



September 27, 2024

MEMORANDUM

TO: Prince George's County Council Planning, Housing, and Economic Development Committee

FROM: Lakisha Hull, AICP, LEED AP BD+C, Planning Director
James R. Hunt, Acting Deputy Planning Director

SUBJECT: **CR-084-2024**

The purpose of this memorandum is to offer the Planning Department's comments on CR-084-2024. On July 18, 2024, the Department of Parks and Recreation staff briefed the Planning Board on the updated Parks and Recreation Facilities Guidelines. The document provides a significant foundation for the overall community in our efforts to provide high quality parks and recreational facilities for all Prince Georgians. Below are comments provided by Planning Department staff that further integrate the Parks and Recreation Facilities Guidelines into the existing entitlement processes.

On page 15, the guidelines indicate requirements for property to be conveyed to M-NCPPC but bullet item 1 includes that land must be above the 100 year flood plain. This would preclude dedication of stream valley land, which are anticipated for dedication, and therefore this should be clarified. The Subdivision Regulations also allow for dedication of stream valley areas. Any conflict between these guidelines and the Subdivision Regulations will need coordination with any necessary associated legislative bill for update to the Subdivision Regulations. Bullet item 7 under this same section describes land not to be conveyed (privately owned), which should therefore be removed under this heading.

Further, on page 15, the guidelines indicate public recreation facilities as a means of meeting mandatory dedication requirements; however, page 16 references private and/or public facilities require a Recreational Facilities Agreement (RFA) in accordance with the Subdivision Regulations. Other references through the document also confirm private recreational facilities to also be acceptable. It should be clarified that private recreational facilities may also be used to satisfy mandatory dedication requirements by updating this section and references to only public recreational facilities.

On page 16, regarding RFAs, we recommend the language indicate that the RFAs are typically approved and executed prior to recordation of the final plat rather than issuance.

On pages 283-258 – Private Recreational Facilities Agreement: This authority for signature on this document was expressly delegated to the Planning Director and this sample form is not the most up-to-date document. We recommend removal of this document, which may be updated from time-to-time in accordance with policies, legal guidance and for named signatories, and defer to Planning Department for sample document.

Page 337 includes a cost estimate for stormwater management facilities to include those for private development. Stormwater management for private developments often are for the purpose of managing stormwater for the overall development, not exclusively as part of a park or recreational facility, and so should not be used for calculation in meeting a requirement for on-site recreation facilities.

As always, the Planning Department is happy to assist with any questions or revisions the Committee may wish to discuss.