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Feasibility Study & Implementation Plan for Multigenerational Centers

SERVICE AREAS 2-3-4

October 2021



The future is not a result of choices among alternative paths offered by the present, but a place that is created – created first in the mind and will, created next in activity. The future is not some place we are going to, but one we are creating. The paths are not to be found, but made, and the activity of making them, changes both the maker and the destination.”

– John Schaar, Scholar, Political Theorist, and Futurist

Preface

In June 2020, Brailsford & Dunlavey, Inc. (“B&D”) and a group of subconsultants (“Planning Team”) were selected by the Maryland-National Capital Park and Planning Commission (“M-NCPPC”) to develop a feasibility study and implementation plan for three multigenerational centers. A feasibility study and implementation plan are not an exercise in studying unlimited or undefined options. Rather, this process defined a clear and concise path forward for three multigenerational centers that will improve the health and wellness outcomes of Prince George’s County residents. The Plan is designed to be used by decision-makers and the multiple parties that play a material role in the process of constructing these centers, including leadership, elected officials, working groups, planners, architects, and project managers.

The Plan places multigenerational centers within the Commission’s broader strategic context. It identifies, describes, and establishes budgets for the facility investments required to support the Commission’s progress to its targeted new reality. The Plan is ambitious but does not represent “wish list” thinking since it aligns carefully with M-NCPPC’s mission, values, and strategic planning objectives.

The Plan identifies the investments required to construct and support each multigenerational center. A program, building concept, site design, detailed budgets, and implementation schedules are included within the Plan or as appendices. Hughes Group Architects, Forella Group, and A. Morton Thomas and Associates were invaluable in assisting with the development and refinement of project concepts and providing expert judgments with respect to constructability and capital budgeting. B&D would like to acknowledge the contributions of the following participants from M-NCPPC who generously supported the Plan’s development with their time and thoughtful counsel.

- Bill Tyler, Director
- Alvin McNeal, Acting Deputy Director, Administration & Development
- Wanda Ramos, Deputy Director, Area Operations
- Steve Carter, Deputy Director, Facility Operations
- Bridget Stesney, Division Chief, Park Planning & Development
- Tara Stewart, Division Chief, Aquatics & Athletic Facilities
- Tommy Paolucci, Division Chief, Youth & Countywide Sports
- Shawna Facht, Division Chief, Northern Area Operations
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- Staff across M-NCPPC, especially those from the Park Planning & Development Division who, without their time and dedication, this plan would not be possible.






“As Prince George’s County grows to nearly one million residents, DPR must move to a model of regional multigenerational programs and facilities that can benefit a wide range of users.”

-Formula 2040



Multigenerational centers offer an array of programs to satisfy the needs and interests of the entire family. Each new center is custom designed to serve the specific needs of neighboring populations.

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Executive Summary

The Maryland-National Capital Park and Planning Commission Department of Parks and Recreation in Prince George's County ("DPR") is adapting and responding to population growth and changing needs of residents. As the County grows to over one million residents, parks and recreation facilities and services must grow and change too.

Recreation in the County is shifting from a neighborhood community center model to a multigenerational center model with larger building footprints and a variety of spaces. This new facility model will be able to serve the entire family and a larger population with its programming and services. There will be one multigenerational center in each of the nine service areas across the County to ensure all residents have access.

After completing two multigenerational centers – Southern Area Aquatic and Recreation Complex in Service Area 9 and Southern Regional Technology & Recreation Complex in Service Area 8 – DPR now turns to the northern and central areas where there is a large deficit of recreation space. Service Areas 2, 3, and 4 have some of the oldest recreation facilities in the County. The area is rapidly urbanizing as population continues to grow and new housing is added.

The purpose of this plan is to support M-NCPPC in its intent to provide three multigenerational centers, one each in Service Areas 2, 3, and 4, that are consistent with its institutional purpose, mission, and values.

Process Overview

The Plan evolved through a progressively iterative process illustrated by the graphic to the right. A plan is more than data or a collection of ideas. A plan must serve as a roadmap and a guide to action for the purpose of achieving a particular outcome. Accordingly, the Plan must be able to remain relevant within a dynamic context, so it had to be developed using a disciplined process.

The process was organized into two phases. Phase I focused on developing a building program and identifying a preferred site for a facility that responds to the community's need and the Commission's goals. Phase II efforts focused on developing the site-specific concepts, budget, and plan for implementation.

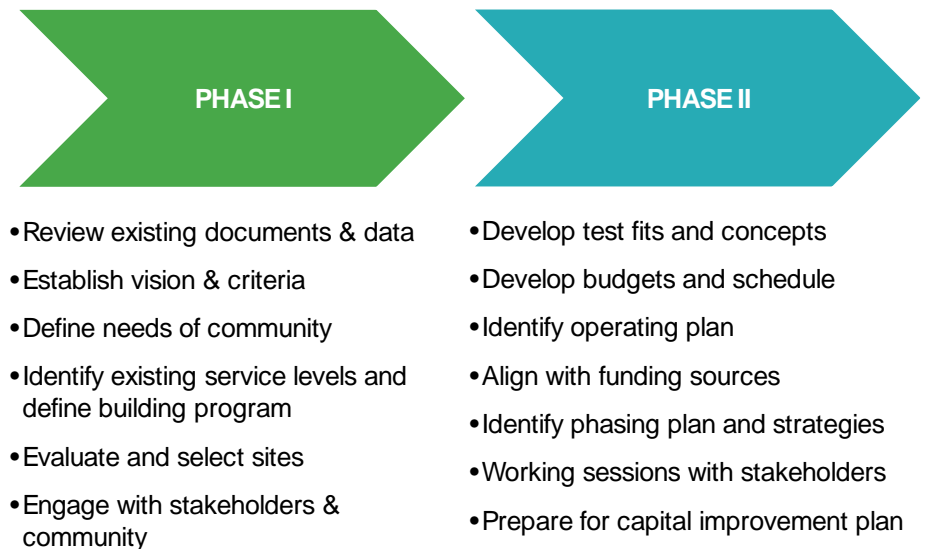
Key Questions: Phase I

1. What are the objectives and prioritized project drivers?
2. What are the facility models are needed for each site?
3. What are the preferred program and facility requirements?
4. What are the preferred site locations?
5. What is the preferred operational model?

Key Questions: Phase II

1. What are the preferred design concepts & development plans?
2. What are the development costs and phasing strategies?
3. What are the optimal plans for each site?
4. How do we implement these projects?

PLANNING PROCESS OVERVIEW



Vision & Criteria

To align multigenerational centers with M-NCPPC's broader strategic context and Formula 2040, B&D held a strategic visioning session with DPR leadership to develop detailed criteria for the multigenerational centers. The criteria were applied throughout the process to determine the program, preferred site, concept, and corresponding budgets and implementation plan for all three centers.

The criteria are summarized by four key elements:

1. Multigenerational centers will appeal to all ages, abilities, and incomes.
2. Programming will respond to service area needs.
3. Where appropriate, offerings will be elevated for competitive youth sports and revenue-generating opportunities.
4. Facilities will serve as the hub of the broader recreation network and for countywide initiatives.

Analysis

Qualitative and quantitative analyses were applied to each service area. Four exercises were conducted to develop the baseline program for each facility:

- **Participation analysis:** identified the potential number of participants by activity to determine the need for space (i.e., number of participants in swimming).
- **Competitive context:** evaluated the current facilities in each service area to understand the type and quality of spaces available (i.e., public and private gyms).
- **Demand projection:** calculated the amount of space needed to serve the area (i.e., more pools needed to serve the number of swimming participants).
- **Community and stakeholder input:** refined program needs using on-the-ground information from user groups and stakeholders (i.e., community meeting space is lacking).

Key Findings

The findings were developed by synthesizing data analysis with community and stakeholder input. More details are available in the service area chapters of this plan. The following summarizes the key findings for each service area.

Service Area 2

- This community needs fitness and recreation space that is accessible, affordable, and high quality.
- Programming activities that support seniors and youth are key to success. Students at nearby schools are a key user group.
- Proximity to Metro, bike, and pedestrian access are important priorities.
- Outdoor turf fields that are usable after rain events are needed.
- 104 community members and stakeholders from Service Area 2 participated in the process.

Service Area 3

- This community needs fitness and recreation space that is year-round, high quality, and can support competitive sports.
- The existing splash pad is very popular, and aquatic facilities are in high demand along the US-50 corridor.
- Community meeting and multipurpose spaces are important.
- Protecting the viewshed of the historic Bell Station Road is important for the site design.
- 70 community members and stakeholders from Service Area 3 participated in the process.

Service Area 4

- This community needs fitness and recreation space that is accessible, affordable, and contributes to improved health outcomes.
- Public facilities are needed to compensate for the lack of private facilities.
- The center should provide access to health and wellness services that are not otherwise accessible. Partnerships with other County agencies will be crucial for success.
- 95 community members and stakeholders from Service Area 4 participated in the process.

Plan Summary

The program, preferred site, and development concept are the result of 18 months of planning, analysis, and engagement. The following summarizes the plan for each Service Area.

Service Area 2

A new multigenerational center at Prince George's Plaza will create an accessible and welcoming community asset focused on fitness and social connection. An 87,000 square foot facility is needed to serve the more than 159,000 residents that live in Service Area 2. The development concept maximizes the site's regional location and proximity to several public amenities near the Hyattsville Crossing Metro Station.

The proposed two-level facility includes a 25-meter by 25-yard competition pool, indoor track, multipurpose courts, fitness/exercise spaces, dedicated program rooms, and multipurpose rooms for community use. An outdoor turf field will be included atop a parking structure for 400 vehicles. Additional outdoor amenities such as trails, playgrounds, gardens, and pavilion areas will be provided using a combination of the site and updates to existing parks in the surrounding area.

Service Area 3

A new multigenerational center at Glenn Dale will enhance a popular existing community center and provide County residents with much-needed competitive aquatic facilities. 137,000 square feet is needed to serve the more than 133,000 residents that live in Service Area 3 and provide a competition-level facility. The development concept utilizes the site's natural features to create a civic asset while protecting the viewshed from nearby historic Bell Station Road.

The proposed two-level center includes a 50-meter competition pool, lap pool, indoor track and multipurpose courts, fitness/exercise spaces, and program and multipurpose rooms. The outdoor splash park will be updated and expanded and a new outdoor turf field with trail facilities will be added along the back of the site. Parking will be expanded to provide space for up to 800 vehicles.

Service Area 4

A new multigenerational center at Glenridge will cater to an underserved population with a health and wellness theme. A 95,000 square foot facility is needed to serve the more than 83,000 residents that live in Service Area 4. The development concept creates a community hub of public amenities near a future transit station.

The proposed three-level facility includes a 25-yard competition pool, indoor track and multipurpose courts, fitness/exercise spaces, and program and multipurpose rooms. A childcare center serving 64 children is part of the facility. The existing outdoor turf field will be upgraded and trails connecting to the nearby park and middle school will be added. The site is accessible from the future Glenridge Purple Line stop and parking for 380 vehicles will be provided onsite.

Budget, Schedule, & Implementation

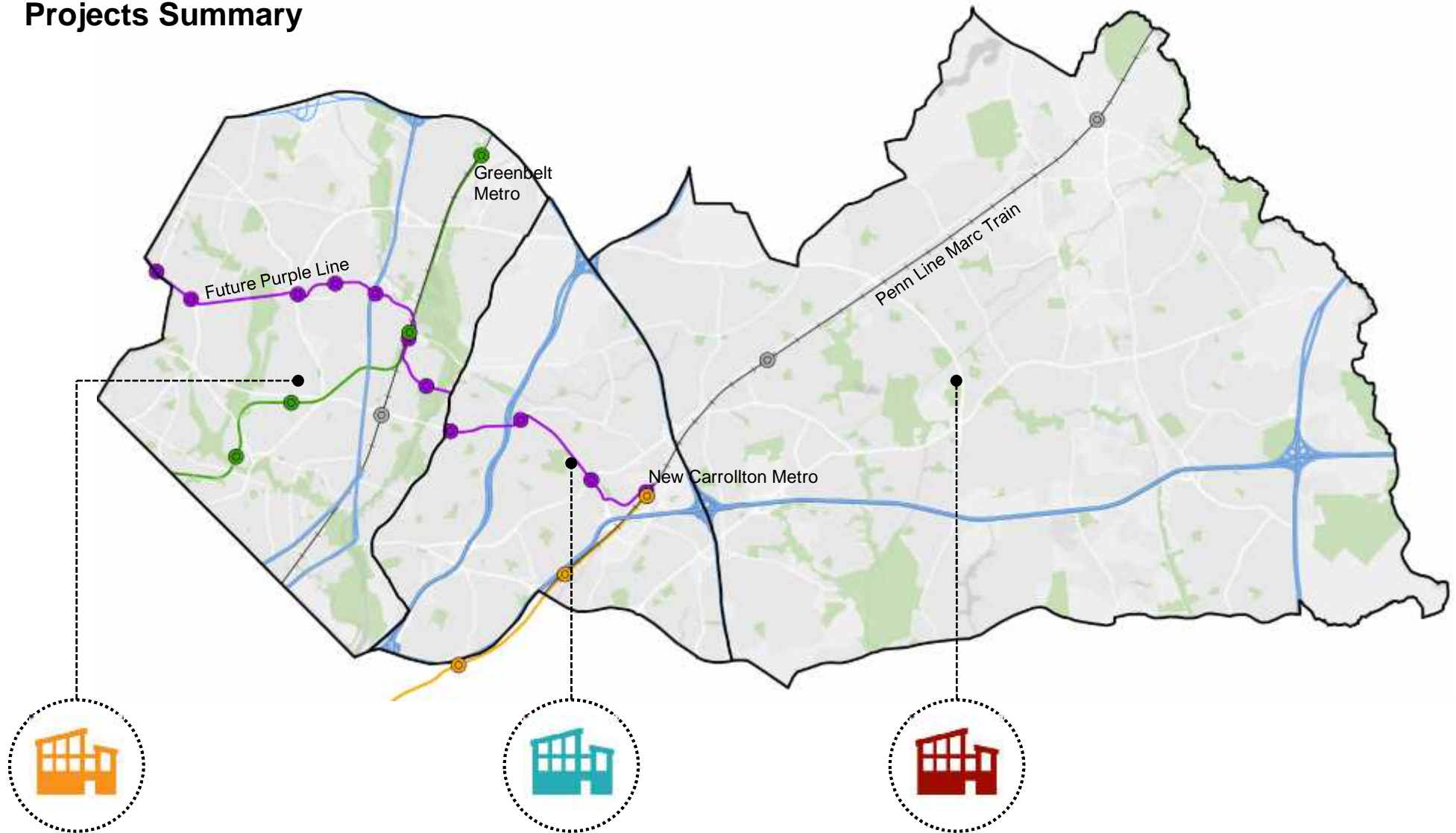
The three multigenerational centers in this plan will be developed using the construction manager at risk (CMAR) delivery method. The proposed projects are listed below according to priority timing based on site community need, site availability, and phasing.

A preliminary development budget for each of the proposed multigenerational centers reflect the proposed outline program of spaces and account for construction quality, exterior materials, site conditions and delivery method.

The figures below represent 2021 dollars. Escalated budgets that reflect projected construction bid year are part of the implementation plan that staff will use moving forward.

- Service Area 2 at Prince George's Plaza: \$107.5 million (2021 \$)
- Service Area 3 at Glenn Dale: \$130.4 million (2021 \$)
- Service Area 4 at Glenridge: \$79.5 million (2021 \$)

Projects Summary



Service Area 2

Multigenerational Center
at Prince George's Plaza

Theme: Fitness & Social Connectivity

Size: 87,000 square feet

Budget: \$107.5 million (2021 \$)

Service Area 4

Multigenerational Center
at Glenridge

Theme: Health & Wellness

Size: 95,000 square feet

Budget: \$79.5 million (2021 \$)

Service Area 3

Multigenerational Center
at Glenn Dale

Theme: Aquatics & Youth Competition

Size: 137,000 square feet

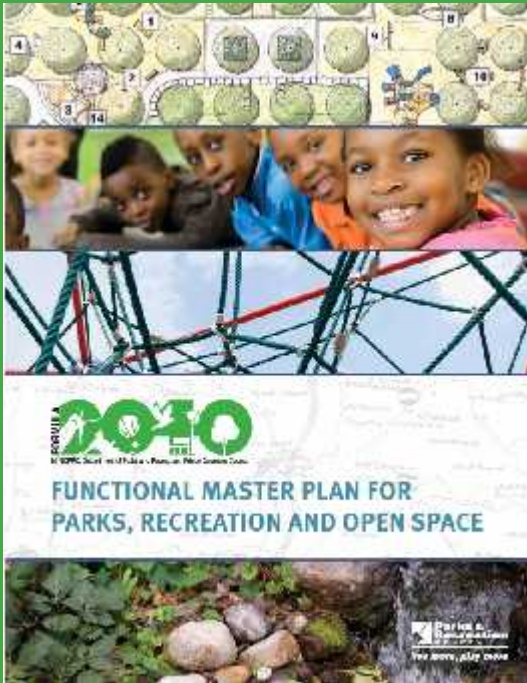
Budget: \$130.4 million (2021 \$)



Introduction & Overview

Feasibility Plan for Multigenerational Centers

Introduction



Formula 2040 identified multigenerational centers as the recreation facility that improves access, fosters participation, and embraces diversity in Prince George's County.

Prince George's County is expected to have over one million residents in 2040. The growing population will be more ethnically and racially diverse than today and seniors will make up a larger share of the population. Population and demographic changes result in a need for more parks and recreation space as well as a shift in preferences.

As the County continues to grow and change, parks and recreation programming and services must grow and change with it. Programs, events, and facilities must celebrate diversity, promote civic engagement, and nurture the recreational needs of children, youth, families, senior citizens, newcomers, and others.

The Maryland-National Capital Park and Planning Commission Department of Parks and Recreation in Prince George's County is adapting and responding to growth and changing needs in our community.

Formula 2040

In 2017 the Department of Parks and Recreation in Prince George's County ("DPR") established *Formula 2040: Functional Master Plan for Parks, Recreation and Open Space* ("Formula 2040").

- › **Community engagement was a critical component of Formula 2040.**

Through surveys, focus groups, and public meetings, community members voiced their desire for a variety of programming and a willingness to travel longer distances for recreation programs.

Formula 2040 identified a need of over 500,000 square feet of new space across the County. To achieve the needed level of service, 59 new community centers would be needed, in addition to solving for the maintenance backlog of existing facilities.

- › **The resulting recommendation in Formula 2040 was to move from the current model of building neighborhood community centers to larger multigenerational centers.**

With a larger footprint and variety of spaces, multigenerational centers can provide an array of programs that serve the recreational and leisure needs of the entire family, not just one age group.

This level of service cannot be provided by the current model of smaller community centers, which are typically comprised of a single gymnasium, multipurpose space and a fitness room. In contrast, a typical multigenerational center will include a double gymnasium, aquatics feature, fitness center with running track, and flexible multipurpose spaces. The next page shows a typical program for multigenerational centers.

Typical Building Program

With a larger footprint and variety of spaces, multigenerational centers can provide an array of programs that serve the recreational and leisure needs of the entire family, not just one age group. The program is designed to be flexible and will adapt to community needs, service area offerings, and site availability.



Fitness spaces

Free weights, resistance training machines, cardio equipment, functional training spaces, and group fitness areas.



Multipurpose rooms

Flexible spaces for both formal and informal non-athletic activities like arts, classes, clubs, games, and events.



Outdoor spaces

Opportunity for an athletic or multipurpose field and playground at each center, depending on site capacity and community needs.



Indoor courts

Suitable for basketball, volleyball, futsal, and other activities; configured to allow two courts or a single middle court with spectator space for competitive events.



Indoor jogging track

Elevated above courts and adjacent to fitness space, to accommodate walking and running regardless of weather.



Indoor aquatics

Accommodates lap swimmers, swim team practices, and high school competitions as well as general recreation, swim lessons, aqua fitness classes, and therapy. Some centers will support higher levels of competition as appropriate for market demand.

Service Areas

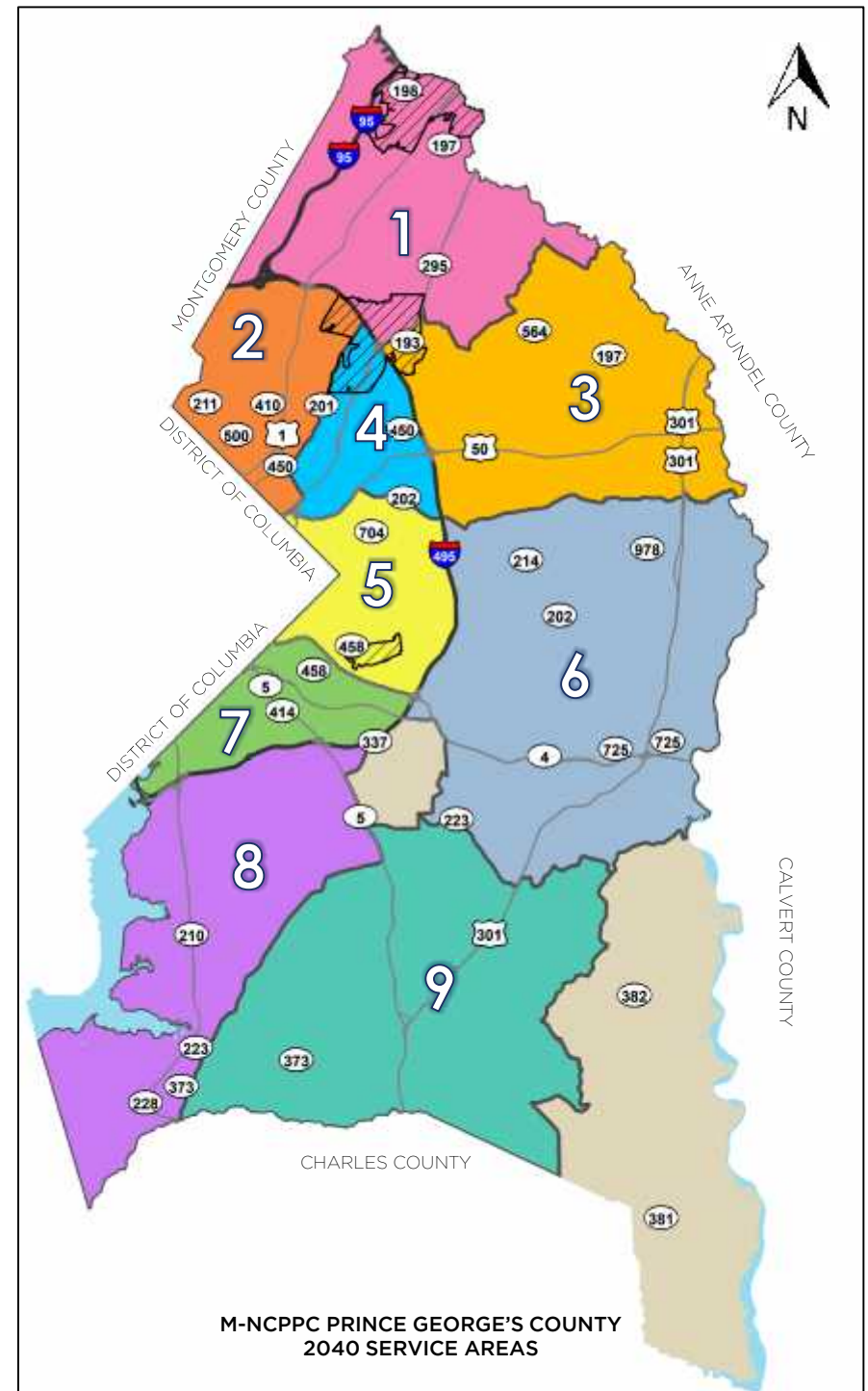
Formula 2040 identified nine service areas across the County to ensure that every Prince George's County resident could access at least one recreation facility within a 15-minute travel time. Formula 2040 evaluated existing recreation space within each service area and then identified additional space needed. The resulting recommendation is a multigenerational center in each of the nine service areas with a preferred facility location or area.

Establishing nine new multigenerational centers in the County is a significant undertaking. Therefore, service areas with the greatest needs were prioritized. The first multigenerational center was constructed in Service Area 9 – the Southern Area Aquatics and Recreation Complex (“SAARC”). Immediately following was the addition of an aquatics space at the Southern Regional Technology and Recreation Complex in service Area 8. The aquatic center was completed in 2021 and positioned The Southern Regional Technology and Recreation Complex as the second multigenerational center.


Service Areas 2-3-4

DPR now turns to the northern and central area, where Service Areas 2, 3, and 4 have the largest deficit of recreation space. These three service areas have some of the oldest recreation facilities in the County. The area is rapidly urbanizing as population continues to grow and new housing is added. The construction of the Purple Line Light Rail will connect communities previously divided by major highways.

To capitalize on synergies between these areas, DPR combined efforts for Service Areas 2, 3, and 4. The result is a feasibility and implementation plan for three new multigenerational centers in the County.



Southern Area Aquatics and Recreation Complex (SAARC)



Opened in 2020, SAARC is a 75,000 square-foot facility located in Brandywine, Maryland. The building includes a natatorium, a double gymnasium, and flexible programmable space on the entry level. The second level includes a fitness center and running track. Three separate bodies of water include a 25-yard lap pool with six lanes, a leisure pool, and a spa. The new facility also includes three pieces of public art that draw inspiration from the 150-year-old willow oak tree located adjacent to the building.

Planning Process

The *Feasibility Study & Implementation Plan for Multigenerational Centers 2-3-4* (“Plan”) is a project by Maryland-National Capital Park and Planning Commission Department of Parks and Recreation in Prince George’s County.

The Plan advances the findings of Formula 2040 and prepares DPR to implement three new multigenerational centers in Service Areas 2, 3, and 4. The feasibility effort was subdivided into two phases of work.

Phase I

The outcome for the first phase of the process was a building program and preferred site that responds to the level-of-service needs, community desires, and Commission vision and goals. The following questions were answered during Phase I:

1. What are the objectives and prioritized project drivers?
2. What are the facility models are needed for each site?
3. What are the preferred program and facility requirements?
4. What are the preferred site locations?

Activities conducted as part of Phase 1 included:

- Established project vision and criteria
- Engaged the community through public meetings and focus groups
- Evaluated demand for programs based on population, demographics, and community input
- Determined the program for each facility
- Evaluated potential sites within each service area using criteria and program test fits
- Developed an operating plan based on the program and typical operating structure

Phase II

The outcome for the second phase of the process was an implementable plan for each of the three multigenerational centers that informs the Capital Improvement Plan and establishes the implementation plan for each center. The following questions were answered during Phase II:

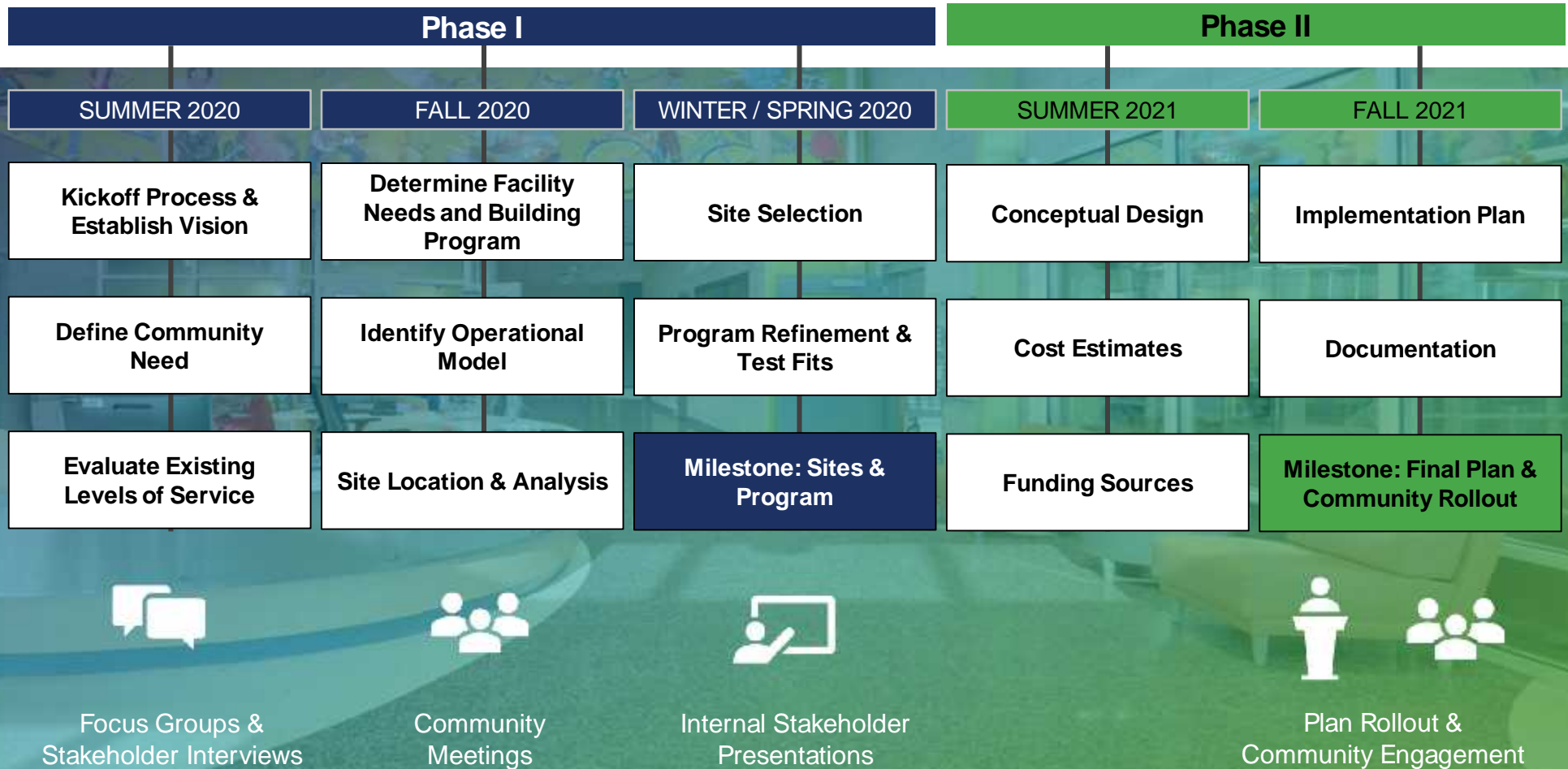
1. What are the preferred design concepts & development plans?
2. What are the development costs and phasing strategies?
3. What are the optimal plans for each site?
4. How do we implement these projects?

Activities conducted as part of Phase 2 included:

- Identified preferred design concepts for each facility to maximize the programming, operations, and costs of each site
- Developed cost estimates based on conceptual designs to inform the Capital Improvement Plan budget
- Identified a plan for implementation by outlining the schedule and phasing
- Identify preferred Design Concepts to maximize the programming approach, operation, cost effectiveness, and utilization of each site.

DPR conducts feasibility studies to inform the Capital Improvement Plan. As such, the plan includes a budget required to construct and support each multigenerational center. A program, building concept, site design, detailed budgets, and implementation schedules are included within the Plan.

PROCESS & TIMELINE





Vision & Criteria

Establishing criteria at the outset of the process ensured that the three multigenerational centers aligned with DPR's desired outcomes. Formula 2040's three goals provided a baseline for developing project criteria.

The project criteria identifies the requirements for a multigenerational center. Decisions throughout the feasibility process – including the program, site selection, and concept development – were guided by the project criteria.

The following summarizes the project criteria. Additional details are in Appendix A.

- **A place for everyone.** Multigenerational centers will be welcoming to all ages and serve the broader community. They will be accessible and provide a base level of programming for all income levels.
- **Responsive programming.** Programming will align with unique service area needs and generate revenue through elevated offerings. Multigenerational centers will be the hub for youth and competitive sports
- **Network of offerings.** Countywide initiatives will filter through multigenerational centers to provide access and bridge gaps in programming. Centers are major hubs in the recreation network.
- **Strategic investments.** Building design and spaces will be flexible for a wide variety of uses and durable for ease of maintenance. Site design will incorporate future renovation and expansion possibilities. Implementation will capitalize on strategic opportunities.

Together, the criteria form the foundation of the program for multigenerational centers across the County. Grounding decisions in the criteria ensures that parks and recreation investments are consistent with DPR's broader mission.

Formula 2040's three goals provided a baseline for developing project criteria.

1

Connectivity

2

Health & Wellness

3

Economic Development

Analysis & Engagement

Both qualitative and quantitative data helped the Planning Team understand the community's needs and desires as well as demand for programs. Four exercises were used to refine the baseline program for each facility:

1. Participation analysis
2. Competitive context
3. Demand projection
4. Community and stakeholder input

Combining quantitative and qualitative information results in a data-driven and community informed program. More details on each analysis is in Appendices B and C and each service area chapter.

Participation Analysis

Participation analysis provided quantitative data about the types of activities that are popular. Participation rates vary based on the type of sports or recreation activity as well as demographic characteristics such as age, income, and region. For example, older individuals are more likely than younger people to work out at a gym or fitness center, but less likely to play basketball regularly. Applying known participation rates by age and income to a service area's unique demographic profile shows us the potential number of participants in the area. This data is refined with qualitative input from stakeholders and community members that participate in each activity.

Results of the participation analysis are specific to each service area. More details are available in the service area chapters of this plan.

Competitive Context

The competitive context provided a baseline inventory of the current public, private, and aquatic facilities in each service area to understand the type of facilities and spaces available to participants.

The purpose of multigenerational centers is not to compete with or replace existing resources, but to complement them by creating a network of amenities that meet resident needs. The result highlights the types of spaces and facilities needed to accommodate community demand.

The competitive context is specific to each service area. More details are available in the service area chapters of this plan.

Demand Analysis

Demand is determined by comparing the likely participation in an activity with the amount of existing space to support that activity. Factors such as how much space is needed to accommodate an activity, the duration of an activity, and the number of individuals that can participate in an activity at once inform the amount of space needed.

Results of the demand analysis are specific to each service area. More details are available in the service area chapters of this plan.

Community & Stakeholder Input

Public engagement was conducted to involve the community and stakeholders in the planning effort and seek input to align the multigenerational centers with community needs. Engagement included the following for each service area:

- Focus group of key stakeholders and community interest groups
- Community meeting in English
- Community meeting in Spanish

A summary of the engagement findings are available in the service area chapters of this plan. Additional information about engagement efforts can be found in Appendix C.

Engagement Summary

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. ¡Invitamos diferentes reuniones en español, en inglés y en otros idiomas, y una sesión de uso!

¿Qué es un Centro Multigeneracional?

Es un Centro Regional de Recreación que ofrece una variedad de comodidades como piscinas/sanctuarios, áreas acuáticas, salones y 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 corresponde al área donde vive! La reunión se llevará a cabo en español en la plataforma de Microsoft (LAMB).

Martes, 17 de noviembre, 6:30-8pm
AREA 2:
 Inglese: Bowie Heights, Riverway, Clarks Park, Cottage City, Longwood, Lyndon Hill, Mount Rainier, Northbrook, Rockledge, Tully, Westview, Woodmont, Woodmont Heights, y otros. **Use el enlace: www.parks.com/services/en-espanol para participar en la reunión.**

Miércoles, 18 de noviembre, 6:30-8pm
AREA 3:
 Inglese: Bowie Heights, Riverway, Clarks Park, Cottage City, Longwood, Lyndon Hill, Mount Rainier, Northbrook, Rockledge, Tully, Westview, Woodmont, Woodmont Heights, y otros. **Use el enlace: www.parks.com/services/en-espanol para participar en la reunión.**

Jueves, 19 de noviembre, 6:30-8pm
AREA 4:
 Inglese: Elmhurst, Howard, Lyndon Hill, Oakmont, y otros. **Use el enlace: www.parks.com/services/en-espanol para participar en la reunión.**

Multigenerational Centers Feasibility Studies

*Community Outreach
in English and Spanish*



Service Area 2

Creating an accessible and welcoming community asset focused on fitness and social connection in a rapidly urbanizing environment.

Overview

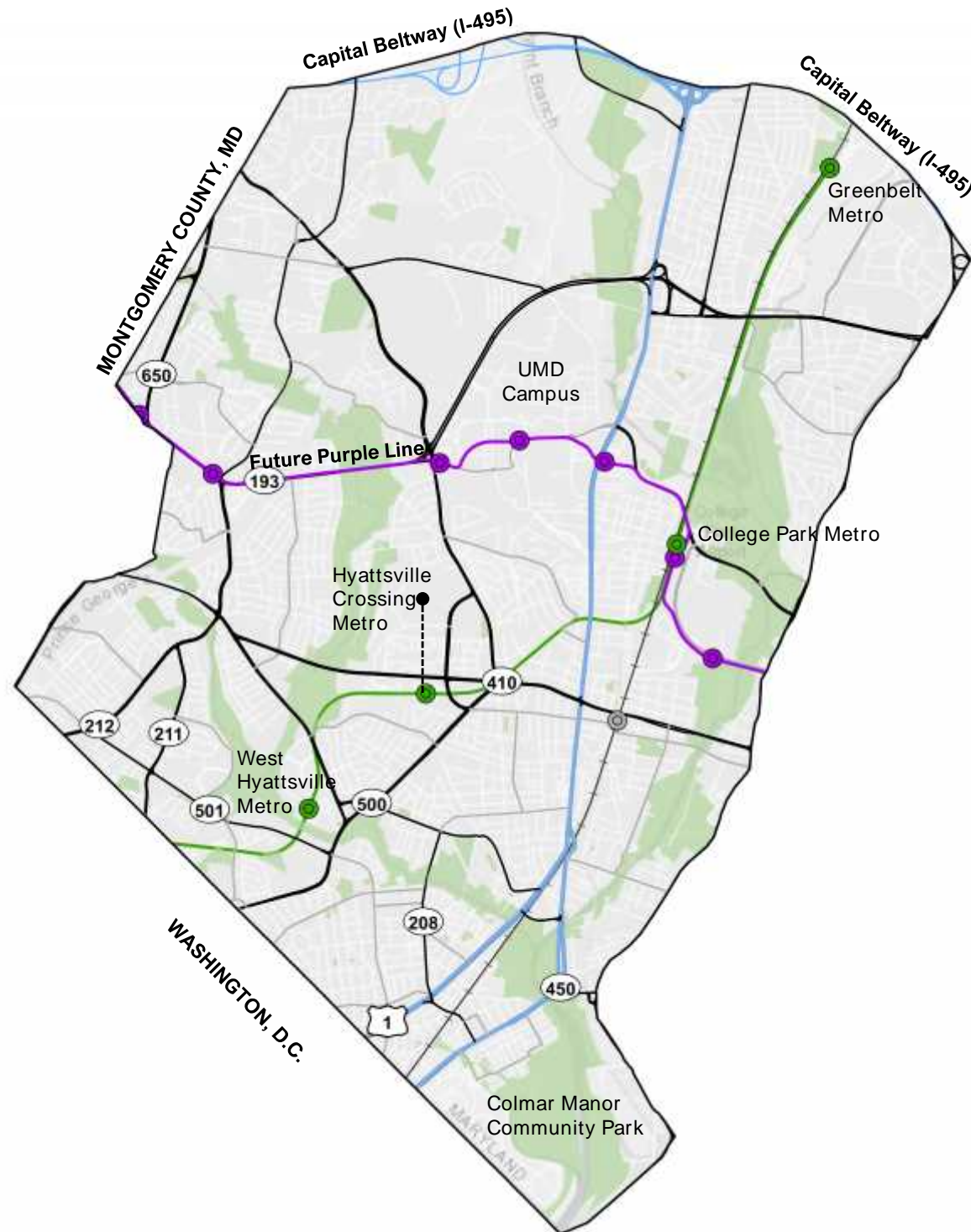
Service Area 2 is in the Northern Area of Prince George's County. It stretches from the northeastern edge of Washington DC and the Montgomery County border over to the Capital Beltway (I-495) and Maryland Route 201/ Kenilworth Ave. The Service Area includes all or part of twelve incorporated municipalities and many distinct communities. These include Hyattsville, University Park, College Park, Berwyn Heights, Colmar Manor, Brentwood, Mount Rainier, North Brentwood, Riverdale Park, Bladensburg, Greenbelt, Langley Park, Chillum, and others.

- › **Service Area 2 is comprised of communities representing a wide range of experiences, even within demographic groups.**

The high proportion of Hispanic, Latino, and foreign-born residents help create a uniquely diverse area. Compared to the County as a whole, Service Area 2 is much more urban and densely populated, has less expendable income, and has a high proportion of residents using public assistance. This diversity in economic and social backgrounds must be reflected in a multigenerational center that welcomes all.

Major roads in Service Area 2 include Route 1 connecting north to south, and MD 410 stretching east to west. The area has four green and yellow line metro stations – West Hyattsville, Hyattsville Crossing, College Park, and Greenbelt. The planned Purple Line will increase east to west connection from the Langley Park area through College Park and Riverdale. Service Area 2 residents use transit, walk, and bike to commute much more frequently relative to the County.

- › **Multimodal accessibility will be critical to the success of a multigenerational center in Service Area 2.**



Population and Demographics

How does Service Area 2 compare to other areas in the County?

Service Area 2 is younger, more diverse, and is expected to grow faster than other areas. Residents in the area have lower household incomes and higher reliance on public assistance programs. The area is urbanizing and uses public transportation more than other areas.

Service Area	2	3	4	County
Estimated Population (2018)	159,000	133,000	83,000	906,000
Forecast Growth Rate	10%	8%	3%	8%
Projected Population (2040)	174,000	144,000	86,000	983,000
Area (Square Miles)	23.4	56.5	15.3	499
Population per Square Mile	6,800	2,300	5,400	1,800
Median HH Income	\$66,600	\$111,500	\$66,300	\$82,400
Median Age	30.3	40.3	33.8	36.9
HH Size	3.4	3.0	3.2	2.9
Owner Occupied	41%	79%	52%	62%
Renting	59%	21%	48%	38%

Why do demographics matter?

- › Age and income distribution help determine how residents participate in certain physical activities.
- › Cultural factors connected to race, ethnicity, and national origin inform the types of activities and amenities that most interest individuals and communities.
- › Other population data informs future growth patterns, potential locations, and community accessibility needs.

Additional population and demographic information is included in Appendix A.

Existing Conditions

Service Area 2 has a relatively strong existing inventory of gyms. However, resources are concentrated along Route 1 and inaccessible to some population segments due to geography and price.

Understanding the current public, private, and aquatic facilities in the area is important to planning a new multigenerational center. The purpose of multigenerational centers is not to compete with or replace existing resources, but to complement them and create a network of amenities. More detailed information is in Appendix A.

Public Facilities

Residents in Service Area 2 have access to numerous community centers including North Brentwood, Rollingcrest-Chillum, Langley Park, College Park, and Prince George's Plaza. Most of these community centers offer a single gymnasium, a multipurpose or meeting room, and a small fitness room or area. Additionally, residents in the area have access to specialized facilities including Brentwood Arts Center, Mt. Rainier Nature Center, and College Park Youth Services Center as well as outdoor amenities like trails and parks.

Local municipalities provide some additional space, like Hyattsville's Magruder Park Recreation Center. The University of Maryland in College Park is home to Eppley Recreation Center, but use is restricted to those with ties to the University, like faculty. Occasional rentals to community athletic groups are available on a limited basis.

- › **Existing facilities are popular and well attended but lack modern spaces for programs that serve the entire service area.**

Private Facilities

Several private sector facilities provide indoor recreation and fitness offerings for Service Area 2. These include chain retail gyms like Planet Fitness as well as boutique, studio, and class-focused spaces offering CrossFit, Barre, and yoga. Most private facilities are located on the east side of the service area along the Route 1 corridor. The

price point for memberships at these gyms can be relatively high, particularly at the smaller gyms with specialized offerings.

- › **Space that is physically and financially accessible is a missing resource in Service Area 2.**

Aquatic Facilities

Residents in Service Area 2 have access to four M-NCPPC aquatics facilities: Ellen E. Linson Splash Park, Lane Manor Splash Park, Rollingcrest/Chillum Splash Pool, and Hamilton Splash Park. These splash parks are popular with children and families but offer limited lanes for lap swimming or other activities. Three of the four pools are outdoor, leaving a service gap in the colder months. Eppley Recreation Center at UMD has a full size competitive indoor pool, but community access is limited. LA Fitness provides a small indoor lap pool in Hyattsville.

- › **The extreme popularity and crowding of existing splash parks as well as the lack of indoor pools for lap and competitive swimming indicate the importance of the aquatics program at a new Multigenerational Center.**

Regional Facilities

The Prince George's County Sports and Learning Complex (SPLEX) – the multigenerational center for Service Area 5 – is located southeast of Service Area 2. Fairland Sports and Aquatics Complex near Laurel / Beltsville to the north will become the multigenerational center for Service Area 1. Both offer expanded pool, gym, and multipurpose spaces available to Service Area 2 residents. However, these facilities are not easily accessed from the area.

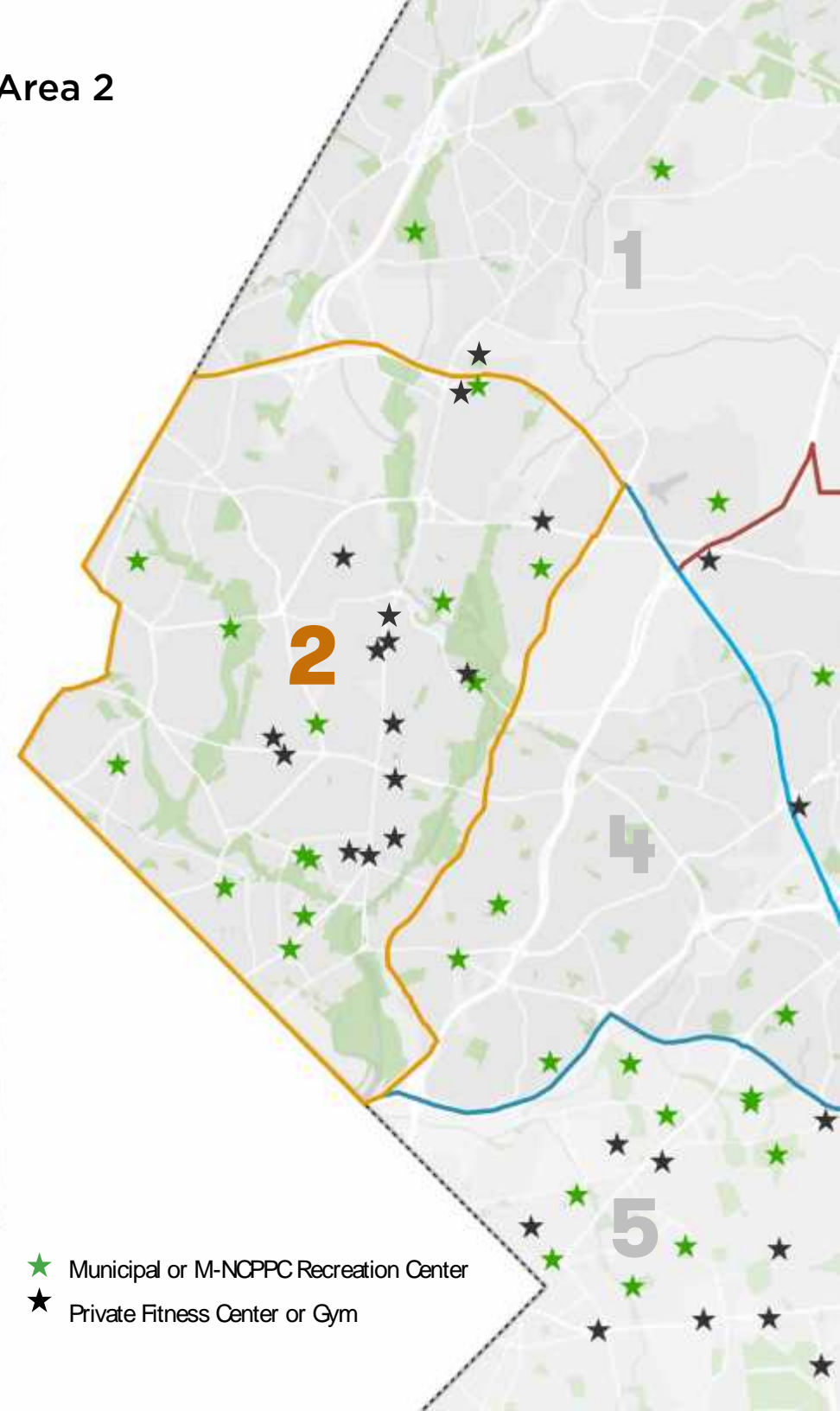
Density of Existing Fitness Amenities in Service Area 2

#	Facility	Category	Location
1	Berwyn Heights School Community Center Park	MNCPPC	Berwyn Heights
2	Bikram Yoga Works & Cryotherapy	Studio	Riverdale Park
3	Brentwood Arts Center	MNCPPC	Brentwood
4	College Park Community Center Park	MNCPPC	College Park
5	College Park Youth Services Center	MNCPPC	College Park
6	CrossFit Hyattsville	Class-focused	Riverdale Park
7	Ellen E. Linson Aquatic Center	MNCPPC	College Park
8	Eppley Recreation Center	University	College Park
9	Gold's Gym	Large Chain	Riverdale Park
10	Hamilton Splash Park	MNCPPC	Hyattsville
11	Herbert W. Wells Ice Skating Center	MNCPPC	College Park
12	JTCC	Courts	College Park
13	LA Fitness	Large Chain	Hyattsville
14	Lane Manor Aquatic Center	MNCPPC	Hyattsville
15	Langley Park Community Center	MNCPPC	Adelphi
16	Love Yoga Studio	Studio	Hyattsville
17	Magruder Park Rec Center	Municipal	Hyattsville
18	Mt. Rainier Nature Center	MNCPPC	Mount Rainier
19	North Brentwood Community Center Park	MNCPPC	N. Brentwood
20	Numi Yoga	Studio	College Park
21	OpenBarre Studios	Studio	College Park
22	Orange Theory Fitness	Class-focused	College Park
23	Planet Fitness	Large Chain	Hyattsville
24	Planet Fitness	Large Chain	Greenbelt
25	Posh Cycling & Fitness	Class-focused	College Park
26	Prince George's CrossFit	Class-focused	Beltsville
27	Prince George's Plaza Community Center	MNCPPC	Hyattsville
28	Rollingcrest Aquatic Center	MNCPPC	Chillum
29	Rollingcrest/Chillum Community Center Park	MNCPPC	Chillum
30	Yoga Space	Studio	Hyattsville

Notes:

- Facilities analyzed as part of this effort may not include all facilities in the area.
- Some facilities are co-located and may appear as a single site (star) on the map.

SERVICE AREA 2 MULTIGENERATIONAL CENTER



- ★ Municipal or M-NCPCC Recreation Center
- ★ Private Fitness Center or Gym

Participation and Demand Analysis

Both qualitative and quantitative data help ensure that these centers reflect the community's needs and desires. Participation analysis provides quantitative data about the types of activities that are popular. Demand analysis compares the popularity of activities to the existing inventory of facilities in the service area. The result highlights the types of spaces and facilities, or additional capacity needed to accommodate community demand.

Combining these analyses with the qualitative insights from community members and historical membership data from M-NCPPC results in a facility program that is data-driven and community-informed. More information is in Appendix B.

Participation Analysis

Participation rates vary based on the type of sports or recreation activity as well as demographic characteristics such as age, income, and region. For example, older individuals are more likely than younger people to work out at a gym or fitness center, but less likely to play basketball regularly. Applying known participation rates by age and income to Service Area 2's unique demographic profile shows us the potential number of participants in the area.

Demand Analysis

Demand is determined by comparing the likely participation of an area with the amount of existing space. Factors such as how much space is needed to accommodate an activity, the duration of an activity, and the number of individuals that can participate in an activity at once inform the amount of space needed.

Service Area 2 needs fitness and recreation space that is accessible, affordable, and high quality. Programming activities that support seniors and youth are key to success.

What did we learn about Service Area 2?

- **Importance of youth and seniors:** the most active participants in the service area are also the most vulnerable. Spaces for youth and older adults are needed in the area.
- **Accessibility is key:** Service Area 2 lacks fitness facilities that are geographically and financially accessible. There is a need for approximately 7,000 square feet of open fitness space.
- **Popular activities:** running, swimming, basketball, and weightlifting / working out are the most popular activities in Service Area 2. Lacrosse and running are less prevalent than other areas of the County. The data is unclear if this is due to a lack of available facilities.
- **Need for outdoor fields:** Service Area 2 has rectangular fields for soccer and other outdoor sports, but many are often unusable due to turf, drainage, and scheduling issues.
- **Growth of futsal:** Data on futsal participation rates is currently unavailable, but the popularity of soccer, the significant Latino and immigrant population in Service Area 2, and community input all indicate that futsal is very popular here and should be factored into program offerings.
- **Limited opportunities for lap swimming:** The area has several splash parks but limited lap swimming and water aerobics space. Introductory activities like learn-to-swim and leisure swim opportunities outside of splash pads are needed more than competition or elite swim spaces, though competitive training and practice lanes are in demand.

Community Input

Community input provides valuable qualitative information about the ideal multigenerational center for Service Area 2. The engagement effort included virtual community meetings and online content, focus groups, and stakeholder interviews. Some of the key stakeholders are listed in the right column. Comments from more than 100 community members were synthesized to identify overall themes for Service Area 2 below. A copy of the meeting presentations and a summary of engagement feedback is included in Appendix C.

What did we hear from Service Area 2?

- **Social Connection:** Residents in Service Area 2 want places and program opportunities to interact socially. Both senior residents and high schoolers / young adults lack space to gather and spend time with peers in a place separate from school, work, or commercial areas. Dedicated spaces suitable for both structured and unstructured programs for social activity are needed in this area.
- **Transportation and Accessibility:** Access via walking, biking, and public transportation is desired due to increasingly dense development. However, many residents still drive, making parking important to equitable access.
- **Fitness Amenities:** There is high demand for fitness equipment and classes. Seniors are seeking accessible opportunities to exercise and remain healthy. Many young adults, especially from local high schools, desire weights and strength training for athletic purposes.
- **Dedicated Spaces:** Residents feel that existing community centers can be crowded and often lack desired specialized spaces. Kitchens, meeting rooms, community gardens, and computer rooms are among the requested dedicated areas. Collaboration with nearby public services like the library and school system could help enhance the network of offerings.



104 participants
in stakeholder interviews,
focus groups, and
community meetings for
Service Area 2

Community Participants

- Residents and community members
- Offices of County Council Members Deni Taveras, Dannielle Glaros, and Todd Turner
- City of Hyattsville
- College Park City – University Partnership
- Northern Gateway and Gateway Arts Community Development Corporations
- Northwestern High School
- North College Park Civic Association
- M-NCPPC staff expertise: Aquatics, Operations, Youth & Countywide Sports, and others as needed

“Seniors need lap swimming options too! The pool we belong to is outdoors, so summer only.”

- Service Area 2 Resident

Building Program

The baseline program was developed in *Formula 2040* and refined based on the specific needs of Service Area 2 and community input. The program informed the site selection process and was finalized with input from staff based on operational considerations.

Indoor Space	Description	Square Feet
Lobby & Community Zone	Building entry with gallery, lounge spaces, and a small café	5,800 SF
Specialized Activities (Indoor Courts or Turf, Track, Fitness, & Multipurpose Programs)	3-lane track, exercise rooms for weightlifting, cardio, and fitness classes, 4 multipurpose rooms for classes, games, special events, camps, and meetings, and 4 dedicated program spaces for computer / technology, gathering, health & wellness, and drop-in childcare. Future design efforts will determine if indoor courts or an indoor turf field will best serve the community	38,000 SF
Aquatics	8-lane competition pool (25 yards) with seating for 250 and a warm water pool for aqua fitness and therapy	18,500 SF
Building Support	Locker rooms, hallways, restrooms, and other support spaces	7,700 SF
Total Program	Useable and programmable spaces (net square feet)	70,000 SF
Total Building Size	Gross square feet	87,000 SF
Total Parking	Combined structured and surface parking	404 spaces

Outdoor Amenities

Because of the urban and dense nature of Service Area 2, outdoor amenities will be provided using a combination of the multigenerational site and updates to existing parks in the area. These may include rectangular turf fields, multiuse trails and paths, playgrounds, gardens, and picnic or pavilion areas.

Focus Area

Multigenerational centers will operate as major hubs of services and activities in the countywide network of offerings. While every center will provide the same baseline amenities, each one will also have physical and operational capacity to provide a higher levels of service and specialized programs to the entire County.

Baseline Amenities

The baseline program is designed to meet the level-of-service needs of the area. Residents can access centers with different themes in neighboring service areas.

- › **Demographic analysis confirmed the baseline amenities needed to support nearby residents: flexible courts or indoor turf area, indoor track, 8-lane pool, expanded fitness area, and multipurpose rooms.**

Focus Area

Dense urban development, multimodal access to other areas of the County, and proximity to regional amenities makes Prince George's Plaza the ideal central location for a community asset that provides space to meet friends, spend time with peer groups, and gather for structured or unstructured interaction.

While there is a countywide need for indoor fitness offerings like weights, resistance machines, and cardio equipment, that deficit

is felt most sharply in Service Area 2, where young adults and senior residents in particular face a lack of accessible options.

- › **The focus of the multigenerational center in Service Area 2 is social connection and fitness. This theme emphasizes the importance of a 'third place' for communities to gather outside of home or work and opportunities to be active together.**

To achieve this social connection and fitness focus, the center will include a walking track, 7,200 square feet of fitness space plus dedicated senior and teen program rooms and a lounge. The operations will reflect the theme, offering programs that appeal to young adults and seniors, sport-specific strength training, Silver Sneakers or similar programs, coordination of senior meal distribution, and collaboration with Northwest High School.

The center's operating hours will reflect community needs. Unstructured social gathering will be encouraged. Hangout rooms dedicated to specific peer groups, open gym and open lounge hours, and amenities to promote positive interaction like board games or arts and crafts supplies may also support the center's focus.



The focus on social connection and fitness will provide a community anchor for the community to gather and interact in an urbanizing area.



Site Selection

Formula 2040, the parks and recreation functional master plan for Prince George's County, recommended a location that is central to each service area. Prince George's Plaza was identified as the best location for Service Area 2 with the possibility of using the existing Prince George's Plaza Community Center.

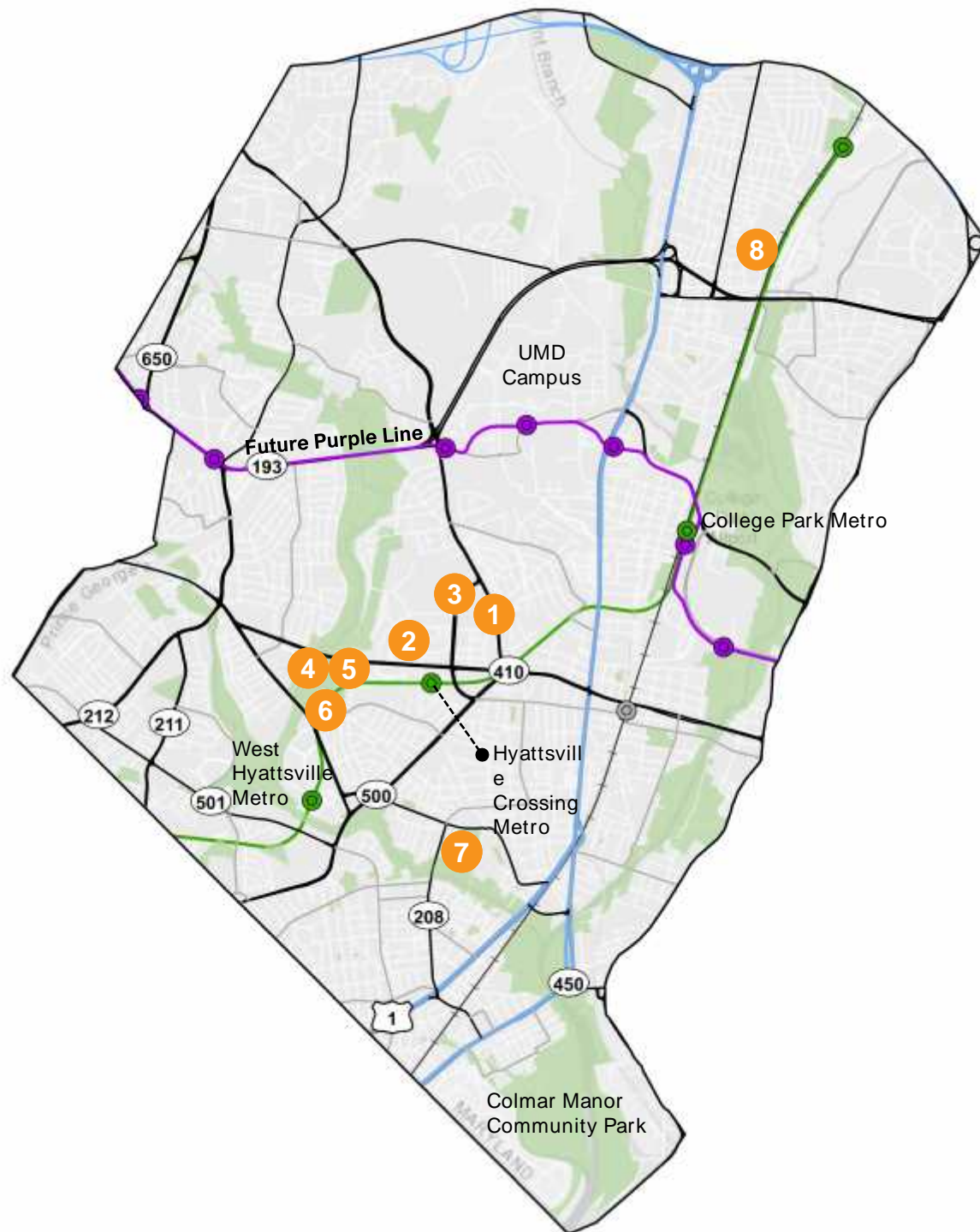
The site list was developed through real estate market research and community input, with a focus on available land near the center of the service area as recommended in Formula 2040. A total of 8 sites were identified for evaluation:

1. Prince George's Plaza Community Center
2. The Mall at Prince George's
3. Mixed-Use Development Opportunity
4. Adaptive Reuse Development Opportunity
5. Heurich Park
6. Ager Road
7. Hamilton Splash Park
8. College Park Commerce Center

Each site was evaluated against project criteria, including site size and topography, access and location, price, and timing among other factors. Additionally, some sites were removed from consideration based on availability or timing of development efforts.

- › **The evaluation resulted in two frontrunner sites: Prince George's Plaza Community Center and the Mall at Prince George's. Because of their proximate location, both sites scored similar ratings against key criteria.**

Each site represents a unique strategic direction as the first urban multigenerational center. M-NCPPC is evaluating each opportunity more in-depth.



This effort focused on developing a baseline concept for the existing community center site. Adjacent efforts are underway for the Mall at Prince George's.

Area Context

Prince George's Plaza was identified as a focus area for the multigenerational center in Formula 2040. Situated at the center of the area, Prince George's Plaza has seen significant residential and commercial development and is a focus area for density and future growth. The County Council has designated the area as a regional transit district and zone for strategic investment.

Near the crossroads of major thoroughfares Adelphi Road and 410 / East-West Highway, the Prince George's Plaza area is well connected to the broader region via auto routes, buses, Metro, and biking or walking. The newly renovated Hyattsville Library and nearby Northwest High School are the closest public amenities.

- › **Building the multigenerational center near Prince George's Plaza will create a visible and accessible hub for a diverse community.**

Option A: Existing Community Center

The existing community center at Prince George's Plaza is located at the corner of Adelphi Road and Toledo Road. The building was the first community center constructed by M-NCPPC. It is approximately 13,000 square feet and includes a gymnasium, small fitness area, multipurpose rooms and meeting space. It includes an outdoor playground and

approximately 33 parking spaces. The site is approximately 4.6 acres, which includes the Beth Torah property to the north, also owned by M-NCPPC. The site slopes from the north down to the intersection of Adelphi and Toledo Roads, necessitating structured parking for the site. There is limited opportunity to expand if needed in the future and outdoor amenities will focus on walkability and site connectivity. The parking structure could include a rooftop athletic field.

Since M-NCPPC already owns the site, there are no acquisition or leasing costs. The site can accommodate the program with a small outdoor field and offers a view of the Nine Ponds outdoor area. Development plans are ongoing for the adjacent properties, which includes the pond projects and trails.

- › **This effort focused on developing a baseline concept for the existing community center site. Concurrent efforts are underway to evaluate the Mall at Prince George's.**

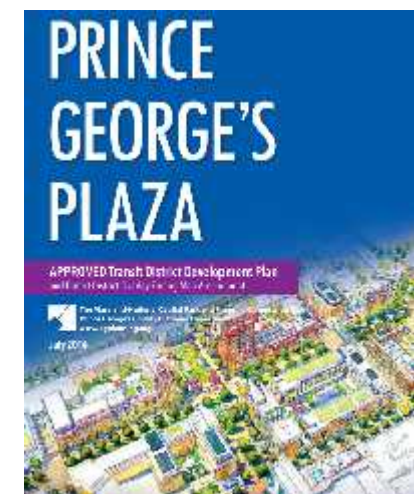
Option B: The Mall at Prince George's

The Mall site consists of a vacant retail structure and surface parking lot available for redevelopment (formerly JCPenney). The site is approximately 1.65 acres and will likely require structured parking, depending on potential sharing agreements with the Mall owners. Partial demolition of the existing

structure would be required prior to construction of the multigenerational center. The site likely cannot accommodate an outdoor rooftop field and will instead rely on enhanced connection with Heurich Park across East-West Highway. The Mall site offers regional visibility and a unique partnership model for M-NCPPC.

In this option, the existing community center site will support the multigenerational center with outdoor elements or as an urban park and trail connector.

- › **Concurrent efforts are ongoing to evaluate the opportunity for a multigenerational center at the Mall including site development costs and risks and operational considerations.**



Development Concept

The concept for Service Area 2 is an 87,000 square foot multigenerational center at the existing community center site.

The development concept maximizes the site's location and proximity to several amenities as part of the burgeoning Hyattsville Crossing neighborhood. The site is connected to the Nine Ponds Trail, adjacent to the Hyattsville Library, and walkable from Northwestern High School and several nearby neighborhoods. The design seeks to create a regional hub for social connection and fitness.

Site Layout

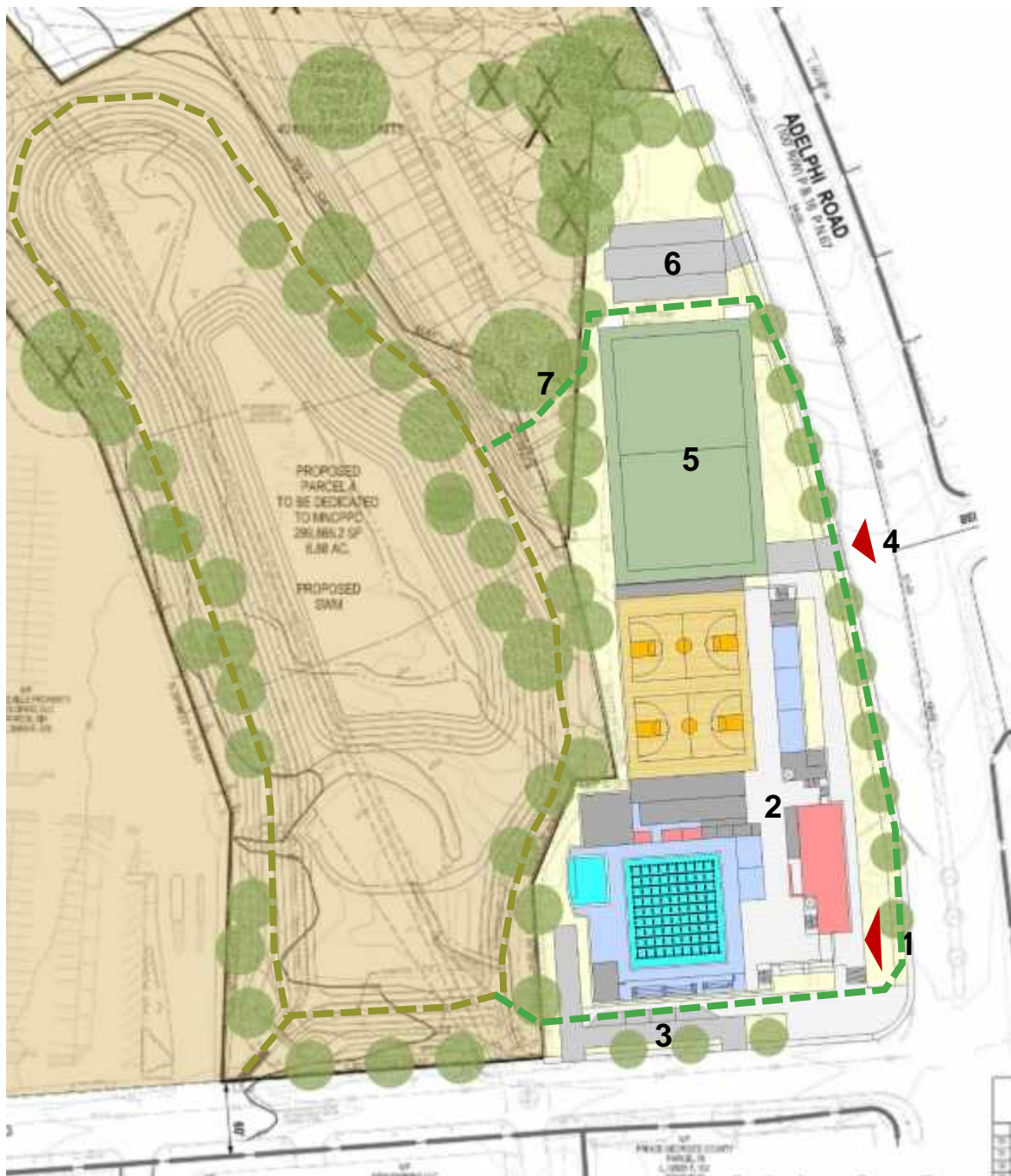
The project will involve the demolition of the existing community center and Beth Torah congregation building in the 4.67-acre site. The proposed building and a small outdoor multipurpose field will occupy most of the linear project site. The placement of the center takes advantage of the site's slope from a higher elevation to the north to a lower elevation to the south. Parking will be mostly satisfied by an underground garage with a capacity of 380 spaces and access from Adelphi Road. Surface parking at the north portion of the site allows direct access to the artificial turf field over the underground garage. Additional surface parking on the south provides accessible parking and drop-off. The main building entry and plaza faces the new library to the south and will reinforce a strong neighborhood civic landmark. The site will be connected by trails to Nine Ponds, a water feature with surrounding trails.

Building Layout

The new two-level 87,000 square foot multigenerational center is organized along a singular circulation spine. The higher volume recreation spaces such as the pool and gymnasium are located on the east side with locker rooms situated between. Community spaces are located on the lower and upper levels. Group exercise rooms, fitness rooms, and an elevated track are situated on the upper level overlooking the gymnasium and pool, as well as the park to the west and Adelphi Road to the east. Separate elevator access from the parking garage to the building entry lobby will be provided.



Conceptual Rendering of Future Multigenerational Center



SITE CONCEPTUAL LAYOUT

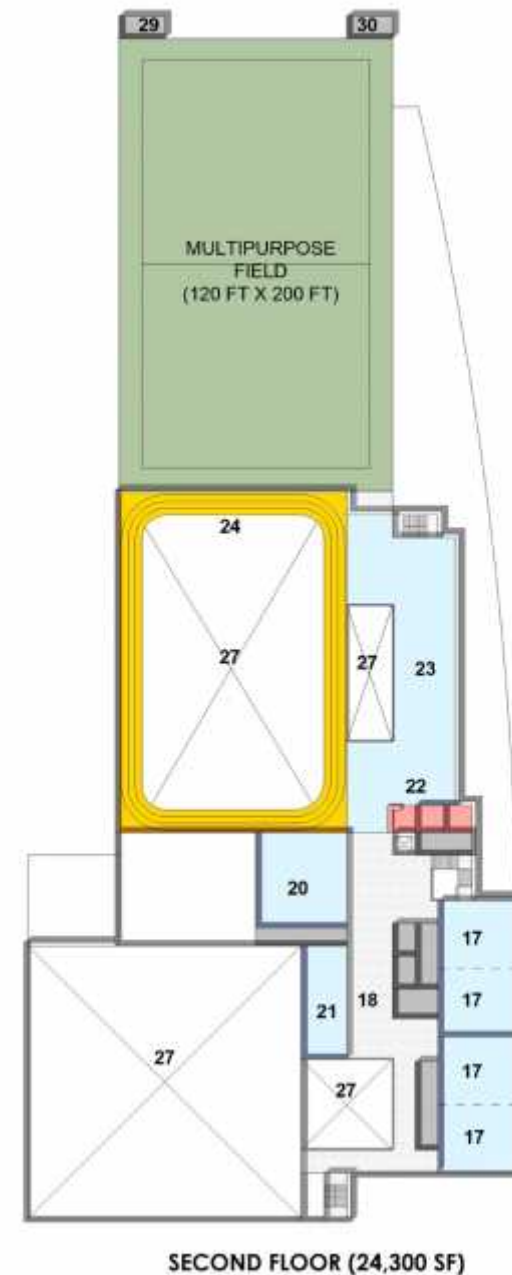
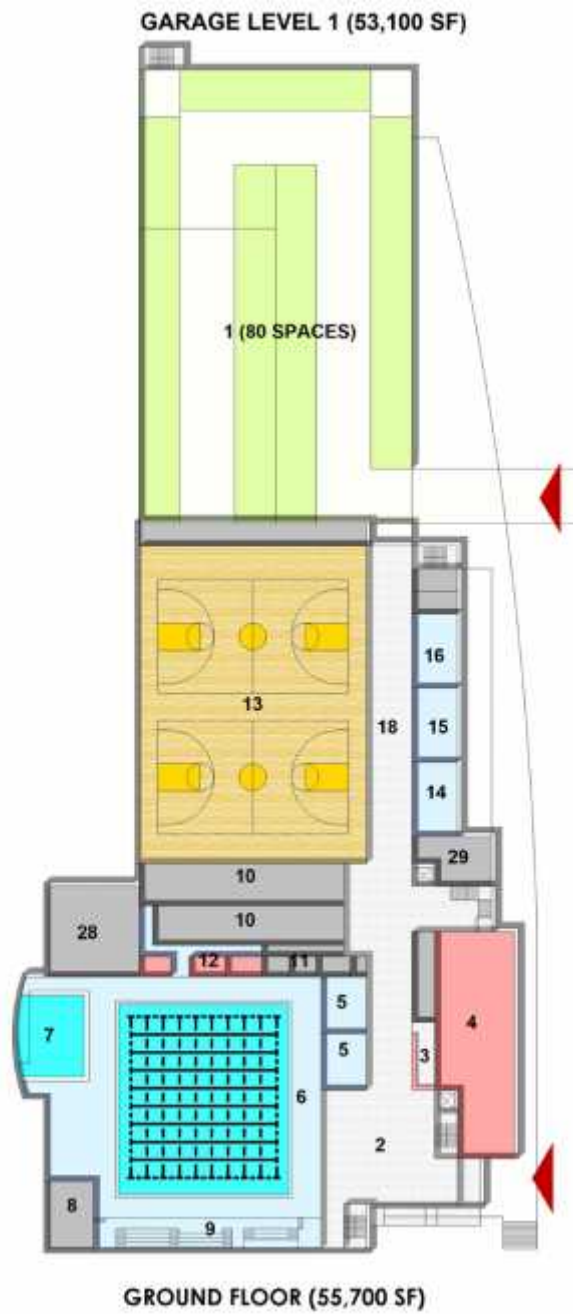
- 1 MAIN BUILDING ENTRY
- 2 NEW 2-LEVEL MULTIGENERATIONAL CENTER
- 3 SERVICE DRIVE, DROP-OFF, AND SURFACE PARKING (4 SPACES)
- 4 PARKING GARAGE ENTRY
- 5 MULTIPURPOSE FIELD WITH PARKING GARAGE BELOW
- 6 SURFACE PARKING FOR FIELD & TRAILS (24 SPACES)
- 7 TRAILS & NINE PONDS AREA

NOTE: PARKING GARAGE BELOW BUILDING AND MULTIPURPOSE FIELD. TOTAL PARKING = 404 SPACES

CONCEPTS SHOW ON-SITE TRAILS ONLY. TRAILS WILL CONNECT TO EXISTING TRAIL NETWORK.

CONCEPTUAL PLAN LAYOUTS

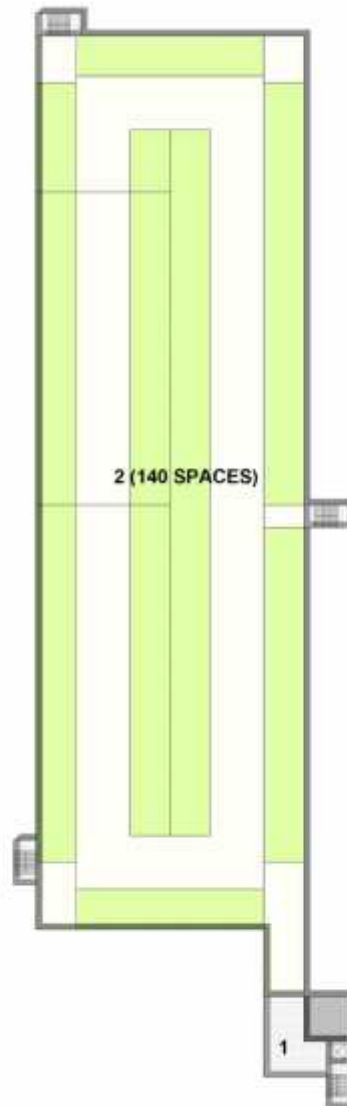
- 1 PARKING GARAGE
- 2 MAIN LOBBY
- 3 CONTROL DESK
- 4 ADMIN SUITE
- 5 PARTY ROOM
- 6 25-YD X 25-M COMPETITION POOL
- 7 WARM WATER POOL
- 8 POOL EQUIPMENT STORAGE
- 9 ELEVATED DECK SPECTATOR SEATING
- 10 LOCKER ROOM
- 11 FAMILY CHANGING ROOM
- 12 AQUATIC OFFICE/ FIRST AID/ CONTROL
- 13 2-COURT GYMNASIUM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



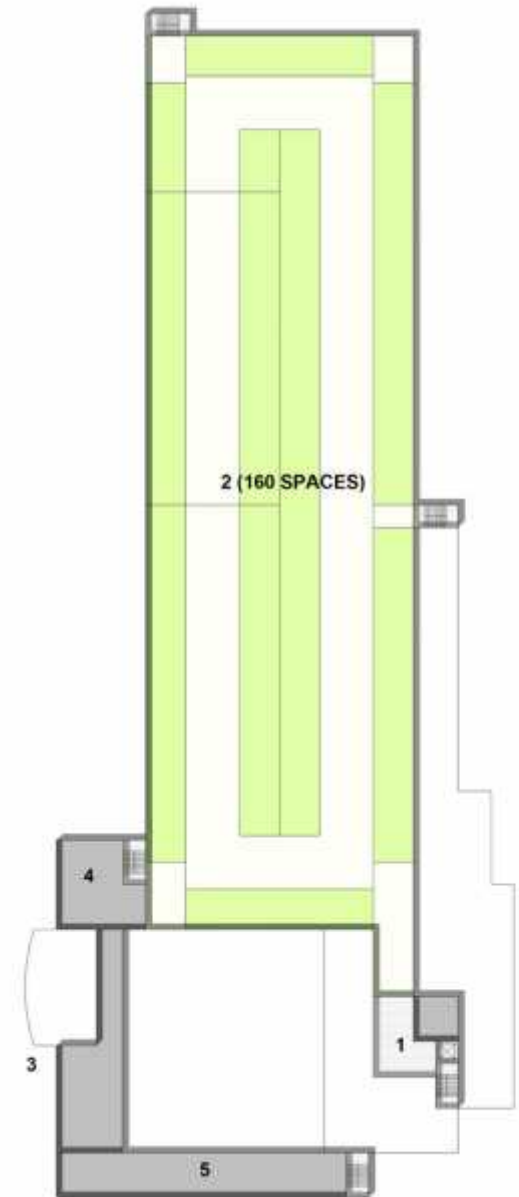
CONCEPTUAL PLAN LAYOUTS

- 1 GARAGE ELEVATOR LOBBY
- 2 PARKING GARAGE
- 3 SERVICE ENTRY
- 4 BUILDING SUPPORT
- 5 POOL FILTER ROOM

GARAGE LEVEL 3 (50,500 SF)



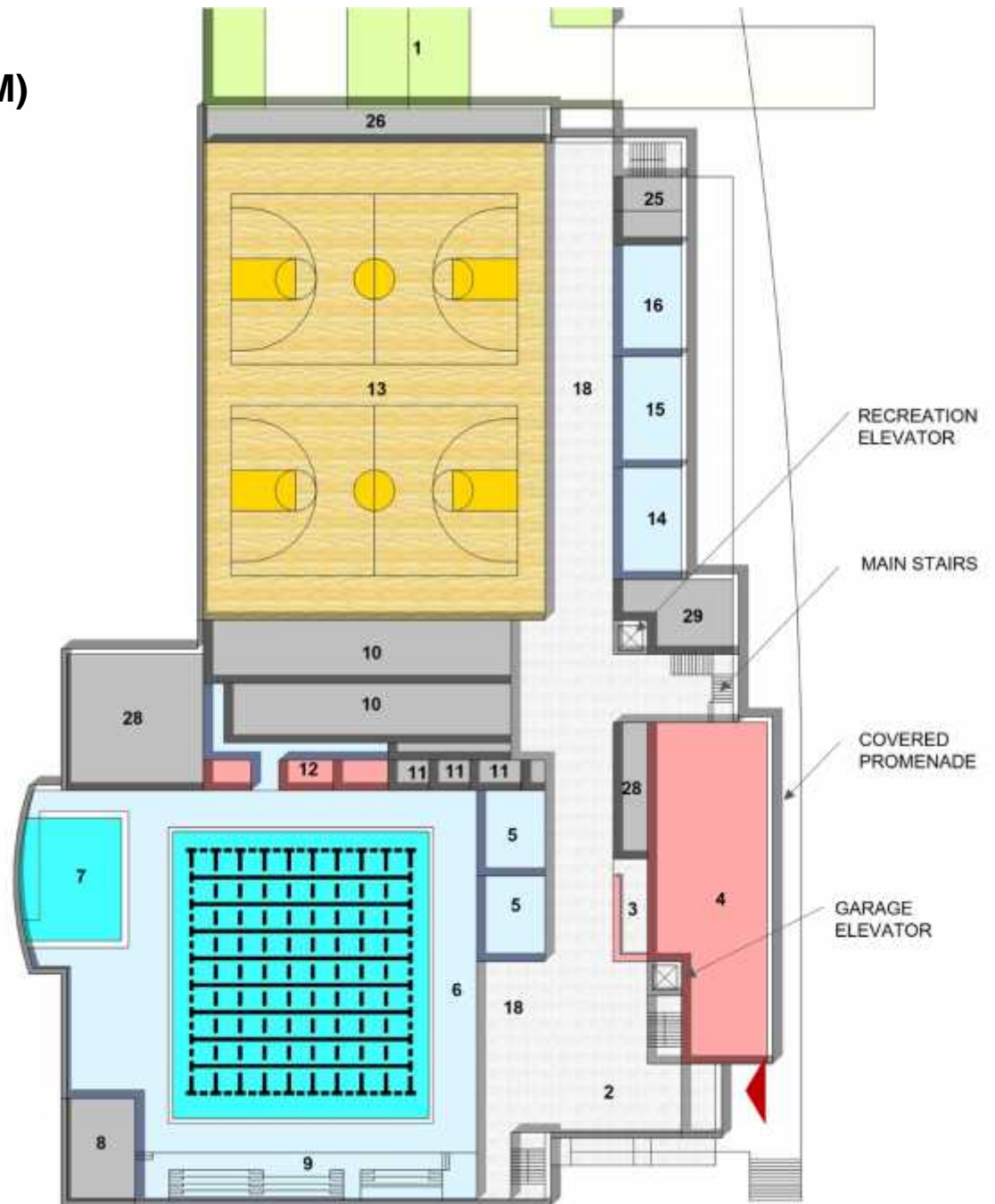
GARAGE LEVEL 2 (50,500 SF)



BASEMENT FLOOR (6,300 SF)

CONCEPTUAL PLAN LAYOUTS (ZOOM)

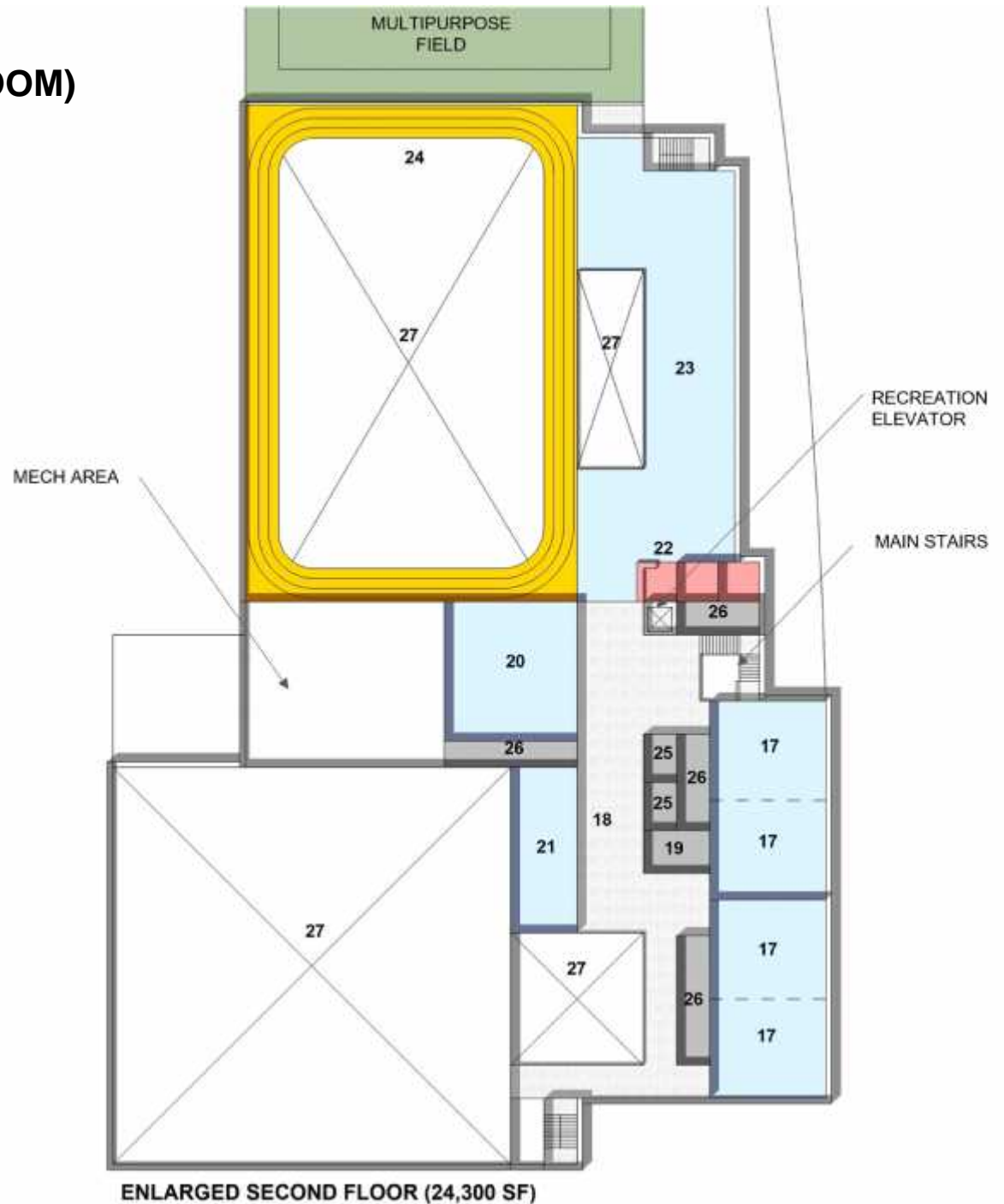
- 1 PARKING GARAGE
- 2 MAIN LOBBY
- 3 CONTROL DESK
- 4 ADMIN SUITE
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- 19 CATERING PANTRY
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- 22 FITNESS CONTROL DESK / OFFICE
- 23 FITNESS & WEIGHTS
- 24 ELEVATED TRACK
- 25 TOILETS
- 26 STORAGE
- 27 OPEN TO BELOW
- 28 BUILDING SUPPORT
- 29 OUTDOOR STORAGE
- 30 COMFORT STATION



ENLARGED GROUND FLOOR (55,700 SF)

CONCEPTUAL PLAN LAYOUTS (ZOOM)

- 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
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- 24 ELEVATED TRACK
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- 26 STORAGE
- 27 OPEN TO BELOW
- 28 BUILDING SUPPORT
- 29 OUTDOOR STORAGE
- 30 COMFORT STATION





DEVELOPMENT AERIAL VIEW

SERVICE AREA 2 MULTIGENERATIONAL CENTER



NORTHEAST AERIAL VIEW



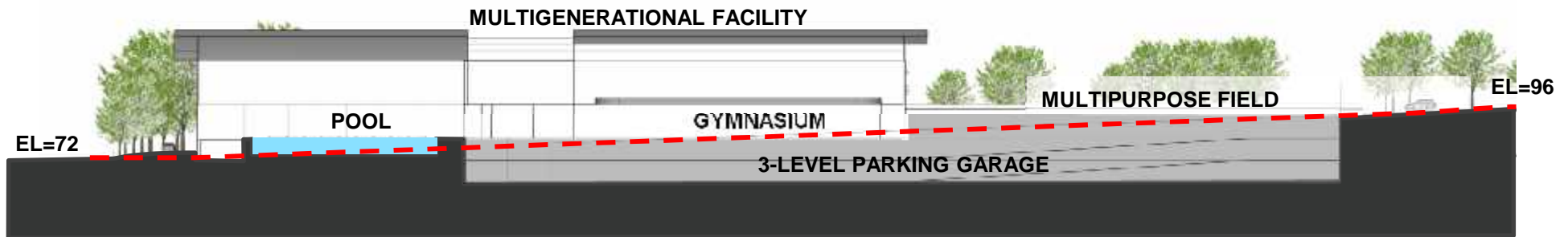
SOUTH VIEW ALONG ADELPHI ROAD



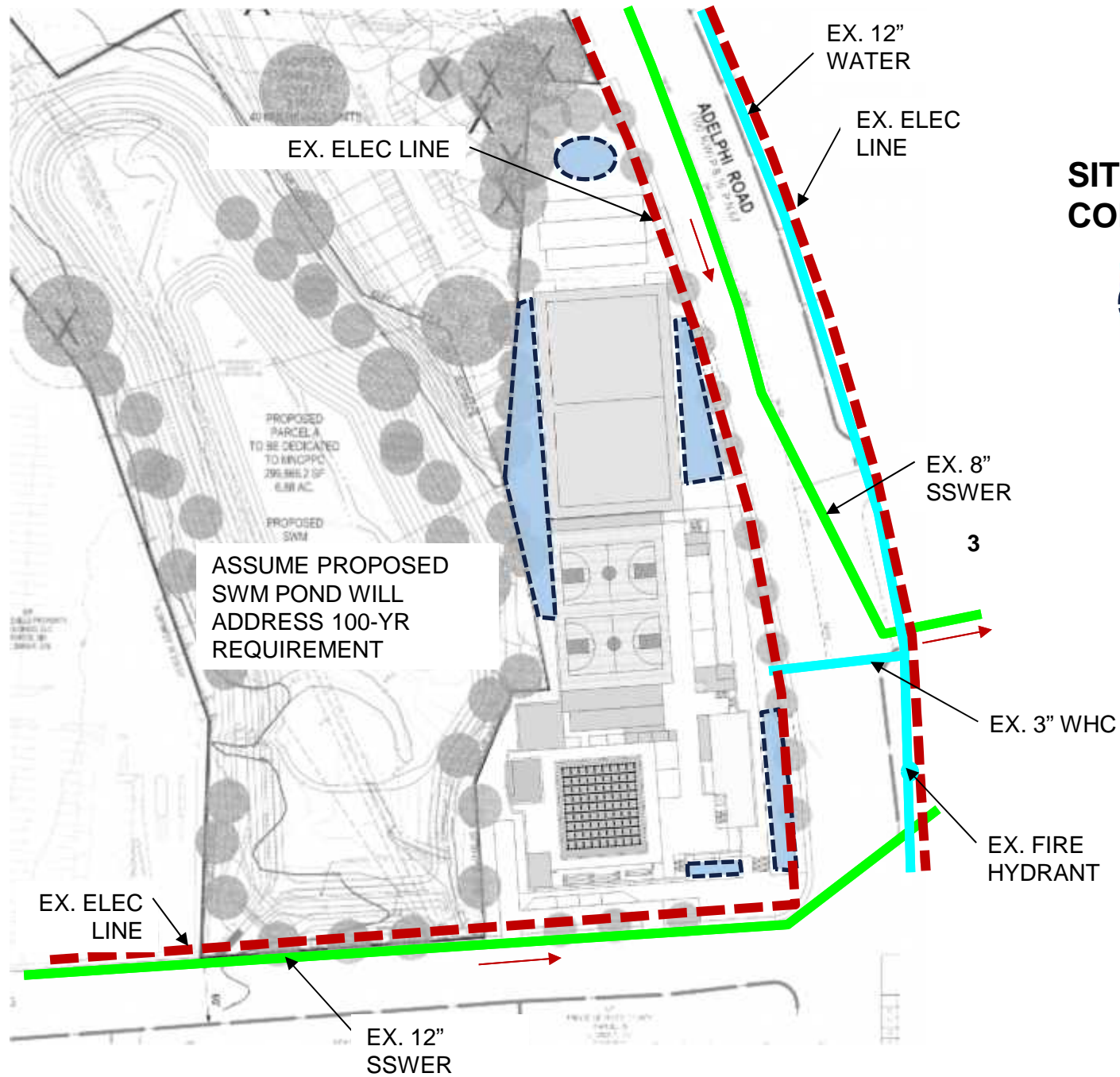
SOUTHEAST AERIAL VIEW



SOUTHEAST AERIAL VIEW



BUILDING SECTION



SITE STORMWATER & UTILITY CONCEPT



POTENTIAL SWM AREA
(ASSUME APPROX. 7,500 SF
BIORETENTION AREA WITH
10" PONDING AND 30"
MEDIA DEPTH)



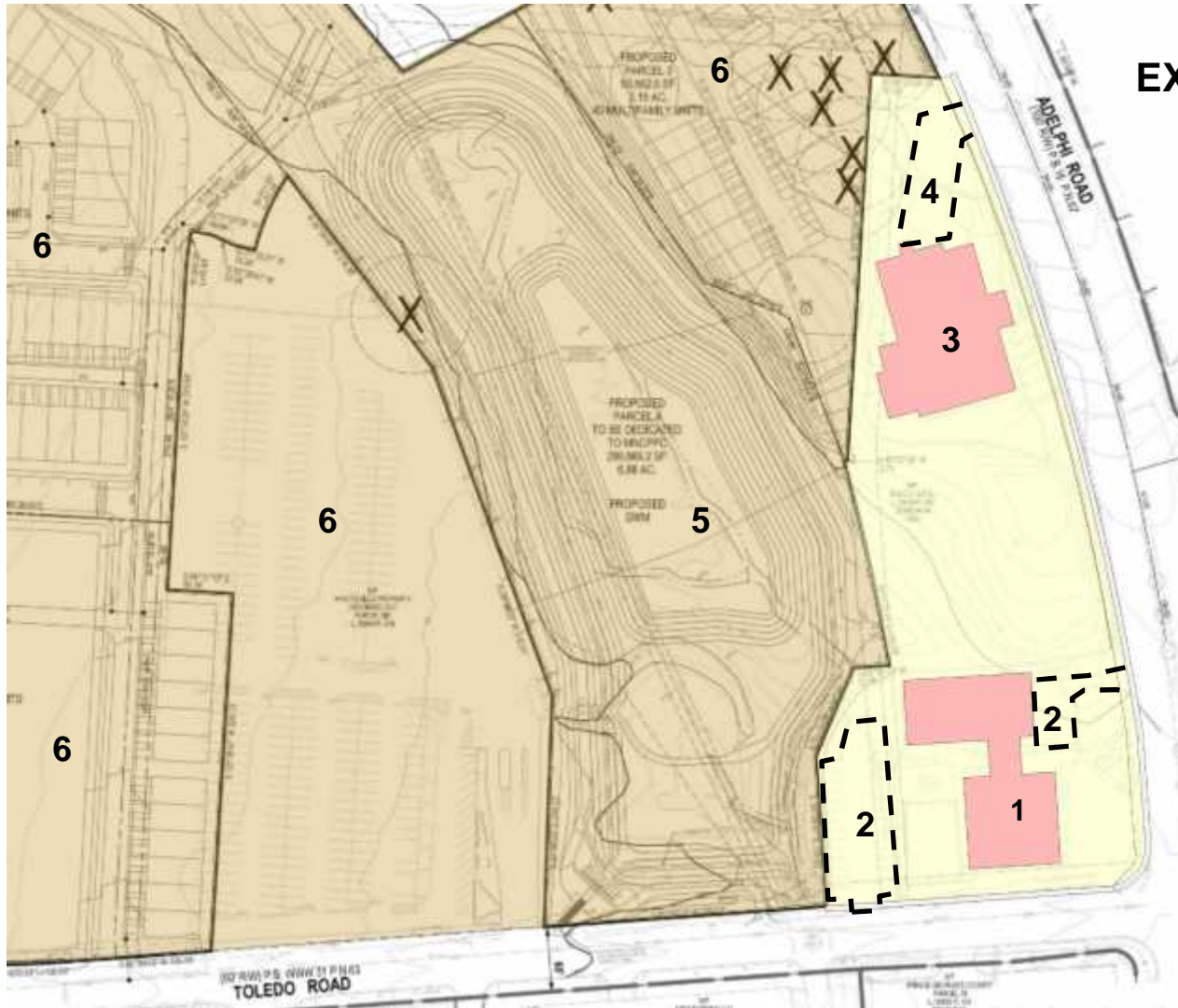
EXISTING WSSC WATER



EXISTING WSSC SEWER



EXISTING OVERHEAD
ELECTRIC POWER LINE



EXISTING SITE

- 1 EXISTING PRINCE GEORGE'S COMMUNITY CENTER
- 2 EXISTING PRINCE GEORGE'S COMMUNITY CENTER PARKING
- 3 EXISTING BETH TORAH BUILDING
- 4 EXISTING BETH TORAH PARKING
- 5 PROPOSED NINE PONDS STORMWATER AREA AND TRAILS
- 6 PROPOSED HOUSING DEVELOPMENT
- 7 PROPOSED HOUSING DEVELOPMENT



DEMOLITION CONCEPT

- 1 DEMO EXISTING COMMUNITY CENTER PARKING
- 2 DEMO EXISTING COMMUNITY CENTER BUILDING
- 3 DEMO EXISTING CONGREGATION BUILDING
- 4 DEMO EXISTING CONGREGATION PARKING

Implementation Plan

Project Description

The new multigenerational center in Service Area 2 will be located at the current Prince George's Community Center site, which will be demolished. The building will be approximately 87,000 square feet and include two levels of programmable area, surface parking for 24 vehicles, and structured parking for 380 vehicles with multipurpose field on the top level of the parking structure. The multigenerational center will include a competition pool, 3-lane track, 2 court gymnasium, and multipurpose rooms for community use.

Project Budget

The project budget includes hard costs, soft costs, and an owner's contingencies. The estimated total project budget for a multigenerational center at Prince George's Community Center is \$107.5 million in 2021 dollars. Escalation will be applied to the project based on the mid-point of construction as dictated by the Capital Improvement Plan.

Project Schedule

Feasibility and project planning were initiated in June 2020 with initial programming and community engagement. Key schedule milestones going forward include the following:

- Additional planning and decisions
- Engagement of an architectural and engineering team
- Engagement of a builder
- Construction
- Project Opening

The active project schedule is anticipated to be 5 years from the engagement of a design team as shown in the graphic below.

Next Steps

- Complete evaluation of the Mall at Prince George's site opportunity (Option B) and determine final decision on preferred site.
- Secure project funding in the capital improvement plan.
- Engage community and stakeholders on concepts and preferred site.
- Establish project implementation working group.
- Meet with internal stakeholders to review detailed program in preparation for engagement with design team.
- Develop detailed schedule of implementation milestones.

Yr 1	Yr 2	Yr 3	Yr 4	Yr 5
Design & Approvals		Construction		Project Opening



Service Area 3

Enhancing a popular community center to provide residents with year-round recreation and fitness, elevated amenities, and competition facilities.

Slide 1

KA48

New Color RGB: 163, 0, 0

Kayla Anthony, 8/8/2021

Overview

Service Area 3 is in the Northern Area of Prince George's County. It stretches from the eastern edge of the Capital Beltway (I-495) to the County line with Anne Arundel County along the Patuxent River. The service area includes the City of Bowie, parts of Greenbelt and Glenarden, and communities of Lanham, Seabrook, Glenn Dale, Fairwood, Mitchellville, and others.

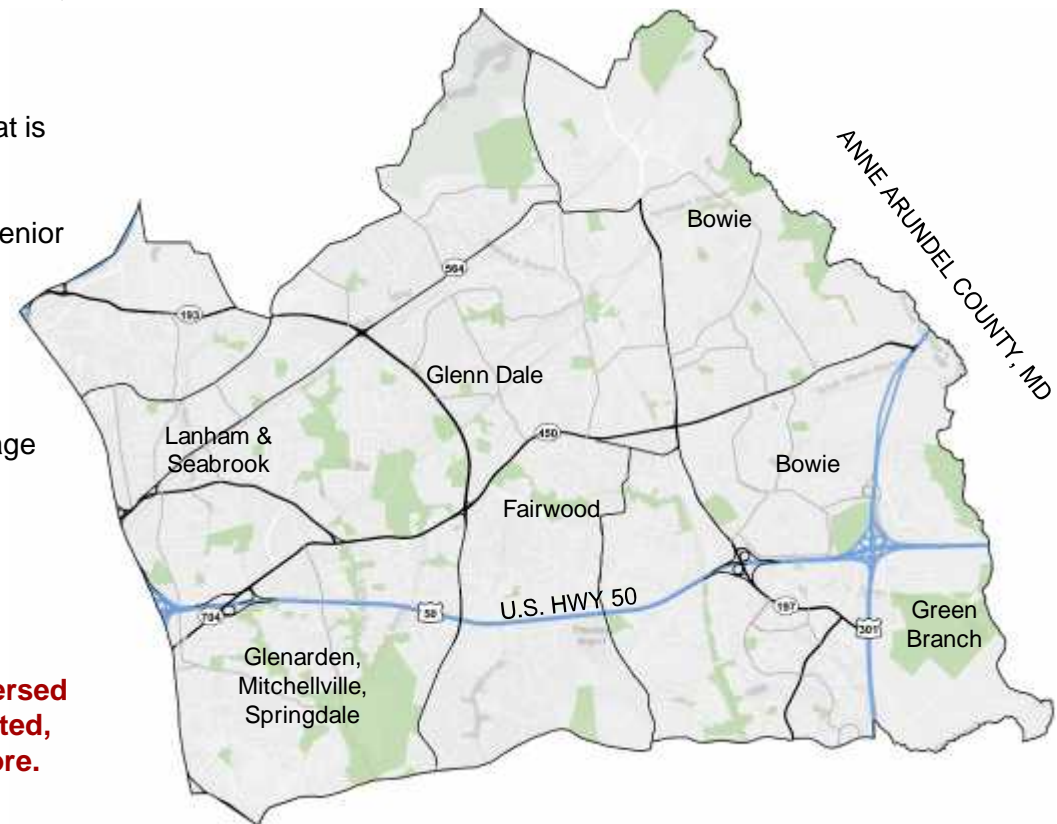
Communities within Service Area 3 represent a diverse population that is majority Black or African American. The area has a slightly higher proportion of Asian and white residents than the County as a whole. Service Area 3 has generational diversity with a larger proportion of senior residents alongside youth and families.

- › **Meeting the wellness and recreation needs of all ages will be important to this multigenerational center.**

Compared to the County as a whole, Service Area 3 has a high average expendable income, high proportion of government workers, and low proportion of residents receiving public assistance. The area is less densely populated than the more urban parts of the county within the Capital Beltway.

- › **Residents in the Service Area are largely car-dependent, and walkability is deterred by highways, busy roads, and the dispersed development pattern. Walking and biking infrastructure is limited, but the WB&A trail provides some connectivity through the core.**

The MARC Penn Line along the Northeast Corridor serves train commuters to Washington, DC and Baltimore with stops at Seabrook and Bowie State. However, it does not adequately connect destinations within the service area. Metrobus routes provide some linkages between Bowie State University, Bowie, Belair, and New Carrollton. Prince George's County TheBus does not have coverage in the area. This area has the WB&A and Bowie Heritage trails.



Population and Demographics

How does Service Area 3 compare to other areas in the County?

Service Area 3 is older than other parts of the County and is majority black or African American. Residents in the area have higher household incomes and spend more on entertainment, including health and fitness. The area is largely suburban and primarily travels by car.

Service Area	2	3	4	County
Estimated Population (2018)	159,000	133,000	83,000	906,000
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Owner Occupied	41%	79%	52%	62%
Renting	59%	21%	48%	38%

Why do demographics matter?

- › Age and income distribution help determine how residents participate in certain physical activities.
- › Cultural factors connected to race, ethnicity, and national origin inform the types of activities and amenities that most interest individuals and communities.
- › Other population data informs future growth patterns, potential locations, and community accessibility needs.

Additional population and demographic information is included in Appendix A.

Existing Conditions

With the population expected to exceed 144,000 in the next 10 years, a large amount of both aquatic and nonaquatic recreational space is needed to meet the needs of the service area, especially in the core.

Understanding the current public, private, and aquatic facilities in the area is important to planning a new multigenerational center. The purpose of multigenerational centers is not to compete with or replace existing resources, but to complement them to create a network of amenities. More detailed information is in Appendix A.

Public Facilities

Residents in Service Area 3 have access to numerous outdoor amenities including parks, trails, and green spaces, including Patuxent Research Refuge and Whitemarsh Park. Additionally, the City of Bowie provides public recreation space to its residents in the form of a gymnasium.

- › **Indoor public recreation facilities are mostly small community centers with limited capabilities for modern programming.**

Private Facilities

Service Area 3's indoor recreation and fitness needs are currently served by several private market offerings in addition to public facilities. About 11 private fitness centers or gyms operate in the area, including 7 "big box" retail gyms (e.g., LA Fitness, Gold's Gym) and 3 boutique or specialized studios. Most private facilities are in the western part of the area, closer to the Capital Beltway or on the eastern side in Bowie. There are fewer facilities in the central area of Service Area 3. Gold's Gym in Fairwood and Curves in Glenn Dale provide the only private fitness offerings in the central area.

- › **Service Area 3 needs community fitness and recreation space in the central area.**

Aquatic Facilities

The splash park at Glenn Dale Community Center is the only public aquatic amenity in Service Area 3. LA Fitness and 24-Hour Fitness offer indoor lap pools near the Capital Beltway, while SportFit Bowie has an outdoor leisure pool and an indoor lap pool in the eastern area. In the broader region, there are limited aquatic facilities and no competitive aquatic facilities along the Route 50 corridor.

- › **The extreme popularity and crowding of existing splash parks as well as the lack of indoor pools for lap and competitive swimming indicate the importance of the aquatics program at a new Multigenerational Center.**

Regional Facilities

The Greenbelt Aquatics and Fitness Center is located just northwest of Service Area 3 and offers an indoor pool plus fitness amenities to Greenbelt residents and non-residents (with price adjusted based on residency). Watkins Regional Park to the south is a regional draw for outdoor amenities.

The Prince George's County Sports and Learning Complex (SPLEX) is located just southwest of Service Area 3. As the multigenerational center for Service Area 5, SPLEX offers competitive and leisure aquatics, indoor fitness and track, and multipurpose rooms with state-of-the-art technology. The size of the facility and variety of programming attracts people from throughout the region, including residents from Glenarden and the southwestern part of Service Area 3. High attendance and a busy calendar of programs, events, and competitions can make it difficult for some residents to access desired amenities conveniently, with strains on parking, equipment, and space during peak times.

Density of Existing Fitness Amenities in Service Area 3



#	Facility	Category	Location
1	24 Hour Fitness	Large Chain	Lanham
2	Bowie Community Center	MNCPPC	Bowie
3	Bowie Gymnasium	Municipal	Bowie
4	Bowie Ice Arena	Municipal	Bowie
5	Curves	Large Chain	Lanham
6	Glenn Dale Aquatic Center	MNCPPC	Glenn Dale
7	Glenn Dale Community Center Park	MNCPPC	Glenn Dale
8	Gold's Gym	Large Chain	Bowie
9	Good Luck Community Center Park	MNCPPC	Lanham
10	Green Branch Athletic Complex	MNCPPC	Bowie
11	Huntington Community Center	MNCPPC	Bowie
12	LA Fitness	Large Chain	Greenbelt
13	LA Fitness	Large Chain	Bowie
14	Level Up Training Center	Martial Arts	Lanham
15	Planet Fitness	Large Chain	Bowie
16	Retro Fitness	Local gym	Lanham
17	Seabrook Recreation Center	MNCPPC	Seabrook
18	Sport Fit Bowie	Local gym	Bowie
19	Tyson Training	Class-focused	Lanham

★ Municipal or M-NCPPC Recreation Center

★ Private Fitness Center or Gym

Note: Facilities analyzed as part of this effort may not include all facilities in the area.

Participation and Demand Analysis

Both qualitative and quantitative data help ensure that these centers reflect the community's needs and desires. Participation analysis provides quantitative data about the types of activities that are popular. Demand analysis compares the popularity of activities to the existing inventory of facilities in the service area. The result highlights the types of spaces and facilities, or additional capacity needed to accommodate community demand.

Combining these analyses with the qualitative insights from community members and historical membership data from M-NCPPC results in a facility program that is data-driven and community-informed. More information is in Appendix B.

Participation Analysis

Participation rates vary based on the type of sports or recreation activity as well as demographic characteristics such as age, income, and region. For example, older individuals are more likely than younger people to work out at a gym or fitness center, but less likely to play basketball regularly. Applying known participation rates by age and income to Service Area 3's unique demographic profile shows us the potential number of participants in the area.

Demand Analysis

Demand is determined by comparing the likely participation of an area with the amount of existing space. Factors such as how much space is needed to accommodate an activity, the duration of an activity, and the number of individuals that can participate in an activity at once inform the amount of space needed.

Service Area 3 needs year-round fitness and recreation space that is high quality and can support competitive aquatic activities and events.

What did we learn about Service Area 3?

- **Diversity of ages:** because the service area has a broad diversity of ages, programming must cater to youth, adults, and seniors.
- **Outdoor amenities abound:** Service Area 3 is home to numerous outdoor parks and trails but lacks indoor opportunities for year-round use. There is a need for more than 7,000 square feet of fitness space, including machines, free weights, cardio equipment, and group fitness room, as well as an elevated track for walking and running.
- **Popular activities:** running, swimming, and weightlifting / working out are the most popular activities. Based on age and income distribution, weightlifting and working out have the highest number of potential frequent participants – individuals who will be regular users of fitness areas and equipment. Basketball and soccer have the next highest potential participation.
- **Major need for competitive aquatic facilities:** existing facilities limit aquatic participation and ability to host modern tournaments and events. Organizers from local high schools, USA Swimming, and other competitive clubs substantiated the need for a large competitive aquatic facility along the Route 50 corridor. Participants also expressed interest in water polo and synchronized swimming.
- **Splash park draws high patronage:** the existing splash park is a very popular amenity and residents arrive early or risk long wait-times to enter the splash park. Parking is in high-demand during summer months due to the volume of visitors.
- **Desire for classes:** yoga, spin, and class-focused gyms with personal trainers are desired by the community.

Community Input

Community input provides valuable qualitative information about the ideal multigenerational center for Service Area 3. The engagement effort included virtual community meetings and online content, focus groups, and stakeholder interviews. Some of the key stakeholders are listed in the right column. Comments from more than 70 community members were synthesized to identify overall themes for Service Area 3. A copy of the meeting presentations and a summary of engagement feedback is included in Appendix C.

What did we hear from Service Area 3?

- **Fitness and Meeting Space:** Residents in Service Area 3 believe the existing fitness center is too small and should increase in size to accommodate more programming and equipment. Some noted that many off-duty police and firefighters use the center to work out. Community members are interested in indoor racquet sports like racquetball and pickleball, and spaces for these activities plus team sports like volleyball are in high demand. Additionally, stakeholders want more meeting and gathering space.
- **Aquatics:** The Route 50 Corridor (from SPLEX to Annapolis) lacks a competitive pool but has high demand for competitive aquatics. The Glenn Dale Splash Park is very popular and is seen as a regional asset. Countywide, overcrowded facilities are the top issue user groups like swim teams face.
- **Site Considerations:** Overall, there is a positive perception of Glenn Dale Community Center as a multigenerational center site, with almost all residents attending community meetings noting the location's benefits. Some stakeholders think of Glenn Dale as part of the Central Area rather than the Northern Area, as it commands more of the Central Area market. To some immediate neighbors, protecting the historic Bell Station Road viewshed is very important. Light pollution design and vegetative screening are desired to reduce the impact of the center on neighbors.
- **Transportation and Access:** Most residents are likely to access this multigenerational center by car, so ample drop-off zones and parking are needed. It is important for other users to be able to park and access the center even when a high-volume event, like a large swim competition, is taking place. However, the WB&A Trail and future alteration of State and County roads will improve safety and increase desirability for bicycle and pedestrian access.



70 participants
in stakeholder interviews,
focus groups, and
community meetings for
Service Area 3

Community Participants

- Residents and community members
- Offices of County Council Members
Dannielle Glaros and Todd Turner
- Glenn Dale Civic Association
- Bell Station Community Association
- Lincoln Vista Civic Association
- Glenwood Park Civic Association
- Reid Temple Church
- “Mocha Moms” social group
- Recreation Council
- M-NCPPC staff expertise: Aquatics,
Operations, Youth & Countywide Sports,
and others as needed

“A walking track would benefit the community since a lot of malls are gone.”

- Service Area 3 Community Member

Building Program

The baseline program was developed in *Formula 2040* and refined based on the specific needs of Service Area 3 and community input. The program informed the site selection process and was finalized with input from staff on operational considerations.

Indoor Space	Description	Square Feet
Lobby & Community Zone	Building entry with gallery, lounge spaces, and a small café	5,800 SF
Specialized Activities (Courts, Track, Fitness, & Multipurpose Programs)	2 full-size courts with seating for 200 spectators, 3-lane track, exercise rooms for weightlifting, cardio, and fitness classes, 4 multipurpose rooms for classes, games, special events, camps, and meetings, and 4 dedicated program spaces for computer / technology, gathering, health & wellness, and drop-in childcare	41,700 SF
Aquatics	50-meter competition pool with seating for 475, competitive support spaces, and a community lap pool	51,500 SF
Building Support	Locker rooms, hallways, restrooms, and other support spaces	10,100 SF
Total Program	Useable and programmable spaces (net square feet)	109,100 SF
Total Building Size	Gross square feet	137,000 SF
Total Parking	Parking will be provided in phases	800 spaces

Outdoor Amenities

The existing splash park will be renovated and expanded to meet community needs. Site amenities include one (1) rectangular multipurpose field, multiuse trails and paths around the site, playgrounds, gardens, and picnic or pavilion areas.

Focus Area

Multigenerational centers will operate as major hubs of services and activities in the countywide network of offerings. While every center will provide the same baseline amenities, each one will also have physical and operational capacity to provide a higher level of service and specialized programs to the entire county.

Baseline Amenities

The baseline program is designed to meet the level-of-service needs of the area. Residents can access centers with different themes in neighboring service areas.

- › **Demographic analysis confirmed the baseline amenities needed to support nearby residents: 2-court gym, indoor track, competitive 50-meter pool, expanded fitness area, and multipurpose rooms.**

Focus Area

There is demonstrated need for competitive sports both countywide and in Service Area 3. Aquatic facilities are particularly needed due to the high demand for swim time and lack of training or competition space.

There are no other competitive aquatic facilities in the area and the County has few facilities. Route 50, which runs through Service Area 3, provides a competitive advantage that can help attract major aquatic events from the region. Competitive events at this center can draw not only from Prince George's County, but also from D.C.,


Annapolis, and Baltimore.

- › **The focus of the multigenerational center in Service Area 3 is competitive aquatics. This theme emphasizes athletic skills and high-profile or elite aquatics events at both youth and adult levels.**


The Competitive Aquatics theme will be expressed in the center through a competition swimming facility with 50-meter pool, warm-up pool, expanded deck space, ample parking, and increased spectator seating. The multigenerational center will have the physical and operational / schedule capacity to host major swim meets at the youth, high school, collegiate, USA Swimming, and Masters club levels on a regular basis throughout the year. Additionally, the double court and building support amenities could support smaller local basketball and volleyball events in conjunction with smaller facilities nearby.

- › **The competitive focus of the Service Area 3 multigenerational center aligns with the mission of the newly formed Youth and Countywide Sports Division.**

Service Area 3 will give YCSD the ability to expand aquatic leagues, tournaments, events, and sports tourism in the County. This center could become a hub or home base for YCSD's countywide elite aquatics programs.



The competitive aquatics focus will help encourage and develop local athletic talent and drive sports tourism to Prince George's County from across the region.



Site Selection

A multigenerational center in Service Area 3 should be in a central location for neighboring residents and suitable for regional access for competitive sports.

Formula 2040, the recreation master plan for Prince George's County, recommended a location that is central to each service area. The existing Glenn Dale Community Center was identified as the best location for Service Area 3. During the community engagement process, stakeholders identified two additional sites for considerations: Glenn Dale Hospital and Fairwood Community Park.

Glenn Dale Hospital was identified as a potential site during community engagement. Efforts to redevelop 60 acres of the site's historic core are currently underway. M-NCPPC will then draft a Master Park Development Plan to determine the types of amenities for the surrounding 150 acres of parkland. M-NCPPC determined that timelines for Glenn Dale Hospital and the multigenerational center are not favorable at this time.

Fairwood Community Park was identified as a potential site during community engagement. The established park includes community green spaces and sports fields, multiple trails and paths, playgrounds, and pavilions and is heavily programmed and utilized by the community. Locating a multigenerational center at this site would require relocation of existing amenities. As such, M-NCPPC determined that Fairwood was not the most advantageous site for this service area.

The Glenn Dale Community Center site scored highly across all criteria categories. The site is large enough to accommodate the full multigenerational center program, including competitive amenities and outdoor elements. It is centrally located with regional access and has no major budget or schedule concerns.

- › **Glenn Dale Community Center was determined to be the best site option for Service Area 3. More details on site selection is in Appendix D.**

Site Context

Glenn Dale Community Center is part of the Glenn Dale neighborhood and is a centrally located site within Service Area 3. The area is accessed by regional roads 450 and 193. It is located along the Washington, Baltimore, and Annapolis Trail (WB&A).

Glenn Dale is located on approximately 31.5 acres with an existing 16,800 square foot community center. The center boasts art rooms, fitness and dance classes, and meeting space in addition to its single gymnasium, preschool room, and fitness area. Additionally, the site has a splash park, one of the most popular outdoor water amenities in the County, and approximately 185 parking spaces

Existing Facility Condition

The existing community center was constructed in 1993. Overall, the existing center's construction appears to have been completed using industry standards in effect at the time. The property appears to have been well-maintained and in fair condition for its age. However, many components of the facility are reaching the end of their useful life and will require substantial capital investment in coming years.

M-NCPPC evaluated two options for Glenn Dale Community Center: renovate the existing facility with substantial addition of space or demolish the existing structure and construct an entirely new facility on site.

- › **Constructing a new facility is the preferred course of action to deliver a flagship competitive facility with optimal space adjacencies and building configuration.**

Building the Service Area 3 multigenerational center at the Glenn Dale Community Center site will create a hub for competitive aquatics and expand fitness and recreation opportunities for nearby communities.

Service Area 3 Sites



Development Concept

The concept for Service Area 3 is a new 137,000 square foot multigenerational center at the existing community center site.

The development concept utilizes the site's natural features and central location to create a civic asset for residents of all ages. The site is connected to the WB&A Trail and adjacent to the Glenn Dale Fire Station. It is central to the service area and maximizes access to communities in the area. The design seeks to utilize the natural topography of the site and protect the viewshed of the historic Bell Station Road along the western property line behind the new facility.

Site Layout

The project will consist of the demolition of the existing community center, replacement of the existing bath house, expansion of the splash park amenities, and reconfiguration of the existing parking. The intensity of the proposed development in the 32-acre site will be facing towards Glenn Dale Boulevard. Landscape buffers will be provided along Bell Station Road to minimize neighborhood impact.

The location of the proposed multigenerational center and new parking layout for approximately 800 total spaces takes advantage of the site topography. The main site entry remains in its current location on Glenn Dale Boulevard and is supported with additional secondary parking accesses to the north and south. A community green at the main site entry allows a strong visual presence of the facility from Glenn Dale Boulevard and provides a neighborhood outdoor civic space for special events.

The project will have the ability to be developed in two phases. Phase 1 includes the new bath house, outdoor splash pad expansion and parking to accommodate the Splash Park. Phase 2.1 includes demolition of the existing community center and construction of the new multigenerational center, community green and parking. Phase 2.2 includes the multipurpose turf field, playground, outdoor storage/comfort station, outdoor exercise area, community garden, picnic shelters, trails, and trail connections to the existing WB&A Trail.

Building Layout

The layout of the new multigenerational center takes advantage of the site's topography. Entry to the facility is on the upper level with the community spaces and pool spectator seating. The recreation and competitive spaces including locker rooms are situated on the lower level. This organization provides the ability to engage both the community and competitive spaces simultaneously. The heart of the center will be the central natural-lit circulation core. The 50-meter competition pool and warm water pool are separated to maintain use flexibility. A separate outside access to the competition pool will be provided during competition events. Gymnasium and fitness will be on the same level.





SITE CONCEPTUAL LAYOUT

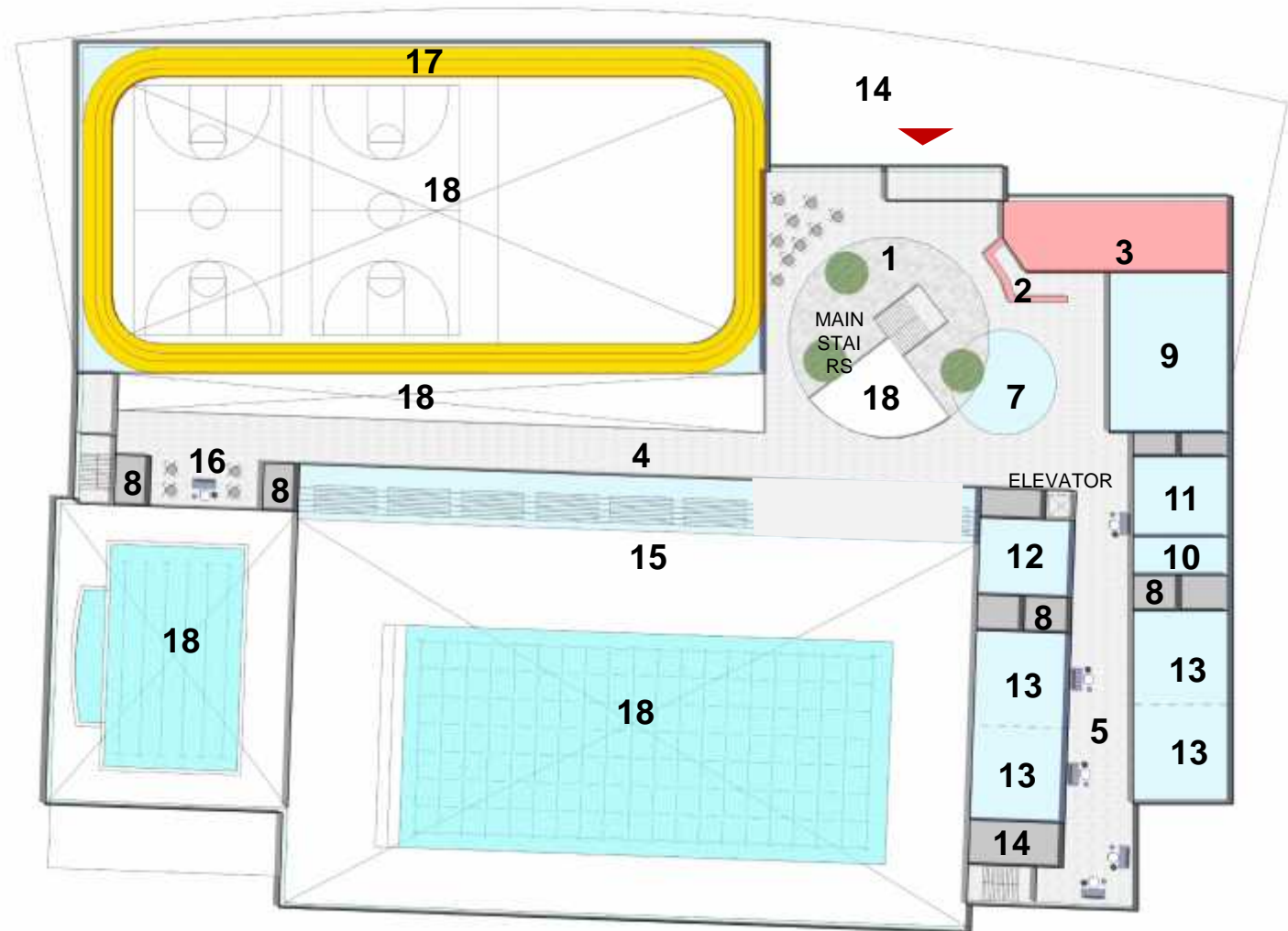
- 1 MAIN SITE ENTRY (EXISTING)
- 2 NEW SITE ENTRY
- 3 COMMUNITY GREEN
- 4 NEW PARKING (APPROX. 800 SPACES)
- 5 NEW 2-LEVEL MULTIGENERATIONAL CENTER
- 6 NEW MULTIPURPOSE FIELD
- 7 PICNIC SHELTER
- 8 PLAYGROUND
- 9 OUTDOOR EXERCISE
- 10 COMMUNITY GARDEN
- 11 SERVICE/EMERGENCY DRIVE
- 12 NEW TRAIL
- 13 NEW BATHHOUSE
- 14 NEW SPLASH PAD
- 15 EXISTING OUTDOOR POOL
- 16 EXISTING FILTER/STORAGE BLDG.
- 17 EXISTING WB&A TRAIL
- 18 NEW OUTDOOR STORAGE & COMFORT STATION

NOTE: CONCEPTS SHOW ON-SITE TRAILS ONLY. TRAILS WILL CONNECT TO EXISTING TRAIL NETWORK.

Bell Station Road, which runs along the western boundary of the site, is designated as a Scenic and Historic Road by Prince George's County. Design and siting of the multigenerational center at Glenn Dale was considerate of the road, with outdoor and natural elements located in areas proximate to the road. Additional measures including landscaping, vegetation, lighting that minimizes light pollution, site entry, viewshed, circulation, and other solutions will be considered in the next phases of design and implementation.

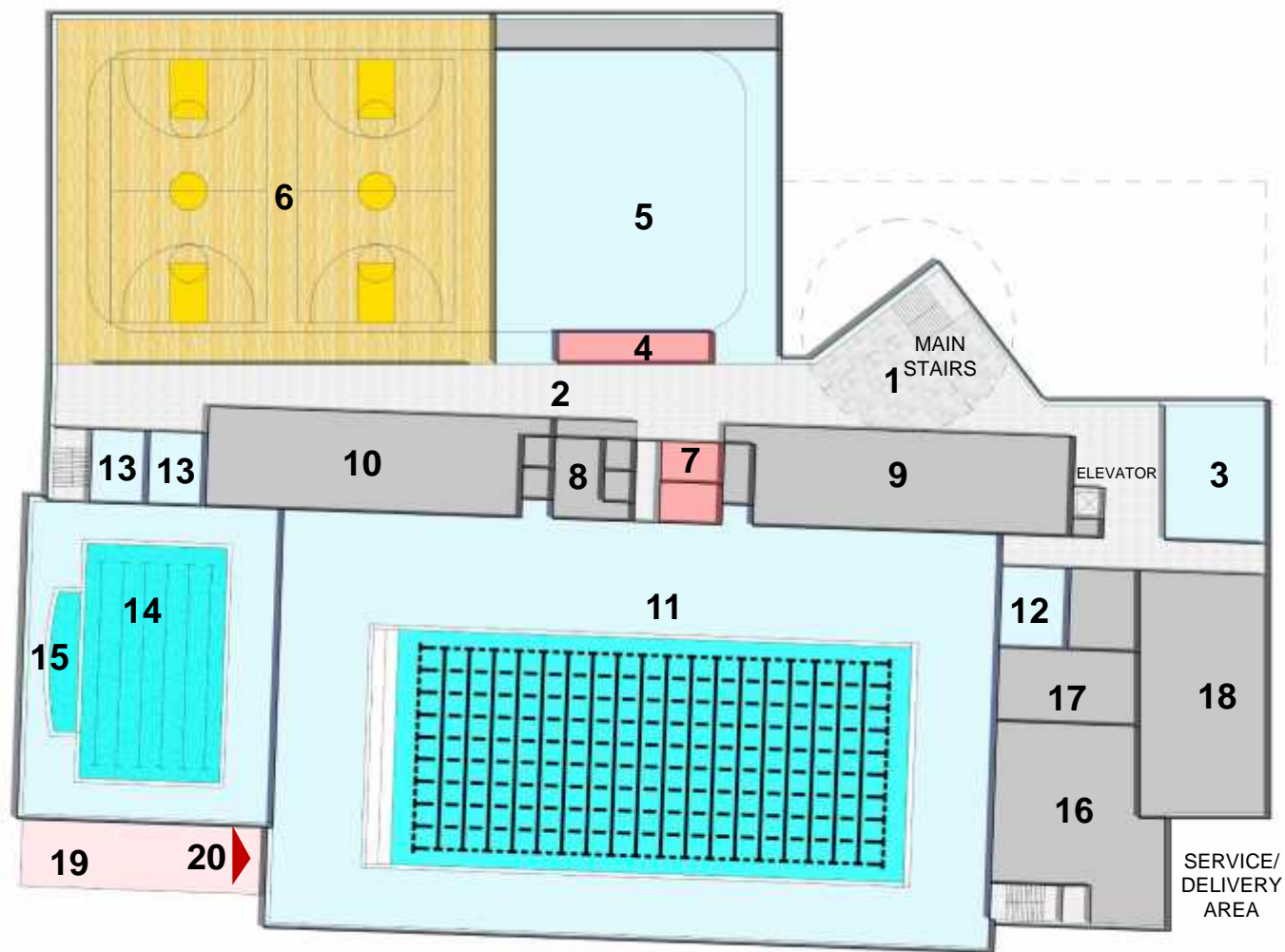
CONCEPTUAL PLAN LAYOUT

- 1 MAIN LOBBY
- 2 CONTROL DESK
- 3 ADMIN SUITE
- 4 SPECTATOR GALLERY
- 5 COMMUNITY GALLERY
- 6 SEATING/LOUNGE AREA
- 7 INDOOR PLAY AREA
- 8 PUBLIC TOILET
- 9 LARGE GROUP EXERCISE ROOM (DANCE)
- 10 COMPUTER/TECH ROOM
- 11 DROP-IN CHILDCARE
- 12 HEALTH & WELLNESS
- 13 MULTIPURPOSE ROOM
- 14 CATERING PANTRY
- 15 POOL SPECTATOR SEATING
- 16 VIEWING AND VENDING
- 17 ELEVATED TRACK
- 18 OPEN TO BELOW



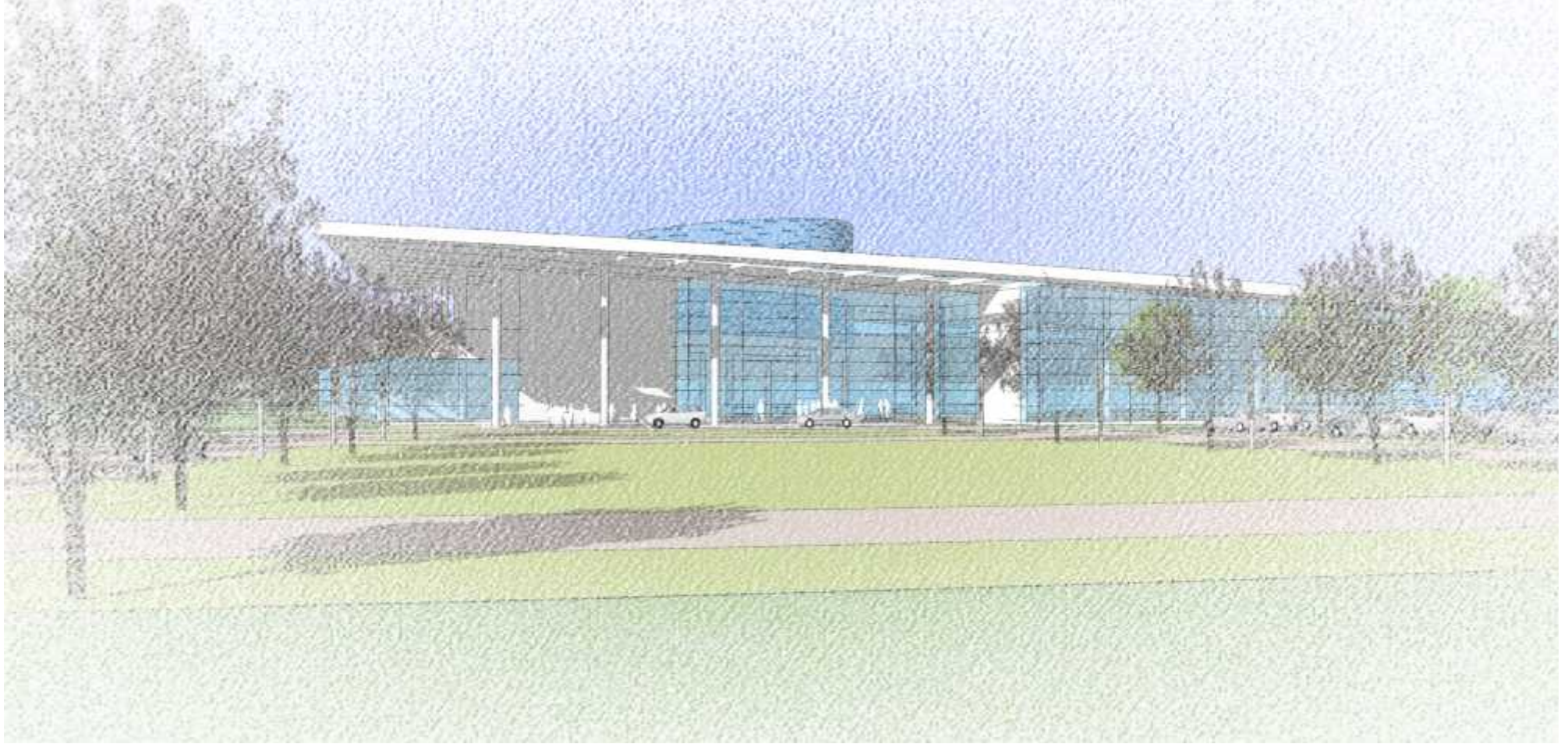
CONCEPTUAL PLAN LAYOUT

- 1 LOWER LOBBY
- 2 RECREATION GALLERY
- 3 SMALL GROUP FITNESS ROOM
- 4 FITNESS CONTROL /ASSESSMENT/OFFICE
- 5 FITNESS & WEIGHTS
- 6 2-COURT GYMNASIUM
- 7 AQUATIC CONTROL/ OFFICE/ LIFEGUARD
- 8 FAMILY CHANGING SUITE
- 9 MEN'S LOCKER ROOM
- 10 WOMEN'S LOCKER ROOM
- 11 25-YD X 50-M COMPETITION POOL
- 12 MEET ROOM
- 13 PARTY ROOM
- 14 6-LANE 25-YD WARM WATER POOL
- 15 WHIRLPOOL/SPA
- 16 POOL FILTER
- 17 POOL EQUIPMENT STORAGE
- 18 BUILDING SUPPORT
- 19 SUNDECK
- 20 COMPETITION ENTRY





DEVELOPMENT AERIAL VIEW



VIEW OF ENTRY AND COMMUNITY GREEN



COMMUNITY GREEN
CIVIC OPEN SPACE
CRAFT SHOWS
GARDEN SHOWS
COMMUNITY CONCERTS

DEVELOPMENT AERIAL VIEW



POTENTIAL COMMUNITY GREEN ACTIVITIES



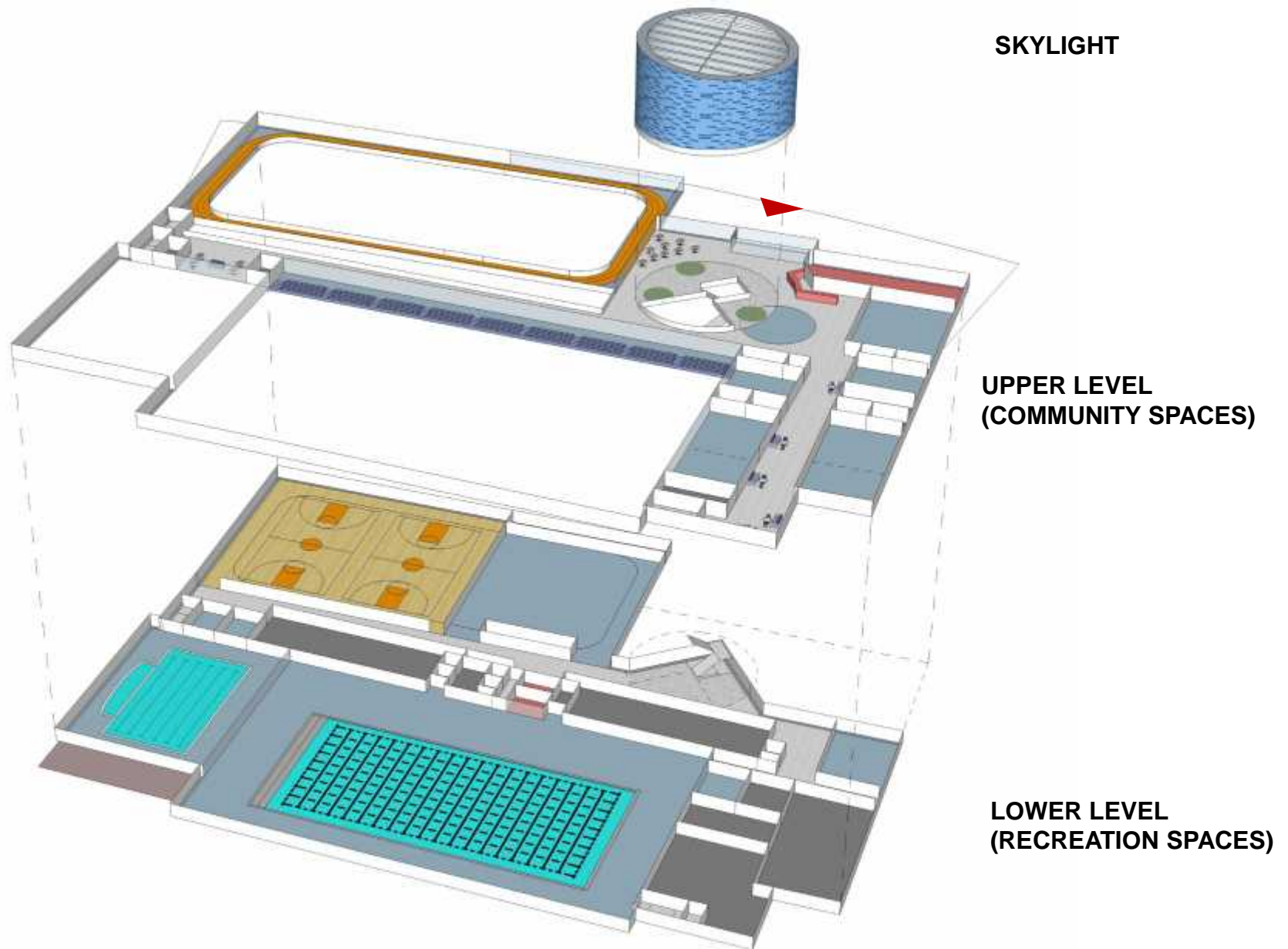
EXISTING SITE & DEMO PLAN

- 1 SITE ENTRY TO REMAIN
- 2 DEMO EXISTING PARKING
- 3 DEMO EXISTING RECREATION BUILDING
- 4 DEMO EXSITING BATH HOUSE
- 5 EXISTING OUTDOOR POOL TO REMAIN
- 6 EXISTING OUTDOOR POOL FILTER & STORAGE TO REMAIN
- 7 EXISTING WB&A TRAIL

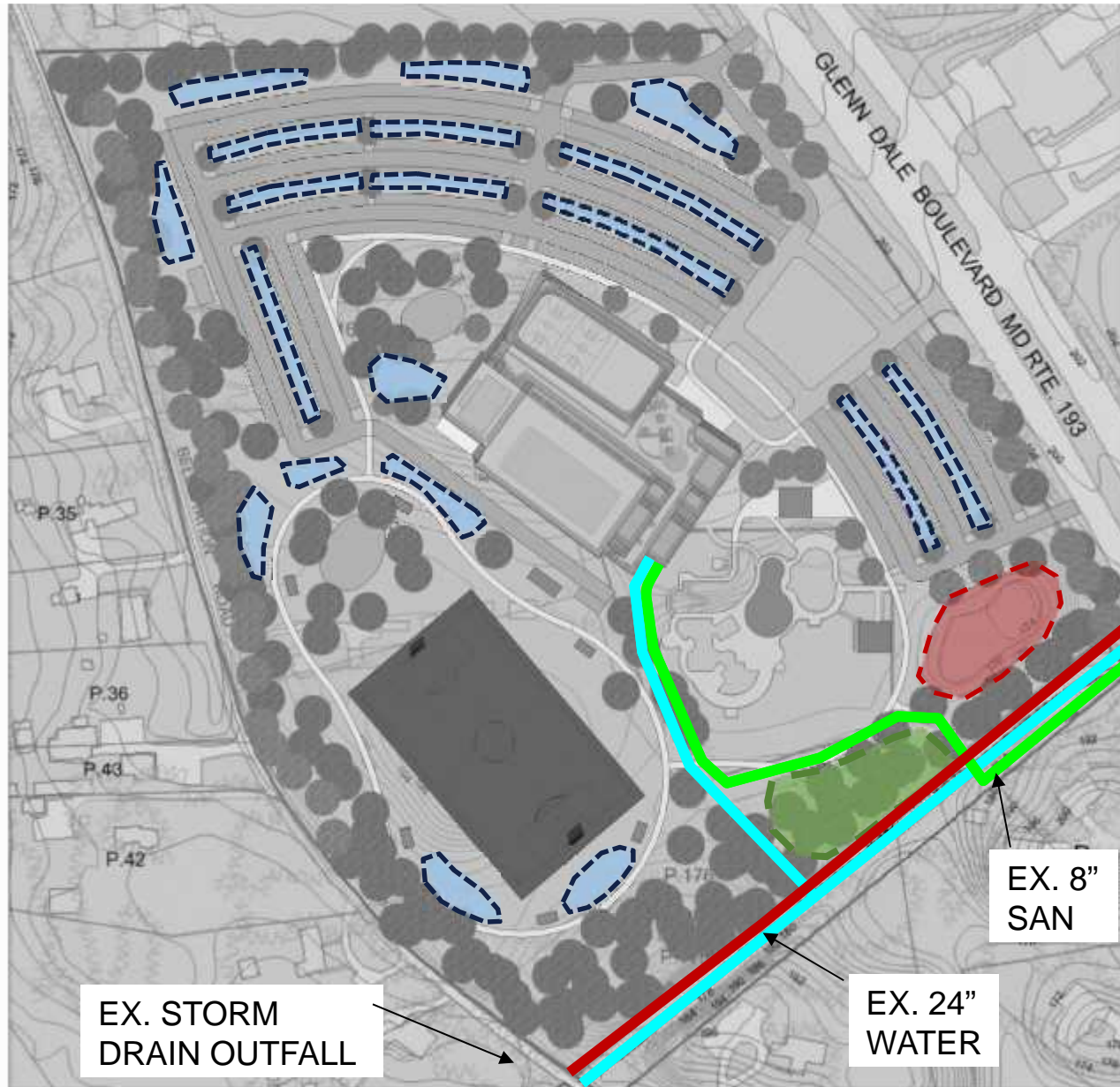


SITE ANALYSIS

-  GRADE SLOPE
-  EXISTING SITE ACCESS
-  PROPOSED NEW SITE ACCESS
-  PROPOSED BUILDING FOOTPRINT (APPROX. 43,000 SF)
-  PROPOSED PARKING (APPROX. 800 SPACES)



CONCEPT AXON DIAGRAM



SITE STORMWATER & UTILITY CONCEPT



POTENTIAL SWM AREA



EXISTING SWM FACILITY
WITH STEEP SLOPES



WATER-APPROX 800 LF OF
8" DIP (ADD WATER METER)



SANITARY-APPROX 800 LF
OF 6" PVC (AND 3
MANHOLES)



HIGH VOLTAGE ELECTRIC
POWER LINES ABOVE
WB&A TRAIL



EXISTING M.A.D.D.
MEMORIAL GROVE

EX. 8"
SAN

EX. 24"
WATER

EX. STORM
DRAIN OUTFALL

Implementation Plan

Project Description

The new multigenerational center in Service Area 3 will be located at the current Glenn Dale Community Center, which will be demolished. The building will be approximately 137,000 square feet and include a 2-level center, surface parking for 800 vehicles, a renovated and expanded splash park, and a multipurpose field with trail connectivity. The multigenerational center will include a competition-sized 50-meter pool with competitive support spaces, 3-lane track, 2 courts, drop-in childcare room, and multipurpose and dedicated program rooms for community use.

Project Budget

The project budget includes hard costs, soft costs, and an owner's contingency. The estimated total project budget for a multigenerational center at Glenn Dale Community Center is \$156.3 million in 2021 dollars. Escalation will be applied to the project based on the mid-point of construction according to the Capital Improvement Plan.

Project Schedule

Feasibility and project planning were initiated in June 2020 with initial programming and community engagement. Key schedule milestones going forward include the following:

- Additional planning and decisions
- Engagement of an architectural and engineering team
- Engagement of a builder
- Construction
- Project Opening

The active project schedule is anticipated to total 6 years from the engagement of a design team as shown in the graphic below.

Phasing Plan

Implementation of the plan is subdivided into two primary phases in order to provide community access to a recreation amenity during construction.

The first phase will focus on the aging splash park and provide needed capital improvements as well as expansion of the popular asset. The second phase will deliver a new multigenerational center and outdoor multipurpose field.

The graphic on the next page details the planned phasing strategy.

Next Steps

- Secure project funding in the capital improvement plan.
- Engage community and stakeholders on concepts and preferred site.
- Establish project implementation working group.
- Meet with internal stakeholders to review detailed program in preparation for engagement with design team.
- Develop detailed schedule of implementation milestones.

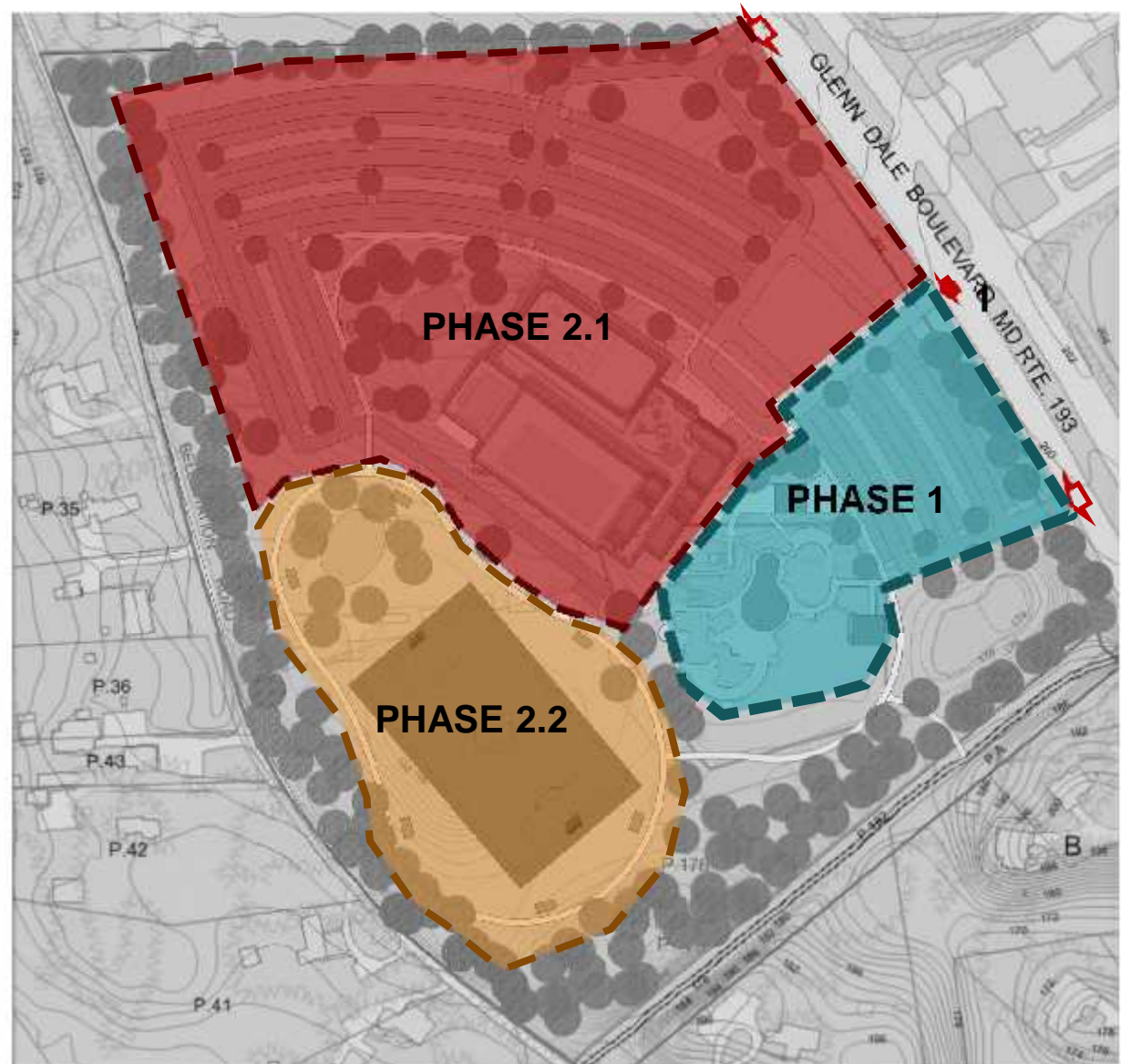
	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6
Phase 1	Design & Approvals		Construction	Project Opening		
Phase 2		Design & Approvals		Construction		Project Opening

Phasing Plan

Phase 1: Demo existing bathhouse & parking, new bath house, new outdoor splash pad, new parking (approx. 200 spaces) and new entry

Phase 2.1: Demo existing recreation building & parking, new recreation building, new parking (approx. 600 spaces), outdoor exercise area, new entry and community green

Phase 2.2: New multipurpose field, new playground, picnic shelters and new trails





Service Area 4

Increasing access to recreation with a focus on health and wellness in a historically overlooked community.

Overview

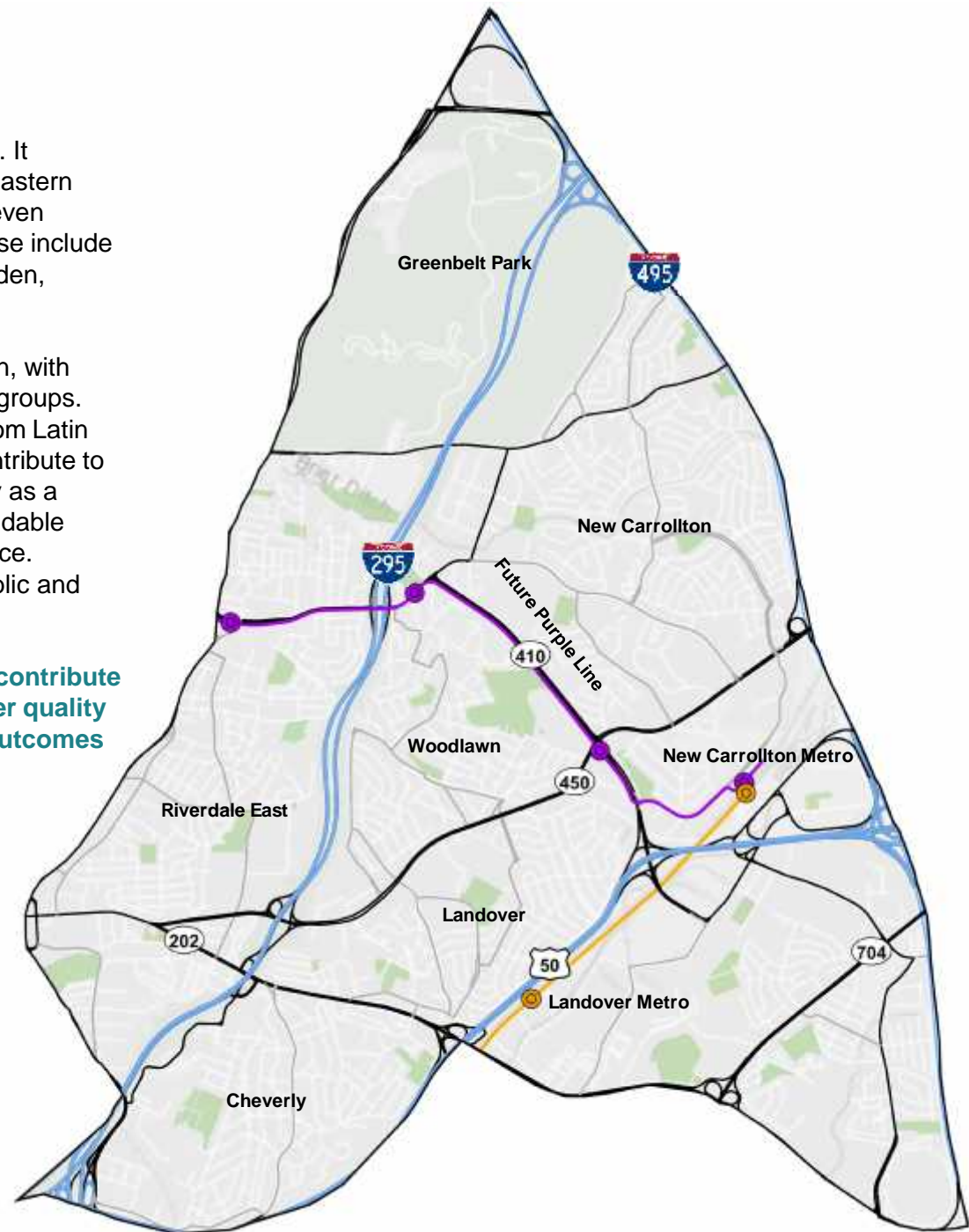
Service Area 4 is in the Northern Area of Prince George's County. It stretches from the northeastern edge of Washington D.C. to the eastern edge of the Capital Beltway (I-495). The Service Area includes seven incorporated towns and as many as 11 distinct communities. These include New Carrollton, East Riverdale, Landover Hills, Cheverly, Glenarden, Bladensburg, and several others.

Communities within Service Area 4 represent a diverse population, with layers of nuance and variation even within broader demographic groups. The large Hispanic population, the high proportion of residents from Latin America and Africa, and economic and cultural differences all contribute to a wide range of experiences in the area. Compared to the County as a whole, Service Area 4 is more densely populated, has less expendable income, and has a high proportion of residents on public assistance. Historically, the area is underserved and lacks access to both public and private recreation facilities.

- › **Economic disadvantage and limited fitness opportunities contribute to negative physical and mental health outcomes and lower quality of life. Prioritizing access as well as health and wellness outcomes will be important to this multigenerational center.**

The service area is divided by numerous highways and major roads, which provide vehicle access in and out of the broader area but limit pedestrian and bike connectivity within neighborhoods. While the area has three orange line metro stations, these stations mostly serve as park-and-ride locations for commuters into D.C. Bus routes help to connect north to south corridors through New Carrollton.

- › **The planned Purple Line will increase access and connectivity throughout the area and will be important to the Multigenerational Center in Service Area 4. The existing trail system and opportunity for future trails is very limited to access to purple line/other modes of transportation is very crucial here.**



Population and Demographics

How does Service Area 4 compare to other areas in the County?

Service Area 4 is younger with a very large number of children under age 10. The area has a large percentage of people with Hispanic or Latino origin and a high rate of foreign-born residents. Residents in the area have lower household incomes and higher reliance on public assistance programs. The area is expected to grow slower than other areas. Residents use public transportation more than other areas.

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Why do demographics matter?

- › Age and income distribution help determine how residents participate in certain physical activities.
- › Cultural factors connected to race, ethnicity, and national origin inform the types of activities and amenities that most interest individuals and communities.
- › Other population data informs future growth patterns, potential locations, and community accessibility needs.

Additional population and demographic information is included in Appendix A.

Existing Conditions

With just five fitness centers in an area home to 83,000 residents, Service Area 4 has the fewest fitness facilities in the Northern Area. The population is severely underserved with respect to fitness center access.

Understanding the current public, private, and aquatic facilities in the area is important to planning a new multigenerational center. The purpose of multigenerational centers is not to compete with or replace existing resources, but to complement them and create a network of amenities. More detailed information is in Appendix A.

Public Facilities

Residents in Service Area 4 have access to numerous outdoor amenities including parks, trails, and green spaces. Greenbelt Park is the most prominent outdoor amenity. Access to field space can be limited, with relatively few rectangular and diamond fields in the area.

There are three indoor facilities in the Service Area – Bladensburg, Glenarden, and Cheverly community centers. These existing facilities have small fitness areas that are not large enough to meet the needs of the entire service area, leaving residents without access to a modern indoor facility capable of providing robust programming.

- › **The few facilities in Service Area 4 are small and cannot provide programming needed by the community.**

Private Facilities

Service Area 4's indoor recreation and fitness needs are currently only served by public facilities. There is a lack of private market investment in fitness centers in this area. No prominent gyms or consistent brick-and-mortar fitness companies currently operate in Service Area 4.

- › **The absence of private gym options makes the fitness offerings of M-NCPPC in this area even more important for the community.**

Aquatic Facilities

Residents in Service Area 4 have access to one aquatic facility: Theresa Banks Memorial Aquatics Center. This facility, located at the Glenarden Community Center, offers a 6-lane indoor pool for learn-to-swim classes, water fitness, and other programs. The pool's configuration, shallow depth, warm water, and small deck space do not adequately accommodate lap swimming for exercise or competitive meets.

- › **The absence of private market swimming pools and the lack of public swimming facilities highlights the importance of the aquatics program at a new multigenerational center.**

Regional Facilities

The Prince George's County Sports and Learning Complex (SPLEX) is located just south of Service Area 4. As the multigenerational center for Service Area 5, SPLEX offers competitive and leisure aquatics, indoor fitness and track, and multipurpose rooms with state-of-the-art technology. The size of the facility and variety of programming attracts people from throughout the region, including residents from Service Area 4. High attendance and a busy calendar of programs, events, and competitions make it difficult for some residents to access desired amenities conveniently, with strains on parking, equipment, and space during peak times.

Density of Existing Fitness Amenities in Service Area 4

Service Area 4 has the highest ratio of people to fitness facilities in the Northern Area. The population is severely underserved with respect to fitness center access.

#	Facility	Category	Location
1	Theresa Banks Aquatic Center	MNCPPC	Glenarden
2	Glenridge Childcare Center	MNCPPC	Landover
3	Bladensburg Community Center Park	MNCPPC	Bladensburg
4	Publick Playhouse Cultural Arts Center	MNCPPC	Hyattsville (Landover)
5	Madison Hill Community Park/School	MNCPPC	Riverdale
6	Glenarden Community Center Park	MNCPPC	Glenarden
7	Cheverly Community Center	Municipal	Cheverly
8	Theresa Banks Aquatic Center	MNCPPC	Glenarden

Notes:

- Facilities analyzed as part of this effort may not include all facilities in the area.
- Some facilities are co-located and may appear as a single site (or star) on the map.

-
- ★ Municipal or M-NCPPC Recreation Center
 - ★ Private Fitness Center or Gym

Participation and Demand Analysis

Both qualitative and quantitative data help ensure that these centers reflect the community's needs and desires. Participation analysis provides quantitative data about the types of activities that are popular. Demand analysis compares the popularity of activities to the existing inventory of facilities in the service area. The result highlights the types of spaces and facilities, or additional capacity needed to accommodate community demand.

Combining these analyses with the qualitative insights from community members and historical membership data from M-NCPPC results in a facility program that is data-driven and community-informed. More information is in Appendix B.

Participation Analysis

Participation rates vary based on the type of sports or recreation activity as well as demographic characteristics such as age, income, and region. For example, older individuals are more likely than younger people to work out at a gym or fitness center, but less likely to play basketball regularly. Applying known participation rates by age and income to Service Area 4's unique demographic profile shows us the potential number of participants in the area.

Demand Analysis

Demand is determined by comparing the likely participation of an area with the amount of existing space. Factors such as how much space is needed to accommodate an activity, the duration of an activity, and the number of individuals that can participate in an activity at once inform the amount of space needed.

What did we learn about Service Area 4?

- **Major need for fitness or wellness space:** Service Area 4 lacks both public and private fitness facilities to serve the population. Public facilities are important to compensate for the lack of private facilities. There is a need for approximately 4,000 square feet of open fitness space.
- **Popular activities:** Because Service Area 4 is home to a younger population relative to Prince George's County, soccer and basketball are more popular activities. Lacrosse and running are less prevalent than other areas of the County. The data is unclear if this is due to a lack of available facilities.
- **Need for courts:** Multiple basketball courts are needed at the new center due to the sport's popularity in the area and the limited existing courts here.
- **Growth of futsal:** Data on futsal participation rates is currently unavailable, but the popularity of soccer, the significant Latino and immigrant population in Service Area 4 as well as community input all indicate that futsal is very popular here and should be factored into program offerings.
- **Aquatics:** there is not enough aquatics offerings to accommodate potential participation. Introductory activities like learn-to-swim and leisure swim opportunities are needed more than competition or elite swim spaces.

Service Area 4 needs fitness and recreation space that is accessible and affordable. Programming activities that promote health and wellness are key to success.

Community Input

Community input provides valuable qualitative information about the ideal multigenerational center for Service Area 4. The engagement effort included virtual community meetings and online content, focus groups, and stakeholder interviews. Some of the key stakeholders are listed in the right column. Comments from more than 95 community members were synthesized to identify overall themes for Service Area 4. A copy of the meeting presentations and a summary of engagement feedback is included in Appendix C.

What did we hear from Service Area 4?

- **Improving health outcomes:** Residents in Service Area 4 want fitness opportunities and support including weight loss programs, workout plans, fitness equipment guidance, and chronic disease management assistance. Engaging community partners such as health organizations or local businesses could help bring needed services to residents and offset operating costs.
- **Accommodating accessibility:** Hours of operation will be important for ensuring residents that work irregular or long hours can access the center. Additionally, residents emphasized the importance of creating a space that is judgement-free for people who may not be traditionally comfortable in gyms.
- **Consideration of costs:** Community members stressed that many in this area are financially limited and would not be able to afford membership or program fees. Multigenerational center operations should be set up to ensure these residents can also access the center's amenities and benefits. Cost recovery may be low here due to the financial hardship and price sensitivity among residents.
- **Mitigating traffic impact:** The center should be located centrally and designed so that people can easily access by public transportation, biking, walking, and driving. The focused site area near the intersection of MD-450 and MD-41 includes numerous schools, and traffic is concern. To mitigate negative traffic impacts, improvements to pedestrian and bike access will be needed including sidewalks, crosswalks, signage, and signals.
- **Need for community space:** Residents need spaces that can serve as central meeting places and socialization spots, especially for teens and for seniors. SPLEX can be overwhelming and overcrowded, with limited availability of senior amenities. Additionally, this area needs spaces for youth, especially young people transitioning into adulthood.



95 participants
in stakeholder interviews,
focus groups, and
community meetings for
Service Area 4

Community Participants

- Residents and community members
- Offices of County Council Members
Dannielle Glaros, Jolene Ivey, and Todd Turner
- Central Kenilworth Avenue Revitalization
Community Development Corporation
- New Hope Academy
- City of Landover Hills
- Town of Cheverly
- Neighborhood Design Center
- M-NCPPC staff expertise: Aquatics,
Operations, Youth & Countywide Sports,
and others as needed

“I have driven to the Sports and Learning Center for 7 years. I would love to visit a center right in my neighborhood. This is very much needed.” - Service Area 4 Resident

Building Program

The baseline program was developed in *Formula 2040* and refined based on the specific needs of Service Area 4 and community input. The program informed the site selection process and was finalized with input from staff on operational considerations.

Indoor Space	Description	Square Feet
Lobby & Community Zone	Building entry with gallery, lounge spaces, and a small café	5,800 SF
Specialized Activities (Courts, Track, Fitness, & Multipurpose Programs)	2 full-size courts with seating for 200 spectators, 3-lane track, exercise rooms for weightlifting, cardio, and fitness classes, 4 multipurpose rooms for classes, games, special events, camps, and meetings, and 2 dedicated program spaces for computer / technology, gathering, health & wellness, and drop-in childcare	38,000 SF
Aquatics	25-yard competition pool with seating for 200, lap pool	17,200 SF
Childcare Center	Childcare center operated by MNCPPC	8,400 SF
Building Support	Locker rooms, hallways, restrooms, and other support spaces	7,800 SF
Total Program	Useable and programmable spaces (net square feet)	77,200 SF
Total Building Size	Gross square feet	95,000 SF
Total Parking	Surface parking around the site	380 spaces

Outdoor Amenities

Site amenities include one (1) rectangular multipurpose field, multiuse trails and paths around the site, playgrounds, gardens, and picnic or pavilion areas.

Focus Area

Multigenerational centers will operate as major hubs of services and activities in the countywide network of offerings. While every center will provide the same baseline amenities, each one will also have physical and operational capacity to provide a higher level of service and specialized programs to the entire county.

Baseline Amenities

The baseline program is designed to meet the level-of-service needs of the area. Residents can access centers with different themes in neighboring service areas.

- › **Demographic analysis confirmed the baseline amenities needed to support nearby residents: 2-court gym, indoor track, competitive 8-lane pool, fitness area, and multipurpose rooms.**

Focus Area

There is demonstrated need in Service Area 4 for health and wellness programming and support. Relative to the County, communities in the area have a high prevalence of conditions like adult asthma and diabetes.

Social determinants of health affect a wide range of health and quality-of-life outcomes. Service Area 4 does not have the same access to economic, educational, and environmental privileges as other parts of the County.

- › **The focus of the multigenerational center in Service Area 4 is health and wellness. This theme emphasizes holistic physical and mental well being of residents.**

While the multigenerational center is not a substitute for access to quality clinical care, an asset focused on health and wellness will contribute to improved outcomes alongside other investments in the community.

The center will include 2,000 square feet of dedicated wellness space and a wellness room. These areas will offer health and wellness programming that responds to community needs. Additional space could be added with a partnership commitment.

Programs could include nutrition education, yoga classes, weight loss journey support, introductory workout experiences, and services like assistance with healthcare navigation and multilingual resources.

Additionally, locating a center focused on health and wellness in the Glenridge area will create collaborative opportunities with existing health initiatives nearby. Operating staff can identify synergies with County Council initiatives, the schools, and County Health Department.



“More health and wellness outreach and education is needed and should be tailored at a community-specific level to be culturally sensitive and reach residents.”

– Community Needs Health Assessment (2016),
Prince George's County Health Department



Site Selection

A multigenerational center in Service Area 4 should be in a central location and accessible via transit, walking, and biking.

Formula 2040, the recreation master plan for Prince George's County, recommended a location that is central to each service area. The intersection of 410 and 450 was identified as the most central location for Service Area 4.

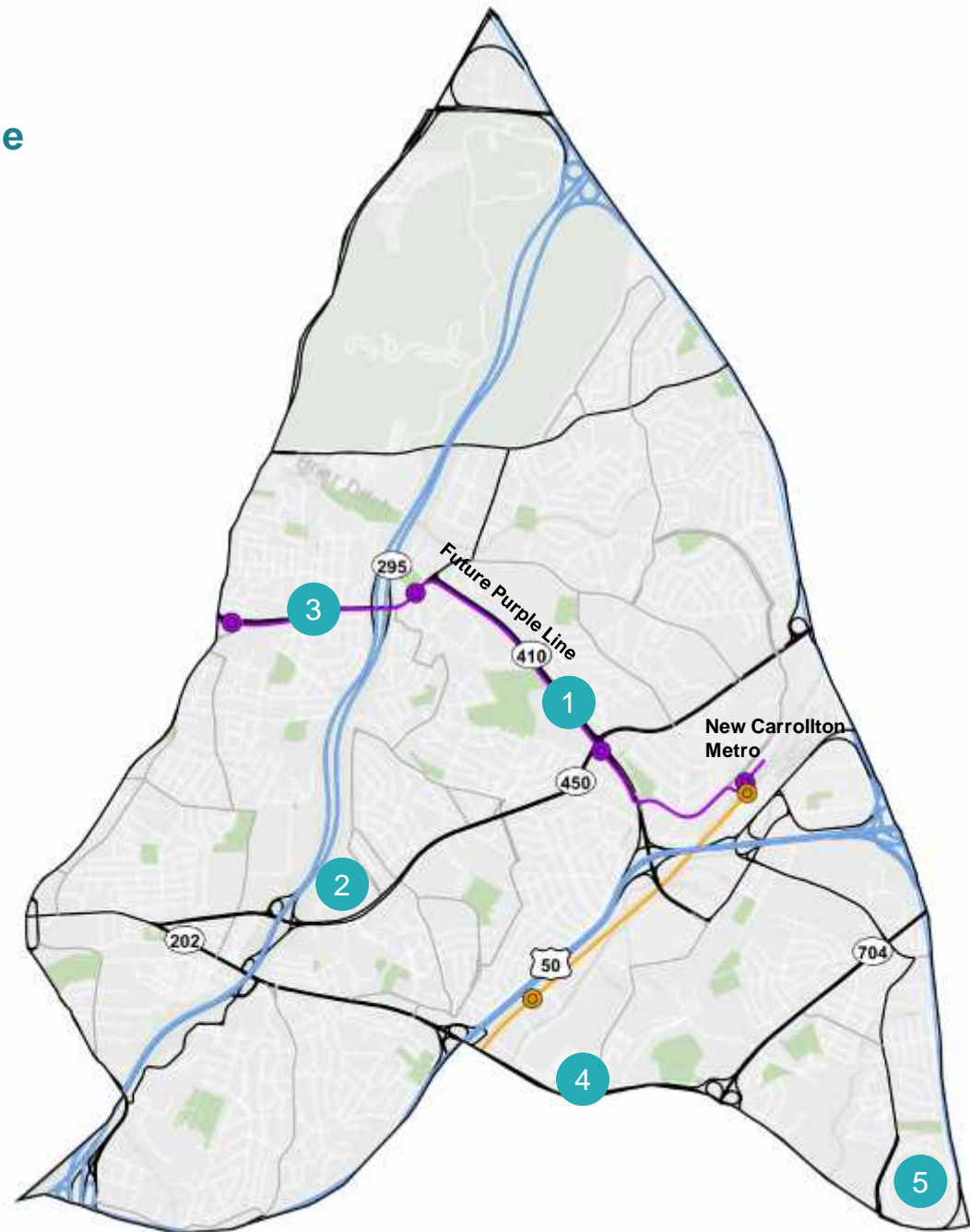
The site list was developed based on staff expertise, real estate market research, and community input, with a focus on available land near the center of the service area as recommended in Formula 2040.

A total of five potential sites, shown on the adjacent map, were evaluated against project needs to identify the optimal site for the new Service Area 4 multigenerational center:

1. Glenridge (Elementary School and Park)
2. Capital Plaza Shopping Center
3. Riverdale Plaza Shopping Center
4. Landover Crossing
5. Landover Mall

Each site was evaluated against project criteria, including site size and topography, access and location, price, and timing among other factors.

- **The evaluation resulted in a preferred site for Service Area 4: Glenridge Elementary School and Park. More details on the site selection is in Appendix D.**



Glenridge is part of a diverse, intergenerational neighborhood. It provides an opportunity to create a community hub with amenities for the whole family.

Site Context

Glenridge is part of the Woodlawn neighborhood and is a centrally located site within Service Area 4. The area is accessed by regional roads 410 and 450 and is near the future Glenridge Purple Line Station. The area is physically closest to the broadest swath of underserved residents.

Glenridge is part of a broader public campus containing Glenridge Park and the future Glenridge Middle School. The park contains 47 acres of open space, picnic amenities, trails, wooded areas, and a pond while the Elementary School is approximately 15 acres of space for 828 students grades PreK-6. The school also includes a childcare center with space for 72 children that is used by school employees.

Prince George's County Public Schools has determined that a new middle school is needed in the area to serve projected middle school enrollment.

- › **PGCPS and M-NCPPC have agreed to a land swap that allows PGCPS to construct a new middle school on the western part of the site and vacate the eastern part of the site for M-NCPPC to use as a recreation or park amenity.**

A Community Hub

The vacated school site is approximately 15 acres and scores highly across all criteria categories. The site is large enough to accommodate the full multigenerational center program, including outdoor elements. It is centrally located with regional access and has no major budget or schedule concerns.

- › **Building the Service Area 4 multigenerational center at the Glenridge Elementary site will create a hub of services for the benefit of the entire community. After school, students can easily and safely participate in programs throughout the park and center.**

Future Considerations

Additional planning, analysis, and community engagement will occur as this plan progresses to the next phase of design and construction. Understanding and addressing community concerns is a priority to ensure the success of this project.

Coordinated planning will ensure that amenities and programs provide residents with a campus feel. Both the school and multigenerational center can leverage the large park for outdoor activities. Amenities like overflow parking may be shared by the school and community center given their

different peak usage hours, providing an efficient use of public space and funding.

During community engagement, residents expressed concern about traffic surrounding the intersection of 410 and 450, especially during rush hour and school pick-up/drop-off times. M-NCPPC will conduct more detailed study of traffic to determine any potential negative impacts on the community and the best way to mitigate them. The site's proximity to a future Purple Line station is envisioned to increase accessibility while reducing traffic impacts and disruption.

- › **The new Glenridge Middle School is currently under construction and will serve more than 1,100 students when opened. It will be part of the broader public campus that includes Glenridge Park and multigenerational center.**



Rendering of Glenridge Middle School from PGCPS.

Development Concept

The multigenerational center concept at Glenridge provides a community beacon among a campus of public amenities with convenient access via future transit.

The development concept utilizes the site's natural features and location to create a public campus of amenities near a future transit station. The site is connected to Glenridge Park and Middle School and adjacent to Woodridge Elementary School. It is central to the service area and maximizes access to communities in the area. The design seeks to utilize the site's natural topography and prominent location to provide residents with a community beacon on the hill.

Site Layout

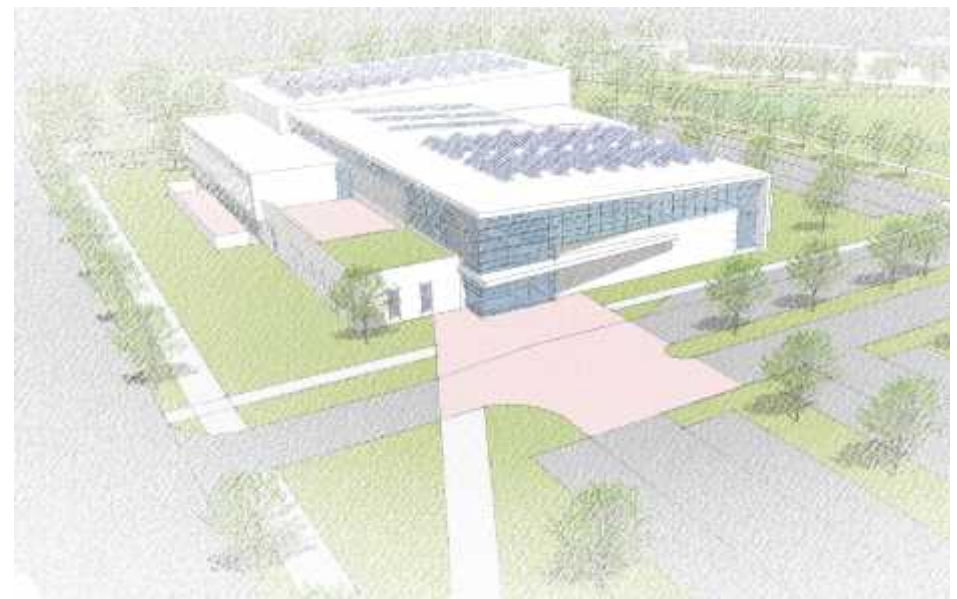
The project will include the demolition of the existing elementary school building and parking. The proposed multigenerational center is situated on the western portion of the 14.80-acre site along Gallatin Street. The main site entry aligns with 72nd Avenue and two additional parking accesses from Gallatin Street. The east facing main building entry provides a strong visual presence from the parking and pedestrian connection to the Purple Line stop. Childcare entry and drop-off are located on the north side of the building taking advantage of the natural grade of the site. A new multipurpose turf field, outdoor storage/comfort station, and playground are situated downhill from the building on the northern portion of the site. New trails and trail connections are provided to the existing park on the west side of the property. Neighboring communities can easily access the center and other site amenities such as a community garden and picnic shelters.

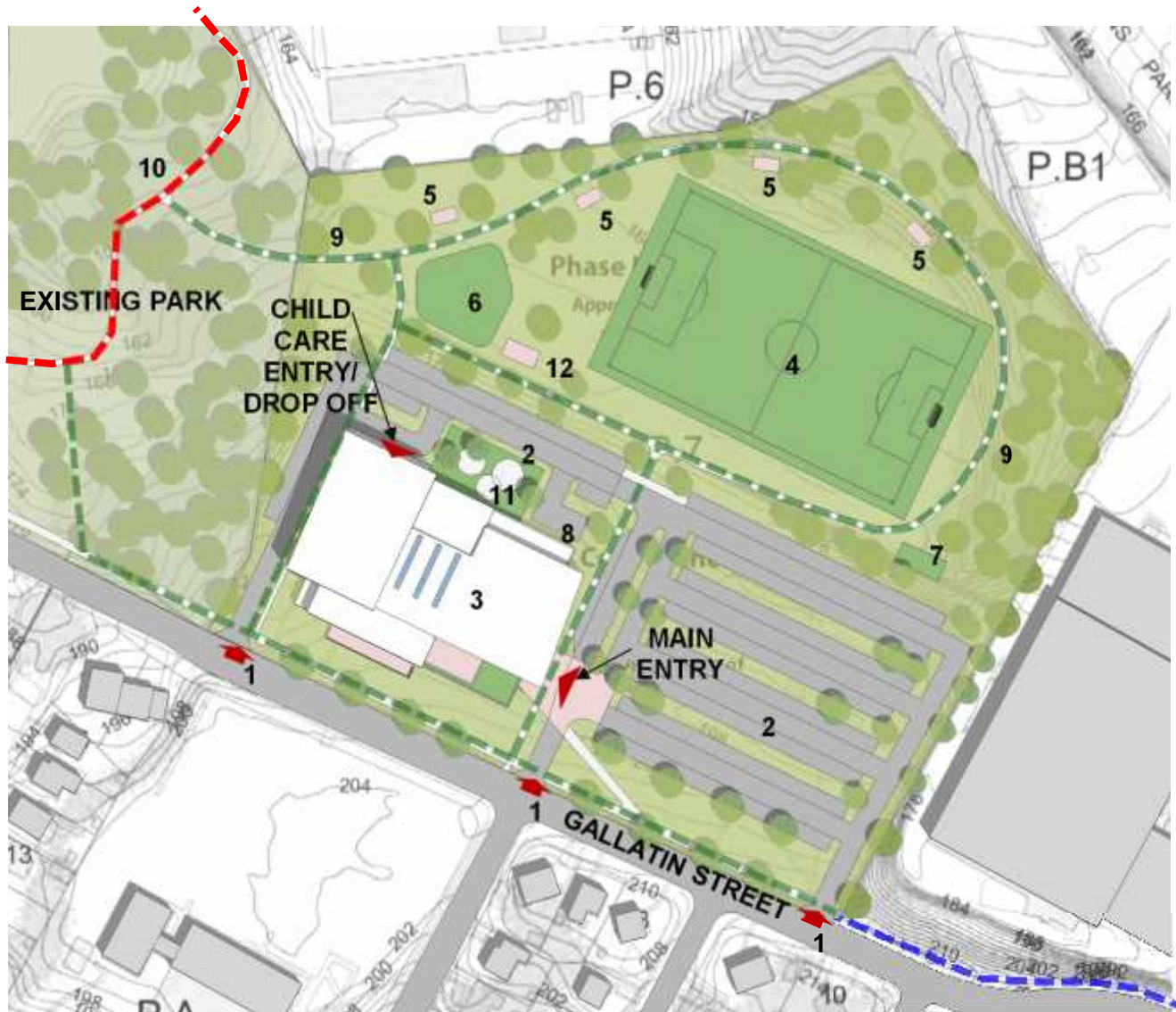
The project can be developed in two phases, depending on site availability. Phase 1 includes the multipurpose field, outdoor storage/comfort station, playground, picnic shelters, trails, and trail connections. Phase 1 will allow delivery of an outdoor community asset while the remainder of the site is prepared for construction. Phased development is beneficial if the community can access the outdoor field amenities during construction of Phase 2. Phase 2 includes demolition of the existing school and parking, construction of the new multigenerational center, Child Care Center, and new parking.

Building Layout

The 95,000 square foot multigenerational center is a three-level facility. The 83,000 square foot recreation and community spaces are organized along a central circulation spine. The community spaces, 25-meter competition pool, warm water pool, gymnasium and locker rooms are located on the ground level. The group exercise rooms, fitness and elevated track are located on the upper level overlooking the pool, gym, and lobby.

The 12,000 square foot childcare center is located on the lower floor level will have a separate entry and drop-off. The existing childcare center is currently operated by M-NCPPC.





SITE CONCEPTUAL LAYOUT

- 1 NEW SITE ENTRY
- 2 NEW PARKING (APPROX. 380 SPACES)
- 3 NEW 3-LEVEL MULTIGENERATIONAL CENTER (95,000 SF)
- 4 NEW MULTIPURPOSE FIELD
- 5 PICNIC SHELTER
- 6 PLAYGROUND
- 7 COMMUNITY GARDEN
- 8 SERVICE
- 9 NEW TRAIL
- 10 EXISTING TRAIL
- 11 CHILD CARE PLAYGROUND
- 12 OUTDOOR STORAGE & COMFORT STATION

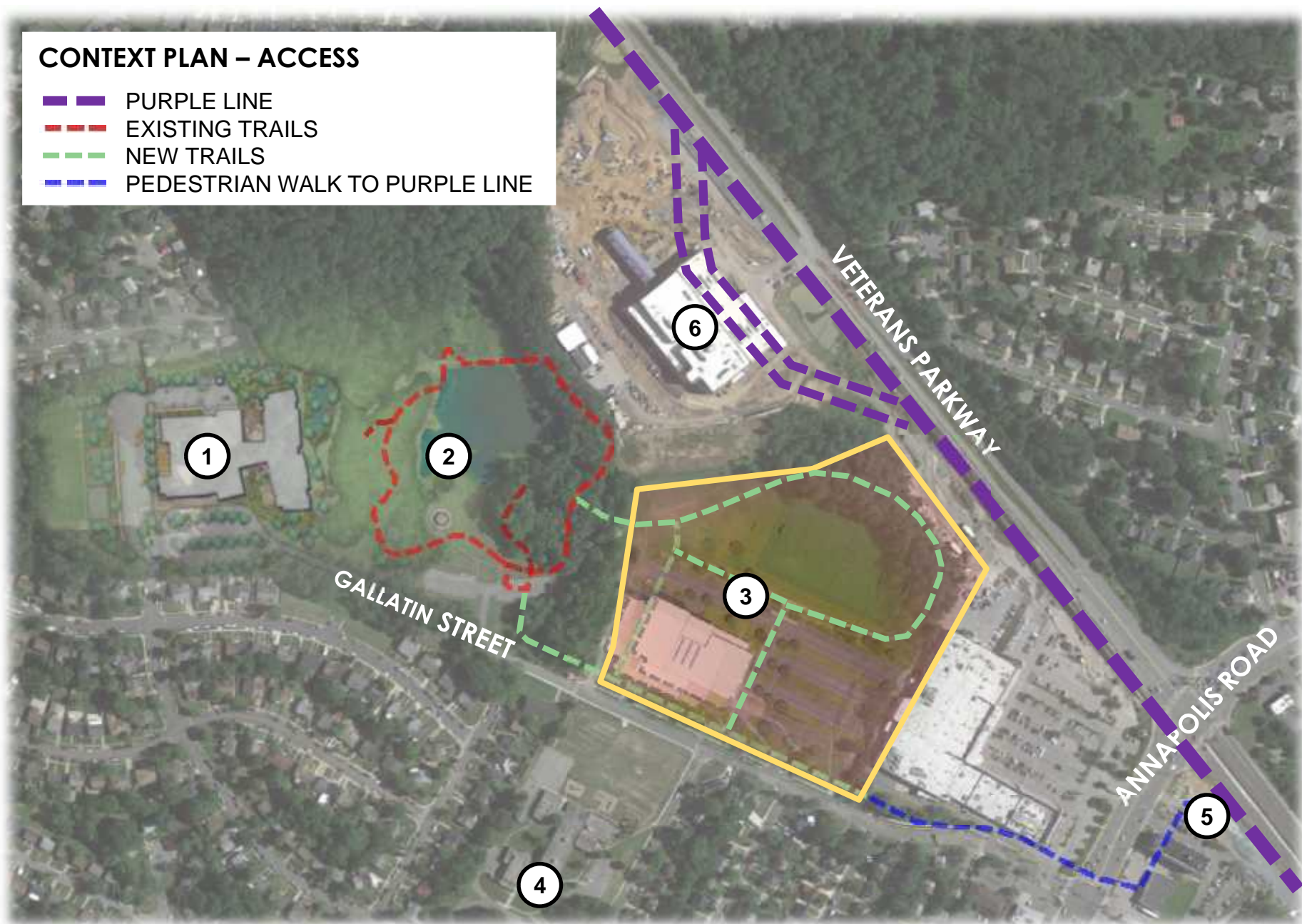
- EXISTING PARK TRAIL
- NEW TRAIL
- PEDESTRIAN CONNECTION TO PURPLE LINE

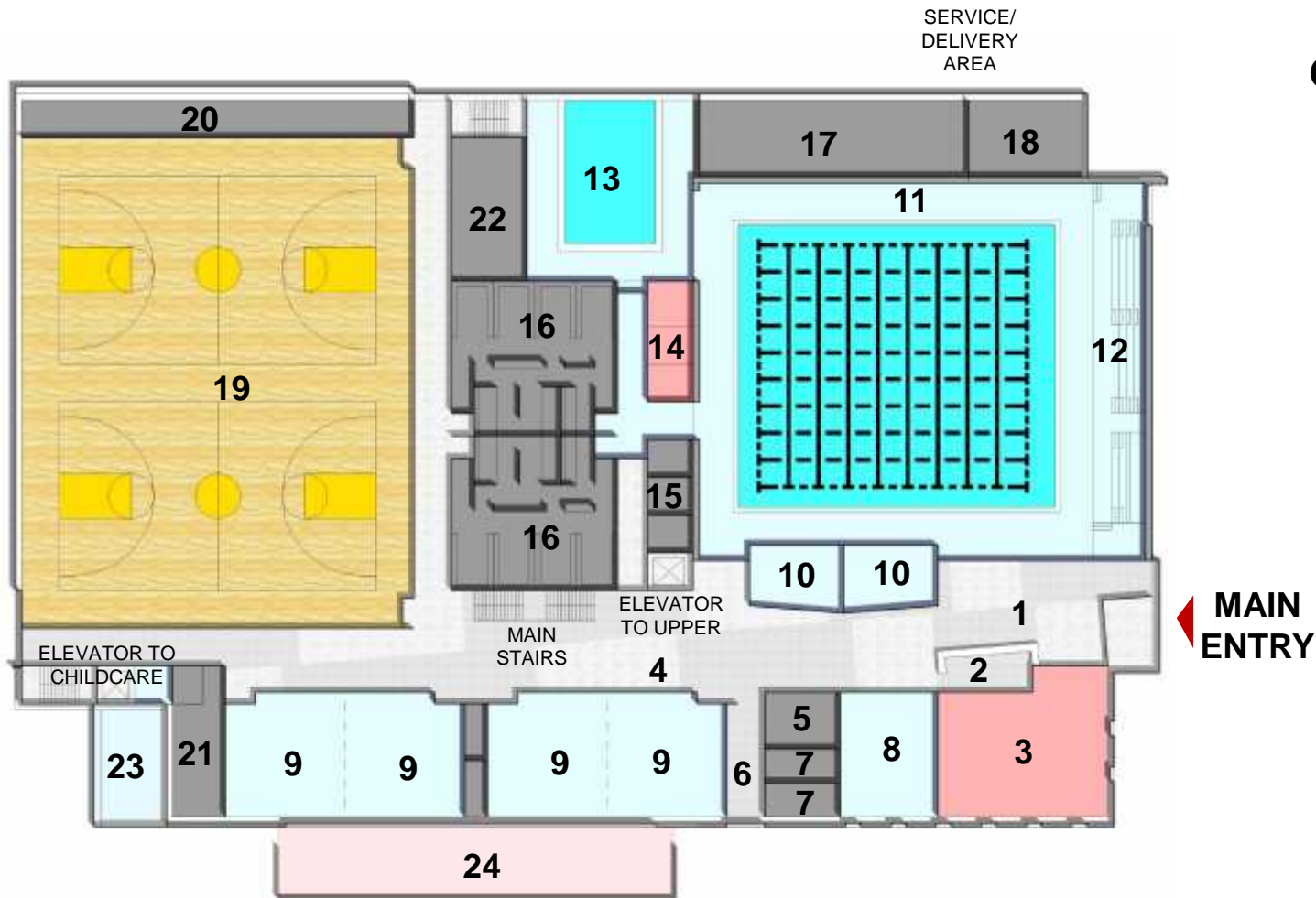
NOTE: CONCEPTS SHOW ON-SITE TRAILS ONLY. TRAILS WILL CONNECT TO EXISTING TRAIL NETWORK AND ADDITIONAL TRAILS MAY BE NEEDED FOR PEDESTRIAN ACCESS TO THE PURPLE LINE.

CONTEXT PLAN – PUBLIC AMENITIES

- 1 NEW GLENRIDGE MIDDLE SCHOOL
- 2 GLENRIDGE COMMUNITY PARK & TRAILS
- 3 NEW MULTIGENERATIONAL CENTER
- 4 WOODRIDGE ELEMENTARY SCHOOL
- 5 PROPOSED GLENRIDGE STATION PLATFORM
- 6 WMATA PURPLE LINE – GLENRIDGE YARD



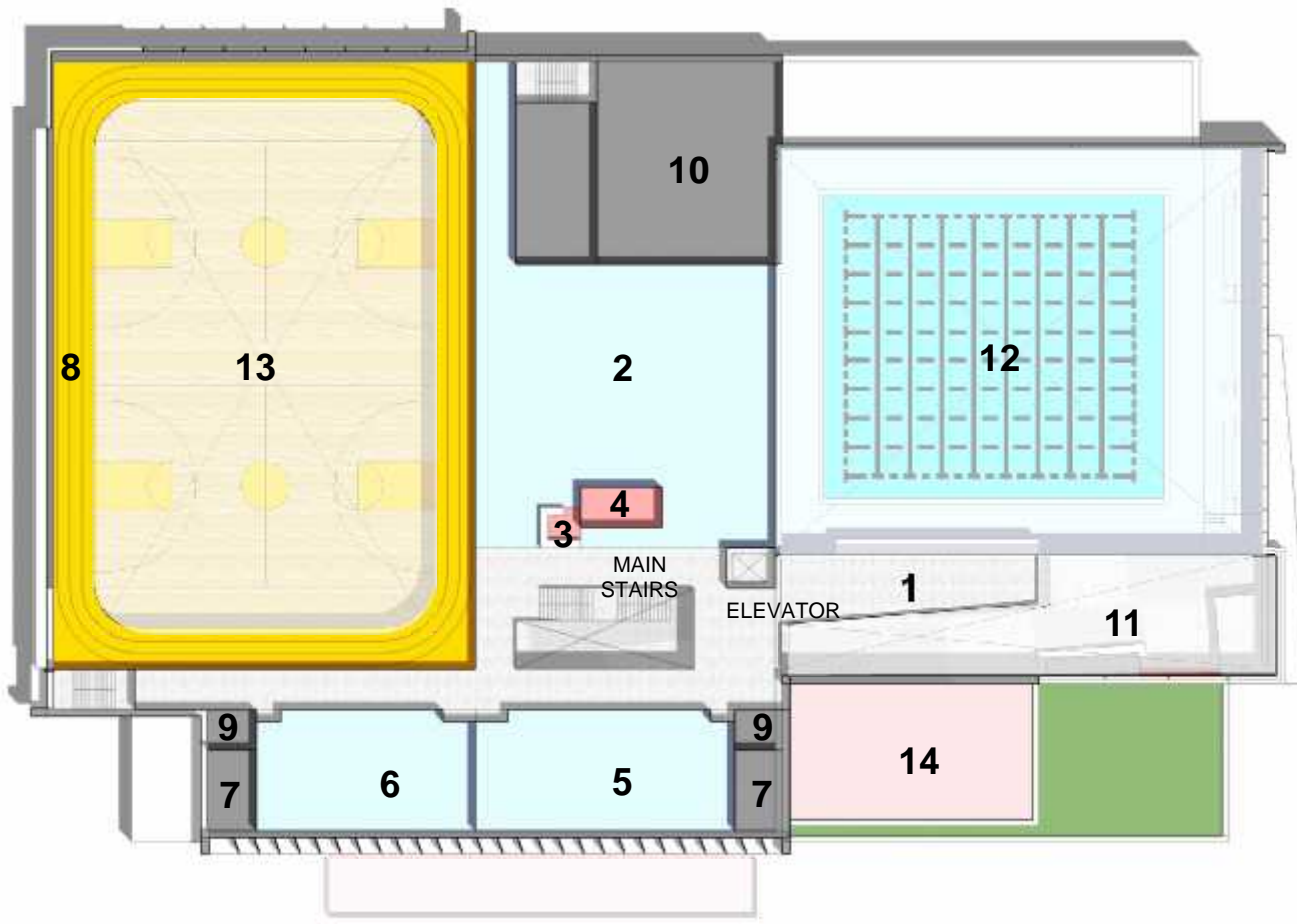




GROUND FLOOR PLAN (56,500 SF)

CONCEPTUAL LAYOUT

- 1 LOBBY
- 2 CONTROL DESK
- 3 ADMIN SUITE
- 4 SEATING/LOUNGE AREA
- 5 CAFÉ/PANTRY
- 6 VENDING
- 7 PUBLIC TOILET
- 8 COMPUTER/TECH ROOM
- 9 MULTIPURPOSE ROOM
- 10 PARTY ROOM
- 11 25-M X 25-YD POOL
- 12 ELEVATED SPECTATOR SEATING
- 13 THERAPY POOL
- 14 AQUATIC OFFICE/FIRST AID/CONTROL
- 15 FAMILY CHANGING
- 16 LOCKER ROOM
- 17 POOL FILTER ROOM
- 18 POOL STORAGE
- 19 2-COURT GYMNASIUM
- 20 GYM STORAGE
- 21 CATERING KITCHEN
- 22 BUILDING SUPPORT
- 23 DROP-IN CHILDCARE
- 24 PATIO

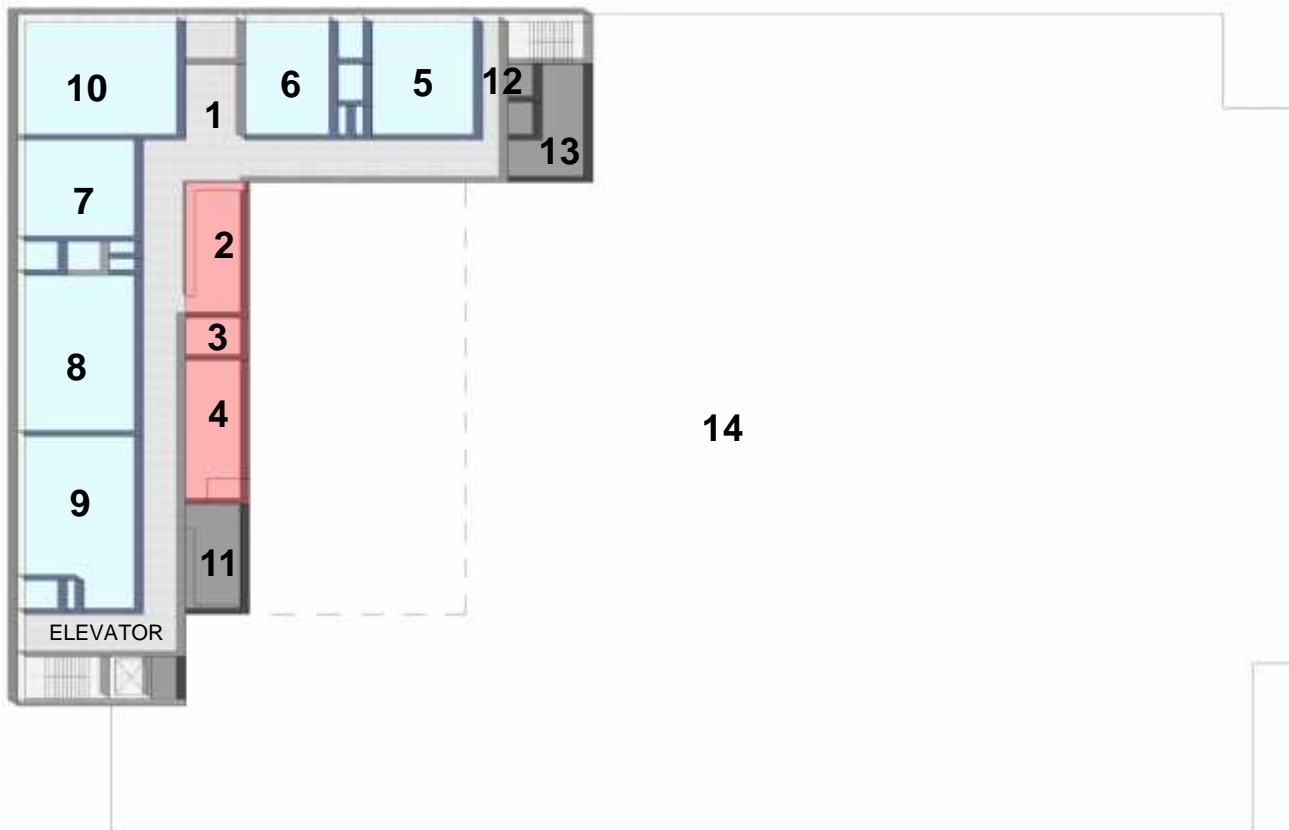


CONCEPTUAL LAYOUT

- 1 SEATING /LOUNGE AREA
- 2 FITNESS AREA
(CARDIO/WEIGHTS)
- 3 CONTROL DESK
- 4 FITNESS
ASSESSMENT/OFFICE
- 5 LARGE GROUP EXERCISE
ROOM
- 6 SMALL GROUP EXERCISE
ROOM
- 7 STORAGE
- 8 INDOOR 3-LANE TRACK
- 9 TOILET
- 10 BUILDING SUPPORT
- 11 LOBBY BELOW
- 12 POOL BELOW
- 13 GYM BELOW
- 14 OUTDOOR FITNESS PATIO

UPPER FLOOR PLAN (24,200 SF)

**CHILD CARE
ENTRY/ DROP
OFF**



CONCEPTUAL LAYOUT

- 1 CHILD CARE LOBBY
- 2 FRONT DESK
- 3 DIRECTOR OFFICE
- 4 CONFERENCE ROOM
- 5 CLASSROOM 1 (INFANT)
- 6 CLASSROOM 2 (TODDLER)
- 7 CLASSROOM 3 (AGE 2)
- 8 CLASSROOM 4 (AGE 3)
- 9 CLASSROOM 5 (AGE 4-5)
- 10 MULTIPURPOSE/
PLAYROOM
- 11 KITCHEN
- 12 STAFF TOILETS
- 13 STORAGE
- 14 GROUND FLOOR ABOVE

LOWER FLOOR PLAN (11,800 SF)



DEVELOPMENT AERIAL VIEW



SOUTH AERIAL VIEW

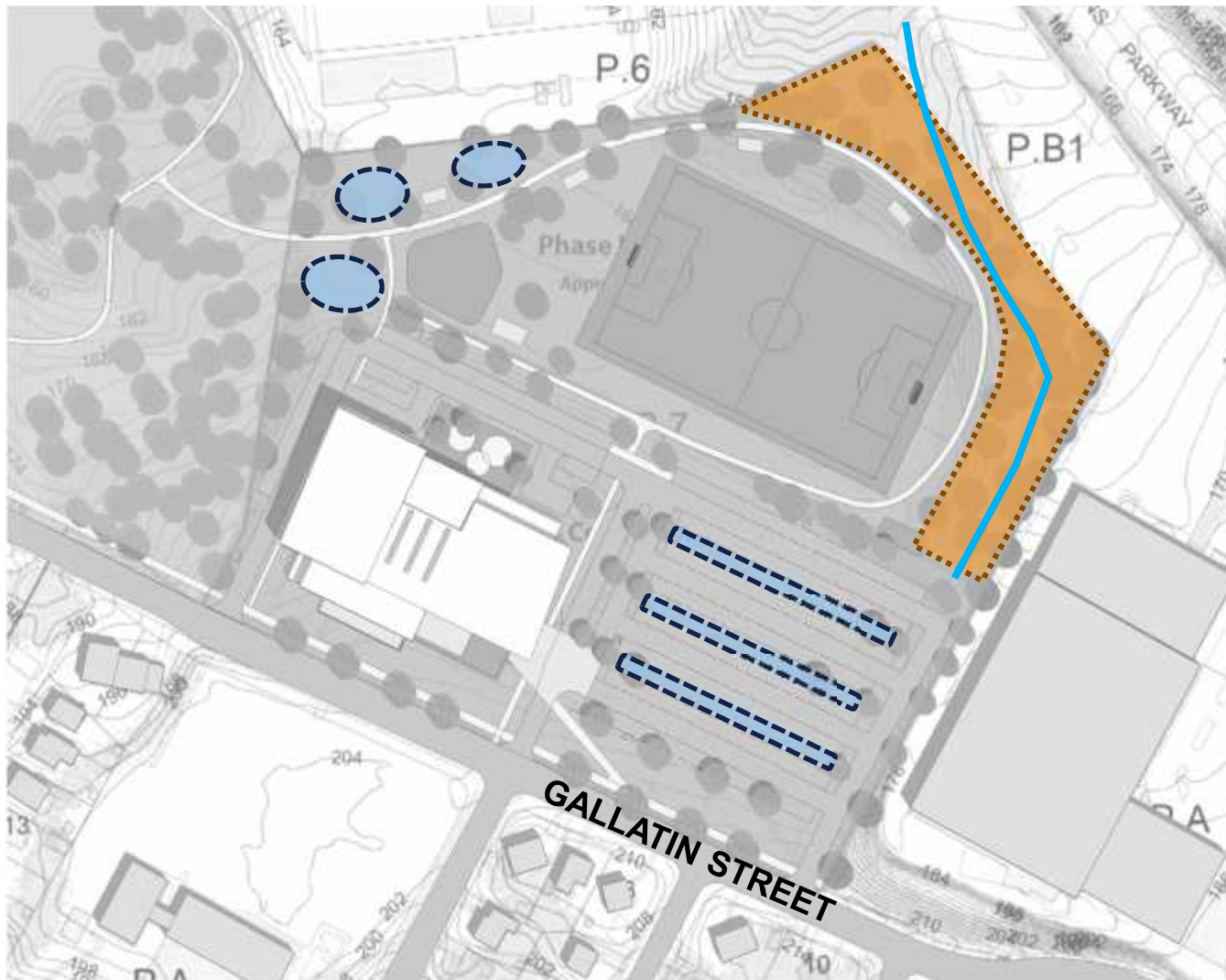


SE AERIAL VIEW



EXISTING SITE & DEMOLITION PLAN

- 1 DEMO EXISTING PARKING & DRIVE
- 2 DEMO EXISTING SCHOOL BUILDING



SITE STORMWATER CONCEPT



POTENTIAL SWM AREA



FORESTED AREA WITH
STEEP SLOPES



STREAM WITH 60' BUFFER

Implementation Plan

Project Description

The new multigenerational center in Service Area 4 will be located at Glenridge Elementary School and Park. The project will be a newly constructed building at the site of the former Glenridge Elementary School. The building will be approximately 95,000 square feet and include a 2-level center, surface parking for 380 vehicles, a childcare center, and a multipurpose field. A trail surrounding the site will connect to Glenridge Park and the new Glenridge Middle School, currently being constructed by PGCPs. The multigenerational center will include a competition-sized 25-meter pool with competitive support spaces, 3-lane track, 2 courts, and multipurpose and dedicated program rooms for community use.

Project Budget

The project budget includes hard costs, soft costs, and an owner's contingency. The estimated total project budget for a multigenerational center at Glenridge is \$99.8 million in 2021 dollars. Escalation will be applied to the project based on the mid-point of construction.

Project Schedule

Feasibility and project planning were initiated in June 2020 with initial programming and community engagement. Key schedule milestones going forward include the following:

- Additional planning and decisions
- Engagement of an architectural and engineering team
- Engagement of a builder
- Construction
- Project Opening

The active project schedule is anticipated to total 7 years from the engagement of a design team as shown in the graphic below.

Phasing Plan

PGCPs and M-NCPPC have agreed to a land swap that allows PGCPs to construct a new middle school on the western part of the site and vacate the eastern part of the site for M-NCPPC to use as a recreation amenity.

Turnover of the entire site for construction of a multigenerational center will not occur for several years. Therefore, implementation of the plan is subdivided into two phases in order to provide community access to a recreation amenity and allow time for site turnover. Turnover of the multipurpose field will occur first and M-NCPPC will make improvements to the field as part of Phase 1. Additional design activities will determine if community access to the fields can be maintained during construction.

The second phase will deliver a new multigenerational center and outdoor multipurpose field. The graphic on the next page details the planned phasing strategy.

Next Steps

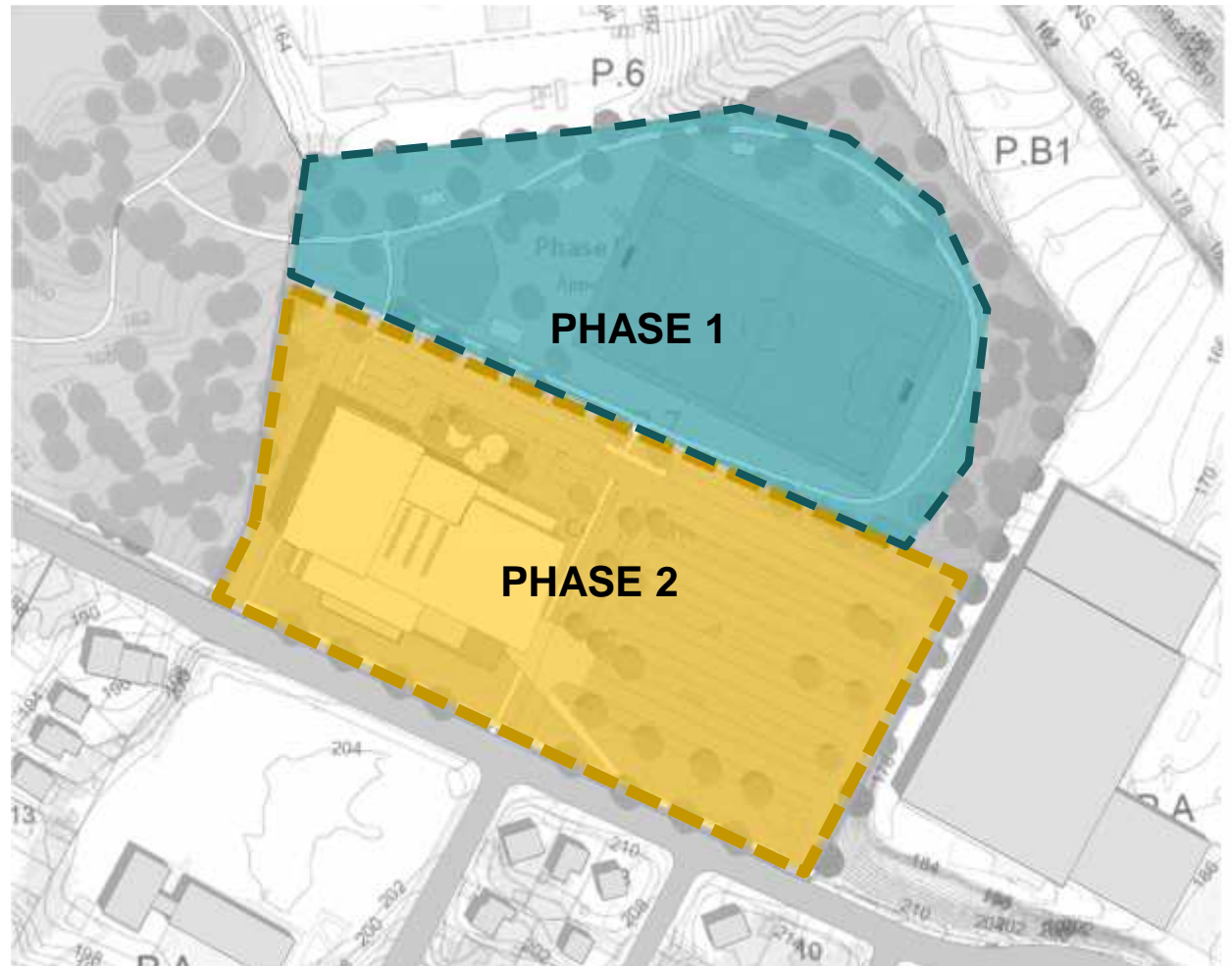
- Establishing memorandum of understanding with PGCPs for ownership of site.
- Engage community and stakeholders on concepts and preferred site.
- Establish project implementation working group.
- Identify swing space for existing childcare center
- Meet with internal stakeholders to review detailed program in preparation for engagement with design team.
- Develop detailed schedule of implementation milestones.
- Secure project funding in the capital improvement plan.

	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7
Phase 1	Design & Approvals	Land Transfer	Construction	Project Opening			
Phase 2			Design & Approvals		Construction		Project Opening

Phasing Plan

Phase 1: Multipurpose field, trails, playground, picnic shelters, outdoor storage & comfort station. Future design activities will determine if access to the field can be maintained during Phase 2.

Phase 2: Demo existing school building & parking, new recreation building, new parking and connecting trails.





Plan Summary

Feasibility Plan for Multigenerational Centers

Program Capabilities Summary

	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

Focus Area Summary



Service Area 2: Social Connection & Fitness

Creating an accessible and welcoming community asset focused on fitness and social connection in a rapidly urbanizing environment.



Service Area 3: Competitive Aquatics

Enhancing a popular community center to provide residents with year-round recreation, fitness, and competition facilities.



Service Area 4: Health & Wellness

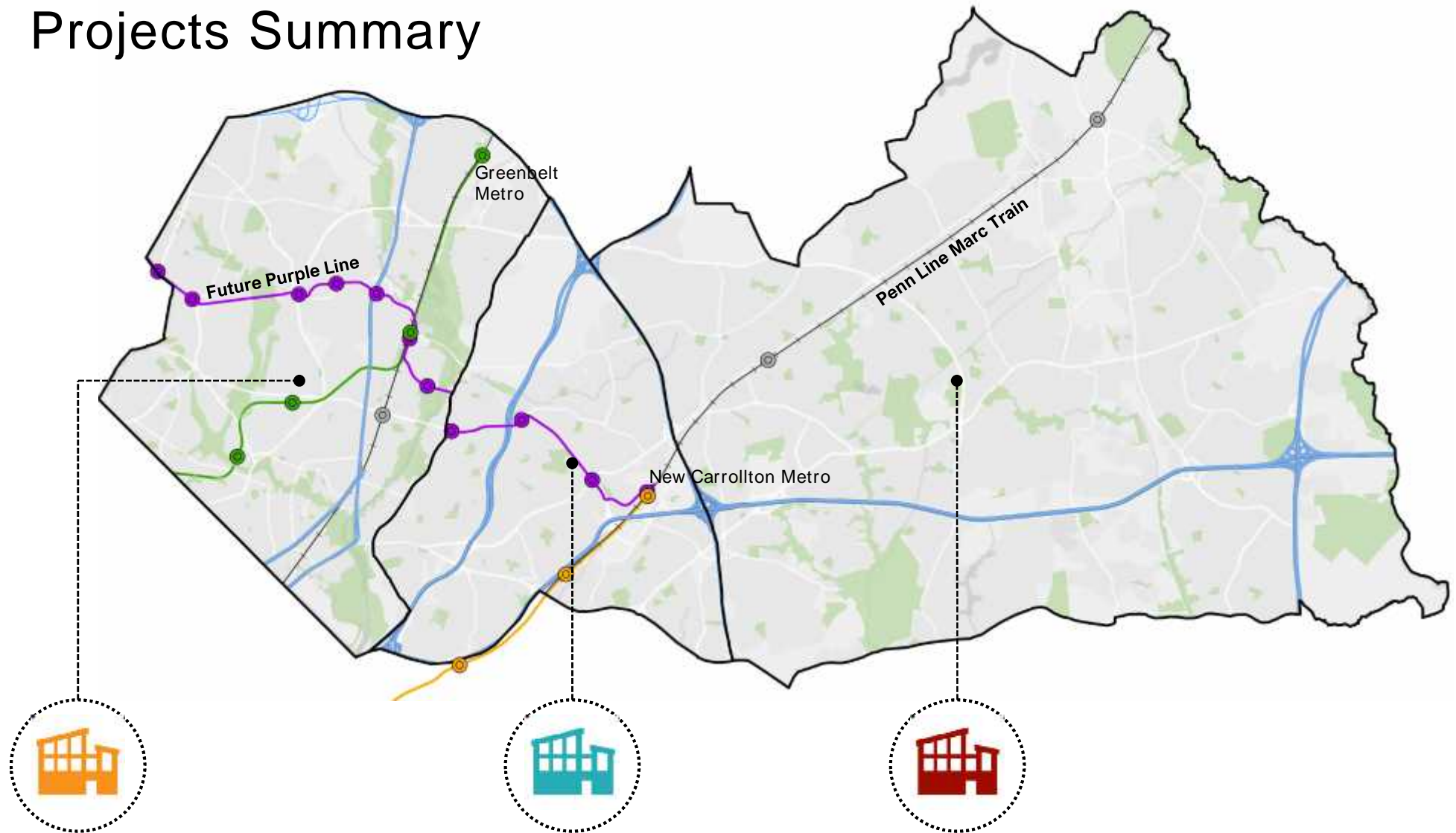
Increasing access to recreation with a focus on health and wellness in an historically overlooked community.

Multigenerational centers must function as a network.

Baseline amenities support local needs.

The focus area leverages the larger size in order to serve both local and countywide needs.

Projects Summary



Service Area 2

Multigenerational Center
at Prince George's Plaza

Theme: Fitness & Social
Connectivity

Size: 87,000 square feet

Budget: \$107.5 million (2021 \$)

Service Area 4

Multigenerational Center
at Glenridge

Theme: Health & Wellness

Size: 95,000 square feet

Budget: \$79.5 million (2021 \$)

Service Area 3

Multigenerational Center
at Glenn Dale

Theme: Aquatics & Youth Competition

Size: 137,000 square feet

Budget: \$130.4 million (2021 \$)



CONSULTANT SUPPORT PROVIDED BY

