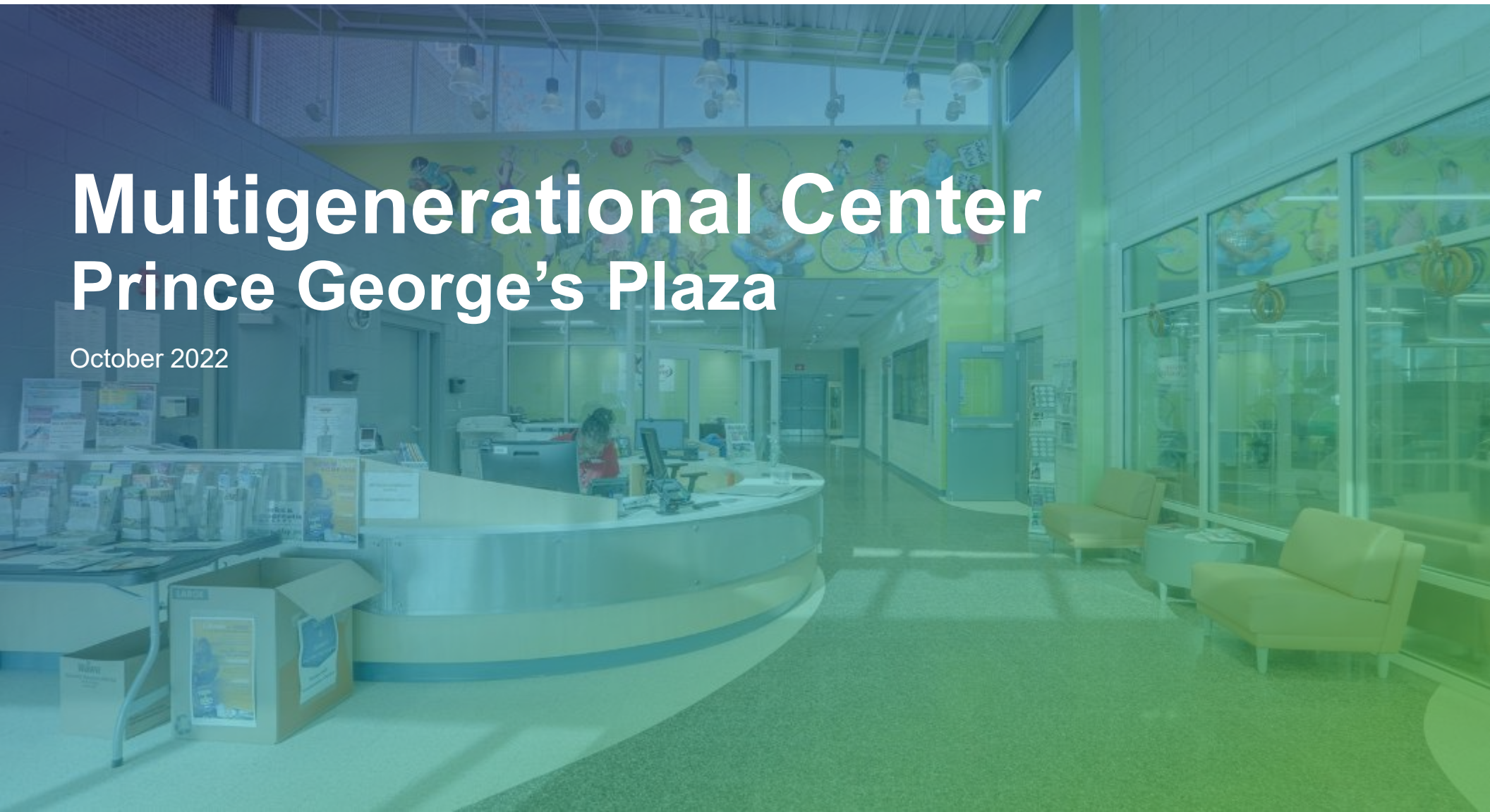




live more, play more
pgparks.com

Multigenerational Center Prince George's Plaza

October 2022



Agenda

- 1 Purpose
- 2 Process
- 3 Program Summary
- 4 Conceptual Designs
- 5 Acquisition



Background

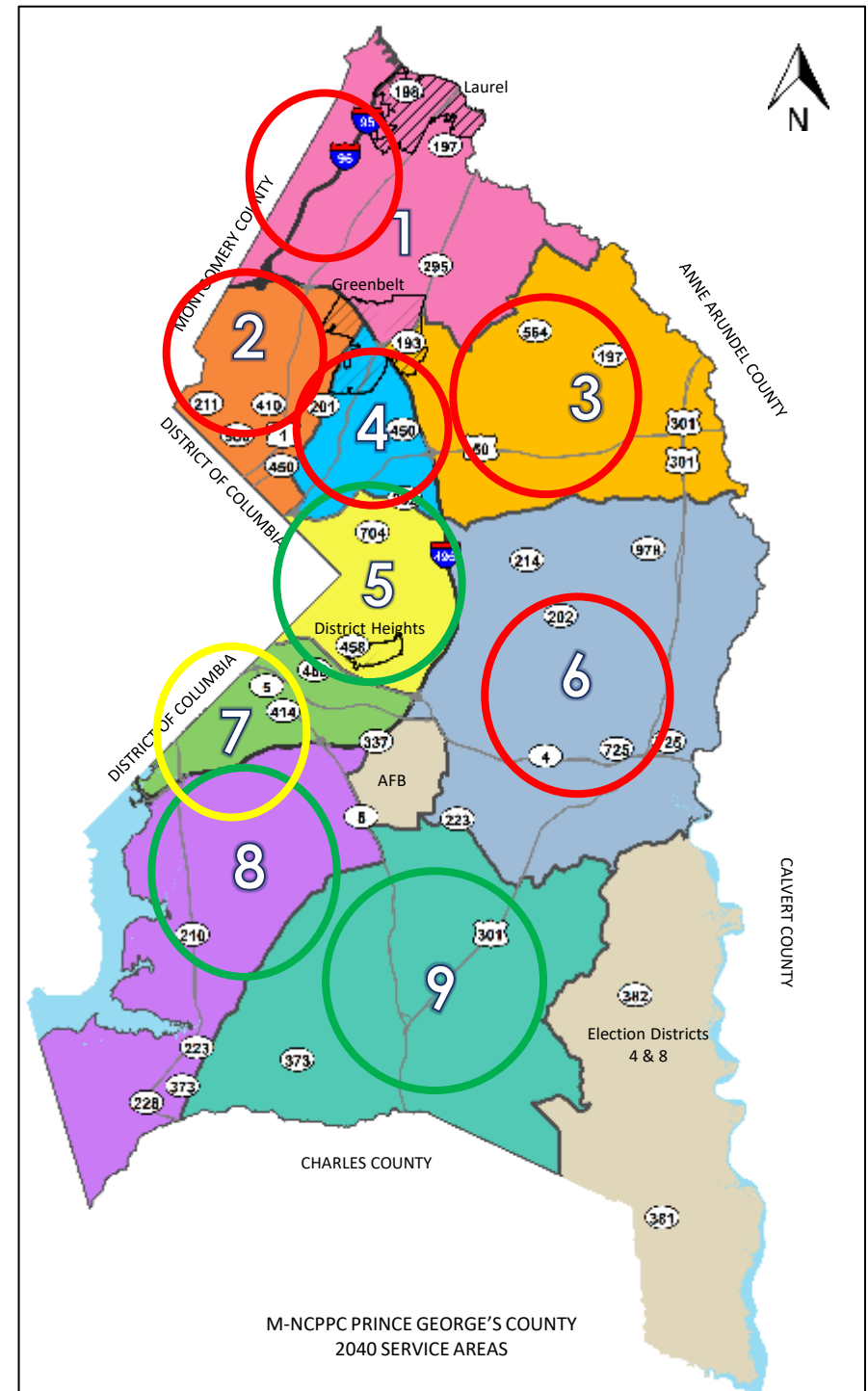
FORMULA 2040

- > Move from community center model to multigenerational center model with aquatics component
- > Range from 60,000 – 80,000 square feet within a 15-minute drive time
- > Offer an array of program opportunities to meet the needs of an entire family
- > Custom designed to serve the specific needs of neighboring populations
- > Include a double gymnasium, an aquatic feature, a fitness center with running track, and flexible multipurpose program spaces.
- > Conduct feasibility studies and business plans for any new facility to determine need based on level of service, cost recovery levels, and funding capabilities.

Background

FORMULA 2040

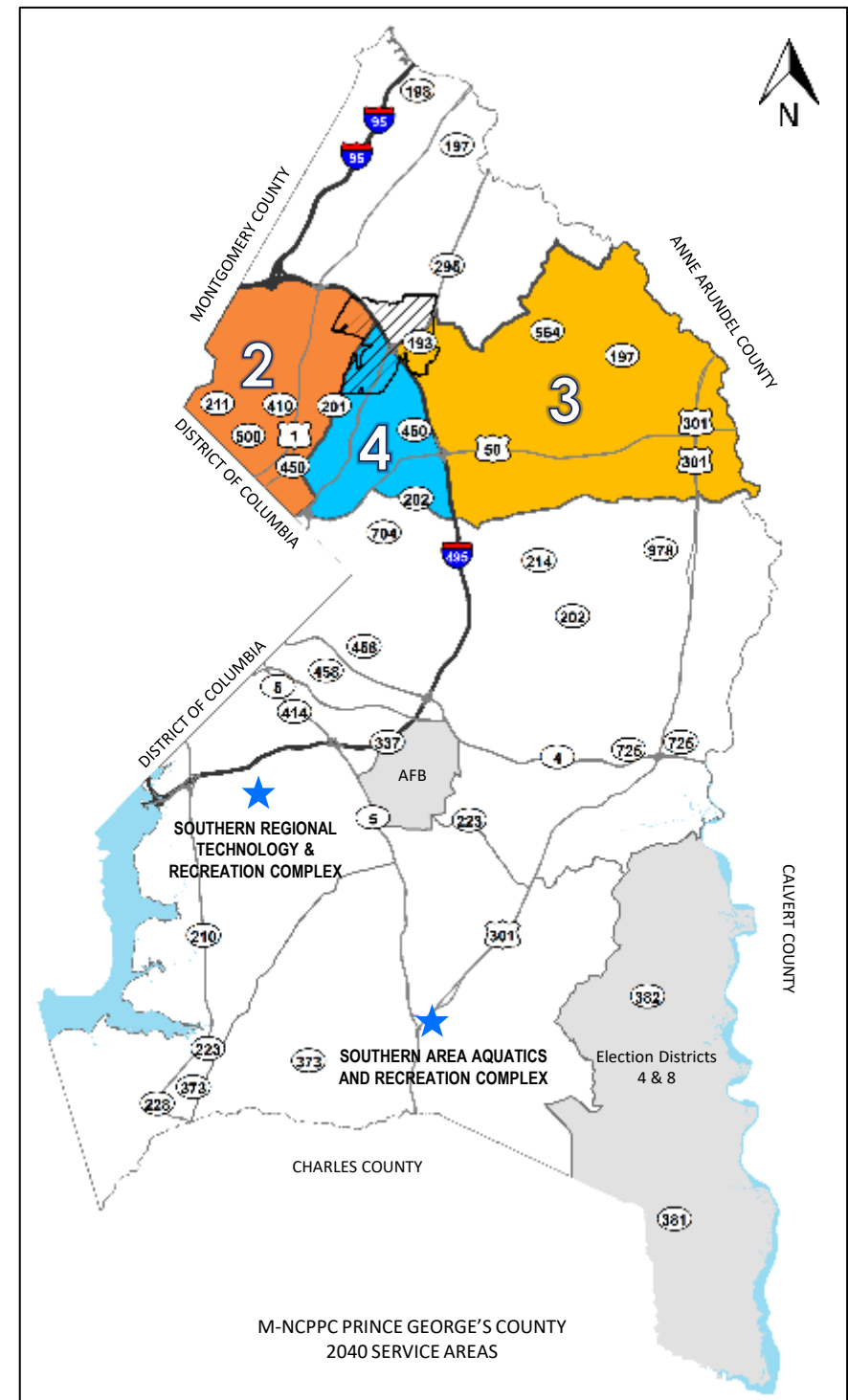
- › Formula 2040 divides the County into 9 Service Areas (SA) and recommends a multigenerational center within each.
- › Suggested Locations:
 - SA1 - Fairland - Add outdoor aquatics component and nonaquatic addition
 - **SA2 - PG Plaza – All new construction near the existing community center**
 - **SA3 - Glenn Dale Community Center – Add nonaquatic and outdoor aquatic additions and new indoor aquatics component**
 - **SA4 – All new construction near intersection of 410 and 450**
 - SA5 - Sports and Learning
 - SA6 - Randall Farm – All new construction -
 - SA7 - Marlow Heights - Add nonaquatic and indoor aquatic additions. **Feasibility study determined this isn't the right site for a Multigenerational Center**
 - SA8 - South Tech Rec - Under construction
 - ✓ SA9 – SAARC – Complete, Opening Feb 2020



Formula 2040 Implementation

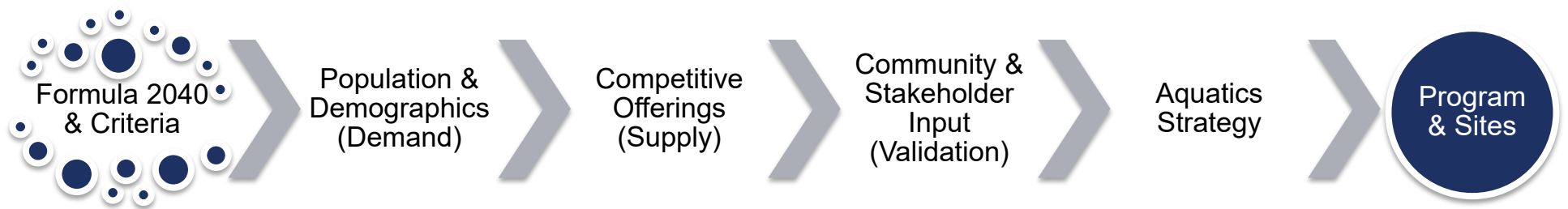
SERVICE AREAS 2-3-4

- › Conduct feasibility studies and business plans for ***any new facility***
- › Focus on 3 service areas with greatest need
- › Determine need for each service area based on:
 - Existing levels of service
 - Cost recovery levels
 - Funding capabilities



Process

OVERVIEW

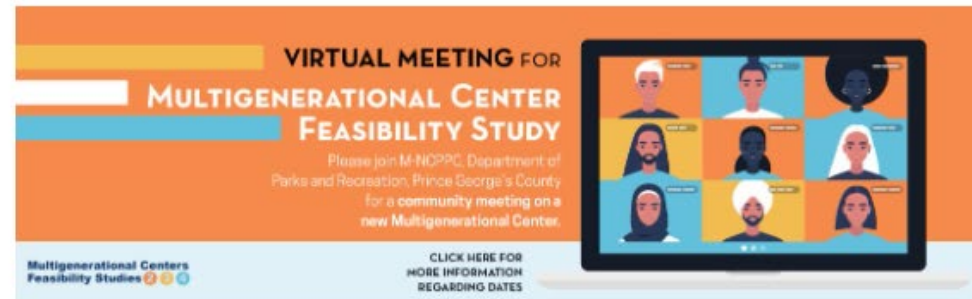


Community Outreach

269 community
meeting
participants

40+ stakeholder
interviews

16 community
organizations
represented in
focus groups



¿QUIERE CONTRIBUIR AL FUTURO DE LA RECREACIÓN EN FAMILIA?

¡SU OPINIÓN CUENTA! AYÚDENOS A CONSTRUIR UN CENTRO DE RECREACIÓN MULTIGENERACIONAL!

M-NCPPC, Departamento de Parques y Recreación le invita a conversar sobre las opciones de un nuevo concepto de recreación. Habrá tres diferentes reuniones en español, enfocándose en tres diferentes áreas, ¡y una está cerca de usted!

¿Qué es un Centro Multigeneracional?

Es un Centro Regional de Recreación que provee una variedad de comodidades como gimnasios/canchas, áreas acuáticas, salones de usos múltiples, todos localizados en una misma instalación y diseñado para satisfacer las necesidades de toda la familia y recrearse juntos.

¡Participe en la reunión virtual que corresponda al área donde vive! La reunión se llevará a cabo en español en la plataforma de Microsoft TEAMS.

Martes, 17 de noviembre, 6:30-8pm
AREA 2
Incluye: Barwyn-Highlands, Brentwood, College Park, Cottage City, Edmonston, Hyattsville, Mount Rainier, North Brentwood, Riverdale Park, University Park y secciones de Greenbelt y otras comunidades. **Use el enlace** www.pgprks.com/serviciosas2enespanol para participar en la reunión.

Miércoles, 18 de noviembre, 6:30-8pm
AREA 3
Incluye: Bowie, Glenarden, Greenbelt and surrounding areas of Fairwood, Green Dale, Lanham, Mitchellville, Seabrook Y Springdale. **Use el enlace** www.pgprks.com/serviciosas3enespanol para participar en la reunión.

Jueves, 19 de noviembre, 6:30-8pm
AREA 4
Incluye: Steddenburg, Cheverly, Landover Hills, New Cambria, y secciones de Glenarden, Greenbelt y Riverdale Park. **Use el enlace** www.pgprks.com/serviciosas4enespanol para participar en la reunión.

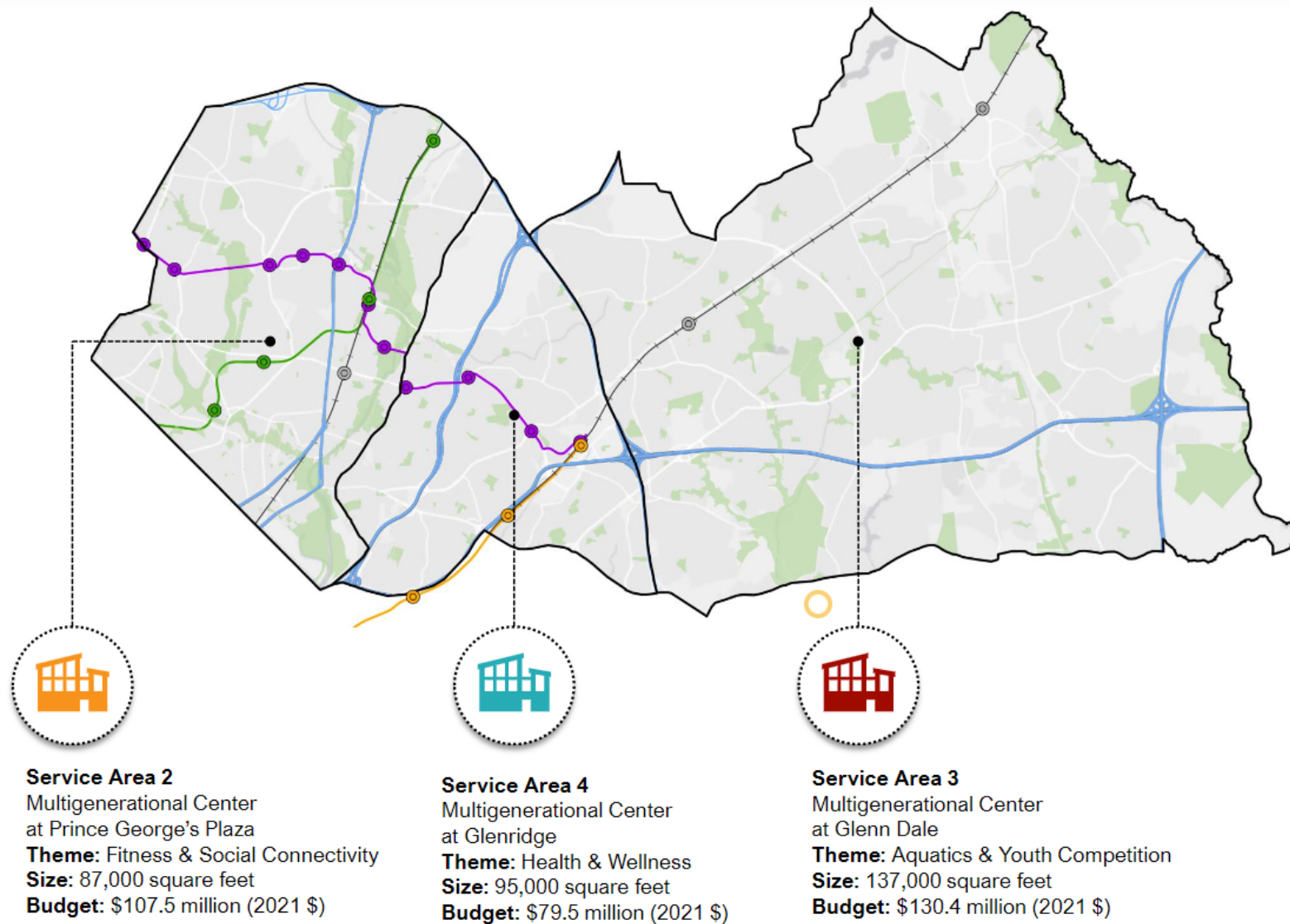
Multigenerational Centers Feasibility Studies

Para obtener más información, visite el sitio web de M-NCPPC en www.mnccppc.org o llame al 202-474-2233. El 11 de noviembre de 2024 se llevará a cabo una reunión pública de comentarios en español en la plataforma de Microsoft Teams. Para obtener más información, visite el sitio web de M-NCPPC en www.mnccppc.org o llame al 202-474-2233. El 11 de noviembre de 2024 se llevará a cabo una reunión pública de comentarios en español en la plataforma de Microsoft Teams. Para obtener más información, visite el sitio web de M-NCPPC en www.mnccppc.org o llame al 202-474-2233.

**Community Outreach
in English and Spanish**

Program Summary

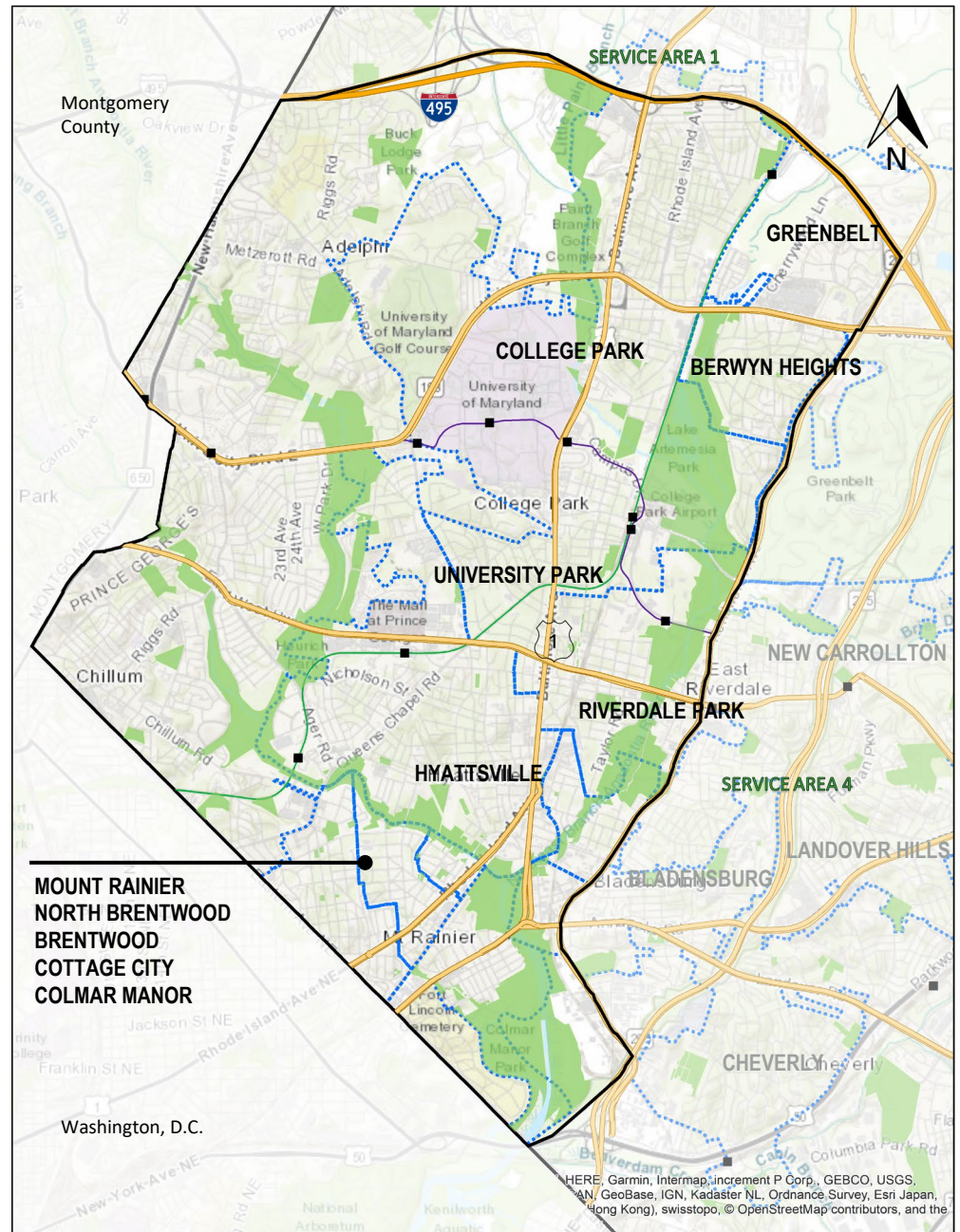
SERVICE AREAS 2, 3, & 4



Service Area 2

OVERVIEW

- › Inside the Beltway next to D.C. & Montgomery County
- › 12 municipalities
- › Mostly urban and dense suburban development
- › Rich in trails and parks
- › Major roads include Route 1, MD 410, 450, and 201
- › Served by Metro, buses, and future Purple Line



What have we learned from the Community?

SERVICE AREA 2

Recreation Needs

- › Indoor fitness, workout, and walking options
- › After-school spaces for nearby students and teens
- › Multi-media programming and computer access
- › Outdoor turf fields
- › Access to nutrition education and meals



Aquatics Needs

- › Lap swimming
- › Low-impact opportunities for seniors
- › Ample outdoor splash pads exist
- › Better swim facilities to increase number of swimmers



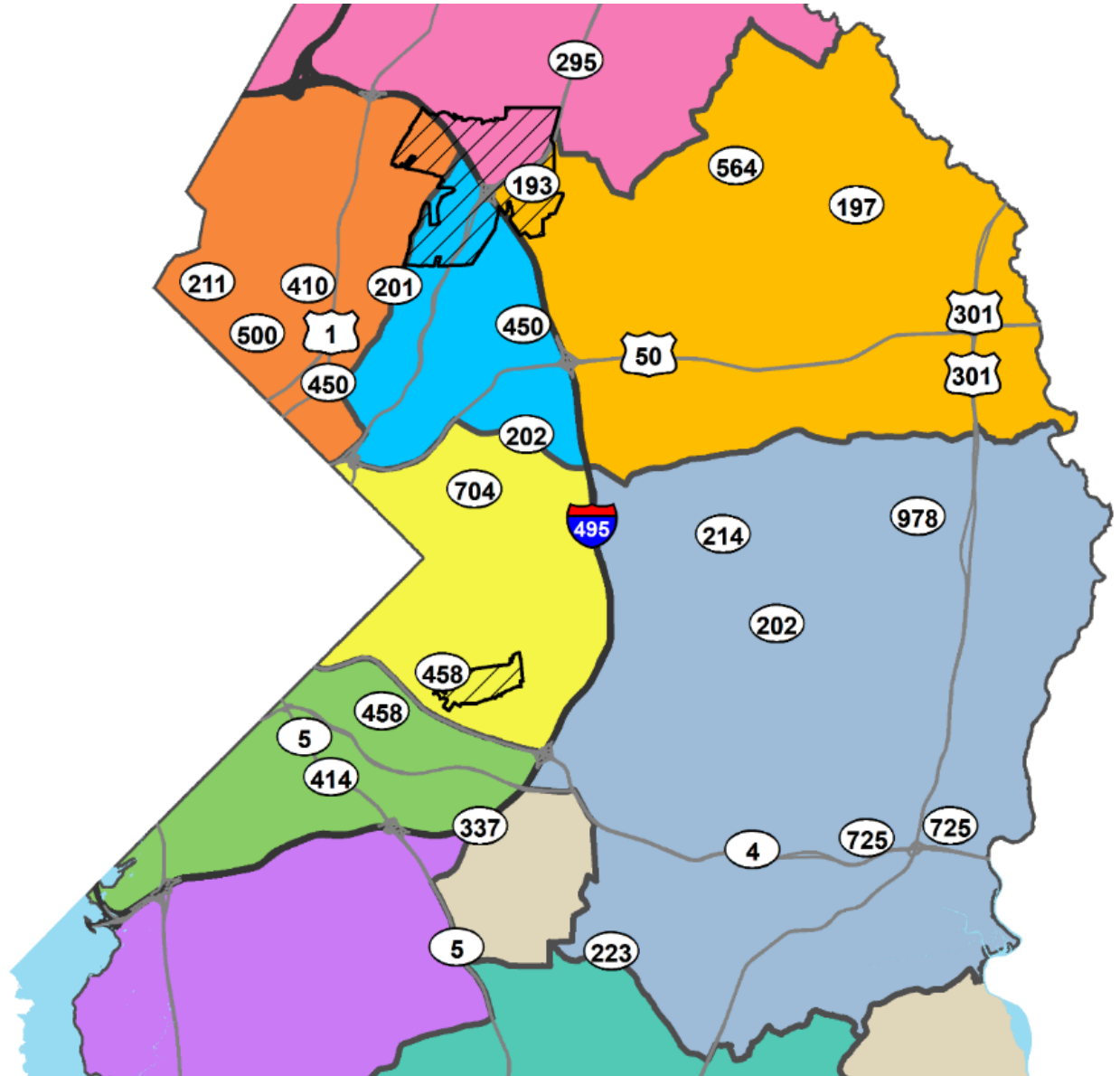
Importance of Urban Landscape

- › Physical access and transportation options
- › Connectivity and ambiance
- › Improving walkability near MD-410 & Adelphi Rd
- › Collaboration with nearby Hyattsville Library



Service Area 2

Prince George's Plaza

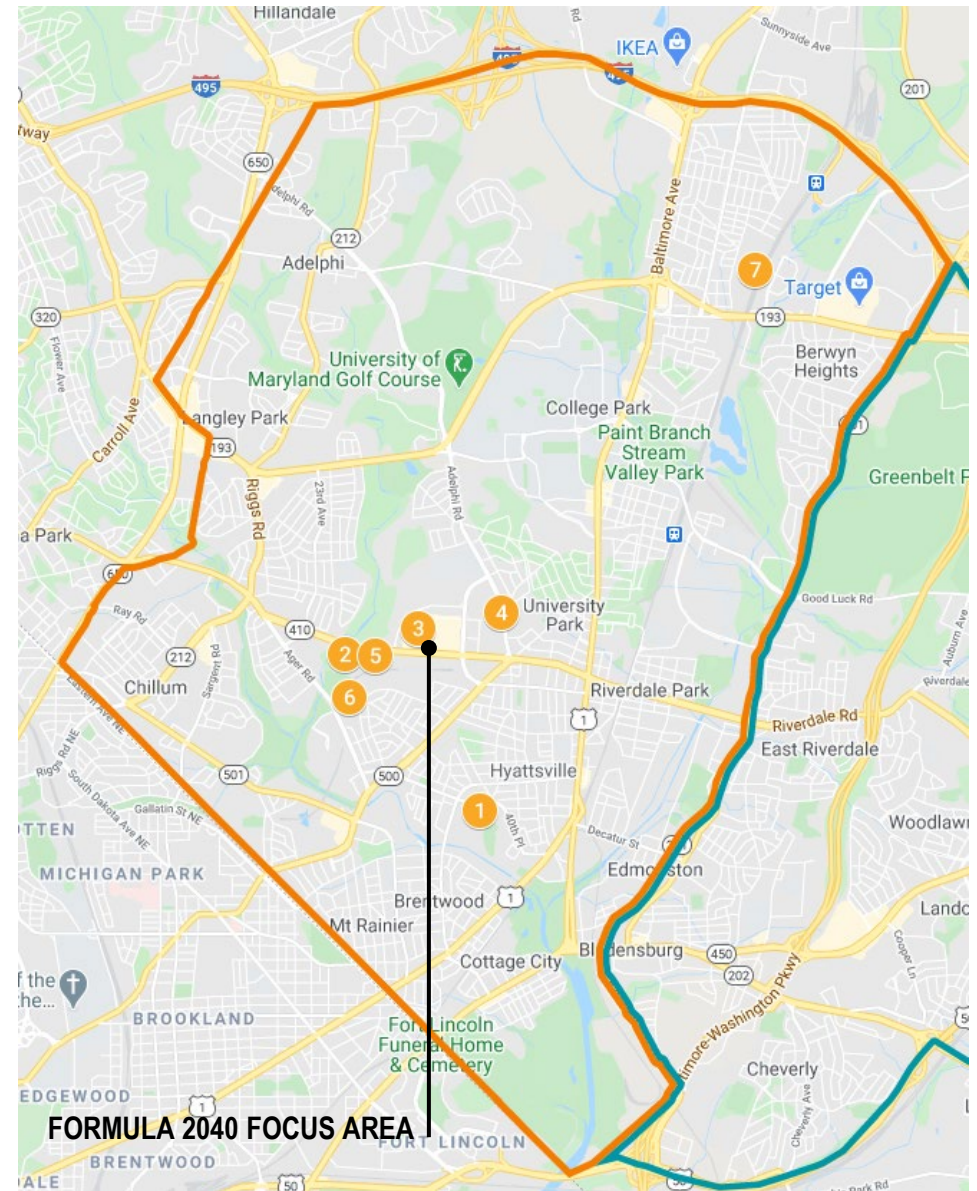


Potential Sites

SERVICE AREA 2

8 Opportunities Identified and Explored:

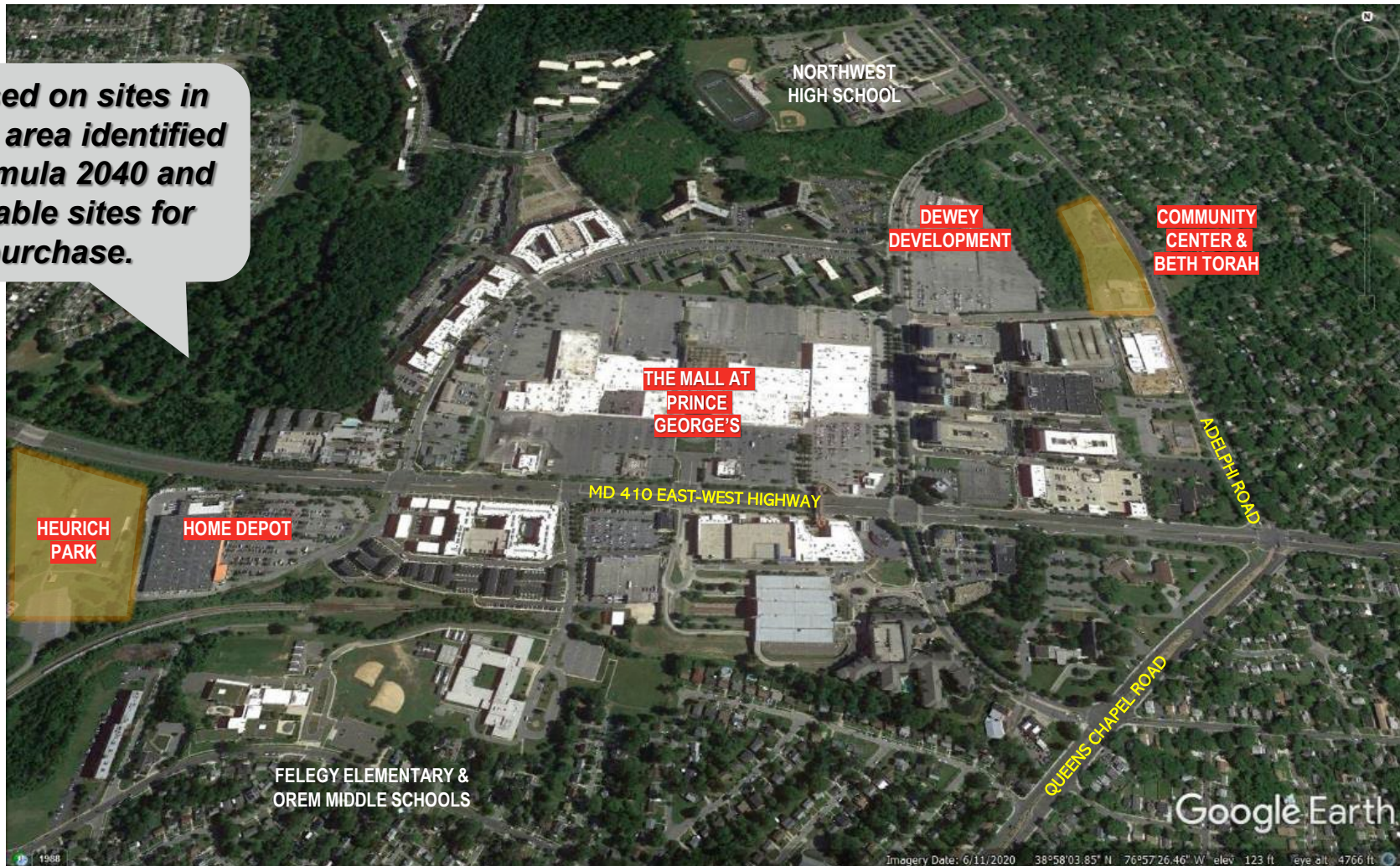
1. Hamilton Splash Park
2. Heurich Park
3. Mall at Prince George's Plaza
4. Prince George's Plaza Community Center & Beth Torah
5. Home Depot Site
6. Ager Road
7. College Park Commerce Center
8. Dewey Development



Potential Sites

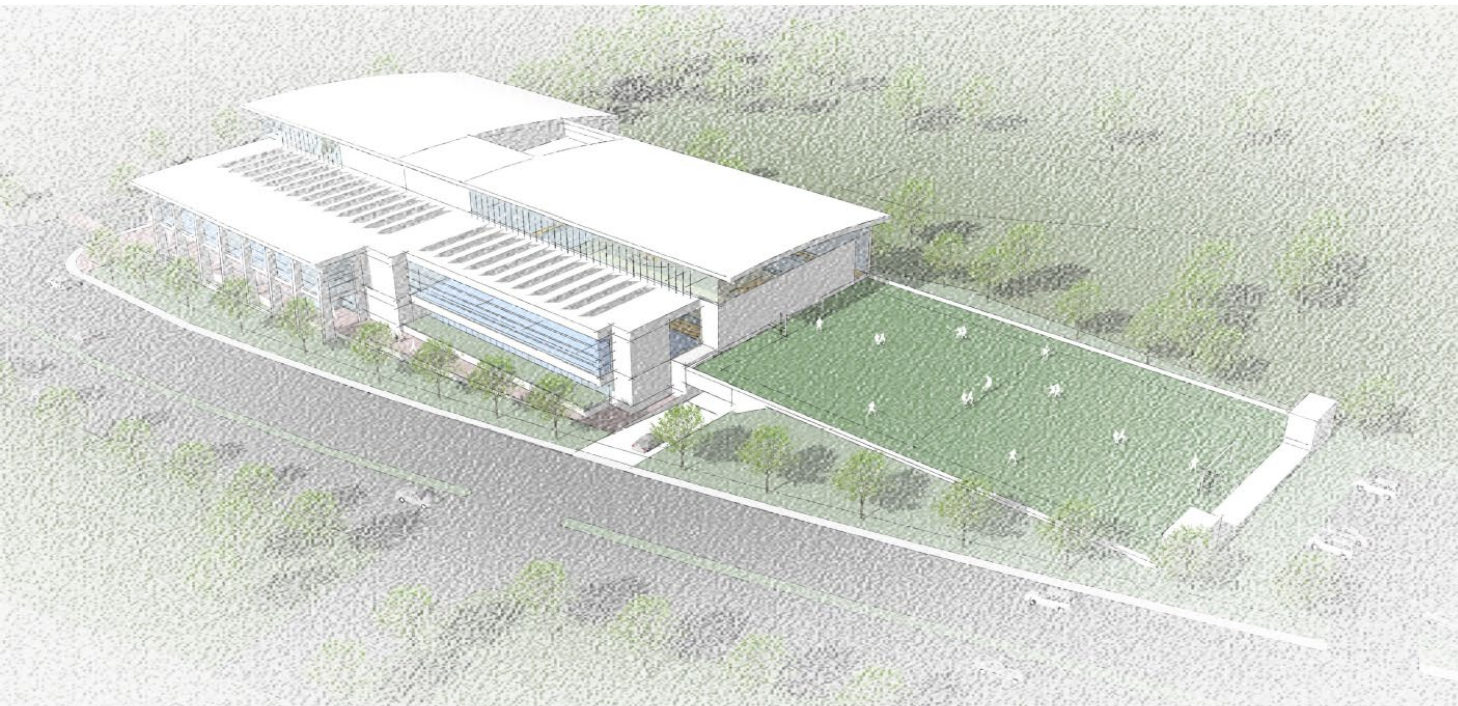
SERVICE AREA 2

Focused on sites in central area identified in Formula 2040 and available sites for purchase.



Prince George's Plaza Multigenerational Center

CONCEPTUAL DESIGN



NORTHEAST AERIAL VIEW

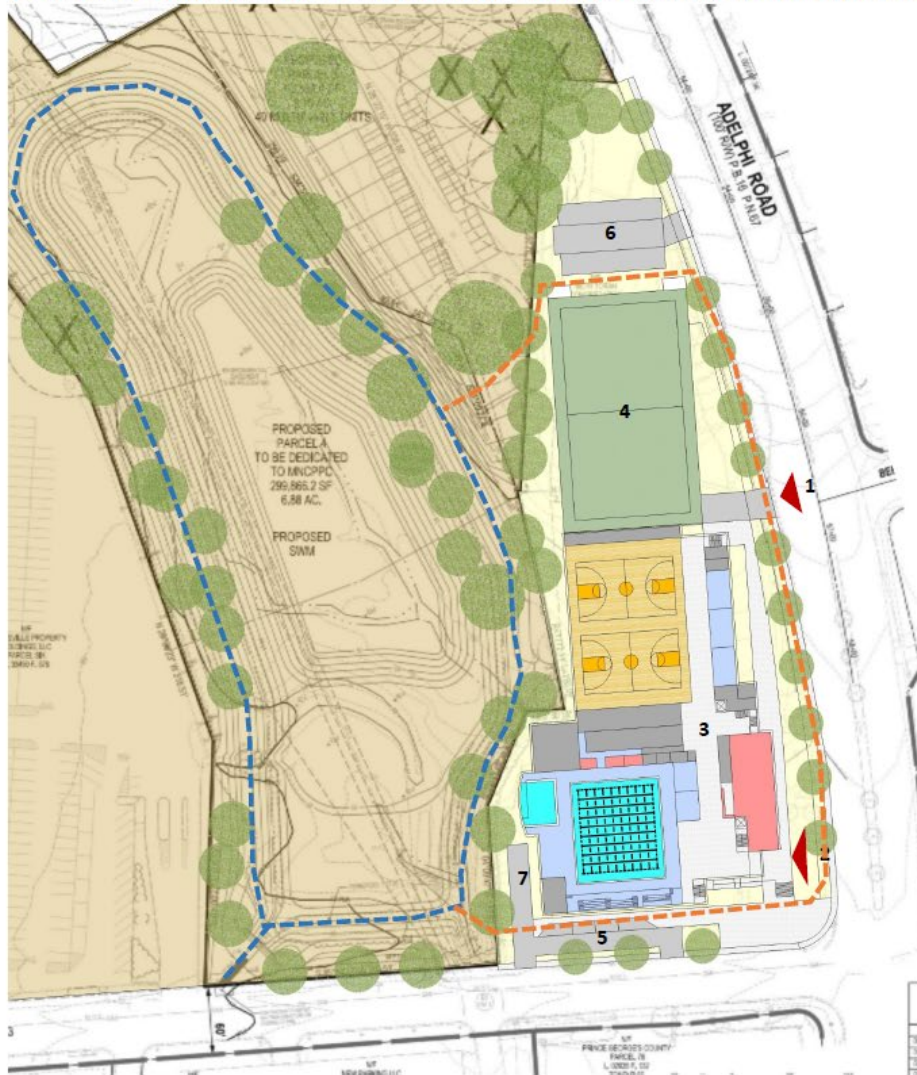


SOUTH VIEW ALONG ADELPHI ROAD

Prince George's Plaza Multigenerational Center

CONCEPTUAL DESIGN

SERVICE AREA 2: PRINCE GEORGE'S PLAZA MULTIGENERATIONAL CENTER (PHASE 2 STUDY)



SITE CONCEPTUAL LAYOUT

- 1 PARKING GARAGE ENTRY
- 2 MAIN BUILDING ENTRY
- 3 NEW 2-LEVEL MULTI-GEN FACILITY (86,300 SF)
- 4 SMALL MULTIPURPOSE FIELD WITH PARKING GARAGE BELOW
- 5 SURFACE PARKING (4 SPACES) /DROP OFF
- 6 SURFACE PARKING (20 SPACES)
- 7 SERVICE DRIVE

NOTE:

PARKING GARAGE BELOW BUILDING AND MULTIPURPOSE FIELD.

TOTAL PARKING = 404 SPACES (PARKING GARAGE 380 SPACES AND SURFACE PARKING 24 SPACES).

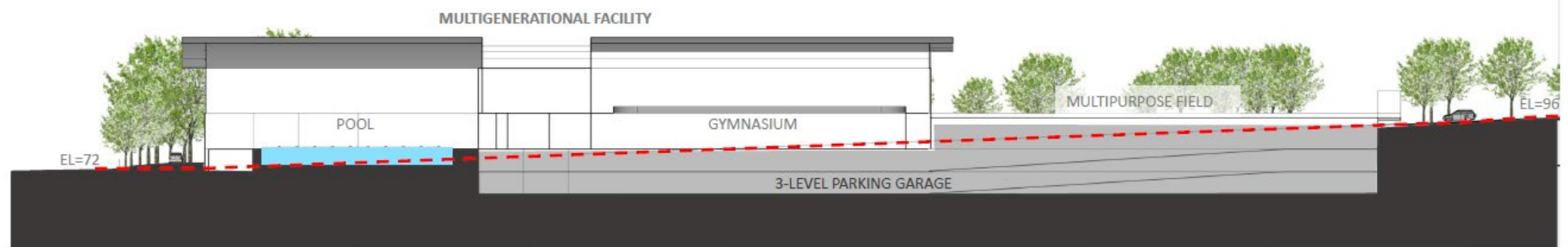
Prince George's Plaza Multigenerational Center

CONCEPTUAL DESIGN

SERVICE AREA 2: PRINCE GEORGE'S PLAZA MULTIGENERATIONAL CENTER (PHASE 2 STUDY)



SOUTHEAST AERIAL VIEW

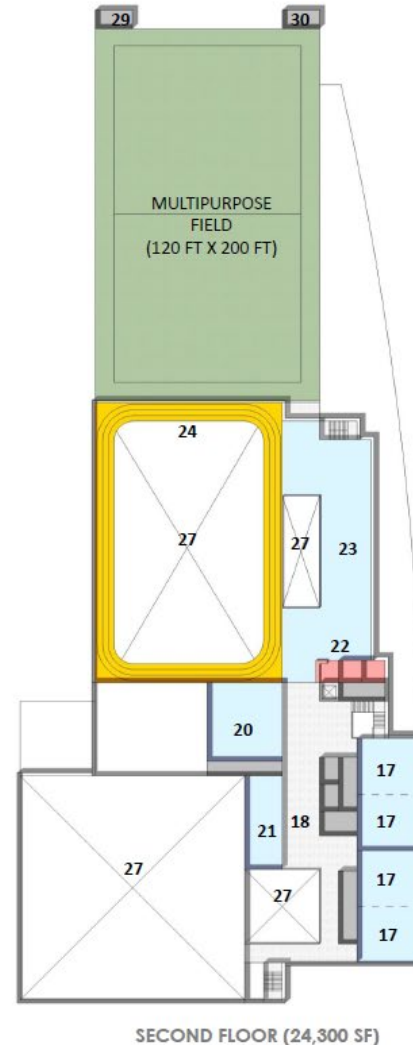
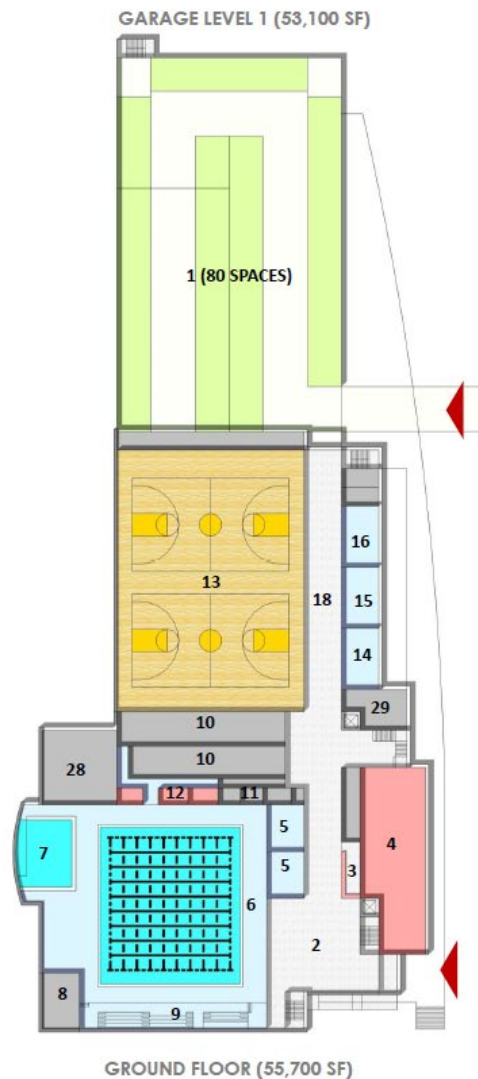


BUILDING SECTION 1

Prince George's Plaza Multigenerational Center

CONCEPTUAL DESIGN

SERVICE AREA 2: PRINCE GEORGE'S PLAZA MULTIGENERATIONAL CENTER (PHASE 2 STUDY)

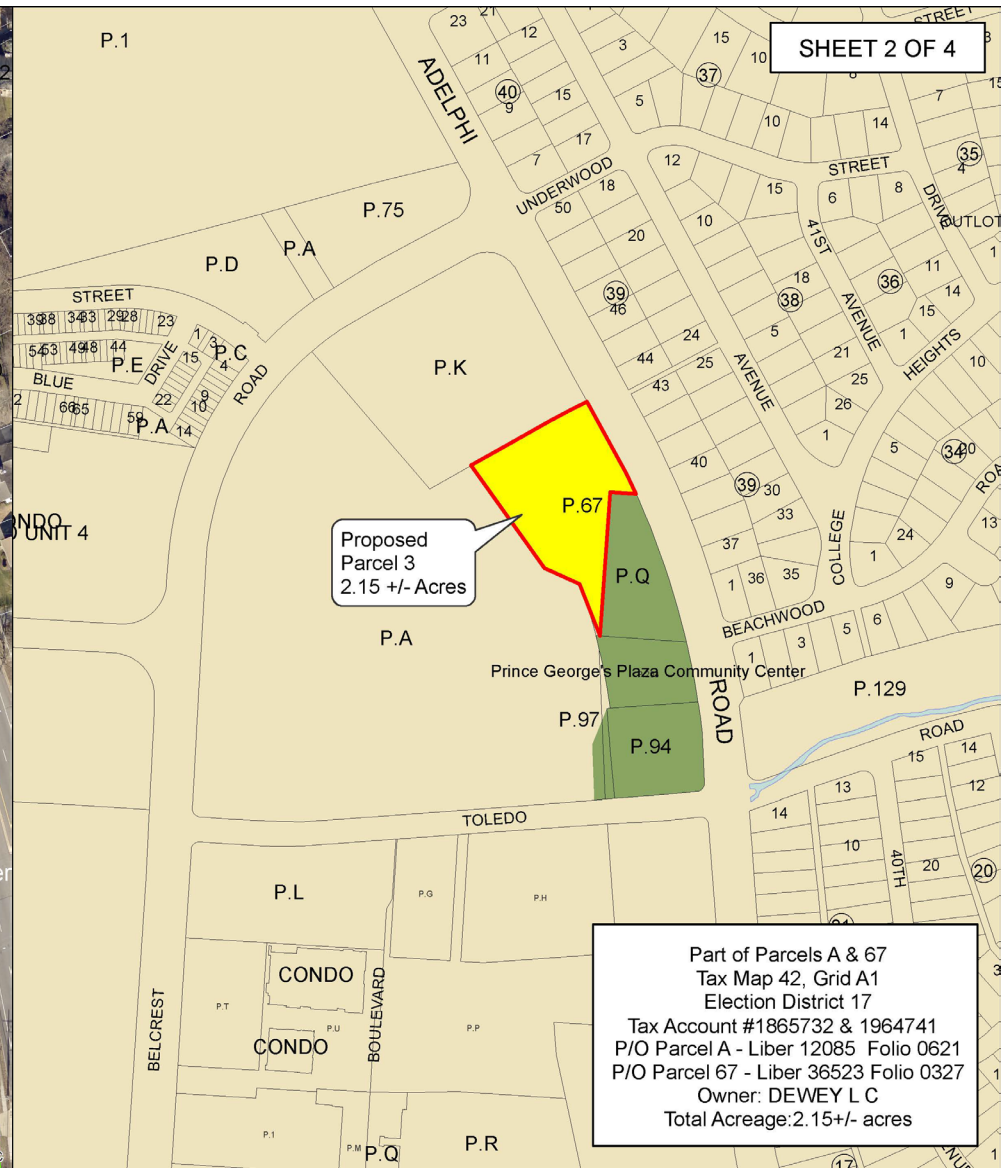


CONCEPTUAL PLAN LAYOUTS

- 1 PARKING GARAGE
- 2 MAIN LOBBY
- 3 CONTROL DESK
- 4 ADMIN SUITE
- 5 PARTY ROOM
- 6 25-YD X 25-M COMPETITION POOL
- 7 WARM WATER POOL
- 8 POOL EQUIPMENT STORAGE
- 9 ELEVATED DECK SPECTATOR SEATING
- 10 LOCKER ROOM
- 11 FAMILY CHANGING ROOM
- 12 AQUATIC OFFICE/ FIRST AID/ CONTROL
- 13 2-COURT GYMNASIUM
- 14 HEALTH & WELLNESS
- 15 TECHNOLOGY ROOM
- 16 CHILDCARE
- 17 MULTIPURPOSE ROOM
- 18 GATHERING SPACE
- 19 CATERING PANTRY
- 20 LARGE GROUP EXERCISE ROOM
- 21 SMALL GROUP EXERCISE ROOM
- 22 FITNESS CONTROL DESK/ASSESSMENT/ OFFICE
- 23 FITNESS & WEIGHTS
- 24 ELEVATED TRACK
- 25 TOILETS
- 26 STORAGE
- 27 OPEN TO BELOW
- 28 BUILDING SUPPORT
- 29 OUTDOOR STORAGE
- 30 OUTDOOR TOILETS



Land Purchase: Addition to Prince George's Plaza Community Center



Justification for Acquisition

PROPERTY OF DEWEY, LLC

- › The new assemblage of the properties will create a more developable area by allowing for more flexibility in the design and construction of the future Multigenerational Center.
- › The additional acreage will expand our abilities to provide outdoor recreation elements and uses along with increased capacity.
- › Our total holdings for the Prince George's Plaza Community Center will be increased from 2.93 acres to 5.08 acres with this acquisition.

Questions?



M-NCPPC Accessibility Plan for Multigenerational Centers

Land Acquisition Funding

CURRENT ESTIMATED AVAILABLE FUNDING

Countywide/ Local Park Funding

State Program Open Space (POS):	\$10.42
<u>PayGO/Bonds:</u>	<u>\$2.55</u>
Current Total Available:	\$12.97 Million

Regional SVP Funding

State Program Open Space (POS):	\$12.33
<u>PayGO/Bonds:</u>	<u>\$5.46</u>
Current Total Available:	\$17.79 Million

Program Summary

DETAILED

	Service Area 2	Service Area 3	Service Area 4
Preferred Site	Prince George's Plaza	Glenn Dale Community Center	Glenridge
Indoor Amenities	2 indoor courts or turf 3-lane track 7,200 SF fitness space 4 multipurpose rooms 1-3 dedicated program spaces	2 indoor courts 3-lane track 8,300 SF fitness space 4 multipurpose rooms 3 dedicated program spaces	2 indoor courts 3-lane track 4,600 SF fitness space 4 multipurpose rooms 2 dedicated program spaces
Aquatic Amenities	10-lane 25-yard x 25-meter pool 250 seats Warm water pool	50-meter pool 475 seats 6-lane lap pool	10-lane 25-yard pool 200 seats Warm water pool
Unique Program Element	Urban rooftop multipurpose field and bi-directional competitive pool	Splash park and 50-meter competitive pool	Childcare center and dedicated wellness spaces
Total Building Square Feet	87,000 SF	137,000 SF	95,000 SF
Total Onsite Parking	404 spaces	800 spaces	380 spaces
Outdoor Program	Multipurpose field, trails, playground, and updates to nearby park amenities	Multipurpose field, Splash Park expansion trails, playground, other site amenities	Multipurpose field, trails, playground, other site amenities

Notes: *Service Area 4 square footage includes 11,800 sq ft Daycare program.

Acquisition Focus Areas By Service Area

Focus Areas Based on Equity and Proximity Mapping

SA1 South Hill Manor, South Laurel, Ammendale,
Contee

SA2 Lewisdale, Langley Park, Adelphi, Chillum,
Avondale, **PG Plaza**, Kirkwood, Queenstown,
Kaywood Gardens, Bladensburg

SA3 Goddard, Glenn Dale, Lanham, Mitchellville

SA4 Spring Hill Lake, Bladensburg, Dodge Park,
Glenarden, West Lanham Hills

SA5 Peppermill Village, District Heights, Forestville,
Addison Road Metro Station

SA6 Largo, Oak Grove, neighborhoods along
Western Branch Stream Valley Park

SA7 Suitland-Silver Hill, Gordon Corner, Marlow
Heights, Branch Avenue Metro Station

SA8 Accokeek Piscataway, Friendly, Oxon Hill,
Oaklawn, Windbrook, Henson Creek

SA9 Rosaryville, Marlton, Brandywine

Developable Parkland Scoring Criteria

Criteria	Possible Points
Property is adjacent to existing parks, school, or activity center.	10
Property is in an area that will fill a parkland level of service deficiency.	10
Property acquisition fills an indoor recreation need identified in the Formula 2040 Functional Master Plan or an outdoor recreation need identified in the LPPRP	10
Property is in an area identified as park, recreation, or green space in an Approved Sector Plan	10
Property is strategically positioned to offer recreational experiences that are not readily available at other parks.	10
Property is located within a half-mile walk of recreation facility, neighborhood anchor (school, library, etc.) or activity center destinations	5
Property serves a large number of underserved households or is in a high-density area with limited recreational opportunity.	5
Property does not require large investments in street improvements, or other supporting infrastructure.	5
Property is located in an area that is well served by regional transportation corridors or accessible to Public Transportation	5
The property includes or is in close proximity to existing or planned trails.	5
Property provides opportunities for active and passive recreation	5
Property is located in an equity focus area.	5
Property is strategically important to stimulate economic development	5
Property is offered at a “value price”, (i.e.) Low price per acre	5
Property potential for use in multiple categories	5

Program Open Space (POS)

FUNDS FOR ACQUISITION VS. DEVELOPMENT

- › Under the state statute, local jurisdictions may spend 50% of the funding on parkland acquisition and 50% on parkland improvements until the jurisdiction meets the accepted parkland threshold of 30 acres per 1,000 persons.
- › After a jurisdiction reaches that point, 75% of the POS allocation can be used on facility development.
- › During our 2022 inventory it was calculated that there are 45,562 acres of parkland in Prince George's County.
 - › Now exceed level of service goal of 35 acres per 1,000 residents
 - › Future years, 75% of POS allocation for development once the 2022 LPPRP is approved (late Fall 2022)

Fitness / Strength / Training / Group Fitness



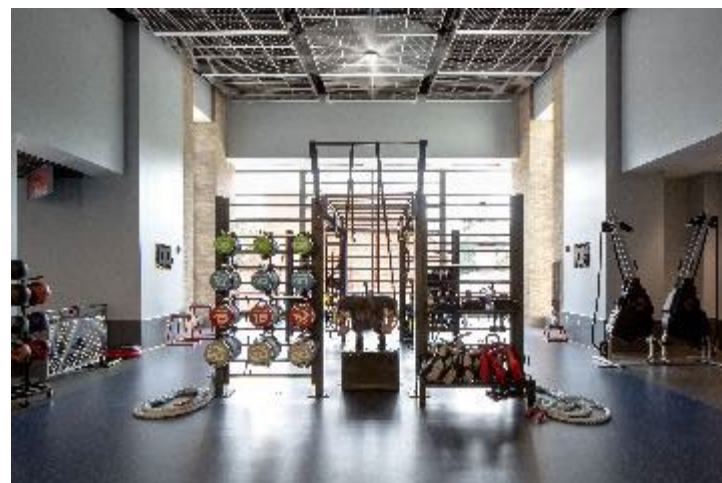
CARDIO



FREE WEIGHTS



RESISTANCE MACHINES



CROSSFIT

Examples
**FITNESS/
STRENGTH/
TRAINING**
activities:

- Cardio
- Resistance Machines
- Free Weights
- Cross Fit

Fitness / Strength / Training / Group Fitness



CYCLING



ZUMBA



AEROBICS



YOGA

Examples of
**GROUP
FITNESS**
activities:

- Dance
- Aerobics
- Yoga
- Cycling
- Zumba

Courts / Indoor Track



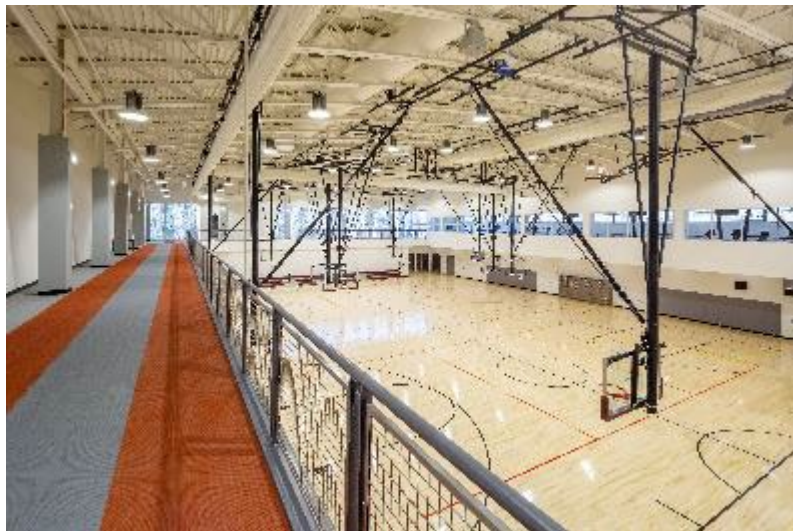
BASKETBALL



INDOOR SOCCER / FUTSAL



VOLLEYBALL



INDOOR TRACK



BADMINTON

Examples COURTS / INDOOR TRACK activities:

- Basketball
- Indoor Track
- Volleyball
- Indoor Soccer
- Futsal
- Badminton
- Pickleball
- Kickball
- Roller Skating

Multi-Use Rooms



Examples of **MULTI-USE ROOM**

activities:

- Religious Services
- Language Classes
- Civic Associations
- After School Activities
- Birthday Parties
- Town Halls/Community Meetings
- Community Gathering
- Warming Kitchen

Dedicated Programs Rooms



< SENIOR
ACTIVITIES

TEEN
ACTIVITIES >



< MARTIAL ARTS

CULINARY
INSTRUCTION >



^ PRE-SCHOOL / CHILD CARE



^ COMPUTER / TECHNOLOGY

Examples of **DEDICATED PROGRAM ROOM** **activities:**

- Senior Activities
- Teen Activities
- E-Sports/E-gaming/Simulators
- Computer / Technology Lab
- Culinary Instruction
- Health & Wellness
- Martial Arts
- Incubator kit
- Boxing
- Pre-School / Child Care

Aquatics



LEISURE - LAP



THERAPY



ZERO-DEPTH ENTRY



LAZY RIVER



LEARN-TO-SWIM



INDOOR SPLASH PARK

Examples of **RECREATIONAL SWIMMING** activities:

- Water Aerobics
- Learn-to-Swim
- Spa / Whirlpool
- Lazy River
- Splash / Spray
- Therapy & Wellness

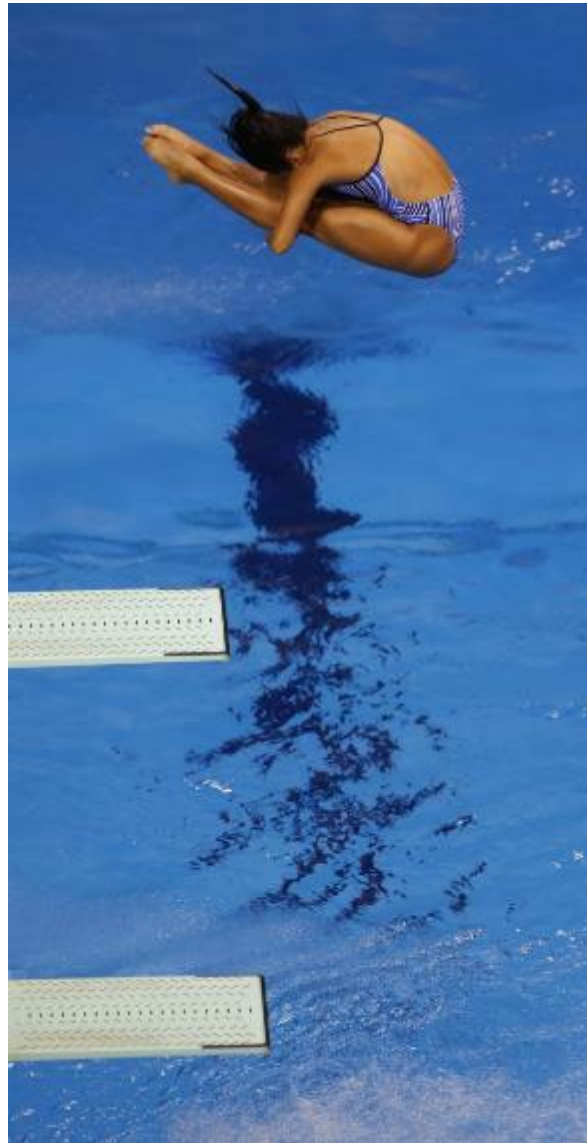
Aquatics



LAP



LAP



SPRINGBOARD DIVING

Examples of
**COMPETITION &
INSTRUCTIONAL
SWIMMING**
activities:

- Lap
- Springboard Diving
- Platform Diving
- Training

Outdoor Programs



< BASEBALL / SOFTBALL



MULTI-PURPOSE FIELDS >

Examples of **ACTIVE OUTDOOR PROGRAM** **activities:**

- Baseball
- Softball
- Soccer
- Football
- Flag Football
- Lacrosse
- Field Hockey
- Kickball

MULTI-FIELD COMPLEX >



< LACROSSE



ROOFTOP SPORTS >

Outdoor Programs



< WALKING /
JOGGING TRAILS



PLAYGROUNDS >

Examples of **PASSIVE OUTDOOR PROGRAM** **activities:**

- Walking / Jogging
- Picnic Areas
- Playgrounds
- Pavilions
- Community Garden
- Environmental Discovery



COMMUNITY
GARDEN >



< OUTDOOR PAVILLIONS



PICNIC AREAS >