



MONTGOMERY COUNTY PLANNING BOARD'S
RECREATION GUIDELINES



FOR PRIVATE RESIDENTIAL DEVELOPMENT

WORKING DRAFT - SEPTEMBER 29, 2016

MONTGOMERY COUNTY PLANNING BOARD

RECREATION GUIDELINES

WORKING DRAFT SEPTEMBER 2016

Prepared by the Montgomery County Planning Department

www.MontgomeryPlanning.org

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Chapter 1: Overview of the 2016 Recreation Guidelines



1.1 Introduction

This publication updates the 1992 Recreation Guidelines to introduce new recreation facility options with flexible parameters for contemporary private residential development. The revised guidelines include a web-based worksheet to enhance awareness of the quantitative measure of recreation requirements and facilitate application of the guidelines by developers and design professionals to specific residential development projects.

Data from United States Census Bureau's Public Use Microdata Set (PUMS) of the American Community Survey 2010-2014 was used to ensure that the Guidelines address the recreation needs, desires and opportunities for different age groups in Montgomery County. A new menu of recreation facilities was developed based on County needs cited in the 2012 Park, Recreation and Open Space Plan (PROS 2012) and the statistical study of recreation trends issued in 2016 by the Sports and Fitness Industry Association.

The focus of the Recreation Guidelines is the balancing of recreation supply and demand. The changes and additions incorporated into the 2016 Recreation Guidelines include the following components applied through:

- Application of the Recreation Guidelines as a graphical, web-based interactive tool.

Recreation Supply

- An expanded menu of recreation facilities suited to urban areas.
- An updated selection of general recreation facilities.
- A web-based worksheet for the Recreation Guidelines.
- A new process that allows an applicant to propose new, custom facility types, subject to Planning Board review.
- A new menu for allowing supply point incentives for providing master plan-recommended recreation facilities or meeting those recreational needs identified in Master Plans, Sector Plans or PROS Plan.
- Options for encouraging dual use of stormwater management facilities and active recreation facilities to achieve efficient, sustainable and high quality site design in changing suburbs.

Recreation Demand

- Integration of updated 2010-2014 U.S. Census data sorted by age groups and housing types.
- Expansion of the five targeted age groups to six groups to include a new category for young adults (ages 18-34).
- Simplification of single-unit detached housing categories.

1.2 Purpose of the Update

The 1992 Recreation Guidelines are being updated to reflect demographic shifts in the County, such as the aging of the population, and to attract young professionals through urban development around transit centers. The update also meets the increasing need in the County for active and passive urban recreation spaces to serve higher-density, mixed-use and infill development. This need is amplified by the complementary desire to provide accessible recreational opportunities for all ages in residential areas, particularly for teenagers residing in urban areas or residents with disabilities. The creation of effective recreation for transit-oriented areas requires specialized attention to building form and open space as well as recognition of new trends in recreation. The aim is to create a vision that joins new and existing facilities within a composite recreation system that brings together the private and public realms.

1.3 Overall Recreation Guidelines Goals

The revised Guidelines seek to encourage wider access to recreation opportunities by relating individual developments to broader, connected pedestrian systems and bike ways. The Guidelines can also create opportunities for developers to fulfill recreation requirements under the site plan review process by providing incentives for off-site, master plan-recommended amenities within the optional method zones for urban infill sites. Also addressed is the opportunity to utilize existing public off-site recreation facilities and provide active pedestrian connections to those facilities in all zones.

The intent of the 2016 Guidelines update is to provide a flexible, yet predictable methodology that encourages innovative ideas that are uniquely suited to each proposed private, residential development. These ideas lead to new definitions of recreation that support social interaction and passive enjoyment along with physical activity. The needs of young adults and future generations are particularly considered across the spectrum of recreational needs.

The new Guidelines will help fulfill the vision of an integrated, complementary system of recreational opportunities within the County that utilizes public and private resources efficiently to serve high-density residential areas as well as those featuring mixed-use development.

1.4 Use of the Recreation Guidelines

The Guidelines address recreation facilities required under site plans for all types of residential development, 20 units and greater, including urban, suburban and rural, submitted to the Montgomery County Planning Board for approval. The private recreation facilities provided through these Guidelines offer an important and integrative complement to the public park system in the County, however, the need for public parks as estimated in the County Parks, Recreation and Open Space Plan Master Plan (PROS 2012) is not diminished.

The Planning Board and staff will use the Recreation Guidelines to determine whether the recreational amenities proposed for a residential development

application are adequate for future residents' recreation needs. In the case of a multi-phased development, a comprehensive recreation plan will be reviewed in the first phase. The recreational needs of the entire development will be considered when individual phases are reviewed. The private recreation facilities described in this plan will be maintained by a homeowners' association, a management company or a condominium association.

In the Guidelines, the terms "neighborhood" and "community" are used interchangeably to refer to a proposed subdivision or project. Also used are the terms "block" to reference the setting for an urban area, "high-rise" to reference multi-unit residential development of more than five stories, "mid-rise" to reference multi-unit residential development of five or fewer stories, and "building" to refer to a particular residential structure. Except where noted, none of the specific Guidelines are an absolute requirement; rather, the guidelines seek to offer flexibility for recreation on a proposed development in the context of the block or neighborhood, and nearby public parks.

The Guidelines establish adequate and appropriate provisions for recreation, but in some cases, may conflict with other County policies. In all cases, the Planning Board may opt to weigh those goals more heavily than recreational adequacy.

The Montgomery County Zoning Ordinance, under Section 7.3.4.E.2(f)(g), requires that the Planning Board make a finding that a proposed recreation facility is suitable to its location, as well as adequate, safe and efficient. The Planning Board is authorized to approve or deny a proposed recreational facility on a case-by-case basis.

I.5 The 1992 Recreation Guidelines Method

The 1992 Guidelines were implemented through a quantitative method as well as site design and facilities criteria. Those Guidelines used a point system to evaluate the facilities proposed under a site plan application for adequacy in serving a range of five age groups: tots (0-4), children (5-11), teens (12-17), adults (18-65) and seniors (65+). The method established the quantitative level of recreation demand for each age group based on Montgomery County demographics and the particular project's development or residential building type, such as single-family detached, single-family attached, mid-rise multi-family structures or high-rise buildings, as defined in the former zoning ordinance. The algorithmic method balanced recreation demand by providing a supply value-leveled menu of recreation amenities from which developers selected for their developments during the regulatory approval process, thereby setting the recreation supply to balance recreation demand.

In 1992, most new residential development comprised expansion of suburban communities and, as a result, the recreation supply menu was designed for subdivisions in those areas (tot lots, tennis courts, soccer fields are examples). The Guidelines included only a small complement of urban facilities, such as indoor community space and fitness facilities.

The 1992 Guidelines have served suburban neighborhood planning well, and continue to largely accommodate this development type successfully. The methodology has proven sound over the past 24 years and its basic structure is employed for this update. However, there are cases in which the results have yielded a selection of amenities that satisfy the required points, but may

not have provided an effective and efficient recreation plan for a community. Additionally, because the 1992 Guidelines focused on suburban development, the facility solutions for urban areas included in the supply menu are limited.

I.6 The Web Tool

The new interactive web tool is a valuable resource to help developers and the public understand the different options available to meet the private Recreation Guidelines. The web site for the Guidelines is designed as a user-friendly, prompted, graphical-based tool that offers views of a proposed development site through mapping, aerial photography and applicable master plan boundaries.

Incorporating the 1992 quantitative method, the tool performs calculations, based on a proposed project's density and building type, a project's recreation demand by age cohort, i.e., tots, children, teens, young adults, adults and senior citizens, thereby determining the demand points. For example, in a multi-unit residential building of more than five stories (high-rise) proposed for development, the recreation demand for tots computes to four, young adult demand yields seven and senior citizens, 46.

Recreation supply is tested by selecting from the menu of standard recreation facilities. The web tool offers recreational amenities specified in a selected, referenced master plan for those sites located in the optional method zones. The web tool integrates the demand points and the supply points, and quantifies the adequacy, surplus or shortage of the recreation amenities for each of the six age cohort groups.

The web tool allows applicants and members of the community to evaluate different recreational amenities. Comparative and contrasting scenarios may be calculated as well, illustrating varied recreation solutions created using a differentiated selection of facilities. For example, recreation adequacy can be evaluated for a multi-unit residential building of more than five stories (high-rise) featuring three scenarios: a rooftop pool and deck lounge; an indoor fitness facility, an internet café and a coffee bar; or, an outdoor public plaza and bicycle support station. These methodologies and the web application incorporate standard measures for estimating recreation demand of a future population, using the most U.S. Census Bureau's Public Use Microdata Set (PUMS) of the American Community Survey 2010-2014 and evaluating the supply of recreational opportunities by a relational data set.

One strength of the web tool and its algorithms is allowing developers to analyze different amenities options. Standard data, such as demographics, locational data and master plan recommendations and information, may be updated easily and new facilities may be added or deleted in a timely manner. In addition, the system uniquely offers a new quantitative method to evaluate future recreation facility choices by its Custom Facility Tool.

The Custom Facility Tool, incorporated into the interface, establishes the threshold benefits for new types of recreation facilities. Its quantitative program sets the recreational benefit benchmark by evaluating access criteria, such as number of users, visual and physical access, age group appeal and other parameters. From there, the calculator may be used in the course of site plan regulatory review to establish the supply values for newly proposed recreational facilities pending approval by the Planning Board.

Chapter 2: Recreation Demand Overview



2.1 Approach to Establishing Demand

Recreation demand represents the need for recreational amenities for a proposed private residential development. These need levels are determined by demographic data and housing type, articulated by a point system, that is, “demand points” for each of six age group categories for each type of residential building structure. The supply portion of the equation must match this demand.

The 2016 Recreation Guidelines, as the 1992 Guidelines, utilize a classification of housing types based on U.S. Census building structure types. It does not use the residential use categories as defined in the Montgomery County Zoning Ordinance. See Section 2.2.2 below for details.

2.1.1 Recreation Trends

Recreational, fitness and activity trends are significant factors that contribute to the evaluation of the amenities included in the Recreation Facilities List (pages 14-15). Primary sources for trends include the Parks, Recreation and Open Space (PROS 2012) Plan and the 2016 Sports and Fitness Industry Association Topline Participation Report.

The 2012 PROS Plan utilized the Vision 2030 Survey completed in 2010, which established the Montgomery Department of Parks future programming to meet community needs. Important aspects addressed in the PROS Plan are the role of parks within the open space system and the guidelines for urban parks. The PROS Plan recommends specific public spaces in dense areas, such as urban plazas, through-block connections, neighborhood greens and pocket greens.

Integrating music and the arts within a play setting provides a valuable dimension for children in terms of their development in social, cultural and physical ways. Recreation settings that offer the opportunity to use interactive elements of music and art to stimulate creativity in children and adults are featured as a significant element for tots and children.

2.1.2 Recreation Needs

Two areas for specific recreational activity currently in great demand in Montgomery County are bicycle facilities and dog parks. Careful study of these recreational activities yielded a menu of primary facilities with supportive facilities to fulfill a wider range of needs.

Also considered are the particular recreational needs of teenagers. Facilities geared toward teenagers include skate parks, skate spots, indoor soccer and rock climbing, and social activity settings. Facilities for young adults (ages 18-34) feature a menu of “high-rise” amenities because demographics reflect increasing levels of residency for this age group in this building type.

Finally, there is a need for innovative inclusionary playgrounds for children with a range of disabilities. The inclusionary playground provides specific, assistive play equipment and supportive technology to create opportunities for children with disabilities to participate fully in sports or recreational pursuits alongside their non-disabled peers.

2.1.3 Calibration of the 1992 Method

The 1992 Guidelines provide a time-tested model for recreation facility assessment. Innovative for its time, the Guidelines established a consistent and a predictable method for recreational assessment. The 2016 update retains the methodology of balancing supply and demand. Supply point values for existing facility types are retained with minor alterations.

2.2 Estimating Demand for Recreation

Recreational demand for future residents of new residential development are derived from age profiles of Montgomery County residents living in recently constructed housing, built between 2005 and 2014. This time frame includes the 2008 recession and the subsequent building resumption to most accurately reflect recreational demand expected from future residents in new developments affected by the new Recreation Guidelines. Estimating recreation demand is based on the assumption that the demand varies by the person’s age and the type of housing or living unit.

2.2.1 Age Groups

Age categories are expanded for the 2016 Guidelines to include a new group: young adults. Recreational demand in Montgomery County is now estimated for six age groups living in four housing types, totaling 24 age subcategories. The age groups include tots (0-4), children (5-11), teens (12-17), young adults (18-34), adults (35-64) and seniors (65+), as shown in Table 2.2.1 below. Four housing types include detached houses, townhouses, multi-family (“mid-rise”) and multi-family (“high-rise”) structures. See also Table 2.2.2, Building Structure Types, (below).

Table 2.2.1 -- Age Categories						
Demand Category	D1	D2	D3	D4	D5	D6
Age Category	Tots	Children	Teens	Young Adults	Adults	Seniors
Age Range	(age 0-4)	(age 5-11)	(age 12-17)	(age 18-34)	(age 35-65)	(age 65+)

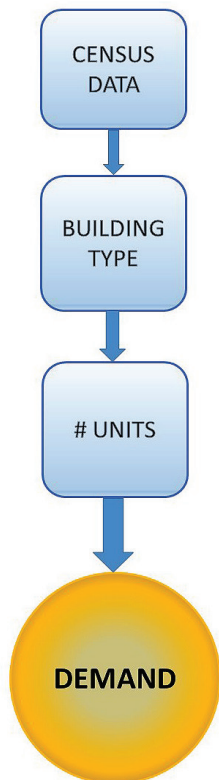
2.2.2 Housing Types per Census Categories

Table 2.2.2 -- Recreation Guidelines Building Structure Types			
Label	Building Structure Type Census Categories	Zoning Ordinance Definition	Description
DH	Detached House	Single Unit Living	One dwelling unit contained in a detached house
TH	Attached House	Townhouse Living	Three or more dwelling units in a townhouse building
Mid-Rise	Mid-rise or Garden Apartment	Multi-unit Living	4 residential stories or less (typically wood frame)
High-Rise	High-rise or Tower Apartment		5 or more residential stories (typically concrete)

2.2.3 Recreational Demand Points

The 2016 Guidelines provide a standard measure for estimating the recreational demand of the future population of a proposed residential development project by using the current census data for the County and the building type conversion factors. (Data and methodology are explained in the Appendix, Chapter 10.) The recreational demand is measured against supply of recreational amenities associated with the proposed facilities to determine facility adequacy for the new development.

2.2.4 Recreational Demand Analysis



The characteristics of people living in recently built housing (2005-2014) differ from the those in the County’s overall housing stock with the starkest differences occurring in the categories of high-rise buildings of more than five stories and in detached houses. The age distribution of residents living in recently constructed housing varies by housing type.

- A higher percentage of young adults ages 18 to 34 (42 percent) live in high-rise structures built within the past decade compared to high-rises overall for the County (31 percent).
- A lower percentage of adults age 65 and older live in recently built high-rises than in high-rises overall for the County (14 percent and 25 percent, respectively).
- Recently constructed detached houses have a higher percentage of children (35 percent) than detached houses countywide (25 percent).
- Detached housing, typically occupied by families, has the highest concentration of adults age 35 to 64 (46 percent) and children under 18 (35 percent).
- Residents in townhouses are similar to the age profile of those living in single-unit dwellings, however, the former unit type generates a higher percentage of young adults 18 to 34 (28 percent in townhouses compared to 14 percent in single units) and are less likely to have teenagers (6 percent versus 13 percent).
- Young adults (39 percent) and children under 12 (20 percent) characterize residents of recently built multi-unit buildings of five stories or less (mid-rise).
- High-rises have the highest concentration of adults age 18 to 64 (74 percent), bookended by the lowest percentage of children (12 percent) and the highest percentage of seniors age 65 and older (14 percent).

The assumptions of recreational demand based on age and housing type are captured in the conversion table assigning weights by age groups and housing type. Conversion factors representing recreational demand of an age group in specific housing types are applied to the distribution of the County’s population by age group and housing type. A more detailed comparison of recently built and overall housing and the methodology for deriving recreational conversion factors and demand is found in the Appendix, Section 2. See the Appendix for an example of recreation demand for 100 units of represented housing type.

Estimated demand is the product of the age distribution of residents living in recently constructed housing weighted by the recreational conversion factors specific to age group and housing type.

Chapter 3: Recreation Supply

3.1 Evaluating Supply of Recreational Facilities

3.1.1 Supply Valuations

The 2016 Recreation Guidelines feature 72 recreation facility types. The 2016 update proposes 45 new recreation facility types, while 27 facility types have been carried over from the 1992 Recreation Guidelines. Of the 72 facilities listed, 66 are “Full Recreation Facilities,” that may be selected as stand-alone facilities; ten facilities listed are recreation elements. See Section 3.2.1 below.

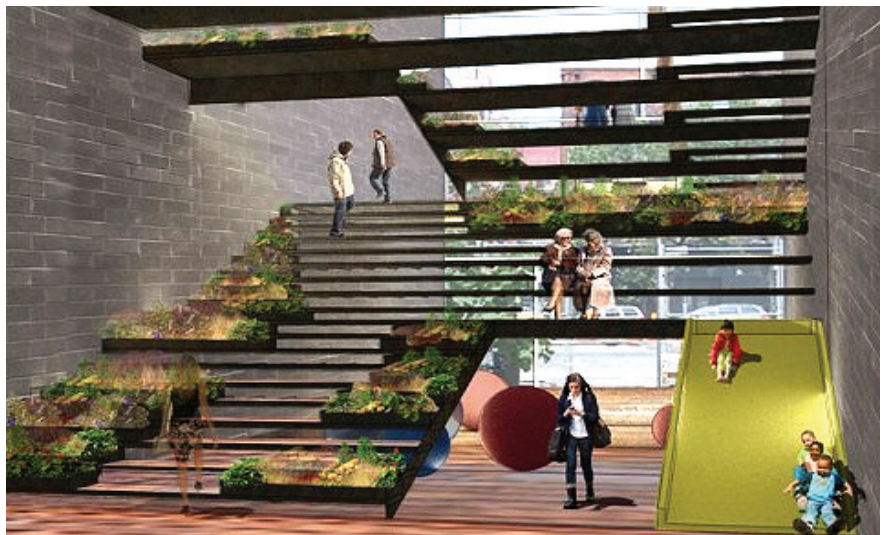
The recreational facilities proposed are evaluated based on the recreational benefit for each of the six population categories. The Facilities List (pages 14-15), shows value levels for every recreation facility type or recreational element for each of the six age categories.

Most facility types carry absolute supply point values based on factors such as category of use and capacity. Supply values for newly added facilities were considered in relation to existing facilities, trending factors, master plan and sector plan recommendations and needs referenced in the PROS Plan.

Some facilities for large groups or an undetermined number of users are valued by using a general formula based on each age group’s demand points. The size and capacity are determined for each development independently.

3.2 New Features of Recreation Supply

3.2.1 Recreation Elements



A new concept in the 2016 Recreation Guidelines is that of recreation elements. Recreation elements comprise a category that describes small, individual components that may be used in a variety of ways:



- Create a specialized theme, such as music, for a recreational space.
- Enhance the visual, auditory or physical experience of the user.
- Focus the setting for a particular age group.
- Enhance the design of the overall facility.
- Integrate small community spaces, urban or limited recreational spaces, into the contextual environment through small-scale, specialized elements.

A recreation element typically does not stand on its own; it may be used to supplement a full recreation facility that is selected from the facility types listed. For example, interactive art or music elements may be used within a neighborhood green or an open grass area to create a music park.

Additionally, these elements may be used for a recreational setting where a small number of supply points are needed to satisfy the recreation demand for a particular age group. Element points are added to the full facility points to complete the match for supply point requirements. Recreation Elements are identified in Section 3.3.5.

3.2.2 Incentives - Bonuses

The creation of effective recreational opportunities for transit-oriented areas requires attention to building form and open space, joining new and existing facilities and integrating private and public realms. Recreation facilities that are accessible and open to the public are eligible for a bonus incentive. For example, a development that provides a publicly accessible trail connection through the project site to connect a public street to a public park or other public facility is eligible for bonus supply points.

Certain public facilities identified by the master plan, sector plan or PROS Plan, or those that meet the needs of a particular age group or geographic area, accrue incentive supply valuations as a bonus percentage. See Section 7.2 on page 29.

3.3 Recreation Categories and Classifications

The 2016 Recreation Guidelines classifies facilities into general categories of facilities types, based on the recreation amenities offered by the Montgomery Parks Department. The general categories, shown in Table 3.1 (below), offer an organizing framework for facility types. They allow comparison of similar types of facilities for the space and setting of a specific project site. The groupings allow consideration of the needs of future residents for a proposed residential development.

Facility references may be found on pages 14-15. Definitions for each facility type may be found in Chapter 10.

Table 3.1 -- General Recreation Categories

	Category	Descriptions	Facility
	ACTIVE CONNECTIONS	Trail System, Fitness Trail, Heart Smart Tail	(1-3)
	BICYCLE FACILITIES	Bikeways and Bicycle Support, Repair and Parking	(4-6)
	DOG FACILITIES	Dog Park, Dog Run, Dog Cleaning	(7-9)
	COMMUNITY FACILITIES	Indoor Facilities: Community Space, Performance Space	(10-11)
	INDOOR FITNESS OR SPORTS	Indoor Exercise Space or Sports Courts	(12-16)
	OPEN LAWN AREAS	Open Grass Areas for Play: Small, Large, Urban	(17-19)
	PASSIVE OUTDOOR RECREATION	Natural Areas, Restored Streams, Community Garden, Gardens	(20-23)
	CHILD PLAY AREAS	Playgrounds: Tot Lot, Multi-age Facilities, Inclusive Recreation	(24-27)
	URBAN RESIDENTIAL AMENITIES	Amenities provided within a Multi-family Building	(28-34)
	SPORT COURTS OUTDOORS	Outdoor Courts for Basketball, Tennis, Volleyball, Multipurpose	(35-39)
	SPORTS FIELDS	Outdoor Fields for Baseball, Softball, Soccer, Lacrosse	(40-44)
	URBAN FORMAL SPACE	Public Open Space: Plaza, Greens, Through-Block Connections	(45-48)
	SWIMMING SPORTS	Pools: Outdoor, Indoor, Lap Pool, Wading Pool, Lounge Pool	(49-53)
	ADVENTURE SPORTS	Rock Climbing, Skate Park, Skate Spot	(54-56)
	MAJOR PUBLIC FACILITIES	Public Park, Urban Park, Civic Green, Rec Center, School Athletic Field	(63-72)
	RECREATION ELEMENTS	Individual Recreation Components	(63-72)

3.3.4 New Urban Recreation Facilities

The 2016 Recreation Guidelines reflect demographic shifts in the County, highlighting the need for urban recreation options to serve high-density, mixed-use development. Recreation facility types appropriate for urban areas are found under the Urban Residential Amenities category and within general recreation categories. The urban recreation facilities may be used in any area.

Facility Type	Description	Facility References
Dog Facilities	Dog Park, Dog Run, Dog Cleaning Station	(8-10)
Urban Formal Open Space	Urban Plaza, Through-Block Connection, Neighborhood Green, Pocket Park	(45-48)
Open Grass Areas - Urban	Open Lawn Area of 2,000 Square Feet	(19)
Urban Residential Amenities	Resident Lounge, Screening Room, Interior Courtyard, Roof Amenities, Internet Cafe, Coffee Bar, Community Kitchen, Grilling Area, Yoga Room, Lap Pool, Lounge Pool, Bowling Alley	(28-34)
Ornamental Garden	Sculpture Garden or Art Garden	(23)
Outdoor Interactive Art or Music	Outdoor Sculpture and Sound Elements	(64)
Outdoor Performance Setting	Space for Performance or Busking: Park, Street, Open Space	(70)

3.3.5 New Countywide Recreation Facilities

The update also introduces new facility types for all areas of the County. Eight new Community Facility types are featured in the updated Guidelines. These facilities are typically provided under optional method development.

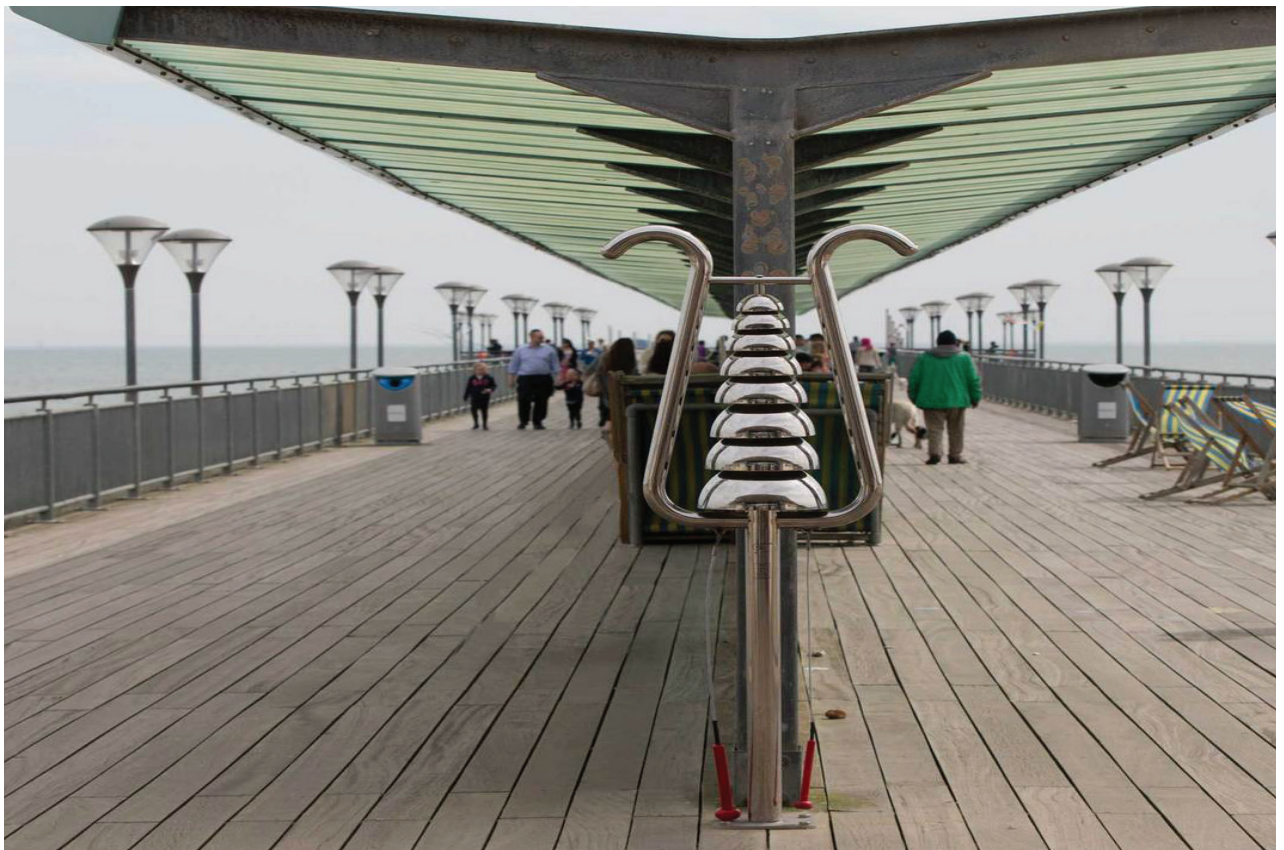


Facility Type	Description	Facility References
Bicycle Facilities	Support Station, Repair Room, Parking Garage, Wheel Ramp	(4-6)
Trail Systems	Heart Smart Trail, Fitness Trail	(1-3)
Renovated Stream	Repaired Stream Bed or Restored Naturalized Area	(21)
Futsal Court	Indoor Soccer	(15)
Lap Pool or Lounge Pool	Exercise or Social Settings for Communities	(52-53)
Inclusive Recreation Playground	Assistive Recreational Setting and Equipment for Playground	(27)
Performance Setting	A Recreation Element for Open Space	(70)
Skate Park and Skate Spot	Settings Designed for Adventure Sports	(55-56)
Rock Climbing	Adventure Sports	(54)

3.3.6 New Community Facilities

The update also introduces new facility types for all areas of the County.

Table 3.4 -- New Facilities Serving Communities		
Facility Type	Description	Facility References
Performance Space Indoor or Outdoor	Public Open Space that provides settings for performances, within a building structure or designed as part of outdoor open space	(11) (70)
Inclusive Recreation Playground	Specialized play ground offering assistive facilities for disabled children to play along side able-bodied peers.	(36)
Futsal Court	Indoor Soccer	(15)
Dog Park	Public Dog Park featuring a full range of amenities,	(8)
Renovated Stream or Naturalized Area	Natural areas, such as woods or meadows or a restored stream valley for exploration and passive recreation.	(29-30)
Pocket Green	A small park accessible to the public that is frequently created on a vacant building lot or small, irregular piece of land.	
Neighborhood Green	A strategically located open green space that functions as a meeting place and landmark.	
Urban Plaza	An open space designed for public use and surrounded by buildings and or streets. The space should encourage social interaction and activities, provide relief and relaxation, reinforce the public realm and contribute to community livability.	
Through-Block Connection	A form of public space providing a pedestrian route through an urban block and defined by its adjoining building lines, special paving or landscaping.	



*The Musical Trail, Boscombe Pier, Bournemouth, UK
Instruments by Percussionplay.com*

3.3.7 Major Public Recreation Facilities

The category of Major Public Facilities, provided as public amenities through the optional method application process, is included in the Recreation Facilities List. Land dedication must be reviewed under the Public Open Space Requirements (Section 6.3) of the Zoning Ordinance. Recreation supply credit is applied for those facilities constructed within the public open space. Development projects that may be subject to the proposed M-NCPPC Parks Department Adequate Public Facilities Fees established in the future, earn recreation supply credit for both land dedication and the constructed recreation facilities, subject to the provisions of the policy or regulation.

Table 3.5 -- Major Public Facilities

Facility Type	Description	Facility ID and References
Public Park Construction	A public park, typically designed and constructed for M-NCPPC Parks Department.	(57)
Community Use Urban Park Construction	A public park for active recreation typically designed and constructed for M-NCPPC Parks Department.	(58)
Civic Green	A major public open space strategically located for community use.	(59)
Recreation Center	A substantial community facility for recreation and exercise.	(60)
School Athletic Fields	Sports facilities constructed as part of a Montgomery County Public Schools school and open for public use at specific hours.	(61)

3.3.8 Recreation Elements

The updated Guidelines offer 10 types of Recreation Elements, a category of small, individual components for a recreational setting where a small number of supply points is needed to satisfy recreation demand. A Recreation Element may not stand on its own, but may be used to supplement a Full Recreation Facility that is selected from the Facility Types List, Table 3.7, (pages 14-15).

Table 3.6 -- The Recreation Elements

Facility Type	Description	Facility References
Picnic or Seating Area	Benches or Picnic Table	(63)
Interactive Outdoor Music and Art Elements	Outdoor Musical Play Equipment or Musical Themed Furniture; Outdoor Climbing Sculptures	(64)
Outdoor Fitness Stations	Adult and Child-Sized Fitness Equipment for Outdoor Installation	(66)
Outdoor Game Elements	Chess Tables or Outdoor Life-Sized Checker Boards	(65)
Terraced Garden Areas	Landscaped, Hardscaped Terraces for Urban Buildings or Areas of Significant Grading	(67)
Building Elements	Stairs, Steps, Ramps, Railings, Porches	(68)
Grilling Area	An outdoor amenity area featuring cooking grills, seating and shade.	(69)
Outdoor Performance Setting	Space for Performance or Busking: Park, Street, Open Grass Area	(70)
Bicycle Wheel Ramp	Ramp along Public Stairs to Assist Cyclists in Traversing Steps	(71)
Bicycle Support Station	An outdoor repair kiosk containing tools for repairs. Stations may be located on bike trails or on public or private streets.	(72)

*Opposite:
Musical Tempos,
Jan Kochanowski Park, Bydgoszcz
Instruments by Percussionplay.com*



3.4 Facilities and Supply Values

Table 3.7 Recreation Facilities and Supply Values									
2016 Recreation Facilities <i>Shading denotes new facilities types</i>				D1 Tots	D2 Children	D3 Teens	D4 Young Adults	D5 Adults	D6 Seniors
	#	Facility Name	Page	Facility Supply Values					
Active Connections	1	Nature Trail	36	0.10 x D1	0.20 x D2	0.15 x D3	0.15 x Dr	0.15 x D5	0.10 x D5
	2	Heart Smart Trail	37	0	9	10	12	12	12
	3	Fitness Trail	38	0	8	12	14	14	7
Bicycle Facilities	4	Bikeways	39	0.05 x D1	0.10 x D2	0.15 x D3	0.15 x D4	0.15 x D5	0.10 x D6
	5	Bicycle Repair Room (indoor)	40	0	9	10	12	10	5
	6	Bicycle Parking Garage	41	0	7	14	14	12	5
Dog Facilities	7	Dog Park	42	0	2	7	8	8	8
	8	Dog Run	43	0	0	4	5	6	6
	9	Dog Cleaning Station	44	0	0	2	3	3	3
Community Facilities	10	Indoor Community Space	45	0.10 x D1	0.15 x D2	0.30 x D3	0.30 x D4	0.30 x D5	0.40 x D6
	11	Performance Space (indoor)	46	4	8	8	9	10	9
	12	Indoor Gymnasium or Exercise Room	47	0.10 x D1	0.10 x D2	0.30 x D3	0.30 x D4	0.30 x D5	0.40 x D6
	13	Yoga Room	48	0	2	4	9	9	9
	14	Racquetball/Handball/Squash	49	0	1.5	10	20	20	2
	15	Futsal Court	50	0	7	6	7	5	0
Open Lawn Areas	16	Indoor Fitness Room	51	0.00 x D1	0.10 x D2	0.10 x D3	0.25 x D4	0.20 x D5	0.15 x D6
	17	Open Grass Area Lawn - Small (5,000 sf)	52	3	4	9	9	9	3
	18	Open Grass Area Lawn - Large (10,000 sf)	52	6	9	15	20	15	6
Passive Outdoor Recreation	19	Open Grass Area Lawn - Urban (2,000 sf)	52	2	3	5	7	8	3
	20	Natural Area	55	0.05 x D1	0.05 x D2	0.10 x D3	0.10 x D4	0.10 x D5	0.05 x D6
	21	Renovated Stream or Naturalized Area	56	0.10 x D1	0.10 x D2	0.20 x D3	0.20 x D4	0.20 x D5	0.10 x D6
	22	Community Garden	58	0.10 x D1	0.10 x D2	0.10 x D3	0.15 x D4	0.20 x D5	0.25 x D6
Child Play Areas	23	Ornamental Garden or Sculpture Garden	59	2	3	3	7	8	5
	24	Playground (Age 2-5) [Tot Lot]	60	9	2	2	3	3	3
	25	Playground (Age 5-12) [Play Area]	60	0	9	3	2	3	2
	26	Playground (Age 2-12) [Multi-age Play]	60	9	11	3	2	4	2
Urban Residential Amenities	27	Playground: Inclusive Recreation	61	12	12	4	3	10	8
	28	Resident Lounge	62	0	2	5	10	8	7
	29	Screening Room	63	0	2	6	7	7	2
	30	Interior Courtyard, Garden or Lawn	64	2	3	4	7	7	5
	31	Multi-Purpose Lobby Area	65	0	0	2	3	3	2
	32	Internet Cafe	66	0	0	5	7	4	3
	33	Roof-Top Amenity	67	0	2	7	10	7	5
	34	Community Kitchen	68	0	0	2	9	10	6

Table 3.7 Recreation Facilities and Supply Values

2016 Recreation Facilities <i>Shading denotes new facilities types</i>									
			D1 Tots	D2 Children	D3 Teens	D4 Young Adults	D5 Adults	D6 Seniors	
	#	Facility Name	Page	Facility Supply Values					
Sport Courts Outdoor	35	Basketball – Full Court	70	3	10	15	12	6	2.5
	36	Basketball – Half Court	70	2	5	7	10	6	1
	37	Tennis Court	71	0	5	7	10	6	1
	38	Volleyball or Badminton	72	2	2	3	10	6	1
	39	Multipurpose Court	73	3	10	15	10	8	2.5
Sport Fields	40	Baseball-Softball Diamond – Large	74	2	15	20	25	15	2
	41	Baseball-Softball – Small	74	1	7	10	12	7	2
	42	Soccer -Lacrosse Rectangle – Large	75	2	15	20	25	15	2
	43	Soccer -Lacrosse Rectangle – Medium	75	1	12	10	12	8	2
	44	Soccer -Lacrosse Rectangle – Small	75	1	10	8	10	8	2
Urban Formal Space	45	Urban Plaza	76	4	6	6	18	15	6
	46	Through-Block Connection	77	3	5	5	10	8	5
	47	Neighborhood Green	78	5	7	6	8	8	6
	48	Pocket Green	79	3	5	5	8	8	6
Swimming Sports	49	Swimming Pool – Outdoor	80	0.05 x D1	0.20 x D2	0.20 x D3	0.35 x D4	0.25 x D5	0.10 x D6
	50	Swimming Pool –Indoor	81	0.10 x D1	0.20 x D2	0.40 x D3	0.40 x D4	0.30 x D5	0.40 x D6
	51	Wading Pool	82	0.20 x D1	0.05 x D2	0.00 x D3	0.00 x D4	0.05 x D5	0.05 x D6
	52	Lap Pool	83	0.00 x D1	0.30 x D2	0.40 x D3	0.50 x D4	0.30 x D5	0.15 x D6
	53	Lounge Pool	84	0.00 x D1	0.00 x D2	0.25 x D3	0.40 x D4	0.30 x D5	0.15 x D6
Adventure Sports	54	Rock Climbing	85	0	0	9	12	6	1
	55	Skate Parks	86	0	6	10	12	7	1
	56	Skate Spots	87	0	4	9	11	5	1
Major Public Facility	57	Public Park	88	4	5	8	12	10	8
	58	Community Use Urban Park	89	4	6	6	14	14	6
	59	Civic Green	90	6	9	15	20	15	6
	60	Recreation Center	91	0.10 x D1	0.20 x D2	0.30 x D3	0.30 x D4	0.30 x D5	0.40 x D6
	61	School Athletic Field (accessible to public)	92	2	15	20	25	25	2
	62	Cultural Facility (Dance, Performance)	93	6	10	14	16	16	16
Recreation Elements	63	Picnic/Seating	94	1	1	1.5	3	3	3
	64	Interactive Outdoor Music and Art	95	5	5	3	2	4	4
	65	Outdoor Game	96	0	0	3	3	2	2
	66	Outdoor Fitness Station	97	0	2	4	9	9	9
	67	Terraced Garden Area	98	2	2	2	2	2	2
	68	Stairs, Steps and Railings	99	0	3	4	5	5	4
	69	Grilling Area	100	0	0	2	6	6	5
	70	Performance Setting - Stage Outdoor	101	2	5	4	4	6	6
	71	Bicycle Wheel Ramp	102	0	0	1	2	2	1
	72	Bicycle Support Station	103	0	0	3	3	3	3

Chapter 4: Determining Adequacy of Recreation Facilities



4.1 Instructions: Matching Demand and Supply



The 2016 Guidelines define the steps necessary to establish the recreational demand for a private residential development project and the procedure by which to determine a set of recreational facilities that satisfies recreational demand. The Guidelines apply to projects of more than 19 residential units. Each applicable development proposal carries a recreation demand level for each of six age groups. As noted in Chapter 2, demand yield is generated by the number of residential units proposed, the building type and the demographic data from the 2014 U.S. Census for Montgomery County. Recreation supply is calculated by referencing point levels assigned to specific recreation facility types aggregated to yield the full supply level for each age category.

The sum of the supply points **should match within 10 percent or exceed the demand points for each population category**. The web tool calculator adjusts for this matching criteria. The regulatory reviewer will assure that additional objectives such as diversity of recreational experiences or the context of facilities within the site, are met in the proposed facilities. In the case of a multi-phased development, the recreation needs of the entire development must be considered when individual phases are reviewed.

Recreation Guidelines Website and Statistical Data

The 2016 Recreation Guidelines are accessible on the Planning Department's website: <http://montgomeryplanning.org/development/recreation>.

The Recreation Guidelines Web Tool may be found on this website.

Current statistical data and indexed tables are part of the calculation method, which will change with updated population surveys. These tables are located on the website. Because the Guidelines are created as an interactive web tool, information generated by the U.S. Census and other sources may be easily updated and integrated into the calculator in a timely manner.

Demand Data Updates

Recreation demand data utilize U.S. Census statistics from the American Community Survey, which provides source demographics and housing construction data. The updated, aggregated information will be formatted and imported every five years into the Recreation Guidelines database to provide updated recreational demand levels.

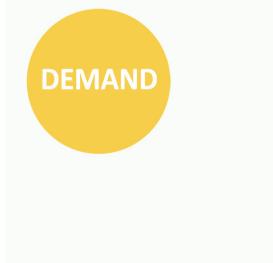
Supply Data Updates

Recreational supply data must be updated in a number of ways:

- Concurrently with bi-annual Montgomery Parks Facilities Construction database updates;
- Concurrently with updates to area master plans, sector plans and the PROS Plan;

- At the time custom facilities applications approved by the Planning Board are certified at final inspection and incorporated into the standard recreational facilities list;
- At the time that approved development plans that contain public open space or publicly accessible space are certified at final inspection.

4.1.1 Step 1: Calculating Demand Points



Using the link on the Recreation Guidelines Web Page, launch the Recreation Calculator:

- Under the “Quantity” column, enter the number of residential units for each building type proposed. Click the “Save” button.
- The web tool will calculate recreation demand points for each age cohort.

STEP 1 ENTER NUMBER OF HOUSING UNITS IN THE PROPOSED PROJECT

Housing Type	Housing Type...	Quantity	Tots	Children	Teens	Young Adults	Adults	Seniors
Single-Family Detached	SFD	0	0.00	0.00	0.00	0.00	0.00	0.00
Townhouses and Single-Family attached	TH	20	2.80	4.40	3.20	10.60	14.60	2.20
Multiple-Family, 4 stories or less	Mid-Rise	0	0.00	0.00	0.00	0.00	0.00	0.00
Multiple-Family, 5 stories or more	Hi-Rise	100	10.00	7.00	3.00	73.00	56.00	25.00
Total Demand Points:			12.80	11.40	6.20	83.60	70.60	27.20

SAVE **CANCEL**

4.1.2 Step 2: Geolocation: Project Site, Master Plan Boundaries, M-NCPPC Park Facilities, Trail System



Scroll down the web page to Step 2. This section features a live online map that shows the project site with lot lines and an overlay of the current master plan area.

- With the map visible, use the zoom tool to focus on the project site or use the address locator box. Parcel boundaries are displayed.
- Click on the project site location noted with a point. The web tool performs three functions related to the projects location:

1. Master Plan Recommendation

The tool references the Facility Incentive Table (described in Section 2.2.1.4) to determine if the subject location site lies within a master plan area for which a facility incentive has been applied. The tool applies the incentives to the menu used in the next step (Step 3).

2. M-NCPPC Park Facilities

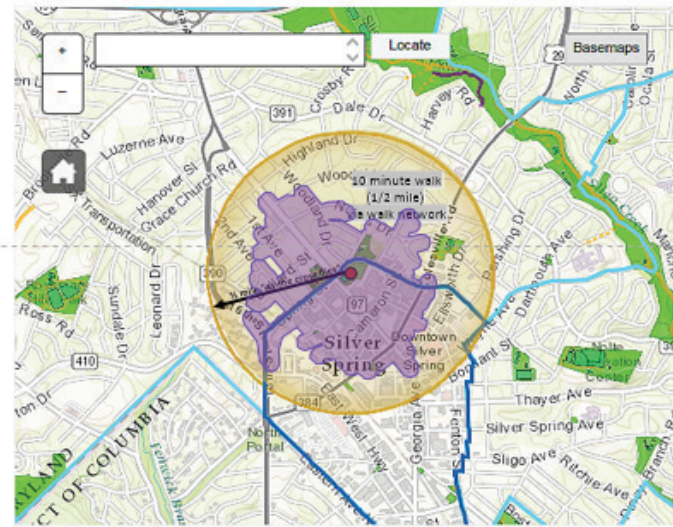
The tool performs a spatial-data query of existing M-NCPPC Parks Department facilities and Montgomery County Public School sites that may be utilized for recreation supply credit. The tool allows multiple queries to enable the user to select optimal off-site facilities. The selected off-site public facilities will appear in a pop-up grid that displays recreation supply values for the facility.

3. Walk Sheds

With the geo-spatial query function, the web tool will illustrate the walk shed for 10-minute pedestrian routes from the proposed project to nearby public recreation facilities. See also Chapter 6, page 25.

STEP 2 GEO-LOCATION: CLICK ON THE MAP TO CHOOSE THE PROPOSED PROJECT LOCATION

Master Plans
 Parks
 Facilities
 Trails
 Parcels

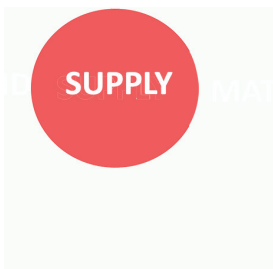


Project is located in Master Plan: SILVER SPRING CBD

OFF-SITE FACILITIES WITHIN HALF MILE RADIUS FROM PROJECT LOCATION

Quantity	Park Facility	Tots	Children	Teens	Young Adults	Adults	Seniors
1	Basketball Ct	3	10	15	12	6	2.5
1	Handball Ct	0	1.5	10	20	20	2
2	Tennis Ct	0	3	20	32	24	6
4	Playground	0	36	12	8	12	8
Total Offsite Supply Points:		3	50.5	57	72	62	18.5
35% of Total Offsite Supply Poi...		1.05	17.68	19.95	25.2	21.7	6.48
Max Allowed Pts (35% of Total...		0	0	0	0	0	0
Actual Assigned Offsite Supply...		0	0	0	0	0	0

4.1.3 Step 3: Calculating Supply Points



This section contains the on-line worksheet for calculating recreation supply points. A large menu of standard recreation facilities is shown in a grid format. Select the desired recreation facilities as follows:

- In the Column 1 on the far left labeled “Quantity,” enter the number of facilities of each type. Typically, the number will be “1.”
- Column 2 shows recreation facility types.
- A bonus percentage appears in Column 3 next to the facility name if the facility is eligible for a bonus or is a master plan-recommended facility.
- The supply value pertaining to each of the six age categories is displayed for each selected facility, under Columns 4- 9. Total values for facilities selected are shown in the blue columns at the far right. Click “Save.”

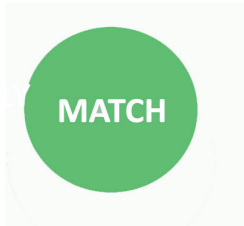
STEP 3 ENTER NUMBERS OF PROPOSED RECREATION FACILITIES (CALCULATE SUPPLY POINTS)

ADD CUSTOM FACILITY

Col 1	2	3	4	5	6	7	8	9						
Quantity	Recreation Facility	Bonus...	Tots Pts	Children Pts	Teens Pts	Young Ad...	Adults Pts	Seniors Pts	Tots	Children	Teens	Young Adults	Adults	Seniors
1	Dog Park	10%	0	2	7	8	8	8	0	2.2	7.7	8.8	8.8	8.8
1	Indoor Community Space		.1xD1	.15xD2	.3xD3	.3xD6	.3xD4	.4xD5	1.28	1.71	1.86	25.08	21.18	10.88
1	Performance Space Indoor		4	8	8	9	10	9	4	8	8	9	10	9
1	Yoga Room		0	2	4	9	9	9	0	2	4	9	9	9
1	Indoor Fitness Room		0xD1	.1xD2	.1xD3	.25xD6	.2xD4	.15xD5	0	1.14	0.62	20.9	14.12	4.08
1	Interior Courtyard, Garden...		2	3	4	7	7	5	2	3	4	7	7	5
Total Supply Points:									7.28	18.05	26.18	79.78	70.10	46.76

SAVE CANCEL

4.1.4 Step 4: Comparing Supply and Demand



Arriving at a selection of recreation facilities that satisfy recreation demand is an iterative process. Revisions of supply selections will allow the user to run comparative quantitative trials to assess the choices offered in the recreation supply menu and ensure that recreation demand is met for all six age categories.

In the example below, referencing the development in Step 1, housing density and building type are identified as 20 townhouses and 100 multi-unit residential living units (high-rise). The supply selection set includes:

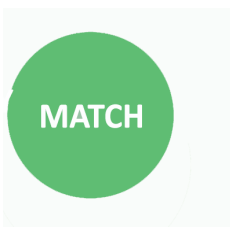
- Dog Park (note 10 percent bonus)
- Indoor Community Space
- Indoor Performance Space
- Yoga Room
- Indoor Fitness Room
- Interior Courtyard (open air)

The results for each age group are displayed in the Results Table, below, which includes demand and supply table values. In the example below, Recreation Supply is shown by green check-marks as adequate for five age groups; The single red "X" indicates Recreation Supply for tots as inadequate.

STEP 4 VIEW RESULTS: DEMAND, SUPPLY, ADEQUACY

Age Group	Demand	Offsite Supply	Onsite Supply	Total Supply	Adequacy	Adequacy Icon
Tots (0 - 4 yrs)	12.80	1.05	7.28	8.33	Inadequate	✘
Children (5 - 11 yrs)	11.40	3.99	18.05	22.04	Adequate	✔
Teens (12 - 17 yrs)	6.20	2.17	26.18	28.35	Adequate	✔
Young Adults (18 - 34 yrs)	83.60	25.2	79.78	104.98	Adequate	✔
Adults (35 - 64 yrs)	70.60	21.7	70.1	91.80	Adequate	✔
Seniors (65+ yrs)	27.20	6.48	46.76	53.24	Adequate	✔

4.1.5 Step 4, Continued: Revising Supply Selections - Using Recreation Elements



Returning to Step 3 allows selection of alternative or additional facilities that may increase supply points for the age groups showing as inadequate.

In this example, a Recreation Element may also be used to advantage to enhance a space for young children and satisfy recreation demand for tots, while supplying additional supply points. Noting that an Interior Courtyard (open air) has already been selected, and the supply of tot recreation is insufficient, a component of Interactive Outdoor Art, such as a climbing sculpture, may be used within the Interior Courtyard to provide activity for tots, satisfy recreation supply for the group and define the character of the community space. Recreation Elements are listed in Section 3.3.5.

With the addition of Interactive Outdoor Art element, the tot recreation supply gains five supply points, satisfying the requirements and providing adequate recreation for all six age categories. (See image below showing results.)

Below is an example of the iterative process used in for achieving adequate recreation supply.

STEP 3 ENTER NUMBERS OF PROPOSED RECREATION FACILITIES

ADD CUSTOM FACILITY

Quantity	Recreation Facility	Bonus P...	Tots Pts	Children Pts	Teens Pts	Young Ad...	Adults Pts	Seniors Pts
0	Public Park		4	5	8	12	10	8
0	Community Use Urban Park		4	6	6	14	14	6
0	Civic Green		6	9	15	20	15	6
0	Recreation Center		.1xD1	.2xD2	.3xD3	.3xD6	.3xD4	.4xD5
0	School Athletic Field (accessible to...		2	15	20	25	25	2
0	Cultural Facility (Dance, Acrobatics, ...		6	10	14	16	16	16
1	Dog Park	10%	0	2	7	8	8	8
1	Indoor Community Space		.1xD1	.15xD2	.3xD3	.3xD6	.3xD4	.4xD5
1	Performance Space Indoor		4	8	8	9	10	9
1	Yoga Room		0	2	4	9	9	9
1	Indoor Fitness Room		0xD1	.1xD2	.1xD3	.25xD6	.2xD4	.15xD5
1	Interactive Outdoor Music and Art		5	5	3	2	4	4
1	Interior Courtyard, Garden or Lawn		2	3	4	7	7	5
Total Supply Points:								

SAVE CANCEL

STEP 4 VIEW RESULTS: TOTAL DEMAND POINTS, TOTAL SUPPLY POINTS

Age Group	Demand	Offsite Supply	Onsite Supply	Total Supply	Adequacy	Adequacy Icon
Tots (0 - 4 yrs)	12.80	1.05	12.28	13.33	Adequate	✓
Children (5 - 11 yrs)	11.40	3.99	23.05	27.04	Adequate	✓
Teens (12 - 17 yrs)	6.20	2.17	29.18	31.35	Adequate	✓
Young Adults (18 - 34 yr)	83.60	25.2	81.78	106.98	Adequate	✓
Adults (35 - 64 yrs)	70.60	21.7	74.1	95.80	Adequate	✓
Seniors (65+ yrs)	27.20	6.48	50.76	57.24	Adequate	✓

REPORT

4.1.6 Exporting the Recreation Adequacy Report

The on-line tool enables the production of reports for each recreation facilities selection set.

- Select the “Report” button at the bottom of the Results grid.
- The report may be exported as a PDF file or as a Microsoft Excel file for submission to the regulatory reviewer and as part of the project application with supporting documents stored in Projectdox.

Reports may be saved for each iteration of selection sets, allowing comparison across the age groups and facility types, along with consideration of off-site facilities within the 10-minute walk-shed. See Step 5, below. The process is repeated until the supply selection set is adequate.

Example of Final Recreation Adequacy Report

Demand, Supply & Adequacy Report

Project Location Master Plan:

SILVER SPRING CBD



M-NCPPC

Proposed Residential Project - Units by Type and their Demand Points

Code	Housing Type	Quantity	Tots	Children	Teens	Young Adults	Adults	Seniors
SFD	Single-Family Detached	0	0	0	0	0	0	0
TH	Townhouses and Single-Family attached	20	2.80	4.40	3.20	10.60	14.60	2.20
Mid-Rise	Multiple-Family, 4 stories or less	0	0	0	0	0	0	0
Hi-Rise	Multiple-Family, 5 stories or more	100	10	7	3	73	56	25
Total Demand Points =		120	12.80	11.40	6.20	83.60	70.60	27.20

Existing Offsite Park Facilities and their Supply Points

Park Facility	Quantity	Tots	Children	Teens	Young Adults	Adults	Seniors
Basketball Ct	1	3	10	15	12	6	2.50
Handball Ct	1	0	1.50	10	20	20	2
Trail System	1	1.28	2.28	0.93	12.54	10.59	2.72
Tennis Ct	2	0	3	20	32	24	6
Playground	4	0	36	12	8	12	8
Total Offsite Supply Points:		8.56	105.56	115.86	169.08	145.18	42.44
35% of Total Offsite Supply Points:		3	36.95	40.55	59.18	50.81	14.85
Max Allowed Pts (35% of Total Demand Pts):		4.48	3.99	2.17	29.26	24.71	9.52
Actual Assigned Offsite Supply Pts:		3	3.99	2.17	29.26	24.71	9.52

Proposed Onsite Recreation Facilities and their Supply Points

Recreation Facility	Quantity	% Bonus Points	Tots	Children	Teens	Young Adults	Adults	Seniors
Dog Park	1	0%	0	2	7	8	8	8
Indoor Community Space	1	0%	1.28	1.71	1.86	25.08	21.18	10.88
Performance Space Indoor	1	0%	4	8	8	9	10	9
Yoga Room	1	0%	0	2	4	9	9	9
Indoor Fitness Room	1	0%	0	1.14	0.62	20.90	14.12	4.08
Interior Courtyard, Garden or Lawn	1	0%	2	3	4	7	7	5
Interactive Outdoor Music and Art	1	0%	5	5	3	2	4	4
Total Onsite Supply Points=			12.28	22.85	28.48	80.98	73.30	49.96

Results: Demand, Supply & Adequacy

Age Group	Total Demand Points	Offsite Supply Points	Onsite Supply Points	Total Supply Points	Adequacy
Tots	12.80	3	12.28	15.28	Adequate
Children	11.40	3.99	22.85	26.84	Adequate
Teens	6.20	2.17	28.48	30.65	Adequate
Young Adults	83.60	29.26	80.98	110.24	Adequate
Adults	70.60	24.71	73.30	98.01	Adequate
Seniors	27.20	9.52	49.96	59.48	Adequate

Chapter 5: Flexibility: Custom Recreation Facilities

5.1 Custom Facility Tool

Work sessions with developers, builders and designers for the 2016 Recreation Guidelines made clear that the existing system, in place since 1992, was viewed favorably because it was straightforward and predictable. Analysis from the Parks Department, suggestions from the development community and Sports and Fitness Industry Association National Recreation Survey data helped to identify facilities to add to the 1992 list of recreation options based on newer trends in development. While the development community found the system's predictability desirable, the professionals count the lack of flexibility as its biggest drawback.

In response to the need for flexibility, a Custom Facility Tool has been added to the 2016 Recreation Guidelines. This tool gives an applicant the ability to propose a custom facility, a recreation amenity located with a stormwater management facility or unique recreational amenity by way of a short questionnaire supplemental to the standard recreational facility list.

5.1.1 Method of Evaluation for Custom Recreation Facilities

The Custom Facility Web Tool Application requires a justification statement along with a detailed facility description. The web tool presents three sets of multiple-choice questions that are arranged in stepped sequence. See Custom Facilities Evaluation Sets, page 26.

Step 1 represents the Qualifier Level and a response is required to determine applicability.

Step 2 determines the base value level of the recreation supply credit. Responses are required and the applicant's answers establish the basic, threshold characteristics of the proposed facility: size, materials, lighting; the web tool assigns basic recreation supply points corresponding to the applicant's answers.

Step 3 modifies or amends the base value established by the second set of questions. Responses to these questions are optional and these address more specialized recreation facility characteristics pertaining to age groups and activity level: tots, teens, aerobic level. Successful answers to the third tier questions result in additional or "bonus" recreation supply points added to the points established for the first tier responses.

The sequence of questions set thresholds for the additive values per age group for the proposed amenity. This "stacking" and sequential, additive process of the three question sets allows further supply points to be credited relative to the characteristics of the proposed facility.

With the custom facilities application, threshold values for the proposed custom facility are identified and may be fully reviewed under the regulatory review application, with subsequent review and approval by the Planning Board. See the Appendix for supply value calibration using the Custom Facility Web Tool.

5.1.2 Custom Facilities Application

The application form for a custom recreation facility proposal is available on the recreation web site and may be uploaded as part of the development application. As indicated above, the Custom Facility Tool allows the user to export both the application form and the results of the questionnaire with an interpretation of the threshold supply points. This report, along with the standard recreation facilities solution, may be saved or printed for inclusion in a development project application. The application form may be found in the Appendix.

5.1.3 Planning Board Findings

The Montgomery County Zoning Ordinance, under Section 7.3.4.E.2(f)(g) requires that the Planning Board make a finding that a proposed Custom Recreation Facility is accurately represented by description, drawings and specifications, is suitable to its location, as well as adequate, safe and efficient. The Planning Board is authorized to approve or deny a proposed recreational facility. If approved, the Custom Facility type may be added to the standard recreation facility list.



Example of a Custom Recreation Facility: Illustration of proposed development of the Delancey Underground Public Park, also known as the New York City "Lowline." The one-acre underground park will be illuminated by remote skylights using newly refined solar-tracking technology. The park is expected to open in 2021. Left: positional solar collector (Matt Chaban) thelowline.org.

5.2 Custom Facilities Evaluation

5.2.1 Custom Recreation Facilities Proposal -- Evaluation Levels

Step 1 Qualifier	1. Does this facility offer something of value to the public?	
	A.	Yes
	B.	No
Step 2 Base Value Determination Questions	2. What is the size of this facility?	
	A.	Less than 250 square feet
	B.	250 - 499 square feet
	C.	500 - 1,999 square feet
	D.	Larger than 20,000 square feet
	3. Which choice best describes this facility?	
	A.	Indoors
	B.	Natural - Untreated
	C.	Outdoors - Hardscaped (paved)
	D.	Outdoors - Landscaped
	4. Which choice best describes the lighting for this facility?	
	A.	Facility has lighting for users and spectators
	B.	Facility has outdoor accent lighting only
C.	Facility has no lighting	
Step 3 Base Value Modifier Questions	5. Does this facility provide recreational opportunity for tots with:	
	A.	Minimal level of supervision
	B.	Moderate level of supervision
	C.	High level of supervision
	6. Does this facility encourage physical or aerobic exercise?	
	A.	Yes
	B.	No
	7. Is this facility suitable for teens?	
	A.	Yes
B.	No	

Chapter 6: Off-Site Recreation



6.1 Using Existing Off-Site Public Recreation Facilities

The network of parks and trails systems owned and operated by the M-NCPPC Parks Department provides recreation opportunities throughout the County. These public facilities serve a wide variety of neighborhoods and residential developments.

The updated Recreation Guidelines seek to encourage wider access to recreational opportunities by relating individual on-site development to broader, connected pedestrian systems and bike-ways. The Guidelines seek to enhance the opportunity to utilize existing off-site public recreation facilities by ensuring that safe, active pedestrian connections are provided to these public facilities. The Web Tool Geolocation function itemizes the features of nearby recreation facilities and their applicable values for recreation supply credit.

6.1.1 Existing Off-Site Public Recreation Facilities: Proximity Limits

Publicly-owned recreation facilities located in residential zones within a safe walking distance from an accessible boundary of the subject site may be considered for recreation supply credit, under these conditions:

1. The existing public facility must be so located as to provide safe pedestrian access to the facility from the proposed project's accessible site boundary and within a 1/2-mile walking distance (10 minute walk). Safe pedestrian access is provided by neighborhood roads and/or roads that have sidewalks in addition to path and trail systems.
2. A Facility Access Plan must be submitted that demonstrates the 1/2-mile (10 minute) safe walking distance from the project's street access or other public passageway. The Planning Board will consider three criteria when evaluating the proposed access plan: visibility, traffic controls and pedestrian conditions.

6.1.2 Demonstrating Safe Pedestrian Access to Off-Site Public Recreation Facilities

1. The Recreation Guidelines Web Tool automatically provides information to meet the above listed requirements. Upon determination of the project site location, the tool identifies the area's existing off-site recreation facilities within 1/2-mile, itemizes the applicable off-site recreation facility types and lists the supply values of the off-site facility types.
2. The web tool also provides a locational walk shed analysis that identifies the locations of public recreation facilities that meet the requirements of the Facility Access Plan. The tool maps safe pedestrian routes from the project site to the facilities within the 1/2-mile walking distance. This graphical tool provides the basis for the Facility Access Plan for the Planning Board's finding that the pedestrian access is safe, adequate and efficient.

3. If a safe pedestrian route is unavailable or inaccessible, the applicant may propose and make improvements to create such a route in order to utilize off-site recreation supply credit, subject to site plan review, County agencies' review and Planning Board approval.

6.1.3 Supply Credit for Existing Off-Site Public Recreation Facilities in Residential Zones

1. The credit for each off-site facility must not exceed **35 percent** of its supply value for each population category.
2. The total credit for all off-site facilities must not exceed **35 percent** of the required demand points for each population category.
3. The values for those off-site facilities may yield a maximum of 35% of the full facilities values (listed on pages 14-15).

6.2 Providing New Off-Site Recreation Facilities in Optional Method Zones

Recreation amenities for proposed development applications located in the Optional Method Zones (Commercial-Residential, Commercial-Residential-Neighborhood, Commercial-Residential-Town, Life Sciences Center Zones) may be located off-site, in coordination with the provision of required Public Open Space and Recreation (Section 6.3 of the Montgomery County Zoning Ordinance) if the facilities satisfy the majority of demand levels for applicable age groups.

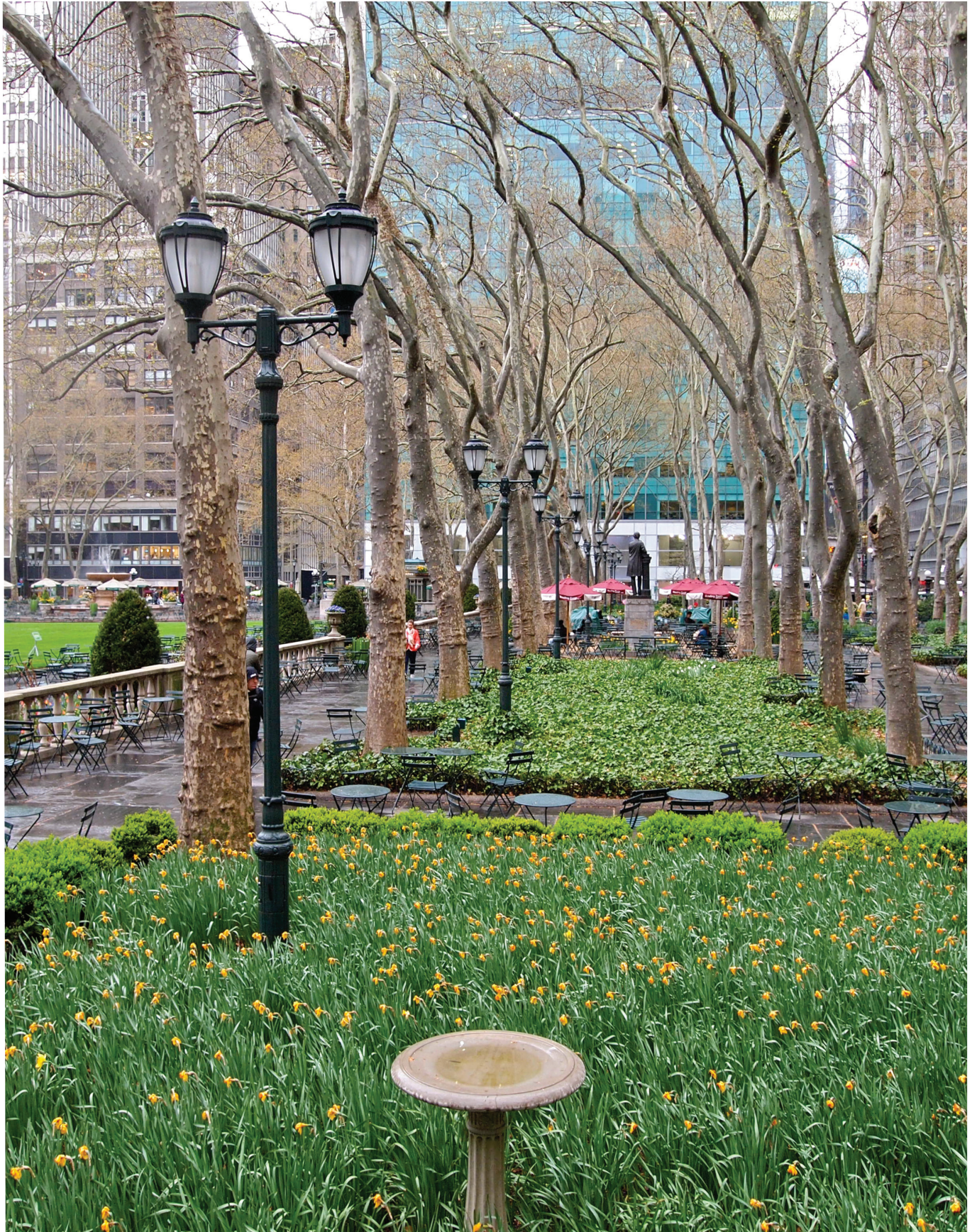
Off-site recreation facilities within required public open space in the optional method zones will be reviewed in two classifications:

1. Those development plans proposing a Montgomery Parks public facility as an Optional Method Zone Amenity and subject to the proposed Adequate Public Facilities (APF) Fee for public parks or facilities: The proposed amenity is eligible for both CR credit and recreation supply credit; recreation supply credit is applied to the facility for both the public open space as well as recreational facilities constructed and provided within the public open space if a Parks APF fee is paid.
2. Those development plans proposing a public facility as a Optional Method Zone Amenity within public open space that is not subject to the proposed Adequate Public Facilities (APF) Fee. Recreation supply credit for this type of recreation plan is offered for the recreation furnishings, equipment or facilities accommodated within the public open space. Supply credit is not applied for the open space itself.

Off-site recreational amenities in Optional Method zones are reviewed under the 2016 Recreation Guidelines as a:

- A. Major Public Facility
- B. Community Facility
- C. Custom Recreation Facility.

Enhanced recreation supply credit will be applicable to those off-site recreation facilities that fulfill a master plan, sector plan or PROS Plan recommendation.





Chapter 7: Thresholds, Bonuses, and Exemptions



7.1 Thresholds

7.1.1 Project Density

Residential development with more than 19 residential units must provide adequate recreational amenities under the Section 6.3.9 of the Montgomery County Zoning Ordinance. Developments of fewer than 20 residential units should provide a conveniently located common area (a Homeowners Association public area) with safe pedestrian and bicycle linkages.

7.1.2 Lot Size Threshold

Communities or developments where all lot sizes are greater than one acre, as approved by the Planning Board, are not required to provide recreational facilities. The 2016 Recreation Guidelines are not applicable.

7.2 Bonuses

7.2.1 Public Accessibility

Recreation facilities located within the project site that are open and accessible to the public may earn a 10 percent bonus, subject to Planning Board review. This bonus is particularly intended for trail and pedestrian connections.

7.2.2 Master Plan Recommended Facilities

Recreation facilities that fulfill a master plan, sector plan or PROS Plan recommendation may earn 20 percent bonus (10 percent for a master plan facility and 10 percent for its public access) to supply points, subject to Planning Board review and approval. The Planning Board is authorized to increase the bonus percentage in proportion to the proposed facility's value to the community.

7.2.3 Integrated Stormwater Management Design

A development featuring high quality site design may be allowed to implement dual use of a stormwater facility for recreational purposes if it accommodates a significant, full recreation facility for active recreation. Examples include: a dog park, a paved, attractively sited walking/running path, or a bicycle track. Passive recreation may be provided with the primary active recreation activity. Allowance of recreation sited with a stormwater management facility is considered a form of bonus.

A recreation facility that is part of integrated stormwater management design must be submitted as a Custom Recreation Facility. The process requires pre-application meetings with Planning Department staff, the Department of Permitting Services and possibly the Department of Natural Resources. The Custom Recreation Facility application, is required with detailed description and statement of justification followed by staff review and Planning Board review and approval. The Planning Board must make a finding for the facility as adequate, safe and efficient.

7.3 Exemptions

7.3.1 Age-Group Category Exemptions



Skate Park, Rockville, MD

Age-category exemptions may be issued subject to Planning Board approval. The exemption application, accessible on the Recreation Guidelines web site, must be completed at the time of site plan application.

For approval of an age-group category exemption by the Planning Board, the following criteria must be satisfied:

1. The total number of recreation demand points for all age groups must be provided, with supply points shifted to the other age groups.
2. The recreational needs of the neighborhood must be considered, i.e., the exemption should not contribute to increasing a current neighborhood recreation need. The applicable master plan, sector plan or PROS Plan should be consulted to determine neighborhood needs.
3. The application must demonstrate the necessity of the age group recreation demand shifts (see 6.3.2 below).
4. If an exemption is sought for two age group categories, the recreation facilities proposed must constitute a “very substantial” publicly accessible facility as determined by the Planning Board (example: dog park).

7.3.2 Age Category Exemption Application

The application for exemption must include:

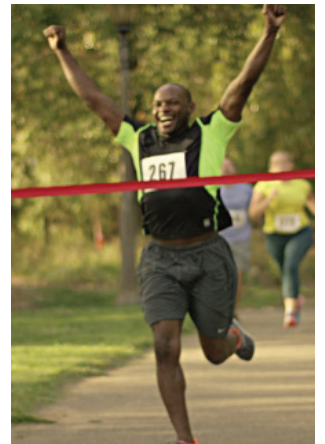
1. A statement of justification.
2. Detailed analysis of residential living unit-type distribution.
3. A location-based demographic marketing study supporting the age-category exemption with recommendations for recreation for the remaining age groups.

7.3.3 Planning Board Findings

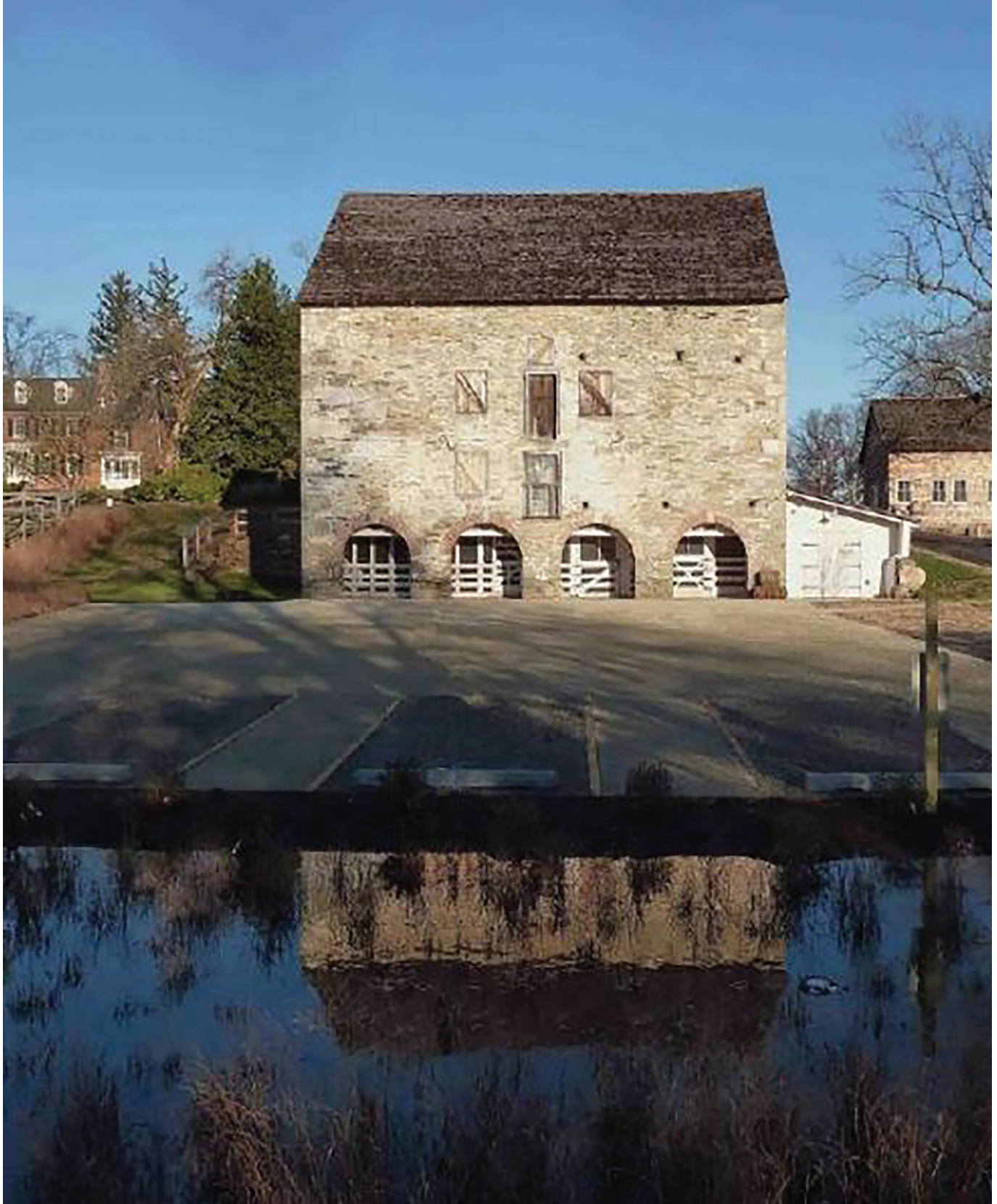
The Planning Board is authorized to approve or deny an exemption application. If an applicant applies for an age-group exemption, the Planning Board makes the determination to grant or deny the exemption, depending on the type of project, site location and geographic recreational needs within the context of the neighborhood.



*Millennial Recreation,
Anywhere*



*Clockwise from top left:
Tai Chi at Coney Island;
Toddler play group, Brooklyn, NY
Family on Walking Trail, Vancouver,
Canada
Play on the Mall, Washington, DC;
Race finish, California
Yoga Studio, Vancouver, Canada*



*Woodlawn Barn Historic Restoration
Sandy Spring, MD*

Chapter 8:

Facilities Guidelines



Facility Guidelines provide a specification sheet, general in nature, for each of the recreation facilities listed in the Recreation Facilities and Supply Value Table (pages 14-15).

The guidelines include information such as:

- Definition of the facility
- Facility size
- Area required
- Most suitable location
- Design criteria
- Possible activities that may be accommodated by the facility
- Accessory furnishings, plantings or fixtures required
- Elements of the facility
- Screening or landscaping required
- Recreation supply values
- Photographs of facilities as suggested examples



*Outdoor Amphitheatre, Footscray Community Arts Centre
Victoria, Australia*



I. Nature Trail

Definition	A walking path or hiking trail that provides access and opportunities to interact with nature.
Size	Width will vary depending on site conditions.
Possible Activities	Walking, hiking, nature study
Location	On private property as part of residential development; or on public property as part of the regional trail system. May be located within Category I Conservation Easements.
Design Criteria	<p>Paths should provide adequate access to natural features, such as woodland, wetland, ponds and creeks.</p> <p>Resting areas should be provided where appropriate.</p> <p>Must conform to the Maryland-National Capital Park and Planning Commission's Environmental Guidelines and be designed to maximize protection and function of natural features.</p> <p>Pervious surfaces are encouraged. The trail should be designed to minimize erosion.</p>
Components	Benches, Picnic Tables, Watering Stations, Interpretive Signage

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Nature Trail	0.10 x D1	0.20 x D2	0.15 x D3	0.15 x D4	0.15 x D5	0.10 x D6



Nature trail, Texas Park and Wildlife



2. Heart Smart Trail

Definition	A hard-surfaced, level path with markers so walkers can keep track of the distance traveled.
Size	1/2 mile length minimum; 6 feet wide with 2 feet lateral clearance and 10 feet vertical clearance, minimum.
Possible Activities	Walking, hiking, exercise
Location	Flat to rolling surface on private property as part of residential development; or on public property as part of the public sidewalk system.
Design Criteria	<p>Provide signage at start to include a map of the trail and brochures describing the health benefits of the trail</p> <p>Include trail markers every 1/10 of a mile</p> <p>Paths should provide adequate access to natural features, such as woodland, wetland, ponds and creeks, if feasible.</p> <p>Resting areas should be provided where appropriate.</p> <p>Must conform to the Maryland-National Capital Park and Planning Commission’s Environmental Guidelines and be designed to maximize protection and function of natural features.</p> <p>Pervious surfaces are encouraged. The trail should be designed to minimize erosion.</p>
Components	Benches, Picnic Tables, Watering Stations, Interpretive Signage

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Heart Smart Trail	0	9	10	12	12	12



Heart smart trail, Abington Art Center Sculpture Garden, Abington, PA



3. Fitness Trail

Definition	An outdoor exercise course with fitness stations installed along a walking or a jogging trail.
Size	Length will vary depending on number of stations.
Possible Activities	Outdoor exercise
Location	On private property as part of residential development; or on public property as part of the regional trail system, the public park system or other urban settings.
Design Criteria	<p>Level surfaces are preferable to allow participation of the elderly and accommodate cyclists, joggers, skaters and walkers.</p> <p>Trail should include a multi-station fitness system to provide a balanced program for total fitness.</p> <p>Stations can consist of natural features (climbable rocks, trees) or manufactured products.</p> <p>Should include instructional signs and be designed for all ages and levels of physical fitness.</p>
Components	Watering Stations, Instructional Signage

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Fitness Trail	0	8	12	14	14	7



Fitness trail manufactured equipment



4. Bikeways

Definition	A system consisting of bike routes that provides safe bicycle access and recreational opportunities for the community.
Size	Varies per facility type. Refer to the <i>Countywide Bikeways Functional Master Plan</i> for specific dimensions.
Possible Activities	Bike riding
Location	On private property as part of residential development or on public property within the public right-of-way.
Design Criteria	<p>Bike routes should provide safe linkages to neighborhood destinations, such as public transportation and public facilities, and access to the countywide bike network.</p> <p>Bikeways should be provided through natural areas wherever possible.</p> <p>Resting areas and bike repair stations should be provided.</p> <p>Must comply with the Master Plan of Bikeways.</p>
Elements	Benches, Bicycle Support Stations, Bicycle Repair Rooms, Bicycle Storage Areas

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Bikeways	0.05 x D1	0.10 x D2	0.15 x D3	0.15 x D4	0.15 x D5	0.10 x D6



Protected bicycle lane,
Washington DC



5. Bicycle Repair Room (Indoor)

Definition	An indoor room equipped for bicycle repair.
Size	300 square feet minimum.
Possible Activities	Bicycle repair
Location	Integrated into residential development, quick outdoor access, adjacent to bicycle storage areas.
Design Criteria	Provide repair areas for at least two bicycles at any one time. Include basic tools needed for bike repair.
Components	Repair stands, sink

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Bicycle Repair Room	0	9	10	12	10	5



*Resident bike repair room,
Halstead Square Apartments,
Vienna, VA*



6. Bicycle Parking Garage

Definition	A secure indoor parking facility..
Size	Approximately 25 square feet per bicycle. Overall facility size will vary depending on number of bicycles and type of storage.
Possible Activities	Bicycle storage.
Location	Adjacent to vehicular garage or pedestrian building entrance.
Design Criteria	Consider providing a variety of rack types (floor, wall mounted), or bicycle lockers. Consider providing a bicycle washing area adjacent to the parking area (stall with water supply access and drainage).
Components	Bicycle Racks; Wall Bicycle Racks; Bicycle Lockers

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Bicycle Parking Garage	0	7	14	14	12	5



Bicycle storage area, Facebook Campus, Menlo Park, CA



7. Dog Park

8. Dog Run

Definition	Fenced area where dogs can run off-leash while supervised	
Size	Dog Park	3 acres or more preferred; 1 acre minimum
	Dog Run	0.25 acre minimum
Location	Accessible location within central business district area; integrated into local public park; Integrated into residential development.	
Design Criteria	<p>Fence should be high enough to prevent dogs from jumping over.</p> <p>Include a double gated entrance to separate incoming and outgoing, large and small dogs.</p> <p>Include separate play areas for different sizes of dogs.</p> <p>Provide watering stations for dogs and owners.</p> <p>Include benches and seating areas for owners with clear view of play area.</p> <p>Include shaded areas (gazebos or shade trees).</p> <p>Provide dry and wet stations for dog play.</p>	
Elements	Fencing, Benches, Picnic Tables, Movable Seating, Watering Stations, Shade Structures	
Screening/Landscaping	Perimeter landscape for screening if space is available; Tree areas for shading.	

Supply Values

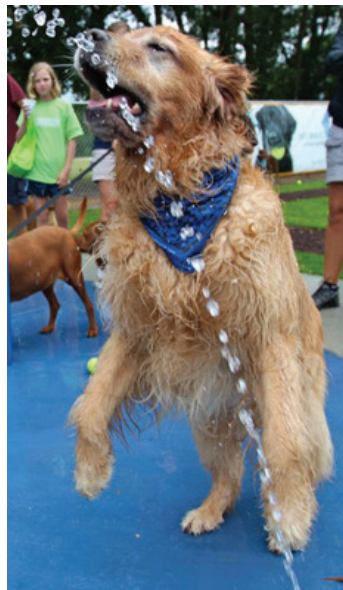
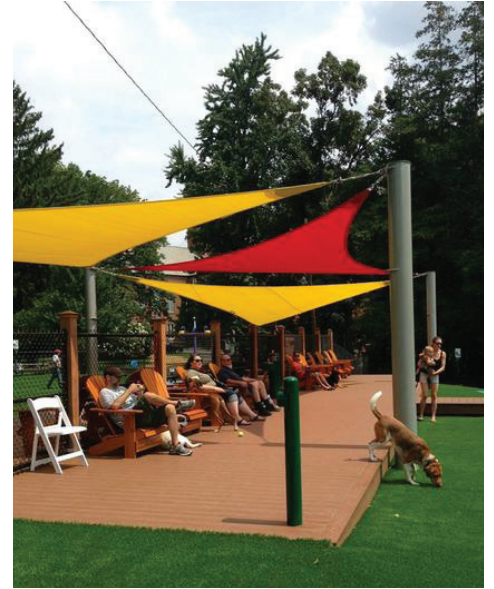
	Tots	Children	Teens	Young Adults	Adults	Seniors
Dog Park	0	2	7	8	8	8



Beau's Dream Dog Park at Buchanan Park, Lancaster, PA



Dog Park | Dog Run Elements



*Clockwise from top left:
Double gated dog run entrance; Shade sail
installation; Dog play equipment; Gazebo with
picnic table and benches; Water play area.*



9. Dog Cleaning Station

Definition	An indoor, self-service dog washing or grooming facility.
Size	Will vary depending on amenities included.
Possible Activities	Pet washing/grooming
Location	Integrated into residential development.
Design Criteria	Provide multipurpose wash tubs to accommodate a wider range of breeds, Consider elevated tubs with attachments for easy dog access. Consider finishes resistant to splashing and moisture. Provide hand-held water sprays. May include long-hosed dryers feeding, drinking, and play equipment, depending on amenity size.
Components	Watering Stations, Instructional Signage

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Fitness Trail	0	0	2	3	3	3



Example of a dog washing facility in a multifamily complex, Greenville, SC



10. Indoor Community Space

Definition	A multipurpose facility to serve the recreational needs of the community.
Size	1,200 square feet per 200 dwelling units minimum; Additional 500 square feet per 100 dwelling unit increments.
Possible Activities	Community meetings (internal or external); club meetings; hobby activities; and parties.
Location	Integrated to residential development.
Design Criteria	May include restrooms, a small office and a pantry with running water.
Components	Benches, Bicycle Support Stations, Bicycle Repair Rooms, Bicycle Storage Areas

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Community Space	0.10 x D1	0.15 x D2	0.30 x D3	0.30 x D4	0.30 x D5	0.40 x D6



Example of a community room that includes a stage area, natural illumination, and removable seating, Bellevue, WA.



II. Indoor Performance Space

Definition	Indoor facility for live performances.
Size	Will vary depending on amenities included.
Possible Activities	Small performance viewing. Informal presentations and social gatherings.
Location	Integrated to residential development.
Design Criteria	<p>Designed to allow for multiple arrangements, to view small performances as well as informal or spontaneous presentations.</p> <p>Seating should be movable and easily stored to permit as wide a variety of configurations as possible within the space.</p> <p>Provide a single fixed stage at the front of the room, with a setup similar to that of a black box theater.</p>
Elements	Audio-visual Equipment; Adjustable Lighting; Movable Seating

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Performance Space	4	8	8	9	10	9



*Black box theater, Kranzberg Arts Center,
St. Louis, MO.*



12. Indoor Gymnasium or Exercise Room

Definition	A small gymnasium sized to accommodate the proposed community.
Size	Minimum 50 by 84 feet to accommodate the equivalent of a high school-size basketball court.
Possible Activities	Exercise classes; basketball; volleyball; aerobics; miscellaneous fitness activities.
Location	Integrated to residential development.
Design Criteria	<p>Provide hard surface resilient flooring.</p> <p>To accommodate basketball, a minimum 16-foot ceiling height is required.</p> <p>Include sound baffles or other measures to mitigate sound transmission to other spaces.</p> <p>Provide additional floor area for team/spectator space if needed.</p>

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Exercise Room	0.10 x D1	0.10 x D2	0.30 x D3	0.30 x D4	0.30 x D5	0.40 x D6



Indoor exercise room includes a basketball area and a separate fitness area (behind glass doors), Dallas, TX



13. Yoga Room

Definition	Indoor room for yoga and meditation.
Size	Approximately 21 square feet per yoga practitioner.
Possible Activities	Yoga classes; meditation sessions.
Location	Integrated to residential development.
Design Criteria	<p>Situated to eliminate external distractions and/or interruptions.</p> <p>Quality flooring must be provided, preferably natural wood. Resilient flooring is acceptable.</p> <p>Natural lighting is preferred. Ambient lighting is preferred.</p> <p>Irregular room shapes should be avoided.</p>
Components	Yoga Mats, Changing Room, Water Station.

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Performance Space	0	2	4	9	9	9



*Yoga studio space,
Cobham, United Kingdom.*



14. Indoor Racquetball/Squash

Definition	An indoor court for two players.
Size	Court: Racquetball: 20 by 40 feet, Squash: 25 by 45 feet Front Wall: Racquetball: 20 feet high, Squash: 16 feet high Rear Wall: Racquetball: 12 feet high min; Squash 6.5 feet min
Possible Activities	Racquetball, squash.
Location	Integrated to residential development.
Design Criteria	Provide court markings for both sports. Ensure all surfaces do not deflect the rebound of the ball in any way.

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Racquetball/ Squash Court	0	1.5	10	20	20	2



Indoor racquetball/squash court with a glass enclosure.



15. Futsal Court

Definition	Indoor court to accommodate a modified form of small-sided football.
Size	Court Length: 82 feet minimum, 137.8 feet maximum Court Width: 49.2 feet minimum, 82 feet maximum
Possible Activities	Youth futsal.
Location	Integrated into residential or mixed use development.
Design Criteria	Ensure adequate run-off space is provided, if the court is enclosed by walls and/or fences. Run-off area flooring should match court flooring material. Quality flooring must be provided. Resilient flooring is acceptable. Avoiding potential for abrasion and impact injuries through falling should be an important consideration when selecting a surface type.
Components	Spectator seating, waiting areas, changing areas.

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Futsal Court	0	7	6	7	5	0



*Swindon Futsal Arena,
Swindon, United Kingdom*



16. Indoor Fitness Room

Definition	An indoor exercise facility.
Size	Minimum 8 sf per dwelling unit. Size will vary depending on number and type of fitness stations, and number of dwelling units being served.
Possible Activities	Individual, self-guided or supervised fitness.
Location	Integrated to residential development.
Design Criteria	<p>May include areas for cardiovascular equipment, free and pre-loaded weights, electorized weights, and stretching/warm-up/cool-down areas.</p> <p>Provide as high ceilings as feasible, and ample circulation space.</p> <p>Ensure good indoor air quality and natural light.</p> <p>Provide impact flooring for fall attenuation and appropriate cushioning for bone and joint health.</p>

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Fitness Room	0.00xD1	0.10xD2	0.10xD3	0.25xD4	0.20xD5	0.15xD6



Fitness Center, Flats 130 Apartments, Washington, DC.



17. Open Grass Area Lawn - Small

18. Open Grass Area Lawn - Large

19. Open Grass Area Lawn - Urban

Definition	Open, level grass area to accommodate several play activities.
Size	Small: 5,000 square feet minimum. Large: 10,000 square feet minimum. Urban: 2,000 square feet minimum.
Possible Activities	Small group outdoor activities, such as volleyball, soccer practice, badminton, frisbee, exercise groups, picnics or small group gatherings.
Location	Integrated into residential development.
Design Criteria	Setbacks: 30 feet from building, 30 feet from curb. Lawn area is defined and contained by architecture and landscaping. Consider compatibility with immediately surrounding uses when placing lawn. Setbacks may be reduced in multifamily housing and townhouse communities, provided that other measures, such as landscaping and fencing, can be used effectively to screen or to achieve compatibility with the open lawn area
Components	Seating areas, shaded areas, articulated perimeter.

Supply Values

Lawn Areas	Tots	Children	Teens	Young Adults	Adults	Seniors
Small	3	4	9	9	9	3
Large	6	9	15	20	15	6
Urban	2	3	5	7	8	3



*Lawn area, Marshall Apartments,
Minneapolis, MN*



*Urban lawn area, Canal Park
Washington, DC*



*Large lawn area,
Boston Public Garden,
Boston, MA*



*Little Falls Watershed,
Montgomery County, MD*



20. Natural Area

Definition	A substantial area of natural preserve where access is possible without the provision of formal paths.
Size	Minimum width of 50 feet per location and a minimum total area of 200 square feet per dwelling unit.
Possible Activities	Hiking and Nature Study
Design Criteria	Natural areas are woodlands, wetlands, ponds and marshes. These areas should be accessible from a public street or common land. The area should be cleared of man-made debris. Portions of the area should be passable and walkable.

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Natural Area	0.05xD1	0.05xD2	0.10xD3	0.10xD4	0.10xD5	0.05xD6



Wooded area, Montrose Parkway and East Jefferson Street, Rockville, MD



21. Renovated Stream or Naturalized Area

Definition	A restored stream area.
Size	Will vary depending on extent of restoration.
Possible Activities	Hiking, nature study and other passive outdoor recreational activities.
Location	Where indicated in local area plan.
Design Criteria	<p>Consider comprehensive strategies to return the area's ecosystems to a stable, healthy condition.</p> <p>Ensure the early and continued participation of all state and local agencies with applicable jurisdiction.</p> <p>Where indicated by a local area plan, incorporate public amenities accessible to the community that include areas for passive recreation and educational opportunities.</p>
Components	Delineated path, interpretive signage, seating.

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Restored Stream	0.10xD1	0.10xD2	0.20xD3	0.20xD4	0.20xD5	0.10xD6



Restored Stream, Minghu Wetland Park, Guizhou, China



Restoration Examples



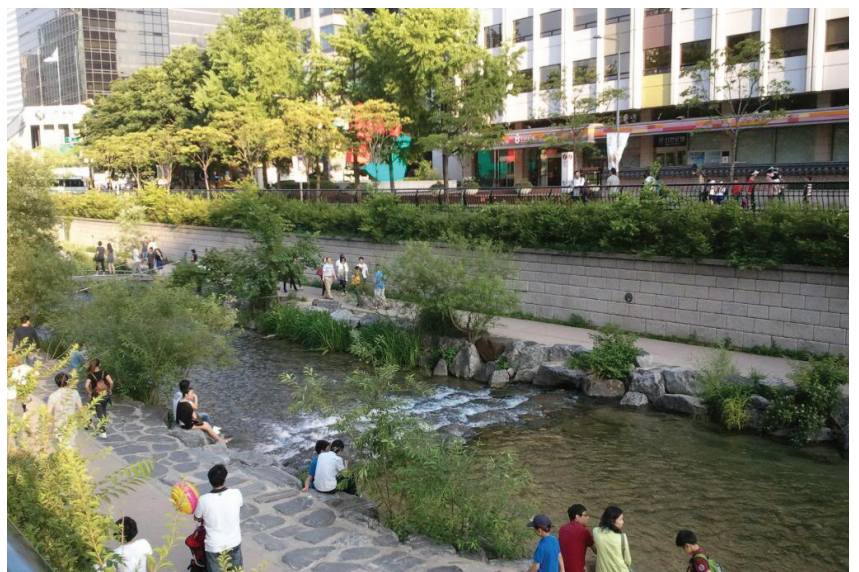
Clockwise from top:

*Daylighted Sawmill River,
Yonkers, NY*

*Restored stream, Bishan-Ang Mo Kio Park,
Singapore*

*Daylighted urban waterway,
Cheonggyecheon Stream,
Seoul, Korea*

*Stream restoration, Shuicheng River,
Liupanshui City, China*





22. Community Garden

Definition	Garden Plots for the use of residents or community members.
Size	Approximately 25 square feet per dwelling unit, minimum.
Possible Activities	Gardening.
Design Criteria	Provide 10 feet minimum setback from the closest building (will vary in multi-family buildings and urban locations). Provide 20 feet minimum setback from an adjacent street. Provide landscaping around garden plot area. Ensure full sun orientation. A water hookup should be provided and made accessible to all plots. Consider providing a tool shed and seating areas for larger gardens.

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Restored Stream	0.10xD1	0.10xD2	0.10xD3	0.15xD4	0.20xD5	0.25xD6



View of a community garden user



23. Ornamental/Sculpture Garden

Definition	An outdoor contemplative garden that includes permanently sited artworks.
Size	Will vary depending on artwork size.
Possible Activities	Passive outdoor recreational activities.
Location	Integrated to residential development.
Design Criteria	<p>Consider locations encourage viewing from indoors and outdoors.</p> <p>Landscape should include shaded areas and a variety of plants complementary to the art selection.</p> <p>Include water features.</p> <p>Provide adequate lighting and seating.</p>
Components	Seating, Interpretive Signage.

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Sculpture Garden	2	3	3	7	8	5



Yorkshire Sculpture Park,
West Bretton, Wakefield, United Kingdom



24. Playground - Tot Lot

25. Playground - Play Area

26. Playground - Multi-age Play Area

Definition	A facility with play features to support a range of activities for tots, children and teens .					
Size	Age 2-5 (Tot-lot)	1,000 square feet minimum; 5 activities				
	Age 5-12(Play Area)	1,500 square feet minimum; 5 activities				
	Age 2-12(Multi-age Play Area)	2,500 square feet minimum; 10 activities				
Possible Activities	<p>All ages: climbing, swinging, spinning, sliding, balancing, jumping, hanging, creative play, crawling, hiding, rocking, rolling, bouncing, digging, sand and water play.</p> <p>Older only (5-12): athletic/exercise equipment.</p> <p>All facilities must include climbing and sliding activities.</p>					
Location	<p>Smaller facilities may be integrated into a residential development or a local public park.</p> <p>Larger facilities should be accessibly located within a central business district.</p>					
Setbacks	<p>Age 2-5: 30 feet from nearest building, 30 feet from curb.</p> <p>Age 5-12: 50 feet from nearest building, 30 feet from curb.</p> <p>Setbacks may be reduced in multi-family communities provided that other measures such as landscaping and fencing are used as necessary to achieve compatibility with adjacent uses.</p>					
Design Criteria	<p>Provide shade trees and plantings as needed to screen the area.</p> <p>Provide adjacent seating area and trash receptacles.</p> <p>Comply with government agency requirements for playground design and safety.</p>					
Resources	<p>United States Consumer Protection Safety Commission National Program for Playground Safety</p> <p>http://playgroundsafety.org/standards/cpsc</p>					

Supply Values

		Tots	Children	Teens	Young Adults	Adults	Seniors
Tot Lot	Ages 2-5	9	2	2	3	3	3
Play Area	Ages 5-12	0	9	3	2	3	2
Multi-age Play Area	Ages 2-12	9	11	3	2	4	2



Playground Examples



Clockwise from top:

*Playground, climbing structures and slides,
National Arboretum,
Canberra, Australia*

*Playground, wall-holla climbing structure,
by Lappset Co*

*Playground, Fuji Hakone Izu National Park,
Fujinomiya, Japan*

*Tot Lot, North Star Mall,
San Antonio, TX*



27. Playground: Inclusive Recreation

Definition	A recreation facility that includes opportunities for sport or recreation for children with disabilities.
Size	Will vary depending on facility location or equipment type.
Possible Activities	Climbing, swinging, spinning, sliding, balancing, jumping, hanging, creative play, crawling, hiding, rocking, rolling, bouncing, digging, sand and water Play.
Location	Integrated into residential development; part of a local public park; where designated by a facilities plan or local area plan.
Design Criteria	<p>Include all types of play. Ensure a mix of physical, sensory, and social activities.</p> <p>Provide multiple challenge levels for each type of physical play.</p> <p>Ensure modular structures provide alternative activities on each deck level.</p> <p>Encourage similar play at various ability levels in close proximity.</p> <p>Cluster activities into pods for better management.</p> <p>Consider unitary surfacing to improve wheel access and navigation.</p> <p>Ensure the most popular activities are accessible by all ability levels.</p> <p>Provide travel routes comfortable enough to accommodate wheelchairs.</p> <p><i>Source: Playground Professionals</i></p>

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Inclusive Recreation Playground	12	12	4	3	10	8



Inclusive playground equipment, by Gametime Co.



28. Resident Lounge

Definition	Interior communal space with furnishings and recreational amenities.
Size	6 square feet per dwelling unit, minimum.
Possible Activities	Seating, small group gathering, reading, TV watching, limited cooking.
Design Criteria	<p>Provide an open and inviting area with multiple seating areas for individual or group use, where a variety of social interactions can occur simultaneously.</p> <p>Include technology, such as TV screens and WiFi access.</p> <p>Consider access to natural light and connections to other communal areas, such as gardens or terraces.</p>

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Resident Lounge	0	2	5	10	8	7



*Resident lounge area,
River House Apartments,
Arlington, VA*



*Resident lounge area,
Monroe Street Market Apartments,
Washington, DC*



29. Screening Room

Definition	A room for group film viewing.
Size	Approximately 2 square feet per dwelling unit..
Possible Activities	Group film viewing.
Location	Integrated into residential development.
Design Criteria	<p>Ensure acoustical separation from adjacent building areas.</p> <p>Provide controllable lighting and tiered seating areas.</p> <p>Provide access and designated areas for people with disabilities.</p>

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Screening Room	0	2	6	7	7	2



Screening room, Grant Apartments,
Chicago, IL



30. Interior Courtyard, Garden or Lawn

Definition	An outdoor room contained within the building for social engagement and group activities.
Size	Will vary depending on building size and configuration.
Possible Activities	Seating, small group gathering, reading, movie watching, limited cooking.
Design Criteria	Provide an open and inviting area with multiple seating areas for individual or group use where a variety of social interactions can occur simultaneously. Include technology such as TV screens, sound system and WiFi access. Consider access to natural light, trees, and connections to other communal areas such as gardens or terraces.

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Interior Courtyard	2	3	4	7	7	2



*Interior court, West Plano Apartments,
Plano, TX*



31. Multi-purpose Lobby Area

Definition	A multi-purpose entrance that includes socializing areas for groups of residents and visitors.
Size	Will vary depending on building size and configuration.
Possible Activities	Seating, small group gathering.
Location	Integrated into residential development.
Design Criteria	<p>Provide adequate lighting and seating.</p> <p>Direct connection to other resident amenity areas and outdoor spaces is desirable.</p> <p>Organization of seating areas should clearly reflect a variety of opportunities for individual and small group activities.</p>

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Multi-purpose Lobby Area	0	0	2	3	3	2

*Lobby, Octave1320 Condominiums,
Silver Spring, MD*



*Lobby, Monroe Street Market Apartments,
Washington, DC*





32. Internet Cafe

Definition	A lounge or work area outfitted with terminals with internet service for resident use.
Size	6 square feet per dwelling unit, minimum; can be part of resident lounge or multi-purpose lobby area.
Possible Activities	Internet use, seating, small group gathering.
Design Criteria	Provide an open and inviting area with multiple seating areas for individual or group use, where a variety of social interactions can occur simultaneously. Include technology, such as TV screens and WiFi access.

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Internet Cafe	0	0	5	7	4	3

*Internet cafe area,
2125 Franklin Apartments,
Eugene, OR*



*Internet cafe area,
Arbors at Brentwood Apartments,
Nashville, TN*





33. Roof-Top Amenity Area

Definition	Recreational amenities located on the roof of a high-rise or a mid-rise residential building.
Size	Will vary depending on amenities included.
Possible Activities	Sitting, group gathering, swimming, cooking, grilling, sunbathing, exercising.
Location	Rooftop areas.
Design Criteria	Amenities might include outdoor lounge areas, TVs or movie projector for outdoor viewing, grilling areas, areas for outdoor fitness, fire pits and gardening areas. Include shade structures, adequate lighting and a variety of seating areas. Consider views when distributing rooftop amenities.

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Roof-Top Amenity Area	0	2	7	10	7	5



*Rooftop amenity area,
W Hollywood Penthouses,
Los Angeles, CA*



34. Community Kitchen

Definition	Indoor community cooking area.
Size	6 square feet per dwelling unit, minimum.
Possible Activities	Individual or group cooking, cooking classes.
Design Criteria	Ensure sufficient space and equipment for multiple, simultaneous users. Consider location adjacent to other open resident amenity areas, such as the resident lounge, or connect to outdoor terraces, community rooms or ground-floor dining areas.

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Community Kitchen	0	0	2	9	10	6



*Community kitchen,
Parks at Nexton Apartments,
Charleston, SC*



35. Basketball - Full Court

36. Basketball - Half Court

Definition	A paved court for basketball.
Size	Full Court: 56 by 92 feet Half Court: 56 by 50
Possible Activities	Basketball.
Setbacks	50 feet from nearest adjacent building, 30 feet from curb.
Design Criteria	North-south orientation is preferred if located outdoors. Provide two permanent basketball standards for full size court; one standard for half court. Combinations of full and half courts could be considered. Maximum 1 percent slope in any direction for drainage.

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Basketball Full Court	3	10	15	12	6	2.5
Basketball Half Court	2	5	7	10	6	1



Full size indoor regulation basketball court, Chicago, IL



37. Tennis Court

Definition	Regulation tennis court.
Size	124 by 54 feet.
Possible Activities	Tennis.
Design Criteria	North-south orientation is preferred. Consider landscape screening to define the area. Provide 10-foot high chain link fence, minimum one foot from outer edge of court. Maximum 1 percent slope in any direction for drainage.

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Tennis Court	0	5	7	10	6	1



*Public tennis courts,
Miramar, FL*



38. Volleyball Court

Definition	A level grassy area with poles to support a volleyball net.
Size	42 by 60 feet clear playing area.
Possible Activities	Volleyball, badminton, croquet.
Setbacks	50 feet from nearest adjacent building. 30 feet from curb. Setbacks may be reduced in multifamily communities provided screening measures, such as landscaping and fencing, are used to achieve compatibility with surrounding uses.
Design Criteria	North-south orientation is preferred. Consider using landscaping to define the area and screen from adjacent uses. Maximum 2- 5 percent positive slope for drainage

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Volleyball Court	2	2	3	10	6	1



*Volleyball setup,
Brooklyn Bridge Park,
Brooklyn, NY*



39. Multipurpose Court

Definition	A paved, outdoor court to accommodate basketball and other activities.
Size	56 by 92 feet.
Possible Activities	Basketball, tricycling, skateboarding, rollerskating.
Setbacks	50 feet from nearest adjacent building, 30 feet from curb.
Design Criteria	<p>North-south orientation is preferred if located outdoors.</p> <p>Provide two permanent basketball standards for full size court; one standard for half court.</p> <p>Combinations of full and half courts could be considered.</p> <p>Maximum 1 percent slope in any direction for drainage.</p>

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Multipurpose Court	3	10	15	10	8	2.5



Multipurpose court with basketball, tennis, and volleyball markings



40. Softball/Baseball Diamond - Large

41. Softball/Baseball Diamond - Small

Definition	A regulation or practice softball or baseball field on turf grass surface.
Size	Softball regulation: 2 acres Softball junior: 1.5 Acres Baseball regulation: 3 acres Baseball junior: 2- 2.5 acres
Possible Activities	Softball, Baseball.
Setbacks	100 feet from nearest adjacent building. 40 feet from curb.
Design Criteria	Home plate to second base directly north-south with home plate facing north. Consider shade for spectator areas if seating is provided. Consider spectator seating on grassy slopes or bleachers. Provide 1.25 percent to 2 percent slopes for drainage.

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Large	2	15	20	25	15	2
Small	1	7	10	12	7	2



Example of a small baseball diamond



42. Soccer Rectangle - Small

43. Soccer Rectangle - Medium

44. Soccer Rectangle - Large

Definition	A field on turf grass with two permanent goals to accommodate soccer, lacrosse or football.
Size	Small: 75 by 150 feet. Medium: 120 by 180 feet. Large: 150 by 250 feet.
Possible Activities	Soccer, lacrosse, football.
Setbacks	100 from nearest adjacent building. 40 feet from curb.
Design Criteria	Northwest-southwest orientation preferred. Provide a central longitudinal crown with 1.5 percent slope to sidelines for drainage. Consider spectator seating on slopes or bleachers. If seating is provided, consider shade for seating areas.

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Small	1	10	8	10	8	2
Medium	1	12	10	12	8	2
Large	2	15	20	25	15	2



Soccer field, Rafferty Stadium,
Fairfield University,
Fairfield, CT



45. Urban Plaza

Definition	An open space for public use defined by surrounding buildings and streets.
Size	Less than 1 acre. Actual size could be dependent on programmatic requirements.
Possible Activities	Seating, group gatherings, shopping, dining, organized activities, special events.
Location	Integrated with development; convenient to mass transit.
Design Criteria	<p>Visibility from adjacent sidewalks, streets and buildings is desirable.</p> <p>Primarily hardscape - should consider pervious surfaces if feasible.</p> <p>Include trees for shading and limited landscaped areas.</p> <p>Provide a variety of seating options.</p>

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Urban Plaza	4	6	6	18	15	6



*Columbia Heights Civic Plaza,
Washington, DC*



46. Through-Block Pedestrian Connection

Definition	A public space that provides a pedestrian route through an urban block.
Size	As suitable for development area.
Possible Activities	Seating, Group Gathering, Shopping, Dining, Organized Activities, Special Events.
Location	Higher density development areas; Adjacent to public roads and/or business district streets.
Design Criteria	<p>Defined by street walls with active uses.</p> <p>Primarily hardscape- should consider pervious surfaces if feasible.</p> <p>Street walls should maintain continuity with street walls at adjacent streets.</p> <p>Provide seating alternatives to serve pedestrians and surrounding active uses.</p>

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Through-Block Pedestrian Connection	3	5	5	10	8	5



*Arts Walk,
Monroe Street Market Development,
Washington, DC*



47. Neighborhood Green

Definition	An open space for public use that provides informal recreation in primarily residential areas.
Size	One acre minimum.
Possible Activities	Passive recreation, small group gatherings, sport games, limited active recreation areas.
Location	Integrated into primarily residential development.
Design Criteria	Surrounded by local streets and medium to low density development. Visibility and access from adjacent sidewalks, streets and buildings. Include trees for shading, plantings, lawn areas, shaded sitting and pathways. Active recreation areas might include play equipment or multi-use courts. May include community gardens.

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Neighborhood Green	5	7	6	8	8	6



Neighborhood park, White Horse Beach, Plymouth, MA



48. Pocket Green

Definition	A small scale urban open space tucked into urban fabric.
Size	Approximately 1/4 acre or less.
Possible Activities	Seating, small group gathering.
Location	Integrated with development, within a high density development area.
Design Criteria	Defined by building walls on at least three sides; these may or may not support activating uses, such as retail. Direct access to a local street. Visibility and access from adjacent sidewalks, streets and buildings. Primarily hardscape - should consider pervious surfaces if feasible. Include planting areas, water features, a variety of seating options and public art.

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Pocket Green	3	5	5	8	8	6



*John F. Collins (formerly Chestnut) Park,
Philadelphia, PA*



49. Swimming Pool - Outdoor

Definition	A swimming pool with a deck for use by the community.
Possible Activities	Recreational swimming, lap swimming.
Setbacks	Deck of pool: 50 feet from a residential building. Deck of pool: 30 feet from curb. Setbacks will vary from above if pool is part of a multi-family roof amenity area.
Design Criteria	Provide shade for sitting areas. Must conform to Montgomery County Department of Health standards on pool construction (Manual on Swimming Pool Construction, January 2014).

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Outdoor	0.05xD1	0.20xD2	0.20xD3	0.35xD4	0.25xD5	0.10xD6



Outdoor pool, Tremont Apartment Homes, Atlanta, GA



50. Swimming Pool - Indoor

Definition	A swimming pool with a deck for year-round use by a community.
Possible Activities	Recreational swimming, lap swimming.
Design Criteria	Must conform to Montgomery County Department of Health standards on pool construction (Manual on Swimming Pool Construction, January 2014).

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Indoor	0.10xD1	0.20xD2	0.40xD3	0.40xD4	0.30xD5	0.40xD6



Indoor Swimming Pool



51. Wading Pool

Definition	A small, shallow pool with a deck for the use of small children in a community.
Possible Activities	Water play.
Setbacks	35 feet from nearest adjacent residential building. 30 feet from curb.
Design Criteria	Must conform to Montgomery County Department of Health standards on pool construction (Manual on Swimming Pool Construction, January 2014).

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Wading Pool	0.20xD1	0.05xD2	0.00xD3	0.00xD4	0.05xD5	0.05xD6



*Wading pool, McKennan Park,
Sioux Falls, SD*



52. Lap Pool

Definition	A pool to accommodate lap swimming.
Possible Activities	Lap swimming.
Design Criteria	Must conform to Montgomery County Department of Health standards on pool construction (Manual on Swimming Pool Construction, January 2014).

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Lap Pool	0.00xD1	0.30xD2	0.40xD3	0.50xD4	0.30xD5	0.15xD6



Indoor lap pool



53. Lounge Pool

Definition	A shallow pool for socializing and relaxation.
Possible Activities	Small group gathering, relaxation.
Design Criteria	Must conform to Montgomery County Department of Health standards on pool construction (Manual on Swimming Pool Construction, January 2014).

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Lounge Pool	0.00xD1	0.00xD2	0.25xD3	0.40xD4	0.30xD5	0.15xD6



*Rooftop lounge pool area,
Bohemian House Apartments,
Atlanta, GA*



54. Rock Climbing

Definition	A prepared surface for rock climbing.
Size	Minimum 7 linear feet per participant.
Possible Activities	Indoor Rock Climbing.
Location	Integrated into residential development.
Design Criteria	<p>Consider wall design that can safely accommodate roped climbing (higher elevation), bouldering (un-roped climbing) or traverse climbing (lower elevation, more suited for kids). Design will vary depending on available area and number of routes to be accommodated.</p> <p>Provide crash pads or safety flooring as needed.</p> <p>Constructed facility must meet applicable Association for Challenge Course Technology (ACCT) installation standards or Climbing Wall Association (CWA) design and engineering standards, as well as any applicable state and local safety standards.</p>

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Rock Climbing	0	0	9	12	6	1



*Climbing wall, Rock Climb Fairfield,
Fairfield, CT*



55. Skate Park

Definition	A purpose-built recreational environment made for skateboarding.
Size	6,000 to 10,000 square feet.
Possible Activities	Skateboarding.
Location	Where indicated on facilities plan or local area master or sector plan.
Design Criteria	<p>Smooth concrete surfaces are preferred.</p> <p>Designed to meet all skill levels. Create separate areas for different skill levels.</p> <p>Include a street course with multiple events such as steps, ledges, and railings.</p> <p>Ensure maximum flat-bottom area between obstacles and opposing transitions.</p> <p>Avoid event overcrowding.</p>
Resources	<p>Skate Park Guide</p> <p>http://www.skateparkguide.com/design_basics.html</p>

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Skate Park	0	6	10	12	7	1



*Gabe Nesbitt Skate Park,
McKinney, TX*



56. Skate Spot

Definition	An area containing street-style obstacles for skateboarding.
Size	2,500 to 5,000 square feet.
Possible Activities	Skateboarding.
Location	Integrated to residential development or part of a local public park.
Design Criteria	<p>Consider urban locations where the spot can be safely integrated with the urban streetscape, or park locations where the spot can be provided with enough area to be utilized safely.</p> <p>Include events such as ledges, steps, railings, or sculptural elements constructed as part of the course.</p>
Resources	<p>Skate Park Guide</p> <p>http://www.skateparkguide.com/design_basics.html</p>

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Skate Spot	0	4	9	11	5	1

*Rob Dyrdek Safe Skate Spot,
Cesar Chavez Park,
Phoenix, AZ*



*Sculpture Skate Spot,
Barcelona, Spain*





57. Public Park Construction (Major Public Facility)

Definition	<p>Significant acreage set aside as part of a development for construction of a public park. Subcategories include:</p> <ul style="list-style-type: none"> • Recreational Parks: Active Recreation and natural areas. • Special Parks: Features of historical and cultural significance. • Conservation Oriented Parks: Stream Valley Parks, Conservation Areas.
Size	<p>Recreational Parks: 50 or more acres Special Parks: Varies Conservation Oriented Parks: Varies</p>
Possible Activities	<p>Recreational Parks: athletic fields, multi-use courts, picnic and playground areas, trails, natural areas. Special Parks: agricultural centers, gardens, small conference centers, historic structures, etc. Conservation Oriented Parks: Varies</p>
Location	Where recommended by local area master or sector plan.

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Public Park Construction	4	5	8	12	10	8



*Millenium Park,
Chicago, IL*



58. Community Use Urban Park (Major Public Facility)

Definition	<p>A public open space that serves residents and workers in urban neighborhoods and districts. Subcategories include:</p> <ul style="list-style-type: none"> • Urban Buffer Parks • Neighborhood Green • Community Use Urban Recreational Parks.
Size	<p>Urban Buffer Park: 1/4 acre minimum</p> <p>Neighborhood Green: 1/4 acre minimum</p> <p>Community Use Urban Recreational Park: 1/10 acre minimum</p>
Possible Activities	<p>Urban Buffer Park: Landscaping, Sitting/Picnic Areas, Play Equipment, Courts and Shelters</p> <p>Neighborhood Green: lawn Areas, Shaded seating and pathways, Play Ares, Skate Spot, Community Garden</p> <p>Community Use Urban Recreational Park: Active Recreation: Sport Courts, Skate Spots, Lawn Areas, Playgrounds</p>
Location	Where recommended by local area master or sector plan.

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Community Use Urban-Park	4	5	8	12	10	8



Town Center Urban Park,
Germantown, MD



59. Civic Green (Major Public Facility)

Definition	A significant public open space containing a variety of areas for recreation and leisure.
Size	One half acre minimum. Preferable 1 to 2 acres.
Possible Activities	Seating, group gatherings, shopping, dining, organized activities, special events.
Location	Centrally located within a high-density development area.
Design Criteria	<p>Provide formally planned, flexible and programmable open space for public use.</p> <p>Design to include multiple activity zones; include areas for informal gathering, quiet contemplation or large gatherings and special events.</p> <p>Should be surrounded by local streets with high to medium density development, with continuous street walls and activating uses.</p> <p>Include trees for shading, a substantial central lawn as a focal point, multiple options for sitting, including shaded sitting areas and pathways.</p> <p>Incorporate public art.</p>

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Civic Green	6	9	15	20	15	6



*Perk Park,
Cleveland, OH*



60. Recreation Center (Major Public Facility)

Definition	A public building that provides sports, recreational and educational opportunities for the surrounding community.
Size	As determined by facilities plan.
Possible Activities	Sports, public meetings, social events, educational activities.
Location	Where recommended by local area plan.
Design Criteria	Architectural program determined through public outreach communications. Intended to serve the master plan or sector plan area. Accommodates activities for all age groups. Must provide adequate parking and transportation services.

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Recreation Center	0.10xD1	0.20xD2	0.30xD3	0.30xD4	0.30xD5	0.40xD6



*Community Recreation Center,
East Oakland, CA*

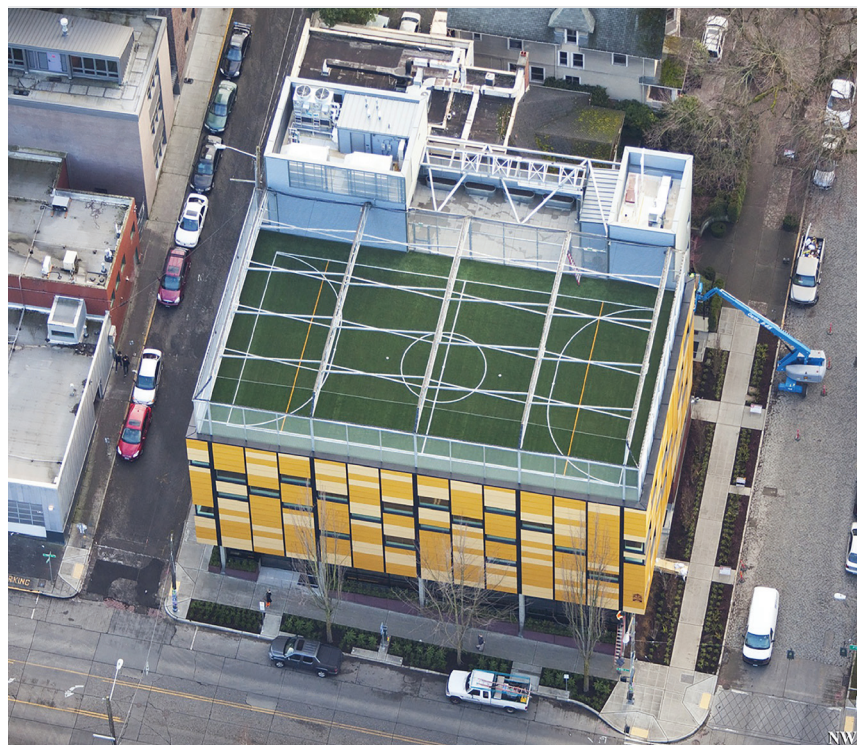


6I. School Athletic Field (Major Public Facility)

Definition	Land set aside for construction of publicly accessible athletic fields to be managed by the Montgomery County Public Schools (MCPS).
Size	Subject to program of requirements of Montgomery County Public Schools and the M-NCPPC Department of Parks.
Possible Activities	Sports, athletic events.
Location	As determined by Montgomery County Public Schools.
Design Criteria	Subject to requirements of Montgomery County Public Schools and the M-NCPPC Department of Parks.

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
School Athletic Field	2	15	20	25	25	2



North West School,
Seattle, WA



62. Cultural Center (Major Public Facility)

Definition	A public building that to accommodate cultural activities and performances.
Size	Recommended by specific master plan.
Possible Activities	Cultural events, community activities, performances.
Location	Where recommended by a local area plan.
Design Criteria	Intended to serve the master plan or sector plan area. Accommodates activities for all age groups. Must provide adequate parking and transportation services.

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Cultural Facility	6	10	14	16	16	16



Writers Theatre, Glencoe, IL



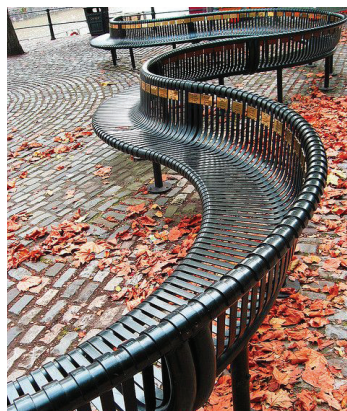
63. Picnic/Seating (Recreation Element)

Definition A recreation element consisting of one picnic table with seating or two benches to supplement a recreational facility.

Design Criteria Locations and quantities to be finalized during regulatory review..

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Picnic/Seating	6	10	14	16	16	16



*Clockwise from top left:
Serpentine park bench; traditional picnic
table with attached benches, modular
picnic table*



64. Interactive Outdoor Music and Art (Recreation Element)

Definition A feature within a public open space that allows play with musical sounds, climbable sculptures or interactive fountains.

Design Criteria Installations should promote safe play for all ages and ability types.

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Interactive Art	5	5	3	2	4	4



Clockwise from top left:

*Musical drums art installation,
Columbia, SC*

*Musical Swings temporary art installation,
Montreal, Canada*

*Interactive fountain,
Silver Spring, MD*

*Musical See-Saws public art installation,
Montreal, Canada*

*Outdoor Plosive Aerophone Sculpture,
Jan Kochanowski Park, Bydgoszcz, Poland
by Percussion Play*





65. Outdoor Game (Recreation Element)

Definition A recreation element consisting of one picnic table with seating or two benches to supplement a recreational facility.

Design Criteria Promote creative alternatives to passive outdoor recreation.

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Outdoor Game	0	0	3	3	2	2



Outdoor areas designed for specific game functions

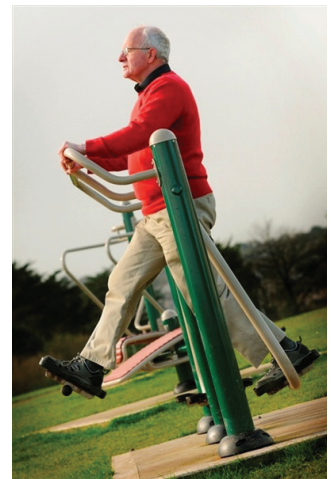


66. Outdoor Fitness Station (Recreation Element)

- Definition** An outdoor component designed for a variety of exercise needs.
- Design Criteria** Provide a complete circuit that includes various types of exercise, such as cardiovascular, endurance and strength, and low-impact.
Include units suited for people of limited mobility.

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Outdoor Fitness Station	0	2	4	9	9	9



Various types of exercise trail equipment



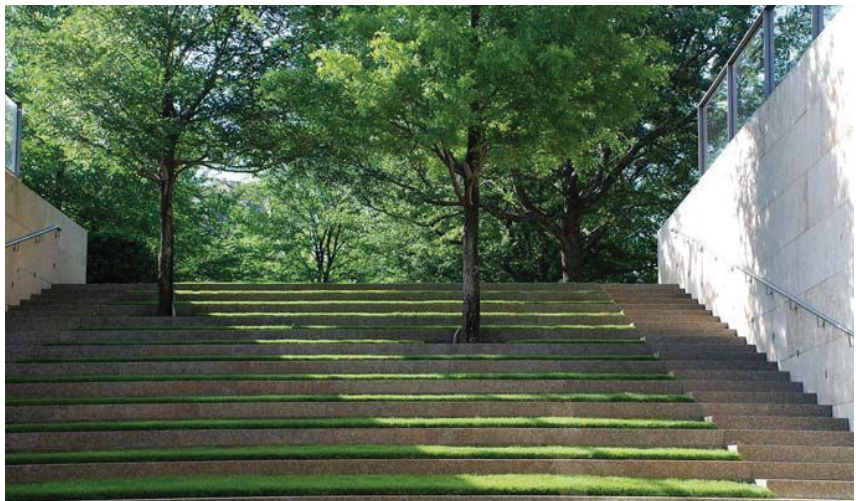
67. Terraced Garden Area (Recreation Element)

Definition A architectural element used to negotiate sloping terrain with a combination of hardscape and landscape.

Design Criteria Provide settings that are suitable for outdoor gatherings and other group activities and community events.

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Terraced Garden Area	2	2	2	2	2	2



*Examples of outdoor terraced areas suitable for gatherings and other activities.
At top: Nasher Center, Dallas Tx.
Below: garden, Stone Forest, IN*

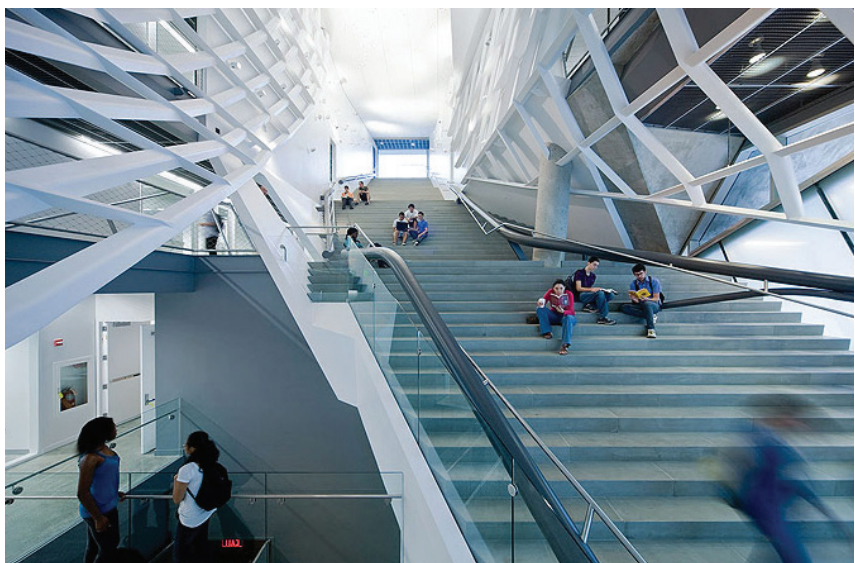


68. Stairs, Steps, Railings (Recreation Element)

- Definition** Architectural elements designed to provide opportunities for physical activity or create areas for people to gather both indoor and outdoor.
- Design Criteria** Consider utilizing publicly accessible elements, such as stairs, steps, ramps or other building elements, that could be designed to accommodate both utilitarian and social functions.
- Integrate elements that can accommodate people with disabilities.
- These components will be more suitable for developments of a more public nature, such as community facilities or major public facilities.

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Architectural Elements	0	3	4	5	5	4



Examples of indoor and outdoor stair areas designed to function as social spaces

Clockwise from top left:
terraced plaza, Kyushu University, Japan,
Sturgis Public School, Cooper Union



69. Grilling Area (Recreation Element)

Definition	An outdoor area with cooking grills.
Design Criteria	Suitable for multifamily residential projects. Include seating areas or locate where adjacent seating is available.

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Grilling Area	0	0	2	6	6	5



Grilling areas in new multifamily developments



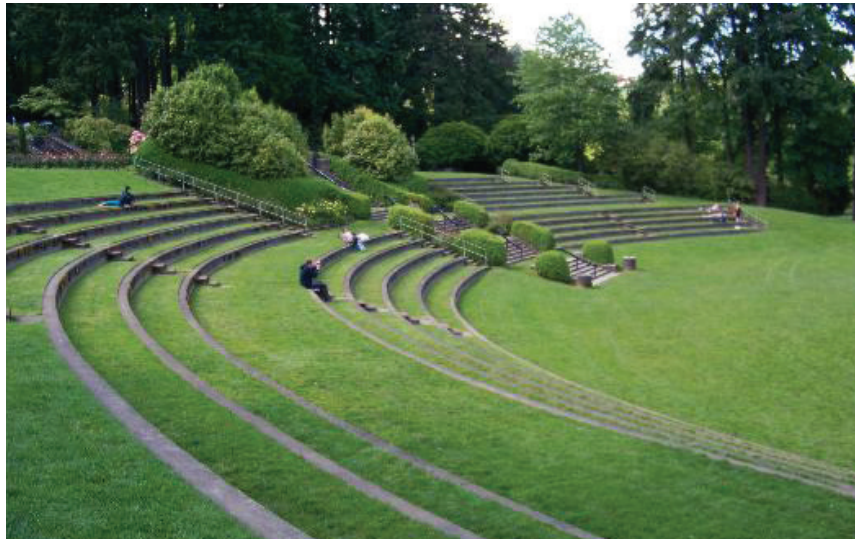
70. Outdoor Performance Setting or Stage (Recreation Element)

Definition A stage or a band shell that adjoins an open grassy area or a public space that may be used for performances.

Location Component should be sited for optimal solar orientation for daytime performances.
Facility should include sound and lighting systems.

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Outdoor Performance	2	5	4	4	6	6



*Outdoor theater,
International Rosa Test Garden,
Portland, OR*



*Band shell, Myriad Botanical Gardens,
Oklahoma City, OK*



71. Bicycle Wheel Ramp (Recreation Element)

Definition A narrow ramp or channel installed alongside a staircase to allow a cyclist to roll the bicycle up and down steps, improving ease of access.

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Bicycle Wheel Ramp	0	0	1	2	2	1



Wheel ramps on a variety of public stair types



72. Bicycle Support Station (Recreation Element)

Definition An outdoor repair kiosk containing tools for bike repairs.

Design Criteria May be located on bicycle trails or on public or private streets. May be used indoors as part of a bicycle repair room or area.

Supply Values

	Tots	Children	Teens	Young Adults	Adults	Seniors
Bicycle Support Station	0	0	3	3	3	3



Examples of bicycle repair stations installations and details



Black Hills Regional Park, Clarksburg, MD

Chapter 9: Specifications for Public Facilities



9.1 Standards for Public Recreation Facilities

Public recreation facilities provided through private residential development and sited on publicly-owned land must be designed and constructed to public facilities standards. The Montgomery County Department of Parks maintains a library of standards and specifications for the planning, design and construction of all types of Montgomery Parks facilities. These standards must be employed in the design and siting of recreational amenities located on publicly-owned land.

9.1.1 Department of Parks Facilities

Proposals that include the design and construction of a park, trail or facility dedicated to the Department of Parks are subject to specific procedures, including permitting and construction requirements.

Department of Parks General Information

1. [Montgomery Parks Planning & Design Activities Flow Chart](#)
2. [Montgomery Parks Design Guidelines](#)
3. [Park Classification and Facilities Selections](#)

Department of Parks Design Guidelines

1. [Introduction](#)
2. [Outline of Design Guidelines](#)
3. [Design Guidelines: Facilities](#)

Department of Parks Design Standards

1. [Department of Parks Constructions Specifications](#)
2. [Department of Parks Standard Details](#)

Department of Parks Planting Guidelines

1. [Department of Parks Planting Requirements for Parkland](#)
2. [Department of Parks Recommended Plant Lists](#)

Department of Parks Access

1. [Department of Parks Parking Table](#)
2. [Department of Parks Road and Parking Lot Requirements](#)

9.1.2 Useful References

[New York City Design Guidelines](#)

[Nature Play Design Guidelines](#)



Clockwise from top:

*Teen gathering, outdoor grill,
Fairfax, VA*

Family at music park, Bydgoszcz, Poland

*Clemyjontri Inclusive Playground,
McLean, VA*

Sculpture Play Park, New York City, NY

*Urban Open Space,
Montgomery County, MD*



MONTGOMERY COUNTY PLANNING BOARD'S
RECREATION GUIDELINES



APPENDICES

10.1 Definitions

Table 9.2: Definitions of Recreation Facilities

Facility Type		Definition	<i>Shading denotes new facilities types</i>
ACTIVE CONNECTIONS			
1	Nature Trail	A walking path or hiking trail that provides opportunities to interact with nature. A nature trail may be located on private property as part of a residential development or on public property as part of a regional trail system. A trail may be located within Category I Conservation Easements.	
2	Heart Smart Trail	A hard surface, level path that is one-mile in length or less. Bronze medallions are often embedded in the path every 1/10 of a mile so walkers can keep track of the distance they have traveled.	
3	Fitness Trail	An outdoor exercise system installed along a walking or a jogging trail, containing instruction signs and exercise equipment designed for the novice or conditioned athlete. The typical trail length for a 10-station fitness system is between 1/4 mile to one-mile long.	
BICYCLE FACILITIES			
4	Bikeways	Dedicated bicycle routes, such as shared use paths, separated lanes and other master-planned bikeways, as well as intersection improvements.	
5	Bicycle Repair Room (indoor)	An indoor space equipped for extensive bicycle repair.	
6	Bicycle Parking Garage	A secure, 24-hour indoor parking facility that may include lockers, restrooms and bicycle repair facilities.	
DOG FACILITIES			
7	Dog Park	A contained public area, usually with seating and shade, where dogs are allowed to run off-leash while supervised.	
8	Dog Run	A gated area in which dogs may run off-leash. A dog run may be located on the roof of a building, or any outdoor area with appropriate ventilation.	
9	Dog Cleaning Station	A self-service dog washing or grooming facility.	
COMMUNITY FACILITIES			
10	Indoor Community Space	A multipurpose facility sized to accommodate the proposed community; may include a variety of rooms for social and civic activities.	
11	Performance Space (indoor)	An indoor visual and auditory setting for live performance, varying in scale and context to accommodate planned or impromptu entertainment.	
INDOOR FITNESS / SPORTS			
12	Indoor Gymnasium or Exercise Room	A gymnasium with hard surface resilient flooring to accommodate exercise classes, basketball, volleyball, aerobics and fitness activities.	
13	Yoga Room	An indoor room with natural light designed for yoga and meditation.	
14	Racquetball/Handball/Squash	A court with four walls that accommodates two to four players.	
15	Futsal Court	An indoor, hard-surface court to accommodate a modified form of soccer.	
16	Indoor Fitness Room	An indoor exercise facility adequately designed to accommodate fitness equipment such as aerobic stations, weight training stations, treadmills.	
OPEN LAWN AREAS			
17	Open Grass Area Small 5,000 sf [formerly Open Play Area II]	A level open grass outdoor area, 5,000 square feet in size to accommodate activities such as volleyball, frisbee throwing, ball play and exercise groups.	
18	Open Grass Area Large (10,000 sf) [formerly Open Plan Area I]	A level open grass outdoor area, 10,000 square feet in size to accommodate activities such as volleyball, kite flying, badminton, soccer practice and exercise groups.	
19	Open Grass Area Urban (2,000 sf)	A level open grass outdoor area, 2,000 sf in size, with surrounding trees, landscaping, sidewalks to accommodate several small groups activities, such as picnicking or exercise classes.	

Table 9.1: Definitions of Recreation Facilities

Facility Type		Definition	<i>Shading denotes new facilities types</i>
PASSIVE OUTDOOR RECREATION			
20	Natural Area	A substantial area of natural preserve, providing exposure to nature where access is possible without formal paths.	
21	Renovated Stream or Naturalized Area	A natural setting with impaired streams that may be renovated to provide cleaner water, stable banks and improved habitat for aquatic life and wildlife while attempting to mimic natural conditions.	
22	Community Garden	Garden plots for residents or community members.	
23	Ornamental Garden or Sculpture Garden	An outdoor garden dedicated to the presentation of sculpture, using durable materials permanently sited within landscaped surroundings.	
CHILD PLAY AREAS			
24	Playground (Age 2-5) [Tot Lot]	A basic facility with play features to support five different activities for tots and small children.	
25	Playground (Age 5-12) [Play Area]	A basic facility with play features to support five different activities geared to children and preteens.	
26	Playground (Age 2-12) [Multi-age Play Area]	A large facility with play features to support 10 different activities for tots, children and teens.	
27	Playground: Inclusive Recreation	A recreation facility featuring assistive equipment and interventive technology to provide opportunity for children with disabilities to participate in sports or recreational pursuits alongside non-disabled peers.	
URBAN RESIDENTIAL AMENITIES			
28	Resident Lounge	Interior community space with furnishings and recreational amenities.	
29	Screening Room	A room with lounge seating and a large screen for viewing films and hosting entertainment events.	
30	Interior Courtyard, Garden or Lawn	An outdoor open space contained within the building or adjoining the building with seating, landscaping, visual amenities and opportunities for social engagement and group activities.	
31	Multi-purpose Lobby Area	A spacious multi-use entrance area with ample seating and amenities that offers opportunity for groups of residents and visitors for relaxing, socializing or dining.	
32	Internet Cafe	A lounge or work area outfitted with WiFi and business services, featuring a variety of attractive seating types, lighting levels and work surfaces.	
33	Rooftop Amenities	Recreational amenities located on the roof of a high-rise or a mid-rise residential building that may include an ornamental pool, lap pool, deck, lounge seating and adequate shade.	
34	Community Kitchen	An indoor community cooking area with adjoining entertainment space.	
SPORTS COURTS OUTDOOR			
35	Basketball – Full Court	A paved, full court for basketball and several other activities, such as tricycling, skate boarding, roller skating; includes two basketball standards.	
36	Basketball – Half Court	A paved, half-court for basketball and several other activities, such as skate boarding, roller skating; includes one basketball standard.	
37	Tennis Court	A paved, firm surface court accommodating singles and doubles tennis.	
38	Volleyball or Badminton	A level, open grassy area or a sand base area with poles to support a central net for volleyball. (outdoor)	
39	Multipurpose Court	A paved, shaded outdoor court to accommodate basketball and other activities such as roller skating, skateboarding.	

Table 10.1: Definitions of Recreation Facilities

Facility Type		Definition
<i>Shading denotes new facilities types</i>		
SPORTS FIELDS		
40	Softball/Baseball Diamond - Large	A regulation or practice softball or baseball field on turf grass surface.
41	Softball/ Baseball Diamond - Small	A junior practice softball or Pony League field on turf grass surface with back stops.
42	Soccer Rectangle – Small	A field measuring 75 feet by 150 feet on turf grass with two permanent goals to accommodate soccer, lacrosse or football.
43	Soccer Rectangle – Medium	A field measuring 120 feet by 180 feet on turf grass with two permanent goals to accommodate soccer, lacrosse or football.
44	Soccer Rectangle – Large	A field measuring 150 feet by 250 feet on turf grass with two permanent goals to accommodate soccer, lacrosse or football.
URBAN FORMAL OPEN SPACE		
45	Urban Plaza	A open space designed for public use and surrounded by buildings and/or streets. The space should encourage social interaction and activities, provide relief and relaxation, reinforce the public realm and contribute to community livability.
46	Through-Block Connection	A form of public space providing a pedestrian route through an urban block and defined by its adjoining building lines, special paving or landscaping.
47	Neighborhood Green	A strategically located open green space that functions as a meeting place and landmark.
48	Pocket Park	A small park accessible to the public that is frequently created on a vacant building lot or small, irregular pieces of land.
SWIMMING SPORTS		
49	Swimming Pool - Outdoor	A swimming pool with a spacious deck for the use of the community. Swimming pools must conform to Montgomery County Department of Health standards.
50	Swimming Pool - Indoor	A swimming pool for the year-round use of the community. Swimming pools must conform to Montgomery County Department of Health standards.
51	Wading Pool	A small, shallow pool with surrounding deck for the use of small children in A community. Swimming pools must conform to Montgomery County Department of Health standards.
52	Lap Pool	A rectangular shaped pool, narrow in width and extended in length to accommodate lap swimming. Swimming pools must conform to Montgomery County Department of Health standards.
53	Lounge Pool	A shallow pool for relaxation or socializing with built-in or movable furnishings extending into the water.
ADVENTURE SPORTS		
54	Rock Climbing	A prepared vertical surface for rock climbing (indoor or outdoor); a horizontal surface may accommodate bouldering.
55	Skate Park	A public open space, ranging from 6,000 to 10,000 square feet in size that features a diverse arrangement of ramps and structures for neighborhood use.
56	Skate Spot	A skate spot is a smaller facility ranging from 2,500 to 5,000 square feet in size featuring a small number of structures arranged for sequential use in a single skate run.

Table 10.1: Definitions of Recreation Facilities

Facility Type		Definition	<i>Shading denotes new facilities types</i>
MAJOR PUBLIC AMENITIES			
57	Public Park Construction (Major Public Facility)	A significant acreage of land set aside as part of a development for construction of a public park that includes ball fields, playgrounds, etc. Public park facilities must utilize the Department of Parks construction standards.	
58	Community Use Urban Park (Major Public Facility)	A public open space that is at least .10 acres in size to provide active recreation facilities such as sports courts, athletic fields, playgrounds, etc. Public park facilities must utilize the Department of Parks construction standards.	
59	Civic Green (Major Public Facility)	A public open space, located strategically within a community, that is at least ½ acre in size that contains both formally planned and adaptable open space for social and civic activities. Public park facilities must utilize the Department of Parks construction standards.	
60	Recreation Center (Major Public Facility)	A building and grounds open to the public to provide facilities for sports, activities, public meetings and social events for community members.	
61	School Athletic Field (Major Public Facility)	A significant acreage of land set aside for construction of athletic fields managed by the Montgomery County Public Schools (MCPS) and available for public use. School athletic fields must be constructed to MCPS standards.	
62	Cultural Facility (Major Public Facility)	A building dedicated to public use that accommodates a variety cultural activities and performances.	
RECREATION ELEMENTS			
63	Picnic/Seating (Element)	A recreation element consisting of one picnic table or two benches that supplements a recreational facility.	
64	Interactive Outdoor Music and Art (Element)	Functional interactive features that define a public open space and allow play or interaction with musical instruments, musical play equipment, artistic fountains or sculptures for climbing or swinging.	
65	Outdoor Game (Element)	A recreation element, fixed or movable, that fits within a spatially defined outdoor area such as a chess boards, a ping pong table, etc.	
66	Outdoor Fitness Station (Element)	An outdoor exercise component that is designed for a variety of exercise needs, such as cardiovascular workout, endurance and strength training and low-impact exercise.	
67	Terraced Garden Area (Element)	Architectural elements used to mediate sloping terrain with hardscape and landscaping to provide spacious settings for social gatherings, presentations, or other group activities.	
68	Stairs, Steps and Railings (Element)	Attractive architectural elements that provide visible opportunity for physical and/or interactive activity outside or inside the building; these stairs, steps, ramps, or a perimeter activity element can supplement a building’s recreational facilities.	
69	Grilling Area (Element)	An outdoor amenity area featuring cooking grills, seating and shade.	
70	Performance Setting or Stage Outdoor (Element)	A stage or a band shell that adjoins an open grass area or a public space to be used for performances. The setting should include sound and lighting, and be sited for optimal solar orientation for daytime performances.	
71	Bicycle Wheel Ramp (Element)	A narrow ramp installed alongside a staircase that allows a cyclist to roll the bicycle up and down steps and increases accessibility.	
72	Bicycle Support Station (Element)	An outdoor repair kiosk containing tools for repairs. Stations may be located on bike trails or on public or private streets. Stations may be installed as part of a recreation facility such as a shared use path.	

MONTGOMERY COUNTY PLANNING BOARD

RECREATION GUIDELINES

WORKING DRAFT -- SEPTEMBER 2016

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