

# ADEQUATE PUBLIC FACILITIES ORDINANCE

## MANDATORY PARKLAND DEDICATION PROGRAM



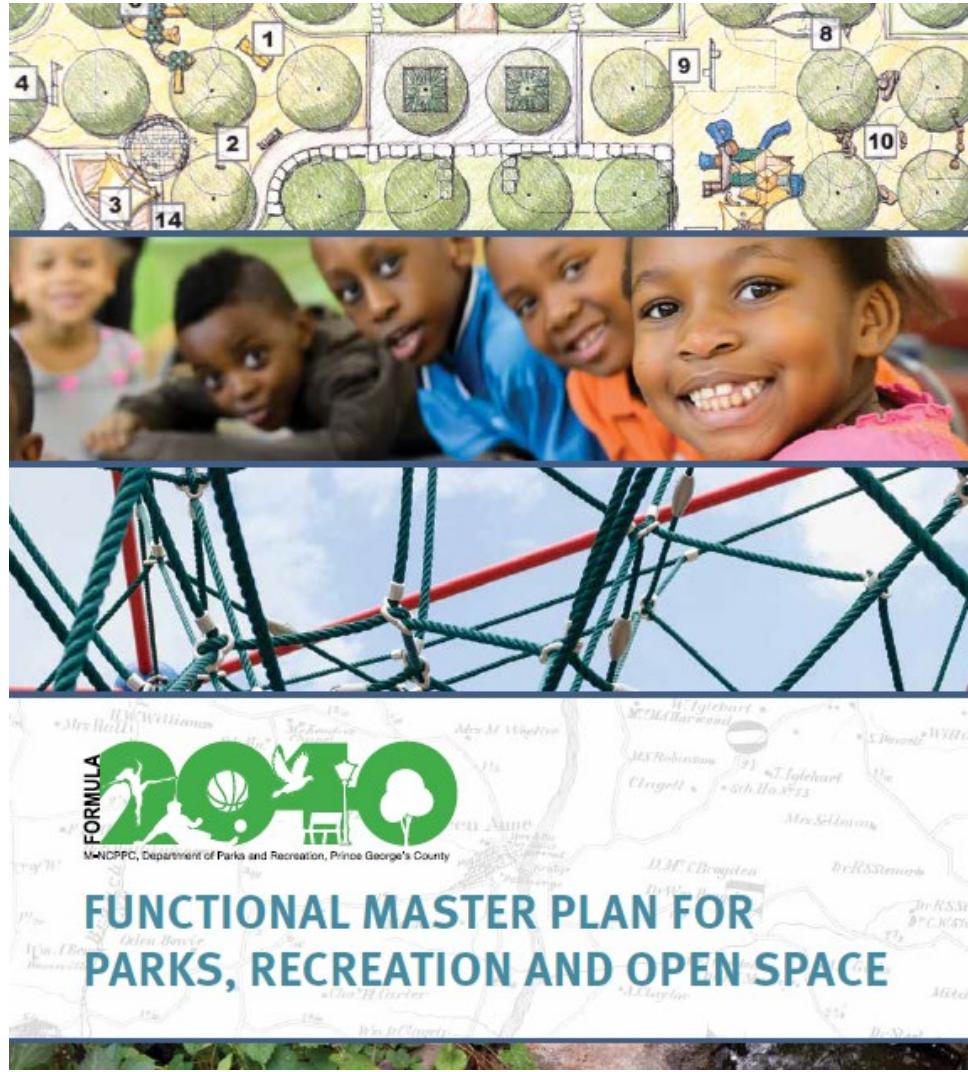
*live more, play more*  
[pgparks.com](http://pgparks.com)

June 2024

# Overview



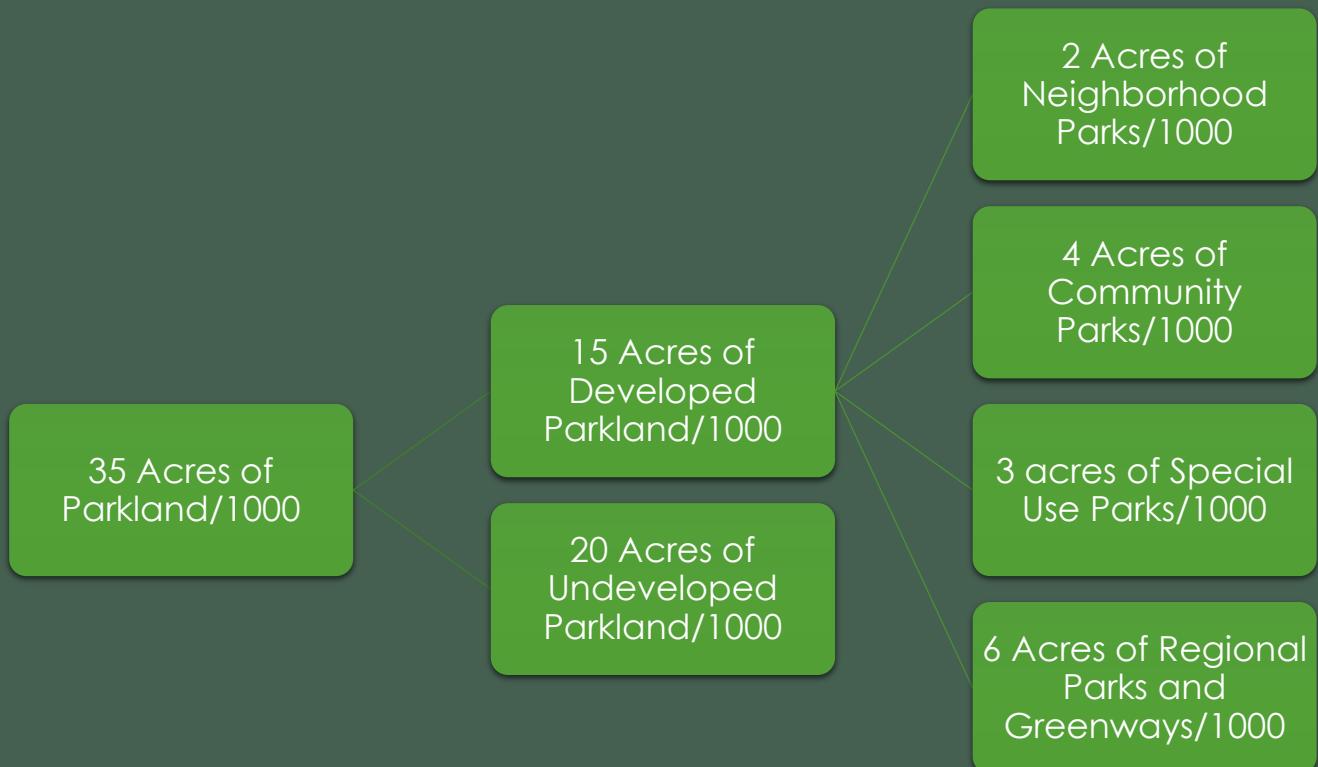
- Formula 2040
- Level of Service (LOS)
- Adequate Public Facilities Ordinance: Parks and Recreation
- Why Parkland Dedication?
- Current Parkland Dedication Program
- Next Steps



# Formula 2040

- Developed through heavy community engagement
- Recommendations related to parkland dedication
  - Develop an Adequate Public Facilities Test that integrates parks with the public facility needs generated by new development.
  - Update the Parkland Dedication Ordinance to improve outcomes and reduce uncertainty in the land development process.
- Divided the County into 9 Service Areas
- Established Level of Service (LOS) goals

# Formula 2040 Level of Service Goals



## NRPA PARK METRICS

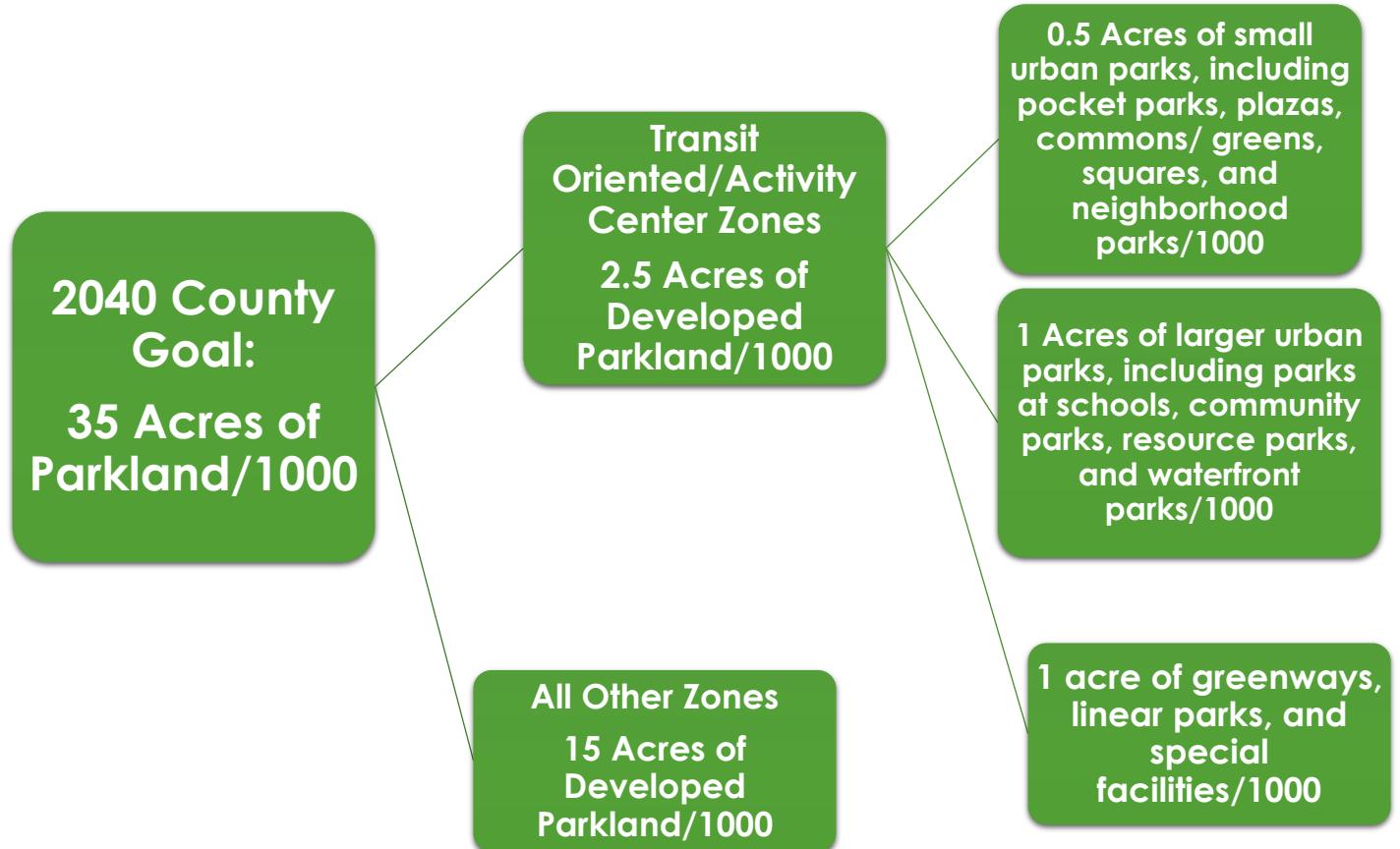


## **SUBDIVISION REGULATIONS SECTION 24-4500(B)(2):**

An application listed in Section 24-4502(a) shall not be approved until **a Certificate Of Adequacy** or **Conditional Certificate Of Adequacy** is approved in accordance with the procedures and standards of this section. No certificate of adequacy or conditional certificate of adequacy shall be approved unless and until it is reviewed and approved in conjunction with one of the applications or subdivision reviews identified in Section 24-4502(a) above and Section 24-4503(a).

Adequate  
Public  
Facilities  
Ordinance

## Adopted Level of Service Standard for Public Parks and Recreation



# Adequate Public Facilities Ordinance

Subdivision  
Regulation

**Section 24-4507**

**Parks and  
Recreation  
Adequacy**

# Park Classifications



**Neighborhood Parks** – Under 20 acres, walkable, locally serving



**Regional Parks** – Over 200 acres, regionally serving, signature components, includes linear parks



**Community Parks** – Over 20 acres, drivable, locally serving



**Undeveloped Parks** – Conservation value, stream valleys



**Specialty Parks** – Golf courses, historic sites, waterfront parks, airports, athletic complexes

# DESIGN GUIDELINES

March 2023 Draft



## 24-4507(b)(2)

- DPR, in consultation with the Planning Department, shall develop **Parks and Recreation Facilities Guidelines**, approved by Resolution of the Council.

# Taxes vs. Parkland Dedication Program

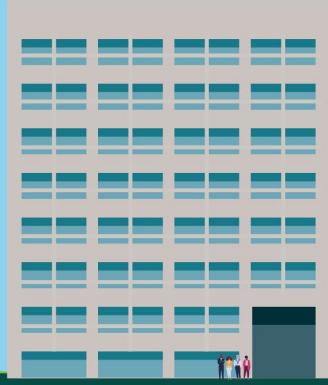


Taxes for Parks and Recreation are collected from everyone in the metropolitan district and are used for acquisitions, operations, and maintenance of parkland and recreational facilities systemwide.

Parkland dedication and/or fee-in-lieu, must directly benefit the development from which they were collected, and the fee may only be used for capital costs



# PARKLAND DEDICATION



Our growth areas are developing with mixed-use development.



New single-family homes are coming to our community.



These changes increase demand for services and facilities provided by M-NCPPC.



Parkland dedication requires new development to contribute its fair share to maintain the same quality of services for all residents.



This contribution can come in the form of land, a fee, or the construction of outdoor facilities.



## TAXES VS. PARKLAND DEDICATION: WHAT DO THEY FUND?

Taxes are collected from everyone in the metropolitan district and can be spent on acquisitions, operations, and maintenance system wide.

Parkland dedication or fee in lieu of dedication is provided by a developer adding new residents to the system and can be spent on capital costs that directly benefit that development.

# Demonstrating Need, Benefit, and Proportionality

1. It must be demonstrated that new development will create a **need** for parks.
2. New development must derive a **benefit** from the dedication or fee (i.e., in the form of public facilities constructed within a reasonable timeframe).
3. The dedication or fee should not exceed the development's **proportional** share of the capital cost for system improvements.

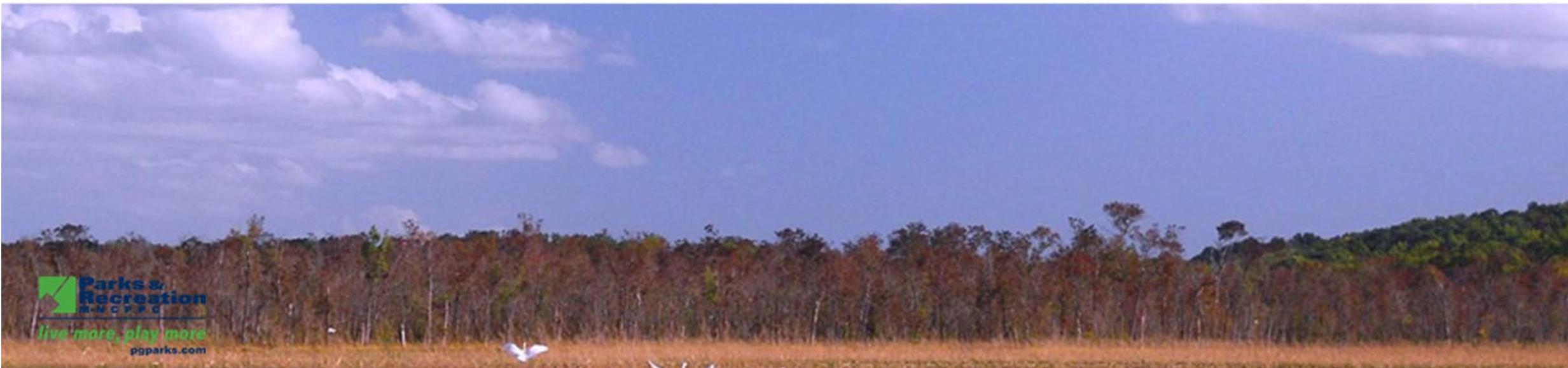


# 24-4600

# Parklands and Recreation Facilities

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Establishes standards for new subdivisions with residential uses to provide **adequate land** to meet the park and recreation needs of the residents of the subdivision.



# 24-4601 Mandatory Parkland Dedication



**Provide land  
based on a sliding  
scale dictated by  
density.**

**Pay a fee in lieu  
based on new  
market value.**

**Provide  
recreational  
facility.**

# Master Plans

Guide land dedication recommendations for active and passive recreation opportunities especially within Stream Valleys.



## SUBREGION 5

*Approved Master Plan  
and Sectional Map Amendment*

July 2013\*

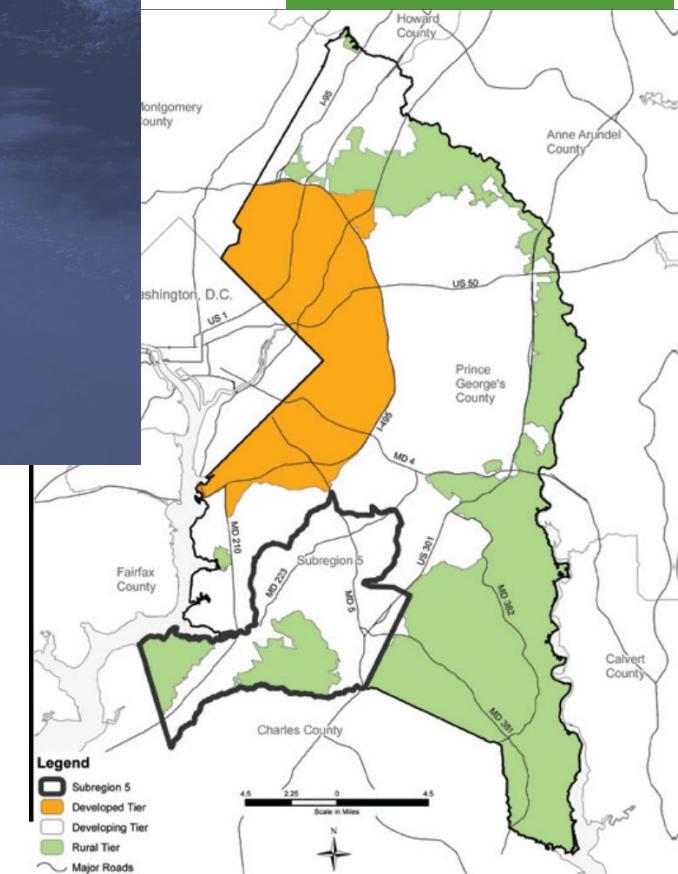
Accokeek  
Brandywine  
Clinton  
Piscataway  
Tippett



\*Includes zoning approved by judicial decree or administrative correction between 2013-2016.

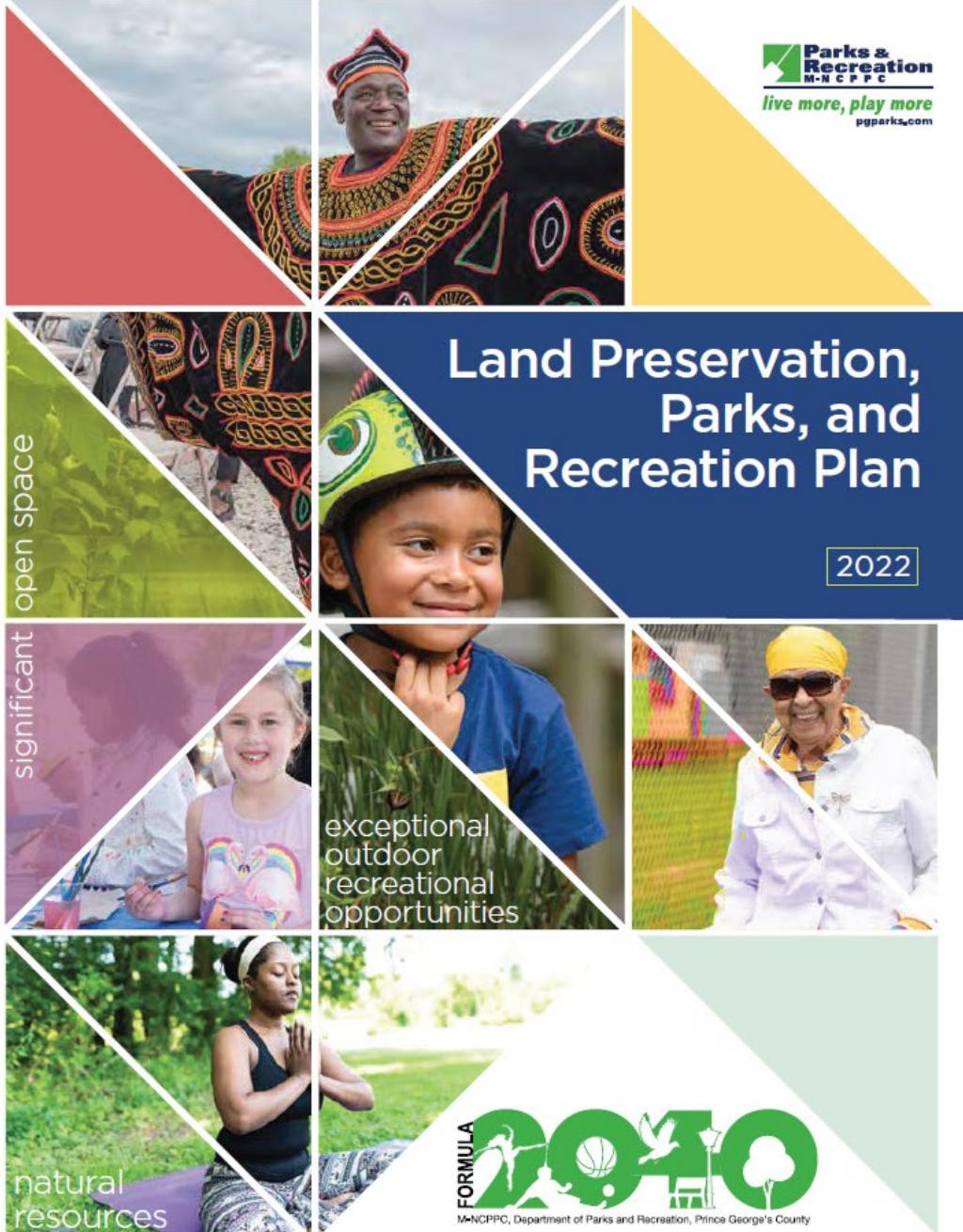


The Maryland-National Capital Park and Planning Commission  
Prince George's County Planning Department  
[www.mncppc.org/pgco](http://www.mncppc.org/pgco)

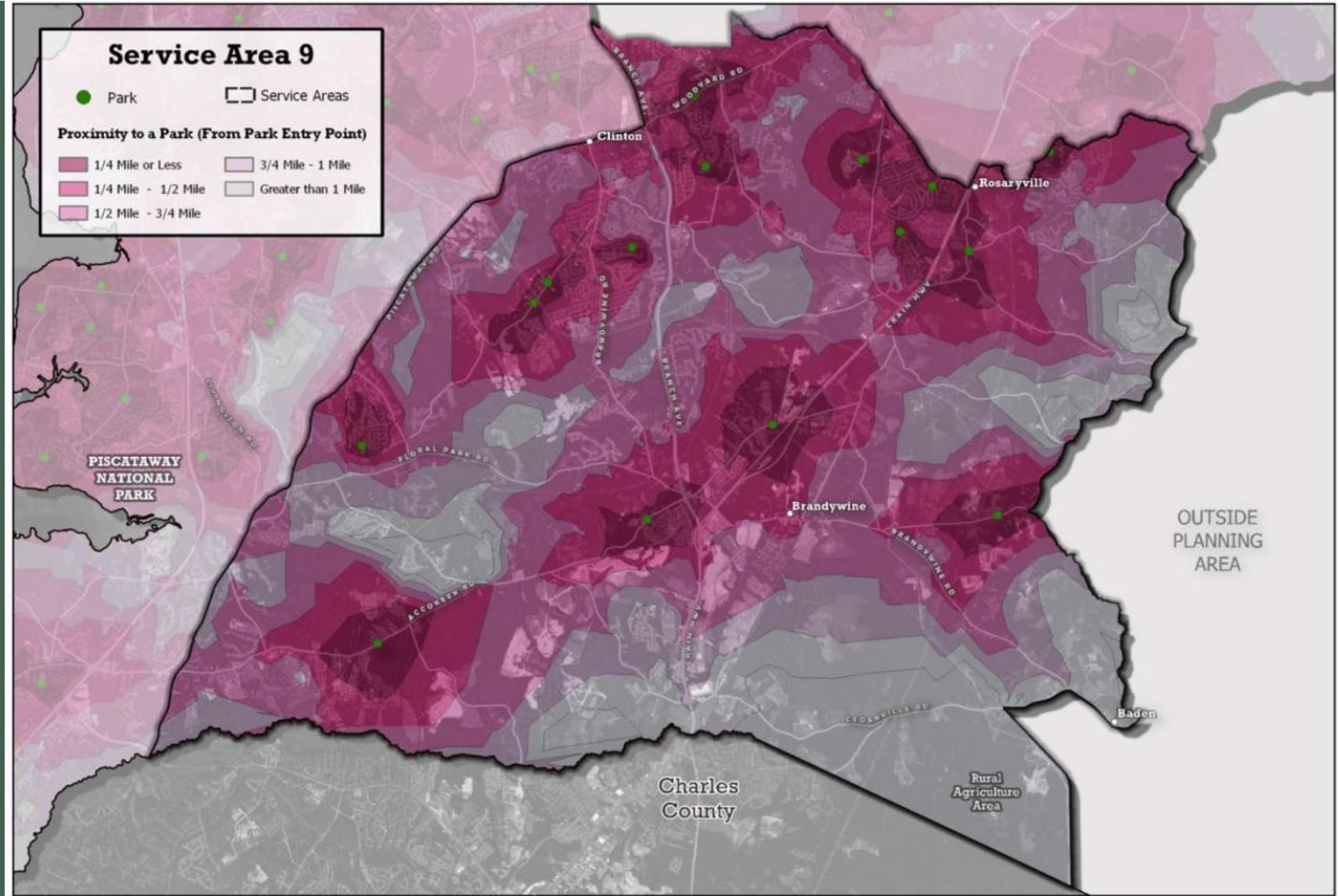


# LPPRP

This report provides an overview and analysis of open space, natural resources, and outdoor recreational opportunities for Prince George's County residents.



This map highlights the number of parks within a 10-minute walk of a park in Service Area 9.





24-4601(b)(4)(C)

Recreation Facilities in place of Mandatory Parkland Dedication

Such facilities will be superior or equivalent to those that would have been provided under mandatory dedication built to DPR Design Guidelines standards and per Planning Board approval.

# Additional Considerations

## Open Space Set Asides

- Open space set-asides shall not replace the requirement for mandatory dedication; however, such requirements may be counted toward the open space set-aside.

## Master Plan Trails

- Master Plan of Transportation requirement, we are implementing agency
- Alignment may be reconfigured within the site to best suit the site plan and make meaningful connections
- Cost to construct trail can be subtracted from mandatory dedication requirement.
- Collaborating with Transportation to leverage BPIS funds for trail and park infrastructure.

# Formula 2040 Goals



Increase Parkland from 27,528 acres to 34,745 acres to meet a Level of Service Standard of 35 acres/1000 people (this equates to 312 acres of targeted acquisition annually)

**Processing acquiring approximately 1500 acres via mandatory parkland dedication and acquisition programs.**



Increase Trail System from 90 miles of trail to 400 miles to meet a Level of Service of 0.4 miles of trail per 1000 people.

**Negotiating the development of approximately 2 miles of trail via the mandatory parkland dedication program.**



Preserve, protect, and enhance or restore woodlands, natural areas, open spaces, and waters managed by DPR in Prince George's County.

**Established the Land Planning and Environmental Stewardship Division.**



Protect cultural, environmental and heritage resources; complete greenway and hydraulic connections; and steward parkland.

**Processing acquiring approximately 500 acres of woodland conservation and stream valley land via the mandatory parkland dedication program.**



“Formulate a more transparent process for evaluation and prioritizing land for acquisition.”

**Use the Land Acquisition Evaluation Framework emphasizing:**  
• Context • Resource Type • Sustainability

# Next Steps & Questions

- **Draft Recreational Facility Design Guidelines and Updated Cost Estimates – PHED September 2024**
- **Draft Adequate Public Facilities Guidelines**
- **Draft TB Exactions Mandatory Parkland Dedication**
- **Update Zoning/Subdivision Ordinance**