



MONTGOMERY COUNTY PLANNING BOARD'S
RECREATION GUIDELINES

DEVELOPERS – BUILDERS – DESIGNERS WORK SESSION



Introductions

Staff Presentation

1. Purpose of the Revisions

New Zoning Ordinance and Directive from Montgomery County Council

2. Review of 1992 Recreation Guidelines

Point-based System

3. Work Session Goals and Objectives

Discussion

1. Pros of the Current Recreation Guidelines (1992)

Professionals Experience: Plan, Design, Construction

2. Cons

Professionals Experience: Plan, Design, Construction

3. Potential Revisions

a. New Recreation Types

b. Urban Infill Recreation

c. Changing Demand for Suburban Recreation and Rural Amenities

4. Other Ideas and Solutions

Next Steps

Basis of Review, Montgomery County Zoning Ordinance:

§ 59.6.3.7 - Standards and Requirements for Recreational Facilities

§ 59.7.3.4.E.2.f - Regulatory Review Adequacy of Amenities

Demographic and Market Conditions

Project Purpose, Goals, Objectives

Issues

Approach and Strategy



RECREATION GUIDELINES REVISION

DEVELOPERS - BUILDERS - DESIGNERS WORK SESSIONS

DEMOGRAPHICS & MARKETING IMPORTANCE

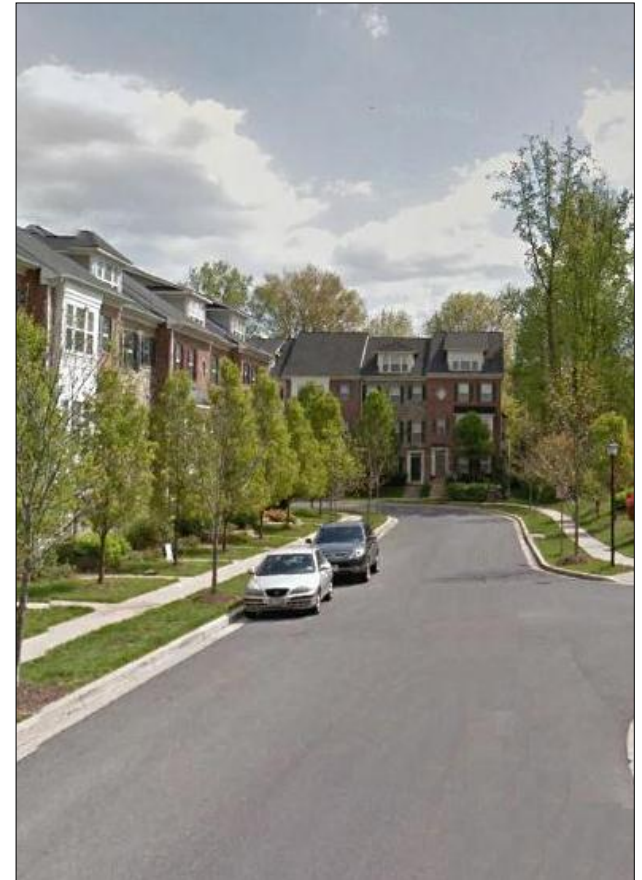
- Demographic Shifts: Teenagers and Seniors
- Urban Neighborhood Development
- Transit Center Development
- High-Density, Mixed Use, Infill Development
- Building Form, Public Open Space
- New Building Types: High Rise – High Density
- New Recreation Activity Types





THE RECREATION GUIDELINES (1992)

- Private Residential Development (25 units)
- Suburban Subdivisions, Green Fields
- New Building Types: Townhouses
- Demand and Supply
- Findings: Adequate, Safe, Efficient



- Wider Access and More Opportunity for Recreation
- Coordination of Public and Private Resources
- Connecting Public and Private Recreation Systems
- Contextual Design Solutions
- Effective, Connective Spaces
- Suburban, Urban, Rural Typologies





RECREATION GUIDELINES REVISION

DEVELOPERS - BUILDERS - DESIGNERS WORK SESSIONS

- Broaden the Characterization of Recreation:
Social, Physical, Emotional
- Further Understanding of Recreational Needs
- Focus on Urban Recreation Facility Types
- Achieve Creative Spatial Solutions
- Expand Recreation Opportunities in Urban Settings through Design Excellence



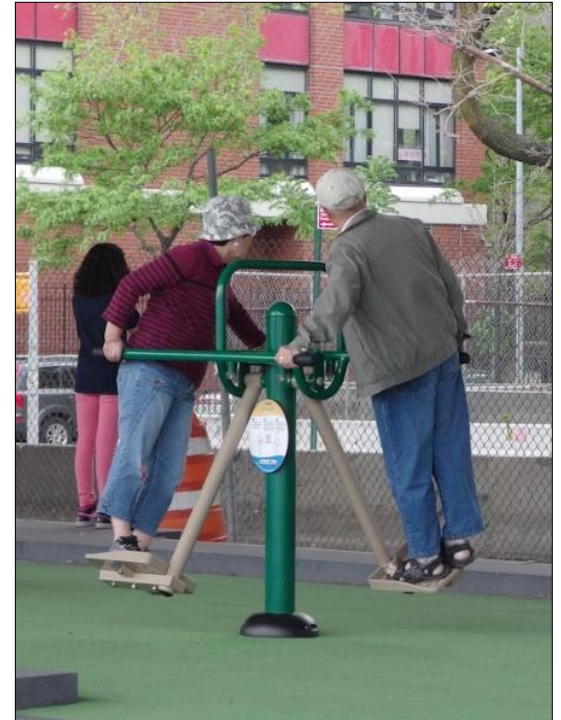


RECREATION GUIDELINES REVISION

DEVELOPERS - BUILDERS - DESIGNERS WORK SESSIONS

THREE GOALS & OBJECTIVES

- Flexible Options for Updating Facility and Activity Types
- Most Desirable Types of Recreation
- Age Group Preferences





RECREATION GUIDELINES REVISION

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LISTENING: THEMES & IDEAS

- Contextual Design Solutions for Effective Buildings and Spaces
- Sustainability
- Universal Access





RECREATION GUIDELINES REVISION

DEVELOPERS - BUILDERS - DESIGNERS WORK SESSIONS

RECREATION FACILITIES CALCULATOR



RECREATION FACILITIES CALCULATOR
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DEMAND TABLE

REPORT

Housing Type	Description	Children	Teens	Adults	Seniors
Single Family Detached, lots 20k+ sf	SD1	13	24	25	106
Single Family Detached, lots 7k - 20k sf	SD1H	13	24	25	106
Single Family Detached and Semi-Detached, lots under 7k sf	SD1H	13	19	21	127
Townhouses and Single-Family Attached	SI	17	22	19	129
Multiple Family, 4 stories or less	Garden	11	14	12	118
Multiple Family, 5 stories or more	H-Hse	4	8	4	37

STEP 1 CHOOSE THE PROPOSED PROJECT LOCATION

STEP 3 ENTER NUMBERS OF PROPOSED RECREATION FACILITIES

Recreation Facility	Quantity	Base Points	Base Points per 100-150 yds	Base Points per 150-200 yds	Base Points per 200-300 yds	Base Points per 300-400 yds	Base Points per 400-500 yds	Base Points per 500-750 yds	Base Points per 750-1000 yds	Base Points per 1000-1500 yds	Base Points per 1500-2000 yds	Base Points per 2000-3000 yds	Base Points per 3000-4000 yds	Base Points per 4000-5000 yds
Play Area - 4 years	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Play Area - 10 years	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Multi-Age Playground	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Picnic Area	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Open Play Area	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Open Play Area II	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Softball	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Multi-use Sports Court	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hurler Court	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hurler Court II	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tennis	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Handball	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Indoor Basketball	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Indoor Soccer	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sports Field	0	0	0	0	0	0	0	0	0	0	0	0	0	0

STEP 2 ENTER NUMBER OF HOUSING UNITS

Housing Type	Quantity
Single-Family Detached, lots 20k+ sf	0
Single-Family Detached, lots 7k - 20k sf	0
Single-Family Detached and Semi-Detached, lots under 7k sf	0
Townhouses and Single-Family Attached	0
Multiple-Family, 4 stories or less	0
Multiple-Family, 5 stories or more	0

STEP 4 VIEW RESULTS: DEMAND, SUPPLY & ADEQUACY

Age Group	Total Demand Points	Total Supply Points	Adequacy	Adequacy %
0-4 yrs	10	21	Adequate	210%
5-10 yrs	20	21	Adequate	105%
11-17 yrs	20	157	Adequate	785%
18-24 yrs	25	212	Adequate	848%
25-34 yrs	0	14	Adequate	0%

MCATLAS.ORG/RECREATION

- Web-Based Interactive Tools
- Flexible, Clear and Predictable Guidelines for Quantitative Standards

M-NCPPC Montgomery County Planning Department montgomeryplanning.org

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NEXT STEPS

2nd Work Session for Developers, Builders, Architects:

January 15, 2016

Public Outreach: February 2016

Planning Board Work Session #1: March-April 2016

Planning Board Action: June-July 2016