnicity, and ages. Additional demographic data for services being used by Takoma Park residents will need to be determined. WSA will solicit this information in a survey created for Part Two of the work. Plans to illustrate service providers for similar facilities will be included. In this urban, a driving radius of 10-15 minutes may be tolerable for daily use community center functions. The New Hampshire Avenue building will be considered the center of the radius.

Part Two: WSA will prepare a user survey to get direct feedback from the resident's within Takoma Park. This survey will be hosted and administered on a City operated website. Our goal here is to understand resident's desires and needs for a new community center. During this part WSA will facilitate two town hall style meetings for direct interaction with residents.

Prior to the town hall meetings the web based survey will be issued for anonymous feedback. Our desire is that it runs for approximately two weeks prior to the meetings. We will review survey results to get a deeper understanding from City residents. Finally, from these various surveys and meetings WSA will prepare the Program of Requirements that outlines the kinds of spaces necessary within the facility to meet the needs gathered during the various meetings. A summary of findings will be created and become the basis from developing the POR.

Part Three: The end product of this study will be a building program, not a building design, with recommendations. Facility size(s) and the kinds of activities supported by such a building are required for the program. Some “blocking plans” will be generated to illustrate needs for three options requested by the City. Blocking plans are generic plans that illustrate areas intended to fulfill potential program needs and sizes. At this time the three options will be:

1. Use as much of the existing facility as possible and reorder spaces within to meet needs with little to no addition.
2. Demolish a portion of the existing facility to make better efficiencies and uses upon the site.
3. Demolition the entire facility and build a new facility to meet the ideal program of requirements.

Cost estimates are required for each of the options within the study but only at the programming level. They will be based on current knowledge of square footage costs rather than a true building design.

TAKOMA PARK RECREATION DEPARTMENT MISSION

To strengthen our community through providing recreation programs, services and facilities to city residents that emphasize a healthy lifestyle, physical well-being, personal development, citizen involvement, integration of differing cultural and economic communities, and fun.

BASIC FACTS, GOALS, AND NEEDS

The facility is zoned as CRT-2.0 according to mcatlas.org interactive zoning map data. This is a mixed use classification.

This facility will not be exclusive to Takoma Park residents. It may be used by everyone. All users will be assessed a *fee for memberships and programs*.

The City would like to create a facility that operates ideally for 12 hour per day Monday through Friday and a shortened schedule on the weekends. This facility should be designed to offer rental revenue opportunities for weddings, graduations, training, or other events. The design should enable programs to accommodate a wide range of users from tots to seniors and operate as an *intergenerational community center*. However, the center should not be viewed as a licensed day care facility for young children or adults. Additionally, the city does not have staff qualified for a true special needs programs and applications. Nevertheless, the facility shall be

design to conform to the American's with Disabilities Act requirements for accessibility.

This facility can be used as an area of refuge during natural disasters, but, only to the extent that it is used as a *cooling or heating center* and with limited staging. No food storage is desired and no overnight stays will be considered.

The city is a program provider. They offer a wide range of activities via staff, volunteer, and/or contract program providers. The city would like its facilities to be standalone and offer separate and distinct programs. No additional space is required for the City administration or governance within this facility.

Outdoor turf space is limited at this site, although, there is green space contiguous to the north property line. It is uncertain if the green space property owner will allow use of that turf area by users of the recreation center.

Current space needs include:

- More meeting room spaces
- Enhanced storage
- A better gym for court sports to include spectator seating
- Accessible toilet rooms
- Enhanced lobby and front desk space

Currently a wide range of organizations exist in Takoma Park that could benefit from this kind of facility and include the following:

- Boy Scouts
- Girl Scouts
- Independent club sports
 - Takoma Park Boys and Girls Club's
 - Football and cheerleading
 - Takoma Park / Silver Spring Baseball and Softball
 - Takoma Park Soccer
- Program Instructors
 - Dance
 - Training and fitness
 - Martial Arts
 - Basketball

In addition to the groups above accommodation for the following activities should be included within the center:

- Aerobics / dance
- Weightlifting / fitness training
- After school programs by Takoma park
- Civic group support
- Senior citizens programs
- Tots and small children but no daycare (residents can use Heffner site too)
- *Flow-thru* rooms for games
- Consider various options for kitchen needs

Transportation is a barrier for use by those who live in Wards that are more remote from current recreation facilities.

STAFFING AND BUDGET

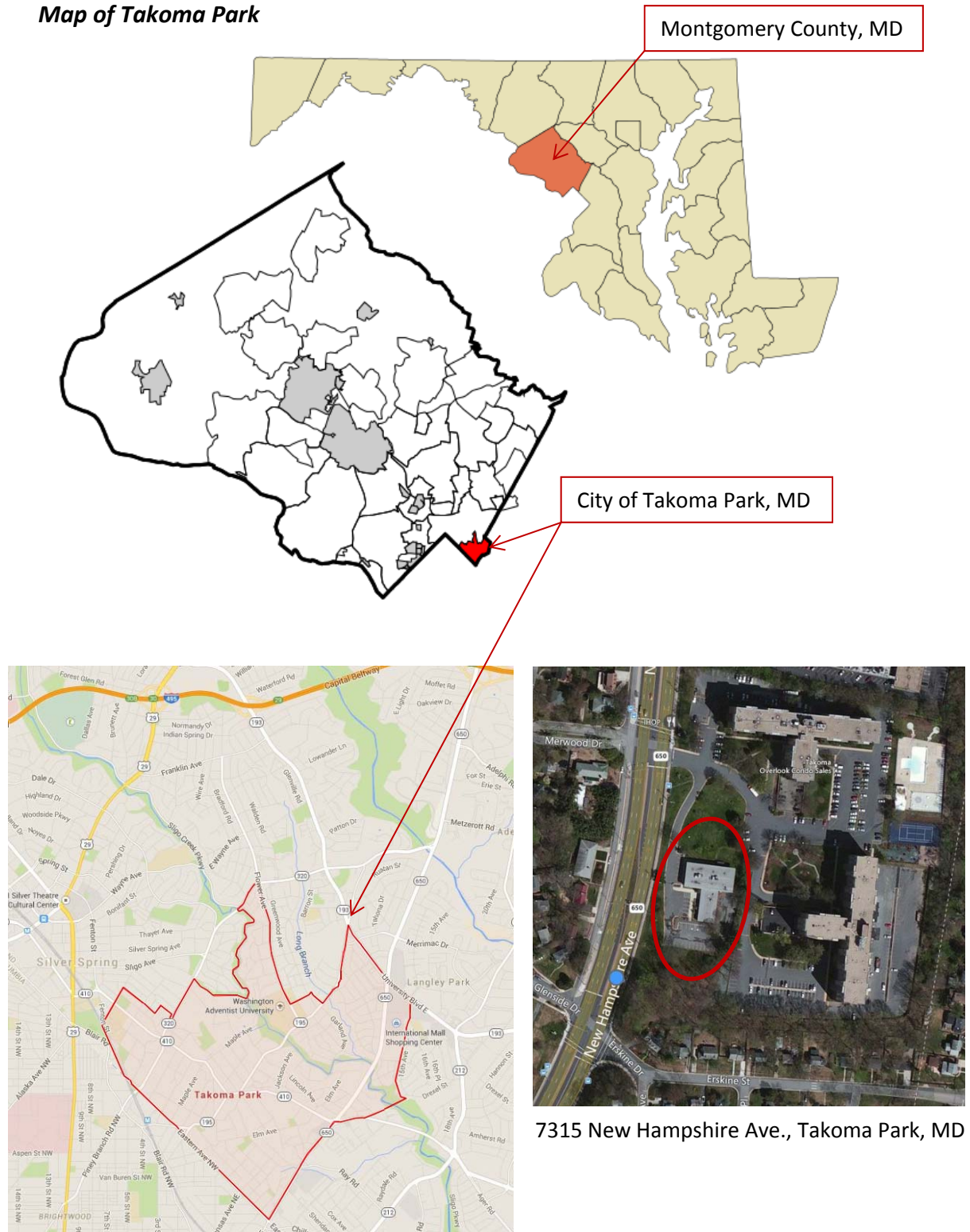
The Maryland – National Capital Parks and Planning Commission [MNCPPC] will have no involvement in this study effort.

The current facility is staffed by Takoma Park employees including one full time and numerous part time employees along with various volunteers, and contracted program providers. Offices shall be provided for the staff director and reception area staffing in the POR.

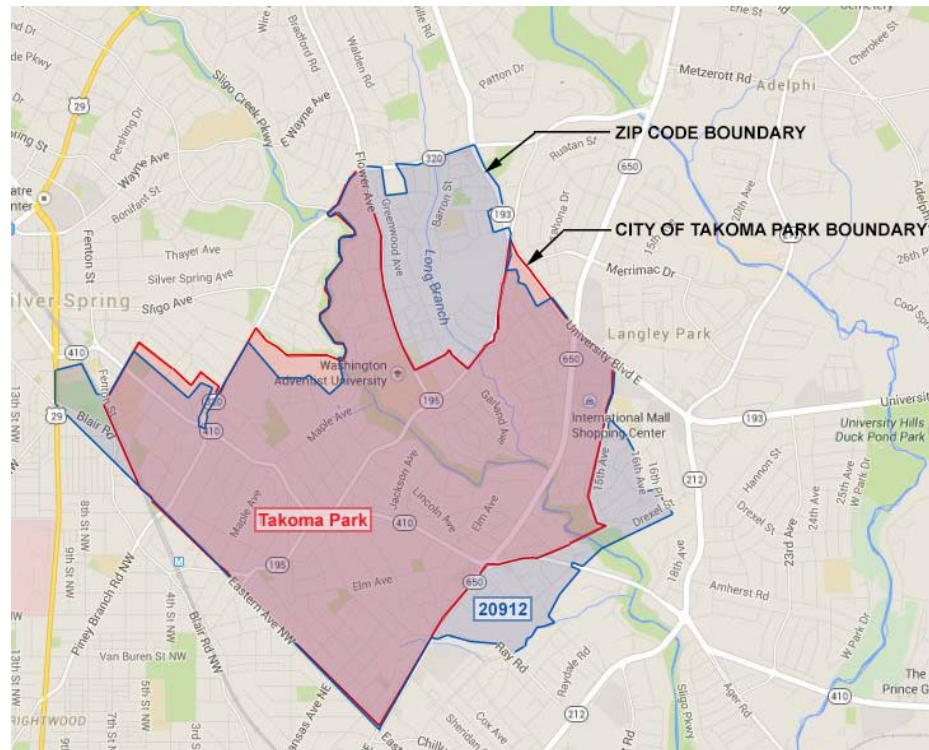
Budgeting for this project for construction efforts will be via bonds issues by the City. The operational costs will be covered by tax revenues.

BASIC DEMOGRAPHIC DATA

Map of Takoma Park



Basic United States Census Bureau data is included in this report to gain an understanding of the population in the immediate area of the project. The census data is compiled based a zip codes. The map below illustrates the City of Takoma Park boundary and zip code area 20912 boundary superimposed atop one another for a clear understanding of data collection area versus the city boundary. In this case, the population data will be higher because the zip code area is greater than the city boundary.



The data that follows compares census data from years 2000 and 2010 for zip code 20912. It is limited to population by age, gender, race/ethnicity, and limited household information.

ZIP Code 20912 Data

Zip Code:	20912
City:	Takoma Park
State:	MD [Maryland]
Counties:	MONTGOMERY, MD
City Alias(es):	Takoma Park
Area Code:	301
Time Zone:	Eastern (GMT -05:00)
Observes Day Light Savings:	Yes
Classification:	[Non-Unique]

2000 to 2010 Census Comparison for ZIP Code 20912

SEX AND AGE	2000	2010	% Change
Total population	24,498	24,807	+1.26%
Under 5 years	1,815	1,947	+7.27%
5 to 9 years	1,744	1,530	-12.27%
10 to 14 years	1,535	1,298	-15.44%
15 to 19 years	1,500	1,351	-9.93%
20 to 24 years	1,779	1,658	-6.80%
25 to 29 years	2,031	2,056	+1.23%
30 to 34 years	2,301	2,306	+0.22%
35 to 39 years	2,436	2,085	-14.41%
40 to 44 years	2,319	1,953	-15.78%
45 to 49 years	2,032	1,838	-9.55%
50 to 54 years	1,573	1,840	+16.97%
55 to 59 years	942	1,669	+77.18%
60 to 64 years	648	1,223	+88.73%
65 to 69 years	508	748	+47.24%
70 to 74 years	452	471	+4.20%
75 to 79 years	367	360	-1.91%
80 to 84 years	256	257	+0.39%
85 years and over	260	217	-16.54%
Median age (years)	34	35.6	+4.71%
16 years and over		19,758	
18 years and over	18,556	19,228	+3.62%
21 years and over	17,546	18,414	+4.95%
62 years and over	2,221	2,710	+22.02%
65 years and over	1,843	2,053	+11.39%
Male population	11,740	11,809	+0.59%
Under 5 years	910	960	+5.49%
5 to 9 years	891	754	-15.38%

10 to 14 years	771	638	-17.25%
15 to 19 years	773	687	-11.13%
20 to 24 years	863	796	-7.76%
25 to 29 years	974	965	-0.92%
30 to 34 years	1,075	1,097	+2.05%
35 to 39 years	1,202	1,027	-14.56%
40 to 44 years	1,126	950	-15.63%
45 to 49 years	966	882	-8.70%
50 to 54 years	770	846	+9.87%
55 to 59 years	426	813	+90.85%
60 to 64 years	272	554	+103.68%
65 to 69 years	219	343	+56.62%
70 to 74 years	189	183	-3.17%
75 to 79 years	145	146	+0.69%
80 to 84 years	76	100	+31.58%
85 years and over	92	68	-26.09%
Median age (years)	33.1	35	+5.74%
16 years and over	9,020	9,309	+3.20%
18 years and over	8,725	9,044	+3.66%
21 years and over	8,205	8,628	+5.16%
62 years and over	878	1,133	+29.04%
65 years and over	721	840	+16.50%
Female population	12,758	12,998	+1.88%
Under 5 years	905	987	+9.06%
5 to 9 years	853	776	-9.03%
10 to 14 years	764	660	-13.61%
15 to 19 years	727	664	-8.67%
20 to 24 years	916	862	-5.90%
25 to 29 years	1,057	1,091	+3.22%
30 to 34 years	1,226	1,209	-1.39%
35 to 39 years	1,234	1,058	-14.26%
40 to 44 years	1,193	1,003	-15.93%
45 to 49 years	1,066	956	-10.32%
50 to 54 years	803	994	+23.79%
55 to 59 years	516	856	+65.89%
60 to 64 years	376	669	+77.93%
65 to 69 years	289	405	+40.14%
70 to 74 years	263	288	+9.51%
75 to 79 years	222	214	-3.60%
80 to 84 years	180	157	-12.78%
85 years and over	168	149	-11.31%

Median age (years)	34.7	36.2	+ 4.32%
16 years and over	10,110	10,449	+ 3.35%
18 years and over	9,831	10,184	+ 3.59%
21 years and over	9,341	9,786	+ 4.76%
62 years and over	1,343	1,577	+ 17.42%
65 years and over	1,122	1,213	+ 8.11%
RACE	2000	2010	% Change
Total population	24,498	24,807	+ 1.26%
One Race	23,186	23,541	+ 1.53%
White	10,535	10,331	- 1.94%
Black or African American	8,685	9,495	+ 9.33%
American Indian and Alaska Native	144	137	- 4.86%
Asian	1,099	951	- 13.47%
Asian Indian	419	425	+ 1.43%
Chinese	115	105	- 8.70%
Filipino	155	114	- 26.45%
Japanese	29	38	+ 31.03%
Korean	38	52	+ 36.84%
Vietnamese	249	77	- 69.08%
Other Asian [1]	94	140	+ 48.94%
Native Hawaiian and Other Pacific Islander	7	17	+ 142.86%
Native Hawaiian	4	5	+ 25.00%
Guamanian or Chamorro	0	1	0%
Samoan	0	4	0%
Other Pacific Islander [2]	3	7	+ 133.33%
Some Other Race	2,716	2,610	- 3.90%
Two or More Races	1,312	1,266	- 3.51%
Race alone or in combination with one or more other races: [4]			
White	11,224	11,278	+ 0.48%
Black or African American	9,419	10,080	+ 7.02%
American Indian and Alaska Native	338	373	+ 10.36%
Asian	1,284	1,324	+ 3.12%
Native Hawaiian and Other Pacific Islander	59	115	+ 94.92%
Some Other Race	3,607	3,073	- 14.80%
HISPANIC OR LATINO	2000	2010	% Change
Total population	24,498	24,807	+ 1.26%
Hispanic or Latino (of any race)	5,020	5,323	+ 6.04%
Mexican	378	462	+ 22.22%
Puerto Rican	182	131	- 28.02%
Cuban	116	123	+ 6.03%
Other Hispanic or Latino [5]	4,344	4,607	+ 6.05%

Not Hispanic or Latino	19,478	19,484	+0.03%
RELATIONSHIP	2000	2010	% Change
Total population	24,498	24,807	+1.26%
In households	23,976	24,404	+1.79%
Householder	9,513	9,508	-0.05%
Spouse [6]	3,510	3,564	+1.54%
Child	6,715	6,568	-2.19%
Own child under 18 years	5,259	4,899	-6.85%
Other relatives	1,997	2,078	+4.06%
Under 18 years	551	531	-3.63%
Nonrelatives	2,241	2,686	+19.86%
Unmarried partner	668	739	+10.63%
In group quarters	522	403	-22.80%
Institutionalized population	122	66	-45.90%
Noninstitutionalized population	400	337	-15.75%
Male		147	
Female		190	
HOUSEHOLDS BY TYPE	2000	2010	% Change
Total households	9,513	9,508	-0.05%
Family households (families) [7]	5,520	5,560	+0.72%
With own children under 18 years	3,028	2,895	-4.39%
Husband-wife family	3,510	3,564	+1.54%
With own children under 18 years	1,940	1,902	-1.96%
Female householder, no husband present	1,488	1,440	-3.23%
With own children under 18 years	880	776	-11.82%
Nonfamily households [7]	3,993	3,948	-1.13%
Householder living alone	2,983	2,898	-2.85%
Households with individuals under 18 years	3,351	3,217	-4.00%
Households with individuals 65 years and over	1,397	1,664	+19.11%
Average household size	2.52	2.57	+1.98%
Average family size [7]	3.21	3.2	-0.31%
HOUSING OCCUPANCY	2000	2010	% Change
Total housing units	9,889	10,257	+3.72%
Occupied housing units	9,513	9,508	-0.05%
Vacant housing units	376	749	+99.20%
For seasonal, recreational, or occasional use	26	31	+19.23%
Homeowner vacancy rate (percent) [8]	1.2	2.7	+125.00%

Rental vacancy rate (percent) [9]	2.5	4	+ 60.00%
HOUSING TENURE	2000	2010	% Change
Occupied housing units	9,513	9,508	-0.05%
Owner-occupied housing units	3,632	4,016	+10.57%
Average household size of owner-occupied units	2.78	2.76	-0.72%
Renter-occupied housing units	5,881	5,492	-6.61%
Average household size of renter-occupied units	2.36	2.42	+2.54%

X Not applicable.

Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices P1, P3, P4, P8, P9, P12, P13, P,17, P18, P19, P20, P23, P27, P28, P33, PCT5, PCT8, PCT11, PCT15, H1, H3, H4, H5, H11, and H12.

EXISTING RECREATION CENTER IMAGES

Images below are from the existing facility located at 7315 New Hampshire Avenue.



