

THE GUIDELINES IN THIS PUBLICATION ARE FOR USE IN SITE PLANS FOR RESIDENTIAL SUBDIVISIONS SUBMITTED TO THE MONTGOMERY COUNTY PLANNING BOARD ■ THE PRIVATE RECREATION FACILITIES PROVIDED THROUGH THESE GUIDELINES OFFER AN IMPORTANT SUPPLEMENT TO THE PUBLIC PARK SYSTEM BUT IN NO WAY DIMINISH THE NEED FOR PUBLIC PARKS AS ESTIMATED IN THE PARKS, RECREATION, AND OPEN SPACE (PROS) MASTER PLAN 1988 ■ THE PLANNING BOARD AND THEIR STAFF USE THE GUIDELINES WHEN DETERMINING WHETHER THE RECREATIONAL AMENITIES IN A SITE PLAN ARE ADEQUATE ■ IN THE CASE OF A MULTI-PHASED DEVELOPMENT, THE COMPREHENSIVE RECREATION PLAN WILL BE REVIEWED AT THE FIRST PHASE ■ THE RECREATION NEEDS OF THE ENTIRE DEVELOPMENT WILL BE TAKEN INTO CONSIDERATION WHEN INDIVIDUAL PHASES ARE REVIEWED ■ THE RECREATION FACILITIES DESCRIBED IN THIS PLAN WILL BE MAINTAINED BY A HOMEOWNERS' ASSOCIATION, MANAGEMENT COMPANY, OR CONDOMINIUM ASSOCIATION ■ THIS PUBLICATION USES THE TERMS "NEIGHBORHOOD" AND "COMMUNITY" INTERCHANGEABLY TO REFER TO THE PROPOSED SUBDIVISION OR PROJECT ■

EXCEPT WHERE NOTED, NONE OF THE SPECIFIC GUIDELINES ARE AN ABSOLUTE REQUIREMENT, NOR DOES ANY OF THE CRITERIA NECESSARILY CARRY ANY GREATER WEIGHT THAN ANOTHER IN THE EVALUATION OF THE ADEQUACY OF THE RECREATION FACILITIES ■ WHILE THEY WILL HELP TO ES-

TABLISH ADEQUATE AND APPROPRIATE PROVISIONS FOR RECREATION, IT IS RECOGNIZED THAT THEY MAY, IN SOME CASES, CONFLICT WITH OTHER COUNTY POLICIES ■ IN SUCH CASES, THE BOARD MAY OPT TO TRADE OFF THE RECREATIONAL ADEQUACY FOR OTHER GOALS ■

THE GUIDELINES WERE DEVELOPED WITH AN ADVISORY WORK GROUP TO ASSURE THE ADEQUACY OF RECREATION IN TERMS OF QUANTITY, QUALITY, LOCATION, LINKAGES, AND LAYOUT (SEE APPENDIX A . THE PROCESS) ■ THEY INCLUDE A QUANTITATIVE METHOD AS WELL AS SITE DESIGN AND FACILITIES CRITERIA ■ THE QUANTITATIVE SYSTEM IS BASED ON MONTGOMERY COUNTY DEMOGRAPHICS ■ THE APPLICANT MAY DEMONSTRATE THAT THE PROJECTED POPULATION IN A PARTICULAR PROJECT WILL BE DIFFERENT FROM THE AVERAGES USED HERE AND PROPOSE A DIFFERENT PACKAGE OF AMENITIES, PROVIDED IT IS ADEQUATE ■

THE QUANTITATIVE SYSTEM IS INTENDED TO ENSURE A CONSISTENT AND ADEQUATE LEVEL OF RECREATION FOR THE POPULATION OF ANY GIVEN PROJECT ■ THE SYSTEM PROVIDES A STANDARD MEASURE FOR ESTIMATING THE RECREATION DEMAND OF THE FUTURE POPULATION OF A PROPOSED PROJECT AND EVALUATING THE SUPPLY OF RECREATIONAL OPPORTUNITIES WITHIN THE PROPOSED FACILITIES ■ THE PROVISION OF RECREATION FACILITIES IS CONSIDERED ADEQUATE WHEN THE SUPPLY MEETS THE DEMAND ■ THE QUANTITATIVE SYSTEM IS FLEXIBLE: THE DEMOGRAPHIC DATA MAY BE UPDATED AND FACILITIES MAY BE ADDED OR DELETED AS NECESSARY ■