Prince George’s County, MD

Multigenerational Center
Feasibility Studies

Presentation to the Planning Board
June 2020
Agenda

- **Review**: Recommendations of the Formula 2040 Plan
- **Outline**: Progress made toward implementing the multigenerational center recommendations of the Formula 2040 Plan.
- **Understand**: Existing deficits by Service Area
- **Compare**: Existing situation in the Northern, Central, and Southern Areas
- **Present**: Methodology for conducting the feasibility analyses
- **Propose**: Propose a multigenerational center delivery timeline
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.
Why Build Multigenerational Centers?

- Majority of residents are not using nearby centers, they are driving to other centers
- To meet LOS goals as population grows
- To achieve goal of one mile access for all residents (former LOS measure), DPR would need to build 59 new community centers = $405 million
Formula 2040
Multigen Suggested Locations

- Formula 2040 divides the County into 9 Service Areas (SA) and recommends a multigenerational center within each.
- From the center of each service area, facility access should be within a 15-minute travel time.
- 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 – Add outdoor aquatics component at Walker Mill
  - SA6 - Randall Farm – All new construction (or addition to Westphalia CC?)
  - SA7 - Marlowe Heights - Add nonaquatic and indoor aquatic additions
  - SA8 - South Tech Rec - Under construction
  - SA9 – SAARC – Complete, Opening Feb 2020
Way Forward

✓ Service Area 5 – Sports and Learning Center
✓ Service Area 9 - SAARC Under Construction
✓ Service Area 8 - South Tec Rec Under Construction
✓ Service Area 7 – Marlowe Heights Feasibility Study Underway

1. Feasibility Studies for Service Areas 2 and 4
2. Feasibility Study for Glenn Dale Community Center
3. Master Plan / Feasibility Study for Fairland Regional Park and Walker Mill Regional Park
4. Feasibility Study for Service Area 6
Multigenerational Center Types

New Freestanding Multigenerational Centers

✓ SAARC
✓ South Tech Rec
  • Service Area 2 Center
  • Service Area 4 Center
  • Service Area 6 Center

Transformation of Existing Community Centers into Multigenerational Centers

• Glenn Dale Community Center
• Marlowe Heights Community Center
• Fairland Sports and Aquatics Center
Scope of Work & Deliverables

- **Phase I: Program Analysis and Site Selection**
  - **Task A:** Demographics, Trends, and Needs Analysis
    - Demographics, Trends and Needs Analysis (per SA)
  - **Task B:** Facility Requirements and Programmatic Analysis
    - Facility Requirements and Program Analysis (per SA)
  - **Task C:** Site Identification and Real Estate Analysis (Site and Building Analysis for Transformed Community Centers)
    - Site Evaluation (1 Existing Center)
    - Land Acquisition Recommendations (2 New Centers)

- **Phase II: Conceptual Design**
  - **Task D:** Conceptual Site Design
    - 3 Conceptual Site Designs with Architectural Renderings (per SA)
  - **Task E:** Cost Estimates and Funding Sources
    - Cost Estimates based on Conceptual Designs (per SA)
  - **Task F:** Preparation of a Draft Feasibility Study
    - Recommended Phasing Schedule (comprehensive)
  - **Task G:** Preparation of the Final Feasibility Study
Feasibility studies for Service Areas 2, 3, and 4 will occur simultaneously.