



**Recreation Guidelines: Scope of Work**

---

*mboq* Mary Beth O'Quinn, Area 3, [marybeth.oquinn@montgomeryplanning.org](mailto:marybeth.oquinn@montgomeryplanning.org), (301) 495-1322

Christopher McGovern, Information Technology, [christopher.mcgovern@montgomeryplanning.org](mailto:christopher.mcgovern@montgomeryplanning.org), (301) 495-5634

*fb* Fred Boyd, Supervisor, Area 3, [fred.boyd@montgomeryplanning.org](mailto:fred.boyd@montgomeryplanning.org), (301) 495-4654

Richard Weaver, Acting Chief, Area 3, (301) 495-4575

---

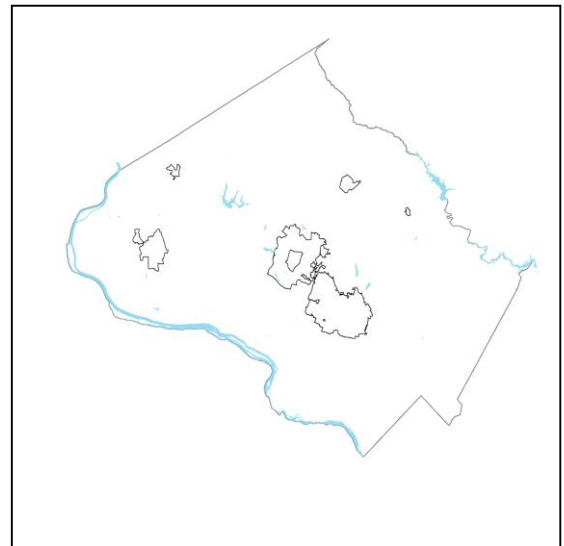
**Description**

**Completed: 09/24/15**

**Recreation Guidelines Revision: Scope of Work**

***Staff Recommendation:***

*Approval of the proposed Scope of Work*



**Summary**

The Recreation Guidelines need to be updated due to demographic shifts in the County, such as the aging of the population, and the effort to attract young professionals through urban development around transit centers. There is an increasing need for effective urban recreation spaces to serve higher-density, mixed-use and infill development near transit hubs. This need is amplified in the complementary desire to provide recreational opportunities for all ages, particularly for teenagers residing in urban areas and those with disabilities.

This Scope of Work describes conditions that necessitate the revision and the necessary components for the new and updated guidelines that are consistent with the County's new Zoning Ordinance. These components include geographical boundaries, contemporary recreation facility typologies, demographic information and urban design standards for public and private recreational space.

This document articulates the purpose of the project, and the goals, objectives and issues to be addressed. The overall approach and strategy for communicating the goals of the new Recreation Guidelines are discussed. Finally, this report outlines the tasks and resources needed to complete the Guidelines project.

# *Health ✦ Connection ✦ Community*

## *Montgomery County Recreation Guidelines for Private Residential Development*

### **Scope of Work**

#### **Introduction**

This report provides the Scope of Work for the Planning Department's revision to the 1992 Recreation Guidelines. The Planning Board is required to adopt guidelines that detail the standards and requirements for recreational facilities under §59.6.3.7 of the Montgomery County Zoning Ordinance. The guidelines are necessary, per §59.7.3.4.E.1.f, to determine the adequacy of amenities as part of the development approval process, as applied through regulatory review of private residential development.

This Scope of Work describes conditions that necessitate the revision and the necessary components for the new and updated guidelines that are consistent with the County's new Zoning Ordinance. These components include geographical boundaries, contemporary recreation facility typologies, demographic information and urban design standards for public and private recreational space.

This document articulates the purpose of the project, and the goals, objectives and issues to be addressed. The overall approach and strategy for communicating the goals of the new Recreation Guidelines are discussed. Finally, this report outlines the tasks and resources needed to complete the Guidelines project.

#### **Background**

The current Recreation Guidelines were adopted by the Planning Board in September 1992 to help determine whether the recreational facilities proposed by applicants for private development as part of site plan application offer adequate, safe and efficient facilities for residential development.

The 1992 Guidelines are implemented through a point system that evaluates the facilities proposed under site plan application for adequacy to serve a range of age groups, from tots to seniors. The guidelines provide a menu of recreation amenities from which developers can choose during the development approval process. The menu was originally designed for developments in suburban areas (tot lots, tennis courts, soccer fields are examples of past recommended amenities), but included only a small complement of urban facilities, such as indoor community space and fitness facilities. The results have been amenities that satisfy the required points, but may not provide a truly effective and efficient recreation plan for a community.

#### **Purpose of the Revised Guidelines**

The Recreation Guidelines need to be updated due to demographic shifts in the County, such as the aging of the population, and the effort to attract young professionals through urban development around transit centers. There is an increasing need for effective urban recreation spaces to serve higher-density, mixed-use and infill development near transit hubs. This need is amplified in the complementary desire to provide recreational opportunities for all ages, particularly for teenagers residing in urban areas and those with disabilities.

The creation of effective recreation opportunities for transit-oriented areas requires specialized attention to building form and open space within a vision that promises to join new and existing facilities within a composite system that embraces both private and public realms.

## *Montgomery County Recreation Guidelines for Private Residential Development*

### *Scope of Work*

---

The new Recreation Guidelines will broaden the range of recommended facilities to include new, updated types of uses, along with creative shapes and sizes of urban outdoor spaces such as plazas, mid-block connections, performance activity spaces, dog parks and natural play areas, to name a few. This approach will generate an effective recreation plan for high-density areas that encourages recreational resources across the planning area to create an integrated, systematic whole.

#### **Goals and Objectives**

The project goal is to create contemporary Recreation Guidelines as **web-based, interactive tools** that will provide definitive guidance in the provision of recreation facilities. The new Guidelines will fulfill the vision of integrated, complementary systems of recreation within the County that utilize public and private resources to serve higher density residential areas featuring mixed-use development.

They will provide wider access and opportunity by joining individual on-site development to an area-wide connected system. The new Guidelines will offer an option for developers to fulfill recreation requirements required under site plan application by providing off-site local area amenities recommended in the Master Plan or Sector Plan, the Bicycle Master Plan, and the Department of Parks Facilities Planning documents.

The Guidelines serve as a framework that will encourage the provision of recreational amenities for residents and workers, embrace context in terms of architectural form and materials, and enhance and expand design solutions for effective, connective private and public spaces.

The intent is to develop flexible, yet predictable Recreation Guidelines that establish spatial and design intentions, as well as the quantitative technical standards for private sector recreational requirements. These Guidelines will be organized by building typology, geography and demographic needs.

The Recreation Guidelines will pursue the following objectives:

- Broaden the characterization of recreation to include social, physical and emotional well-being.
- Promote an understanding of recreational needs in the County's distinct areas, particularly in mixed-use areas of development as related to the health and lifestyle of residents and workers.
- Focus urban recreation facility prototypes on creative spatial solutions that will enliven public streets and enhance community life.
- Develop public awareness of recreational opportunities in the urban design of public spaces and buildings, and the relationship of recreation facilities to the scale and character of a community.
- Emphasize comprehensive, physical, connective access as an essential component of recreational opportunities.
- Endorse sustainability in the typology, design and siting of recreational facilities with respect to energy efficiency, water conservation, reduced carbon emissions, materials and methods of construction, life cycle replacement, maintenance and utilization of existing infrastructure.

# *Montgomery County Recreation Guidelines for Private Residential Development*

## *Scope of Work*

---

### **Issues**

The Parks Department's *Vision 2030 Survey* serves as a reference for understanding recreational preferences in the County. In addition, staff reviews and developers' consideration of recent site plan applications, particularly those in urban areas and central business districts, underscore the limitations of the 1992 Guidelines. In particular, it is evident that facilities may satisfy the current point system but do not provide the amenities most needed or desired by today's residents and employees.

Questions for study include the following:

- What types of recreation are most desired by County residents?
- What are the facility types preferred by specific age groups?
- What are the facility types most desirable to children or to adults with disabilities?
- How can the Recreation Guidelines provide more flexibility for updating facility types?
- How are the thresholds for proximity and accessibility determined?
- What types of development applications may be suitable for exemption from recreation requirements?
- Can the Guidelines offer off-site opportunities for satisfying recreational requirements associated with site plan development applications?
- How can the review of recreation requirements for site plans be coordinated more effectively with existing and proposed Parks facilities, and with the recreational facilities proposed under other site plans in the vicinity?

### **Outreach**

The Guidelines project team comprises a staff committee with representatives from each of the Planning Department's geographic areas, as well as from other divisions such as Research and Special Projects, Information Technology and the Parks Department. Outreach is planned to engage the community, County Department of Recreation staff and building industry professionals in the development and review of technical standards and Guideline recommendations. The project team will seek to analyze the following: recreational needs classified by location and age groups; recreational infrastructure and access to recreational opportunities.

### **Project Schedule**

The Planning Board is scheduled to review the Scope of Work in October 2015, with department staff scheduled to complete a *Draft* Recreation Guidelines by December 2015. Planning Board review of the Draft Guidelines is scheduled for the period of December 2015-May 2016, including a work session and a final review. Coordination of outreach for the community and building industry groups may alter this schedule; however, the final project will be completed this fiscal year. The Guidelines do not require review by the County Executive or Council. The outline below shows project task phasing; many tasks will be addressed in overlapping time frames.

# *Montgomery County Recreation Guidelines for Private Residential Development*

## *Scope of Work*

---

### **Phasing**

#### **Task 1: Establish the Project Timelines**

*Product: Timeline and Assignment of Tasks*

#### **Task 2: Define the Work Program**

Finalize needed resources and analysis and determine the methodology and approach. Prepare a detailed Scope of Work that describes geographic area boundaries as well as specific issues and goals; outlines the activities to occur within each phase of the project's development; propose a communications plan and establish a timeline. Staff will establish a liaison for outreach to the development community and to the public.

*Present the Scope of Work to the Planning Board for review: October 1, 2015.*

*Product: Scope of Work*

#### **Task 3: Background Research (8 weeks basic data; 12 weeks selected data: October 20, 2015)**

Complete and format pertinent background data for a *Model Central Business District Area Recreation System*. Coordinate and track team contributions to documentation requirements, with particular attention to specific Master Plan area recreational amenities. Compile facilities site inventory using Parks Department and Department of Recreation mapping, form GIS set-up and analytical mapping, including:

*GIS Site Set-up:* Determine location/protocols for the "working site," Beta files, live data, static data.

##### *Existing Conditions Documentation*

- Facility Types
- Parks Facilities/County Facilities (by Master Plan Area)

##### *Research Documentation*

- Planning Area Data: Density, Housing Types
- County Demographic Shifts

##### *Mapping*

- Parks Department/Recreation Department Facilities and Walkable Access
- Public Use Space (CBDs)
- Infrastructure Overlay
- Master Plan and Sector Plan Area Boundaries/ Parks Department Planning Areas

##### *Future Conditions Documentation*

- Data and Maps: Approved and Proposed Facilities
- Master/Sector Plan Recreation and Bicycle Master Plan Recommendations
- Parks Department Parks, Recreation and Open Space Plan (PROS Plan) Needs List

*Product: Server Site Set-up/formatted data files and map library*

## *Montgomery County Recreation Guidelines for Private Residential Development*

### *Scope of Work*

---

#### **Task 4: Analysis and Findings** (9 weeks: October 30, 2015)

Perform analysis of prospective private development by housing type, mixed-use properties, public facilities and transportation locations for Master Plan areas. Conduct outreach with the community and building industry professionals for recommendations on facility types, siting and construction and access.

Prepare analytical mapping that delineates model Master Plan boundaries for potential private development: show keyed densities and uses, and feasible private and public recreation types; provide demographics for recreation demand organized by housing type; provide mapping of existing, proposed and planned connections to recreation facilities and access to cultural and recreational destinations; show potential “infill” recreation locations and facilities.

*Product: Analytical Mapping, Graphic Examples, Data Charts*

#### **Task 5: Scenario Building and Valuation** (9 weeks: December 10; 12 weeks: April 15, 2015)

Perform scenario building and facility-type valuations in two steps. Step one: scenario created for Planning Board review and discussion, Work Session #1; Step two: staff review of Planning Board discussion to incorporate Board recommendations.

Perform analysis of the raw data with matching and/or contrasting demographic and housing data with locational information and Master Plan recommendations. Using the working group-indexed graphic database, examine and analyze results of background research, outreach efforts and the graphical and data analysis, with respect to potential facility types and locations. Examine and evaluate various point system valuations. Make quantitative recommendations for weighted values of specific facility types; assign relative point values for facility types; evaluate and determine optimal user group determinations.

*Planning Board Work Session #1: Policy Implications and Feasibility: December 17, 2015.*

*Products: (a) Point System Chart showing recreation demand by age groups; supply valuations by facility type, public/private accessibility, and Master Plan category; (b) working graphic-database test model for staff use; (c) staff report for Planning Board.*

#### **Task 6: System Programming and Web Tool Design** (on-going)

*Creation of Beta Model Recreation Guidelines Interactive Tool with trial graphic user interface.*

- Finalize beta graphics for the following: (a) specific recreation area maps showing recommendations of Master Plan, Sector Plan, Bicycle Master Plan and Parks PROS Plan facilities lists; (b) library of scaled drawings of facility types, including spatial and construction footprints, specifications and dimensions.
- Perform programming for Beta-testing of the web-tool model, employing recreation demand/supply formulae within relational graphic-locational-database performance. Design and test the graphic user interface (GUI). Test print capabilities.
- Test and evaluate the Beta model, including all data, drawings and functionality.

*Montgomery County Recreation Guidelines for Private Residential Development*  
*Scope of Work*

---

**Task 6, continued: Beta Presentation and Planning Board Review**

- Prepare for Planning Board review and discussion:
  - a. Guidelines Content: transparency and predictability of requirements; logic and fairness of the point system; balance of flexibility and rigor of requirements; economic feasibility for construction of recommended facilities; provisions for satisfying recreation requirements off-site; site plan findings.
  - b. Graphical user interface function: ease of use, transparency of information; logic of the system; functional robustness of the locational tools; predictability of path-guidance in navigational use.
  - c. Graphical user interface and content: design appeal, reliability of content, quality of information.

*Planning Board Work Session #2: Review and Discussion: May 26, 2015.*

*Products: Beta Model Web Tool, technical staff report*

**Task 7: Graphics Production (Ongoing)**

- Finalize the following:
  - a. Facility Drawings and Illustrations.
  - b. Standardized Mapping Format (Master Plan, Bikeways Plan, Parks Plans)
- Finalize Interface Design and Navigation
- Outreach Graphics
- Planning Board Presentation Graphics

*Planning Board Presentation: Adoption of Finalized Guidelines to the Planning Board: June 9, 2015.*

*Products: Final Interactive Web Tool; staff report for Planning Board adoption.*

*Montgomery County Recreation Guidelines for Private Residential Development*  
*Scope of Work*

---

**Appendix**

**Staff Committee**

Core Team:

Fred Boyd, Supervisor, Area 3  
Mary Beth O'Quinn, Area 3  
Christopher McGovern, Research  
Brooke Farquhar, Supervisor, Parks  
Vinay Suryavanshi, Research  
Elza Hisel-McCoy, Supervisor, Area 1  
Stephanie Dickel, Area 1  
Luis Estrada, Area 2  
Susanne Paul, Parks  
Rachel Newhouse, Parks  
Pamela Zorich, Research

Advisory:

David Anspacher

Full Team:

Rose Krasnow, Deputy Director  
Bridget Schwiesow, Supervisor, Communications  
Christopher Peifer, Communications  
Laurence King, Communications  
Fred Boyd, Supervisor, Area 3  
Mary Beth O'Quinn, Area 3  
Molline Jackson, Area 3  
Khalid Afzal, Supervisor, Area 2  
Luis Estrada, Area 2  
Michael Brown, Area 2  
Elza Hisel-McCoy, Supervisor, Area 1  
Stephanie Dickel, Area 1  
Christopher McGovern, Supervisor, Research  
Vinay Suryavanshi, Research  
Pam Zorich, Research  
Brooke Farquhar, Supervisor, Parks  
Charles Kines, Parks  
Doug Powell, Parks  
Mark Wallis, Parks  
Susanne Paul, Parks  
Rachel Newhouse, Parks



# Recreation Guidelines Revision 2015-2016 Communications Plan

*Health ✦ Connection ✦ Community*

## **Project Title**

Recreation Guidelines

## **Project Planners**

Mary Beth O'Quinn  
Chris McGovern

## **Communication Team**

Bridget Schwiesow, Deborah Dietsch, Chris Peifer

## **Project Designer**

Recreation Guidelines Staff Team

## **Background**

Recreation Guidelines were adopted by the Planning Board in 1992 to help determine whether recreational facilities provided for private residential developments are adequate, safe and efficient for suburban neighborhoods. Today, changing demographics in the County and concentration of development in urban centers point to the need for updated Recreation Guidelines that are responsive to these shifts and the County's new Zoning Ordinance, enacted in October 2014.

## **Purpose of the Revised Recreation Guidelines**

Planners are updating the Recreation Guidelines, studying new styles of recreation facilities for all types of neighborhoods and looking for effective recreation opportunities for all age groups, particularly for teenagers. The planning effort will examine the creation of effective regulations for urban recreation associated with private development in its attention to building form and open space, and a vision that promises to join new and existing facilities within a composite system that embraces both private and public realms.

Planners will seek to:

- Broaden the characterization of recreation to include social, physical and emotional well-being.
- Promote an understanding of the County's distinct areas as related to the health and lifestyle of its residents and workers.
- Focus on creative spatial solutions that will enliven public streets and enhance community life.
- Develop awareness of the relationship of recreation facilities to the scale, context, and character of a community.
- Emphasize comprehensive connective access as an essential component of recreational opportunities.
- Endorse sustainability in the typology, design and siting of recreational facilities.

### **Primary Audiences**

- Builders and developers, residents, resident recreation groups, Montgomery County agencies.

### **Communication / Outreach Objectives**

- Generate interest and communication with followers, fans and participants in the creation of a modern County recreation system.
- Engage County residents, business owners and institutions in the benefits of social, physical and emotional well-being through recreation choices.
- Through a social media strategy, target communications through Mind Mixer, media pitches and current web page.

### **Messages**

- Recreation means more than athletic fields and rec centers in suburban parks.
- Recreation needs to appeal to all ages.
- Recreation extends from physical health to social and emotional well-being.
- Residents, builders and business owners are welcome to give their feedback, ideas and vision as to how recreation facilities can be flexible and innovative in every planning area of the County.
- It is easy to participate in the recreation planning process through social media platforms.

- Participation in the planning process can occur in various ways, feedback can be provided once or multiple times (and communication channels will take this ease of interaction into account).

### 2015-2016 Timeline

- September 2015: Planning Board Presentation of the Scope of Work and Work Program.
- December 2015: Planning Board Work Session; briefing and demonstration of Interactive Web Tool.
- April 2016: Planning Board Work Session; full demonstration of Interactive Web Tool.

### Recommended Strategy

- A menu of traditional and new media to engage stakeholders about the details of the revised Recreation Guidelines.
- Heavy use of social media to communicate the plan process to the public.

### Deliverables

Item	Date to Communications	Product Date Due
Scope of Work	August 6, 2015	October 1, 2015
Web page	Ongoing	Ongoing
Press Releases	Ongoing	Ongoing
Building Industry Work Session	October –November, 2015	October –November, 2015
Planning Board Work Session (staff report and demonstration)	November 17, 2015	December 17, 2015
Planning Board Work Session (staff report and demonstration)	May 26, 2016	May 26, 2016
Planning Board Session and Adoption (staff report and demonstration)	June 9, 2016	June 9, 2016

## **COMMUNICATIONS**

- Press releases.
- Social media coordination of Facebook and Twitter.
- Promotion on Infoshare.

## **PRODUCTION**

- Social media messaging.
- Mind Mixer messaging.

## **WEB**

- Constant Contact management and RSVP add-on.
- Web presence maintenance on home page.
- MindMixer coordination.

All events and staff reports will be posted on the website:  
<http://www.montgomeryplanning.org>

## **SOCIAL MEDIA CHECKLIST**

- All content should drive back to the web page.

## **Technical Work Session: Staff, Developers and Builders**

On-site workshop needs:

- Printed maps.
- Technical Needs: Network access.
- Configured laptops.
- Copies of the Scope of Work.

## **Press Release *Draft Content***

- Follow the Montgomery Planning Department's Re-Visioning of Recreation for the County.
- Learn about existing conditions.
- Contribute your ideas, feedback, engage with planners and each other.
- Three Themes: Health, Connection, Community.

# Health ✦ Connection ✦ Community

## The Montgomery County Recreation Guidelines for Private Residential Development

### Timeline

Project Phase	Description	From Date	To Date
<b>Scope of Work Review</b>			
<b>Planning Board Overview</b>	<b>Presentation &amp; Discussion</b>	<b>24 September 2015</b>	<b>01 October 2015</b>
<b>Web Site Posting / Noticing</b>	<b>Publication</b>	<b>18 September 2015</b>	<b>25 September 2015</b>
<i>Follow-up</i>	<i>Document Revisions</i>	<i>16 September 2015</i>	<i>18 September 2015</i>
<b>Department Chief Review</b>	<b>Document Review</b>	<b>11 September 2015</b>	<b>16 September 2015</b>
<i>Follow-up</i>	<i>Document Revisions</i>	<i>09 September 2015</i>	<i>11 September 2015</i>
<b>Supervisor Review</b>	<b>Document Review</b>	<b>04 September 2015</b>	<b>09 September 2015</b>
<b>Outreach Event Work Session</b>			
<b>Developers, Builders, Community</b>	<b>Presentation &amp; Discussion</b>	<b>October 16, 2015</b>	<b>October 23, 2015</b>
<b>Media Communication</b>	Scheduling & Announcement	August 01, 2015	October 23, 2015
<b>Policy and Content Review</b>			
<b>Planning Board Work Session #1</b>	<b>Draft Guidelines Review</b>	<b>17 December 2015</b>	<b>17 December 2015</b>
<b>Web Site Posting / Noticing</b>	<b>Publication</b>	<b>11 December 2015</b>	<b>11 December 2015</b>
<i>Follow-up</i>	<i>Document Revisions</i>	<i>08 December 2015</i>	<i>11 December 2015</i>
<b>Director Review</b>	<b>Document Review</b>	<b>08 December 2015</b>	<b>11 December 2015</b>
<i>Follow-up</i>	<i>Document Revisions</i>	<i>04 December 2015</i>	<i>08 December 2015</i>
<b>Department Chief Review</b>	<b>Document Review</b>	<b>01 December 2015</b>	<b>04 December 2015</b>
<i>Follow-up</i>	<i>Document Revisions</i>	<i>25 November 2015</i>	<i>01 December 2015</i>
<b>Supervisor Review</b>	<b>Document Review</b>	<b>20 November 2015</b>	<b>25 November 2015</b>
<b>Policy and Content Review</b>			
<b>Planning Board Work Session #2</b>	<b>Draft Guidelines Review</b>	<b>26 May 2016</b>	<b>26 May 2016</b>
<b>Web Site Posting / Noticing</b>	<b>Publication</b>	<b>19 May 2016</b>	<b>19 May 2016</b>
<i>Follow-up</i>	<i>Document Revisions</i>	<i>17 May 2016</i>	<i>19 May 2016</i>
<b>Director Review</b>	<b>Document Review</b>	<b>11 May 2016</b>	<b>16 May 2016</b>
<i>Follow-up</i>	<i>Document Revisions</i>	<i>09 May 2016</i>	<i>11 May 2016</i>
<b>Department Chief Review</b>	<b>Document Review</b>	<b>06 May 2016</b>	<b>09 May 2016</b>
<i>Follow-Up</i>	<i>Document Revisions</i>	<i>05 May 2015</i>	<i>06 May 2016</i>
<b>Supervisor Review</b>	<b>Document Review</b>	<b>03 May 2015</b>	<b>05 May 2016</b>
<b>Adoption of Recreation Guidelines</b>			
<b>Planning Board Action</b>	<b>Resolution</b>	<b>09 June 2016</b>	<b>09 June 2016</b>
<i>Follow-up</i>	<i>Document Revisions</i>	<i>06 June 2016</i>	<i>07 June 2016</i>
<b>Department Chief Review</b>	<b>Resolution Review</b>	<b>03 June 2016</b>	<b>06 June 2016</b>
<i>Follow-up</i>	<i>Document Revisions</i>	<i>30 May 2015</i>	<i>01 June 2016</i>
<b>Supervisor Review</b>	<b>Resolution Review</b>	<b>27 May 2015</b>	<b>30 May 2016</b>

# Health ✦ Connection ✦ Community

## Facilities List: Montgomery County Recreation Guidelines for Private Residential Development

Recreation Facilities Categories and Facilities Types		
Category	Facility Description	Notes
<b>A. Active Connections</b>		
	a. Trail System - natural	All types: equestrian, mountain bike, etc.
	b. Bicycle System – Lanes or Trails	
	c. Bicycle Infrastructure - Public	Bike Share, Garage, Repair Station
	d. Heart Smart Trail	
	e. Outdoor Fitness System – Wellness Stations	
	f. Other	
<b>B. Adventure Sport Elements</b>		
	a. Rock Climbing	Walls or Boulders
	b. Skate Spots/Parks	
	c. Bicycle Skills Area	
	d. Climbing	Zip Lines, Ropes Course
	e. Sledding Hill	
	f. Other	
	g. <i>Option to include “Elements” within a larger a facility. Elements must be employed as a supplement to the complete facility.</i>	
<b>C. Animal Friendly Facilities</b>		
	a. Dog Park/Dog Run	
	b. Dog Olympiad Loop	
	c. Dog Fountain /Dog Wash	
	d. Other	
<b>D. Building Elements – Structure and Materials - Circulation</b>		
	a. Building Elements Outdoor: Stairs, Steps, Ramps, Functional Facade	Climbable, Landscaped
	b. Building Elements Indoor: Stairs, Ramps	Exterior Visibility, Generous Interior Views
	c. Other	
<b>E. Community Facilities</b>		
	a. Community Room -	
	b. Performance Space	Sound, Lighting, Seating
	c. Ice Rink	
	d. Therapeutic Recreation Children Outdoor / Indoor	Sensory Playground-Room Fitness Course, Special Olympics Equipment;
	e. Therapeutic Recreation Adult –Outdoor / Indoor	Exercise Area/ Dedicated Seniors/Para-Athlete Fitness Course
	f. Other	
<b>F. Fitness – Indoor Sports</b>		
	a. Indoor Gymnasium	
	b. Indoor Fitness /Wellness Center	
	c. Measured Running Loop/Track	
	d. Yoga Studio/Dance Studio/Tai Chi Space	
	e. Other	

**Facilities List: Montgomery County Recreation Guidelines - Private Residential Development**

<b>G. Landscape and Outdoor Elements</b>			
	a.	Picnic Areas	
	b.	Interactive Art	
	c.	Nature Play Area	Need Parks Standards
	d.	Tai-Chi Space	
	e.	Game Area Outdoor– Chess, Ping Pong	
	f.	Interactive Water Features	
	g.	Terraces, Plinths	
	h.	Other	
		<i>Option to include “Elements” within a larger facility. Elements must be employed as a supplement to a complete facility.</i>	
<b>H. Lawn Areas</b>			
	a.	Open Grass Area Usable – Small	5,000 sf min
	b.	Open Grass Area Usable – Large	10,000 sf min
	c.	Open Grass Area-Urban	2,000 sf min
	d.	Other	
<b>I. Major Public Facility</b>			
	a.	Park – Land Dedication & Construction	
	b.	Recreation Center	
	c.	School Athletic Field-publicly accessible	
	d.	Cultural Facility (Dance, Performance)	
	e.	Other	
<b>J. Passive Outdoor Recreation</b>			
	a.	Wooded Areas	
	b.	Meadows	
	c.	Renovated Stream-Naturalized Area	
	d.	Community Garden	
	e.	Ornamental or Sculpture Garden	
	f.	Other	
<b>K. Play Areas</b>			
	a.	Playground (Age 2-5)	
	b.	Playground (Age 5-12)	
	c.	Playground (Age 2-12)	
	d.	Other	
<b>L. Residential Amenity Elements – Indoor and Outdoor</b>			
	a.	Resident Lounge/Screening Room	
	b.	Interior Courtyard Garden/Lawn	
	c.	Multi-Purpose Lobby/Reception Area	
	d.	Fitness Center	
	e.	Roof-Top Deck Area	
	f.	Roof Pool/Jacuzi Amenity Area (Pergola)	
	g.	Other	
		<i>Option to include “Elements” within a residential building; Elements must be employed as a supplement to a complete facility.</i>	

**Facilities List: Montgomery County Recreation Guidelines - Private Residential Development**

<b>M. Sport Courts - Outdoor</b>			
	a.	Basketball – Full Court	
	b.	Basketball – Half Court	
	c.	Futsal	
	d.	Pickleball	
	e.	Tennis Court	
	f.	Volleyball	
	g.	Badminton	
	h.	Archery/ Fencing	
	j.	Game Area Outdoor– Chess, Ping Pong	
	k.	Multipurpose Court– Grass or Hard Surface	
	l.	Other	
<b>N. Sports Fields</b>			
	a.	Diamond – small	Baseball, Softball
	b.	Diamond – large	Baseball, Softball
	c.	Rectangle – small	Soccer, Football
	d.	Rectangle – large	Soccer, Football
	e.	Cricket	
	f.	Other	
<b>O. Urban Formal Open Space</b>			
	a.	Urban Plaza	
	b.	Through-Block Connection	
	c.	Community Use Urban Park	
	d.	Civic Green	
	e.	Flexible Finished Outdoor Activity Space	Landscape Design
	f.	Other	
<b>P. Water Sports and Activities</b>			
	a.	Swimming Pool – Outdoor	
	b.	Swimming Pool – Indoor	
	c.	Wading Pool	
	d.	Spray Ground	
	e.	Lap Pool	
	f.	Other	

**Notes**

**Facilities provided under the recommendations of Master Plan, Sector Plan, Master Plan of Bikeways, and the Department of Parks PROS Plan within the development application Master Plan boundary are eligible for bonus incentive Recreation Guidelines Credit.**