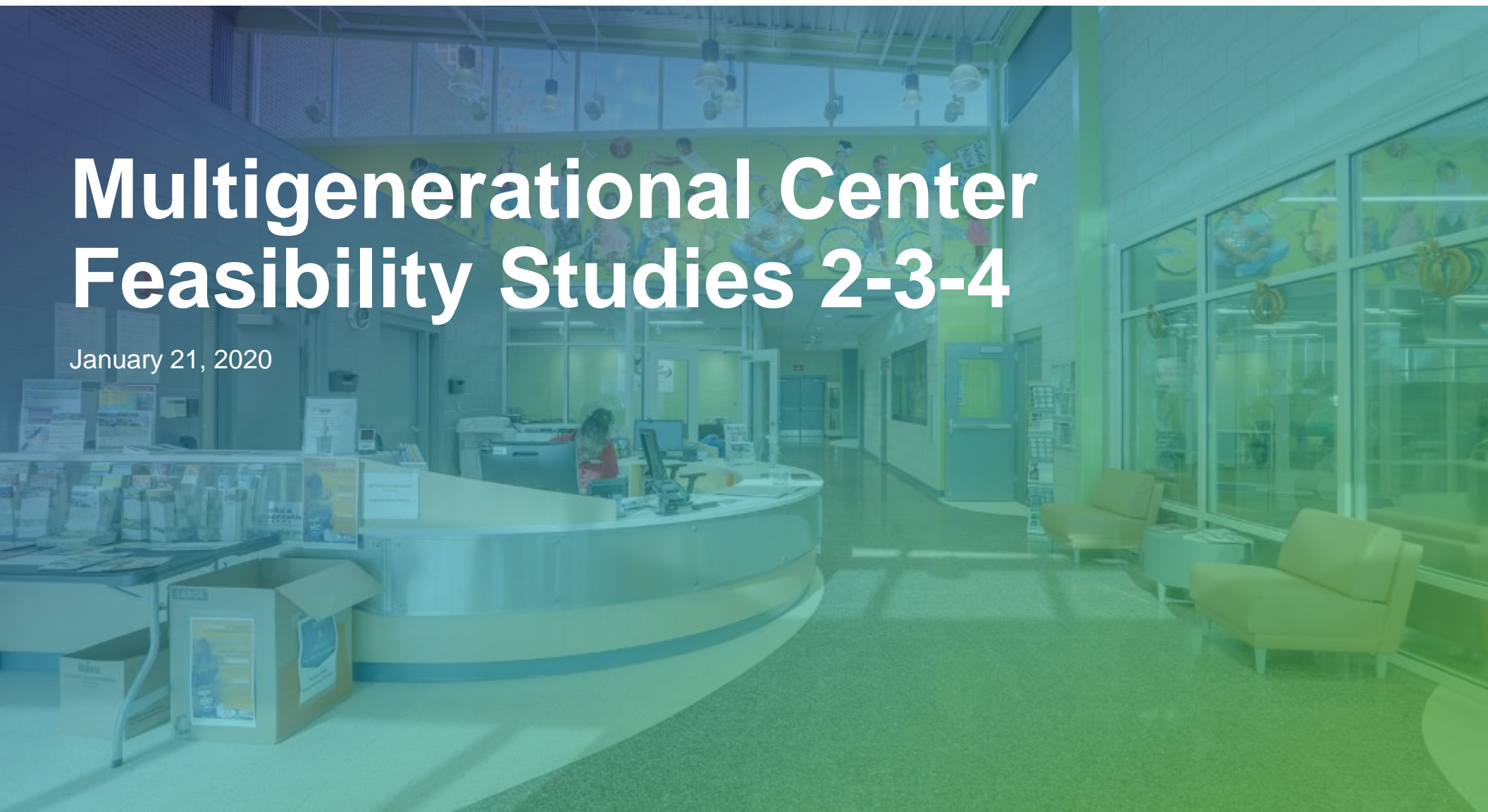




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Multigenerational Center Feasibility Studies 2-3-4

January 21, 2020



Agenda

- 1 Project Team
- 2 Background and Overview
- 3 Schedule and Criteria
- 4 Program and Site
- 5 Questions & Answers



Project Team

BILL TYLER - Director

ALVIN MCNEAL – Acting Deputy Director,
Administration and Development

BRIDGET STESNEY – Park Planning and
Development Division Chief

SONJA EWING - Park Planning And Land
Acquisition Manager

LAURA CONNELLY - Acting Park
Planning Supervisor

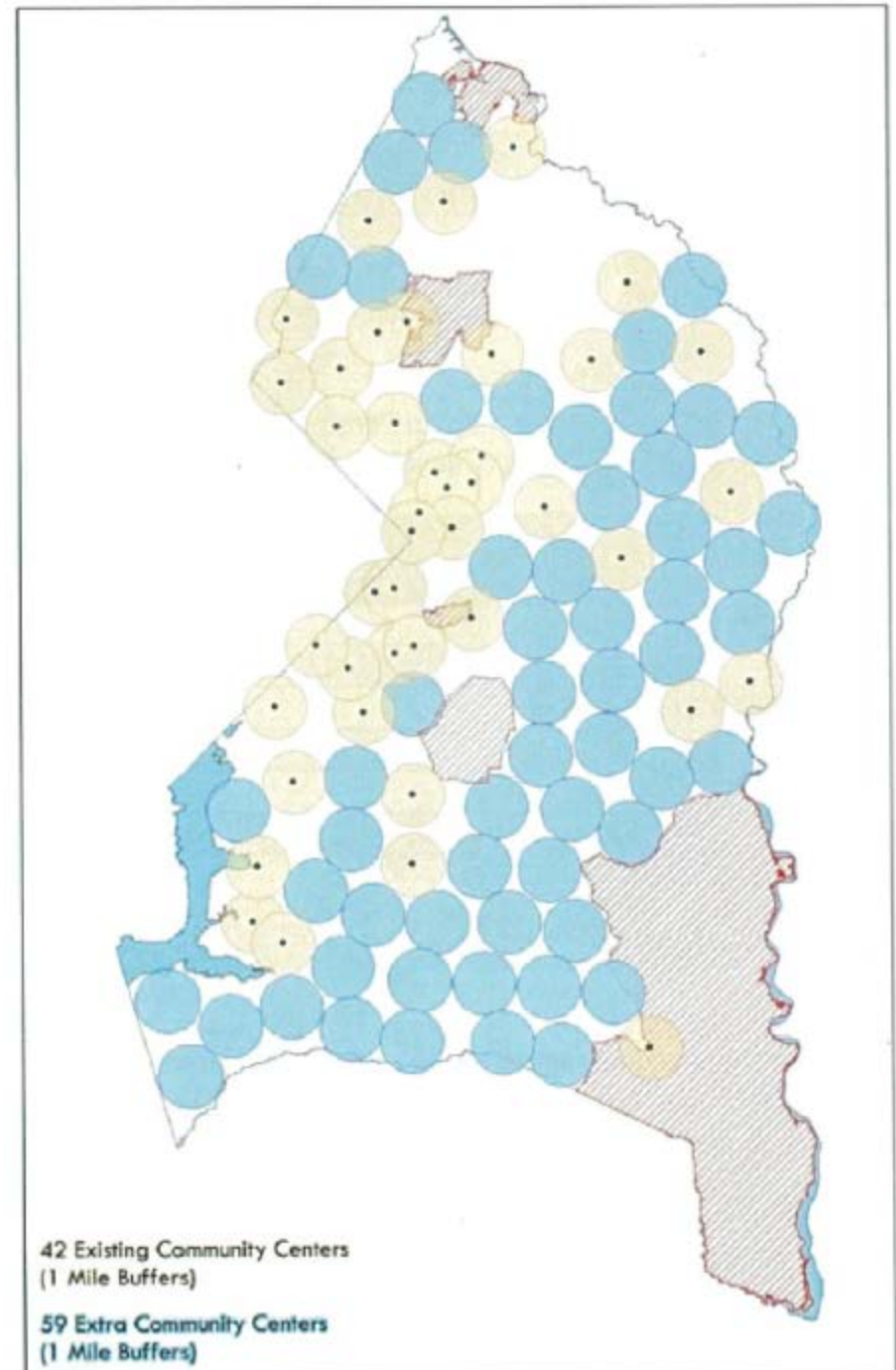
CLAIRE WORSHTIL – Project Manager



Background

WHY BUILD MULTIGENERATIONAL CENTERS?

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



Background

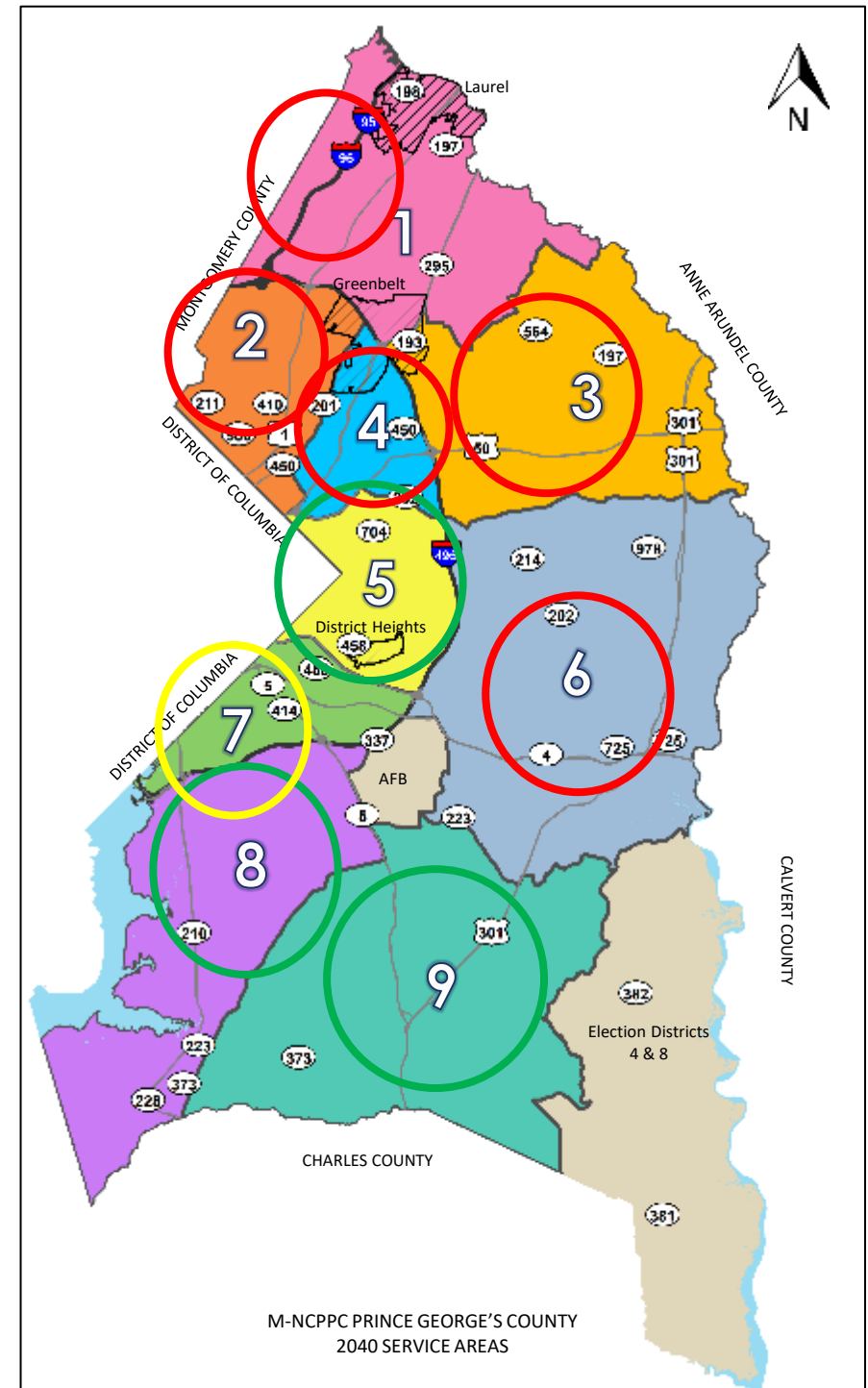
FORMULA 2040

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

Background

FORMULA 2040

- › Formula 2040 divides the County into 9 Service Areas (SA) and recommends a multigenerational center within each.
- › Suggested Locations:
 - SA1 - Fairland - Add outdoor aquatics component and nonaquatic addition
 - **SA2 - PG Plaza – All new construction near the existing community center**
 - **SA3 - Glenn Dale Community Center – Add nonaquatic and outdoor aquatic additions and new indoor aquatics component**
 - **SA4 – All new construction near intersection of 410 and 450**
 - SA5 - Sports and Learning – Add outdoor aquatics component at Walker Mill
 - SA6 - Randall Farm – All new construction (or addition to Westphalia CC?)
 - SA7 - Marlow Heights - Add nonaquatic and indoor aquatic additions
 - ✓ SA8 - South Tech Rec - Under construction
 - ✓ SA9 – SAARC – Complete, Opening Feb 2020



Background

SUMMARY OF EXISTING RECREATIONAL CENTER NEEDS BY SERVICE AREA

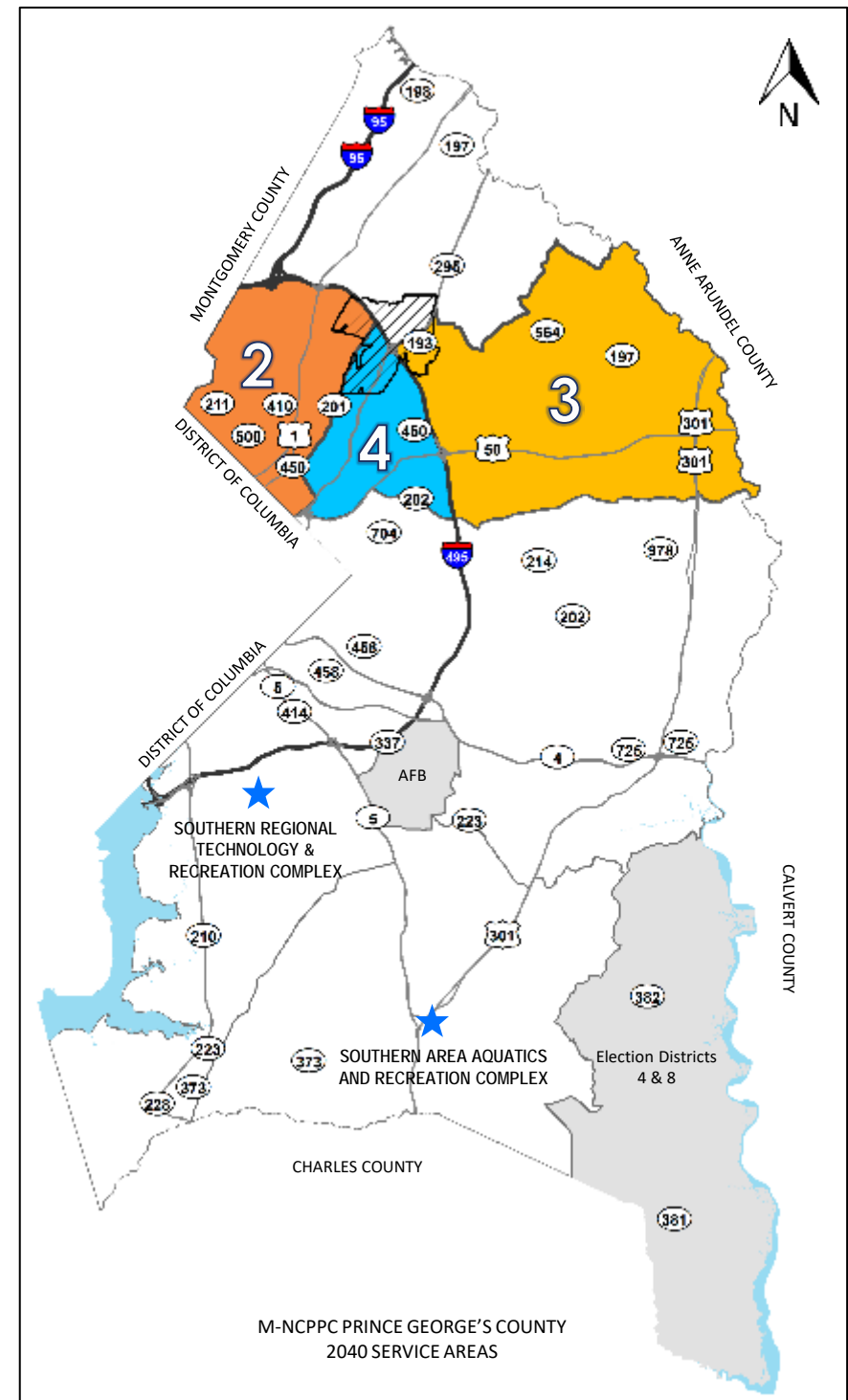
	Service Area Ranking Based on Need in 2020 (square feet)								
	Northern Area			Central Area			Southern Area		
	Service Area 1	Service Area 2	Service Area 4	Service Area 3	Service Area 5	Service Area 6	Service Area 7	Service Area 8	Service Area 9
Indoor Aquatics	0	554	957	22,448	0	16,946	12,901	0	0
Nonaquatic Recreation Space	0	122,231	58,297	87,222	0	13,291	35,887	0	0
Indoor Facility Total	0	122,785	59,254	109,670	0	30,237	48,788	0	0
Outdoor Aquatics	8,153	7376	25,475	25,243	21,320	33,892	18,530	20,597	19,371
Total Indoor and Outdoor	8,153	130,161	84,729	134,913	21,320	64,129	67,318	20,597	19,371
Rank	9	2	3	1	6	5	4	7	8

	Northern Area			Central Area			Southern Area		
	Service Area 1	Service Area 2	Service Area 4	Service Area 3	Service Area 5	Service Area 6	Service Area 7	Service Area 8	Service Area 9
Requires Land Acquisition		x	x						
Existing Indoor Nonaquatic Deficit		x	x	x		x	x		
Existing Indoor Aquatics Deficit				x		x	x		
Existing Outdoor Aquatics Deficit	x		x	x	x	x	x	x	x
Limited Recent Investment		x	x	x			x		
Abundance of Aging Facilities	x	x	x	x			x	x	
Significant Population Growth		x		x		x			x

Formula 2040 Implementation

SERVICE AREAS 2-3-4

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



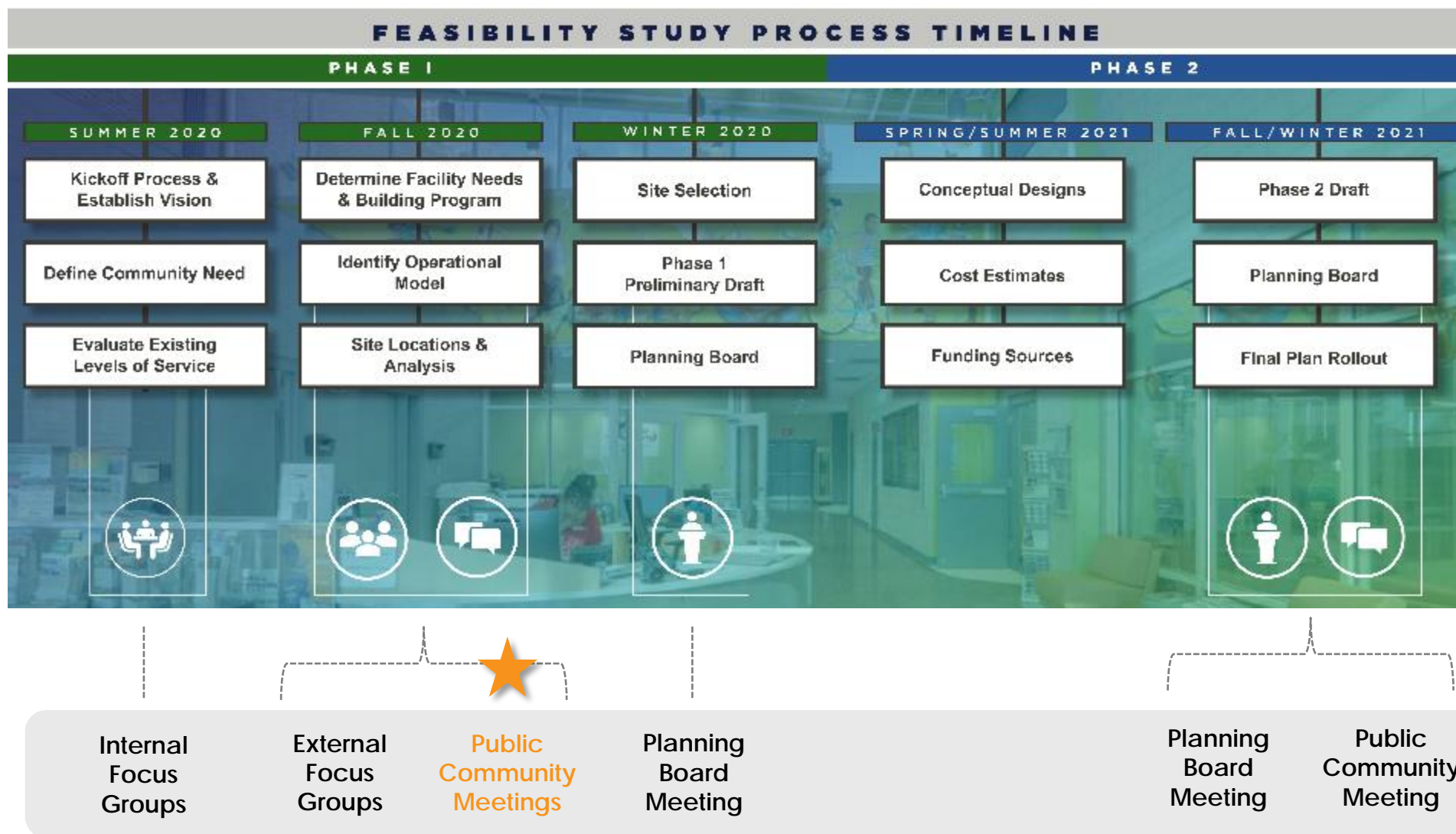
Schedule

SERVICE AREAS 2-3-4

November 2nd meeting will be in English

November 18th meeting will be in Spanish

The presentation materials will be available in English and Spanish beginning November 10th at www.pgpparks.com



Multigenerational Center Criteria

M-NCPPC REQUIREMENTS

RECREATION SERVICES DELIVERY

- Serve needs of regional customer base, accommodate every resident
- Provide a home for Youth and Countywide Sports Division
- Balance competitive offerings with core programming

COMPOSITION AND ORGANIZATION

- Serve as major hubs in a network of offerings
- Separate revenue generating and core programming activities
- Leverage partners to provide non-core services

DESIGN

- Minimize potential for physical and functional obsolescence
- Buildings should be easy and inexpensive to maintain

FINANCIAL ACCESSIBILITY

- Core programming accessible to all residents, regardless of ability to pay
- Elevated programs, targeted to specific populations, considered premium services

Site & Location

M-NCPPC REQUIREMENTS

LOCATION

- Does the site provide regional appeal?
- Does the site connect to other parks and recreation amenities?
- Is the site accessible? Does it provide/improve equity?

SITE / LAND

- Can a multigenerational center fit on the site?
- Can the site be accessed by multiple modes of transportation?
- Is there enough space for parking and outdoor amenities?

SUSTAINABILITY

- What are the potential costs to purchase or develop site?
- Can the site help achieve environmental goals?
- Does the site align with schedule goals?
- Is the site suitable for a multigenerational center?

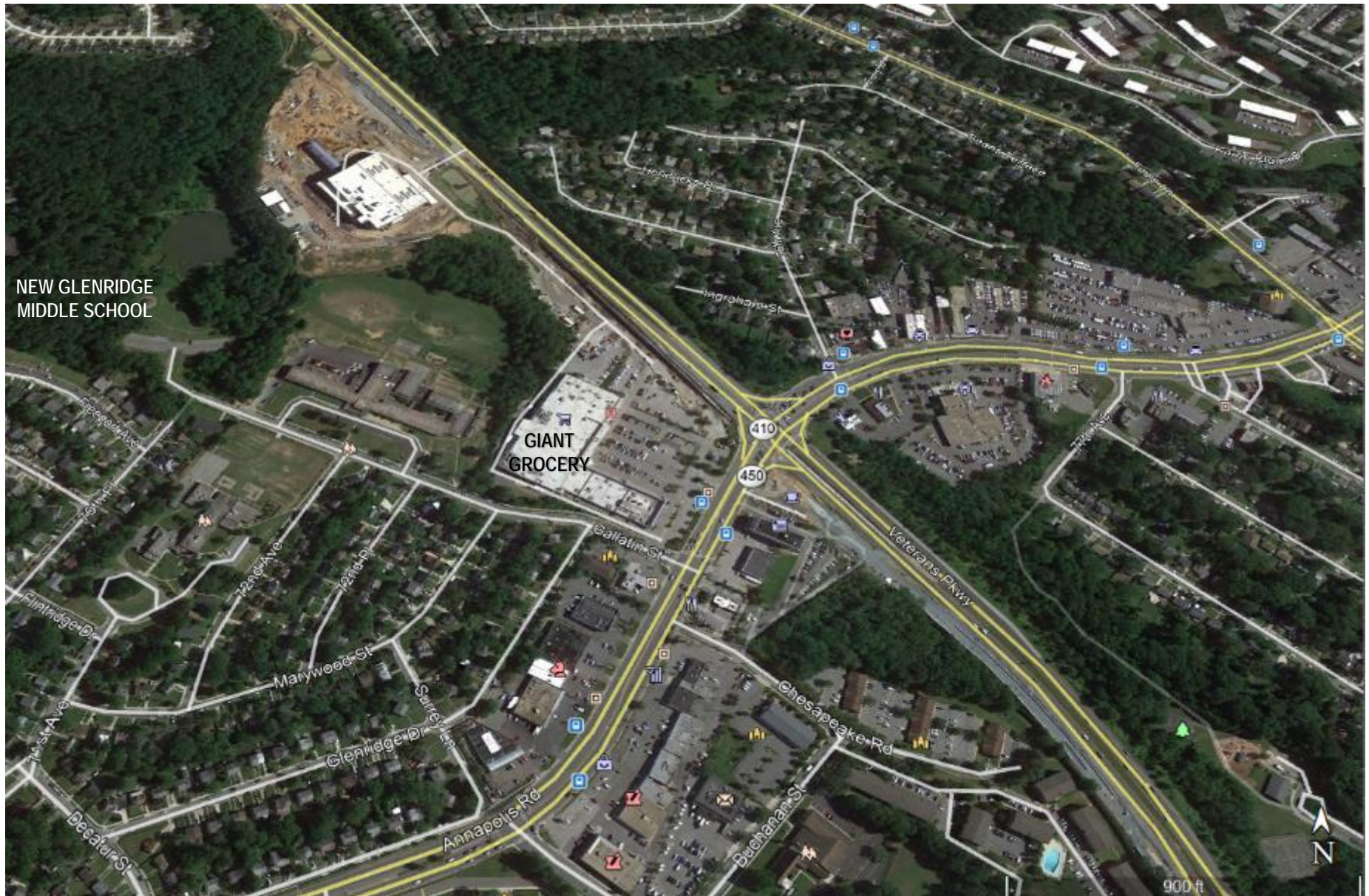
Service Area 2

PRINCE GEORGE'S PLAZA COMMUNITY CENTER



Service Area 4

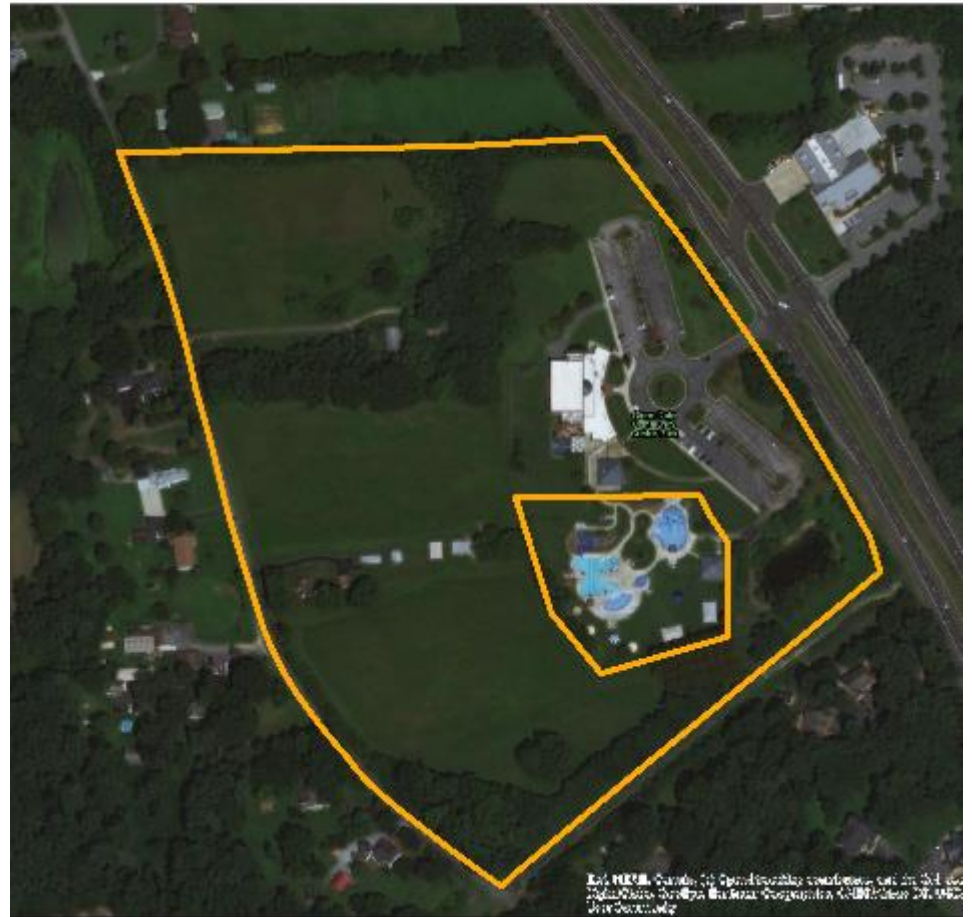
410 & 450 NEAR GLENRIDGE MIDDLE SCHOOL



Service Area 3

GLENN DALE COMMUNITY CENTER

- Constructed in 1993 on ~20 acres
 - 16,800sf community center
 - 2,400sf splash park and pool house
 - 216 parking spaces
- Assessment of facility and splash park elements
 - Building is aging – significant investments needed to maintain existing facility
 - Existing building lacks adequate space for programs desired by community
- **Opportunity to modernize Glenn Dale Community Center so that it better serves the entire community.**



Glenn Dale Community Center Site

Next Steps

SERVICE AREAS 2-3-4

- Determine the program for each multigenerational center
- Complete a site assessment for various potential sites in Service Areas 2 and 4, including the site of the Prince George's Plaza Community Center and Glenridge Elementary School
- Complete the site assessment of Glenn Dale Community Center and determine if the program is feasible at that site
- Conceptual Designs and Cost estimates for all three

Fitness / Strength / Training / Group Fitness



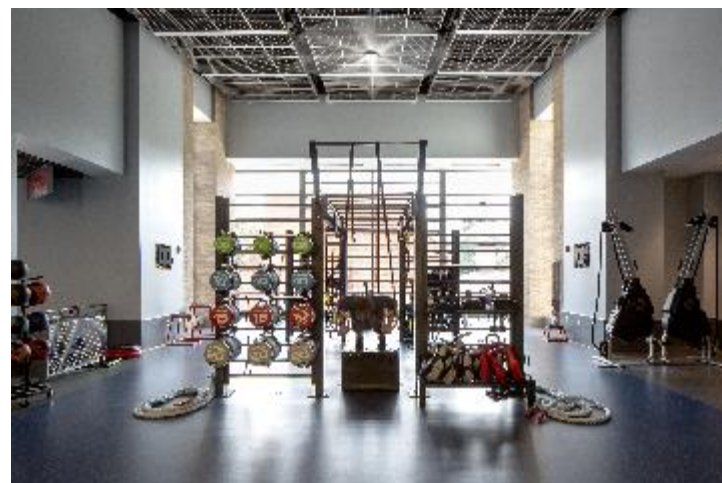
CARDIO



FREE WEIGHTS



RESISTANCE MACHINES



CROSSFIT

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

- Cardio
- Resistance Machines
- Free Weights
- Cross Fit

Fitness / Strength / Training / Group Fitness



CYCLING



ZUMBA



AEROBICS



YOGA

Examples of **GROUP FITNESS** activities:

- Dance
- Aerobics
- Yoga
- Cycling
- Zumba

Courts / Indoor Track



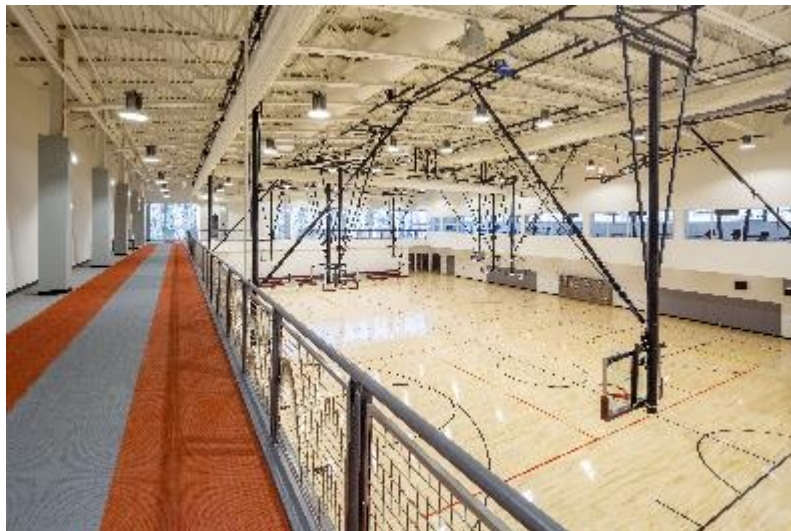
BASKETBALL



INDOOR SOCCER / FUTSAL



VOLLEYBALL



INDOOR TRACK



BADMINTON

Examples COURTS / INDOOR TRACK activities:

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

Multi-Use Rooms



Examples of **MULTI-USE ROOM** **activities:**

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

Dedicated Programs Rooms



< SENIOR
ACTIVITIES

TEEN
ACTIVITIES >



< MARTIAL ARTS

CULINARY
INSTRUCTION >



^ PRE-SCHOOL / CHILD CARE



^ COMPUTER / TECHNOLOGY

Examples of **DEDICATED PROGRAM ROOM** activities:

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

Aquatics



LEISURE - LAP



THERAPY



ZERO-DEPTH ENTRY



LAZY RIVER



LEARN-TO-SWIM



INDOOR SPLASH PARK

Examples of **RECREATIONAL SWIMMING** activities:

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

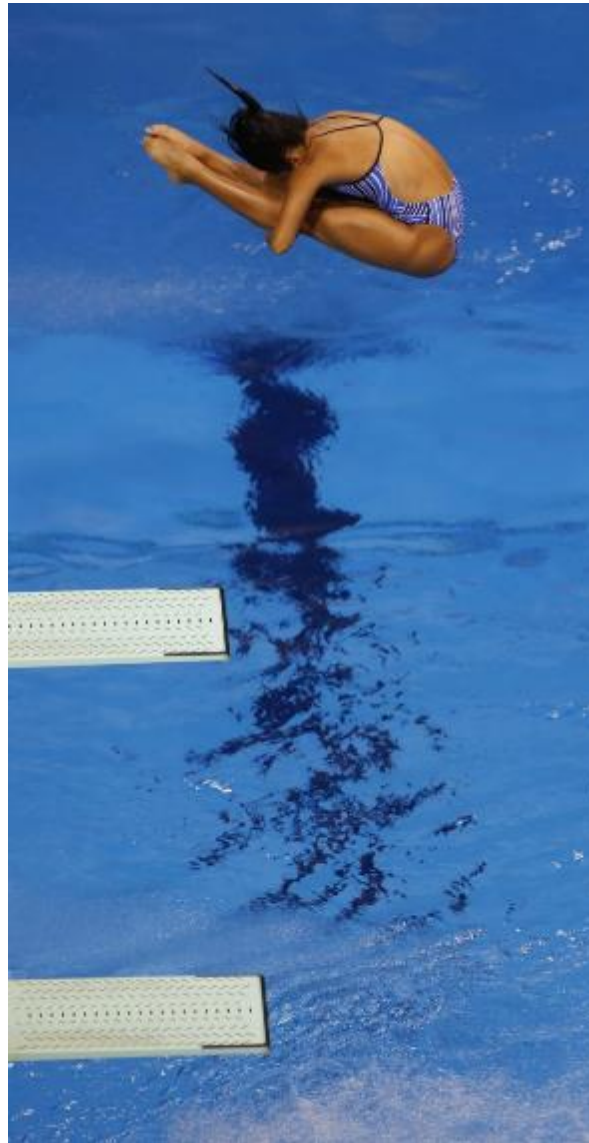
Aquatics



LAP



LAP



SPRINGBOARD DIVING

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

- Lap
- Springboard Diving
- Platform Diving
- Training

Outdoor Programs



< BASEBALL / SOFTBALL



MULTI-PURPOSE FIELDS >

Examples of
ACTIVE OUTDOOR PROGRAM
activities:

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

MULTI-FIELD COMPLEX >



< LACROSSE



ROOFTOP SPORTS >

Outdoor Programs



< WALKING /
JOGGING TRAILS



PLAYGROUNDS >

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

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



COMMUNITY
GARDEN >



< OUTDOOR PAVILLIONS



PICNIC AREAS >



Q&A

FOR MORE
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[BIT.LY/MULTIGEN234](https://bit.ly/multigen234)