PROGRAM AND PERFORMANCE METRICS

ELEMENT	SITING & LOCATION CRITERIA	EXPERIENCE & AESTHETIC QUALITIES	SIZE/CAPACITY	MATERIALS INTENDED	FUNCTIONAL RELATIONSHIPS TO OTHER ELEMENTS	COORDINATION WITH OTHER DISCIPLINES	INFRASTRUCTURE NEEDS
SPACES							
COMMON OPEN SPACE	Centrally located within each neighborhood or situated along sidewalks or trails connecting to additional recreational amenities or environmental features	Open spaces should be easily visible, safe, and open feeling; generally "pastoral" in nature with gently graded land and sporadic plantings	Each space will be a minimum of 10% of the neighborhood area and accommodate the anticipated number of children and adults based on housing units	Relatively large areas of lawn for passive recreation & gathering; play areas will have appropriate protective surfaces; sidewalks will be concrete or similar material	Common open space should be located adjacent to the pedestrian network allowing access from all nearby homes	Primary coordination will be with civil engineers to ensure utilities and stormwater are integrated into the layout and do not pose usability conflicts; MEP coordination will be required during DDs	Proper drainage, sidewalks, and lighting; no anticipated gas or electrical service in the open space
ROADS & PARKING	Roads will be efficiently located to take advantage of existing intersections and topographical conditions; parking will be limited to units with some on-street parking or small lots for the most dense areas	Roads will be gently winding and tree-lined to maintain the suburban quality of the existing neighborhoods; parking areas will be minimal and well-shaded	Roads will be sized for secondary or tertiary travel and accommodate one lane of travel in each direction; each road will have a sidewalk on at least one side; parking will be sized to accommodate visitors in the most dense areas	Roads and driveways will probably be asphalt; studies will determine whether permeable paving may be used based on soil infiltration rates and cost/benefit analysis	Roads will connect to the existing vehicular network and provide access to each home; parking will be provided along the roads or alleys in the most dense areas providing direct access to nearby homes	Road layout and design will be coordinated with the civil engineers and dry utility consultants	Road base details; drainage system; utilities; lighting
RECREATION AREAS	Recreation areas—primarily playgrounds—will be placed within each common open space	Playgrounds will be highly visible, shaded for comfort, and safe.	Features provided for up to 15 children and a few adults at a time; ages will range from toddlers to young teenagers	Playgrounds will have safe surfaces, usually mulch or synthetic materials; ADA accessibility standards will be explored to integrate access to some features	Located within common open spaces with similar relationships	Some coordination with civil engineers and manufacturers	Minimal, primarily drainage
NATURAL AREAS	Natural areas will be defined by existing environmental features, although some planting areas will be "natural" in feel where buffering is provided	Most natural areas will be forested and protected from access; visually, they will provide color, interest, and habitat	Determined by parkland conveyance and buffer areas; typically a minimum of 50 feet deep and 10,000sf in area	Native trees will comprise the bulk of the plantings; stream edge will have riparian species of shrubs and perennials; forest edge will have understory ornamental trees, shrubs, perennials, & grasses	Reforestation areas will be located along the stream and within the floodplain; naturalized buffers will be between existing and proposed housing	Civil engineers will develop appropriate outfalls and environmental specialists will help coordinate restoration efforts	Restoration stabilization; stormwater outfalls
SCREENING & BUFFER AREAS	Between existing and proposed housing where space is not adequate for naturalization	Visually dense to screen views with significant seasonal color and interest	15 feet deep +/- and continual in length as determined by units	Native deciduous and evergreen trees; some understory trees and shrubs	Units	Minimal	Minimal
COMPONENTS							
PLAY FEATURES	Within recreational areas	Colorful, safe, comfortable, playful & whimiscal; potentially themed	Based on individual elements to accomodate recreation area need	Synthetic — ideally recycled — or natural materials	Within recreational area	Minimal	Minimal
FURNISHING	Within common open space and recreational areas; along sidewalks and trails	Comfortable, safe, traditional	1 to 2 benches & 1 trash/recycling bin per play area, open space, bus stop; additional determined during SDs	Synthetic — ideally recycled — or natural materials, such as FSC certified wood or recycled metal	Adjacent to sidealkst & bus stops, within recreational areas & open spaces	Minimal	Minimal
LIGHTING	Along circulation routes and, potentially, within open spaces	Traditional feel, simple finishes	As required to provide baseline residential area illumination, typically 75+/- along sidewalks	BUG-rated for minimal light pollution, LED or solar, metal poles and fixtures	Sidewalks, open spaces	MEP & photometric consultant; dry-utility consultant & civil engineers	Electric lines, transformers, and pull boxes; potential easements
PLANTINGS	Throughout: natural areas, screening areas, open spaces, house foundations, neighborhood entrances, streetscape, SWM facilities	Redeveloped areas: colorful, garden-like, traditional neighborhood feel	Developed through Framework and SDs	Native and adapted species; tolernate of specific microclimate/location-specific; chosen for maximum visual interest and ecological function	Throughout	Minimal (except in restoration areas, which will be coordinated with environmental consultant)	Minimal
PAVINGS	Circulation system; potentially open spaces	Simple, ecomonical, traditional	Pedestrian routes: typically 4" thick on base to accommodate foot/bike traffic; vehicualr pavements to accommodate fire truck	Porous to be studied, but most likely concrete or asphalt — recycled/reused content encourage	Throughout	Civil engineers; potential coordiation with structural engineer	Road base design; utilities; SWM/drainage infrastructure
SYSTEMS							
CIRCULATION	Sidewalks, roads, trails, seating/gathering areas	Suburban neighborhood feel to match context	Sidewalks typically 5 ft. wide and >5% grade (2% cross-slope) for two to walk side-by-side; trails 8-10 ft. to accommodate two-way bike/ped activity; roads to accommodate two-way traffic	Concrete, asphalt, natural surface—determined through SDs	Throughout	Civil engineers	Transportation, Utility, & SWM
TOPOGRAPHIC	Walls along slopes to maintain 3:1 and where terracing is involved; steps as necessary to accommodate grade along circulation route; ramps where required for ADA access	Pleasing, but non-decorative to blend into landscape; simple aesthetic to match paving & architectural palette	Walls kept to minimum to accommodate 3:1 grades and direct drainage; steps generally built with 11-12-in. treads and 6-7.5-in. risers; ramps less than 8% grade with railings	Concrete block walls; steps and ramps to match paving material	Throughout	Civil and structural engineers	Utility & SWM
WAYFINDING	Intersections, bus stops, neighborhood entrances	Standardized street and transit signs; neighborhood entrances customized to theme developed during SDs	County standards; monument signs typically 6-8 ft. wide by 3-4 ft. tall	County standards; monument signs in stone or timber	Circulation system	Civil and structural engineers; potential sign specialist for lettering or icons & MEP for lighting	Electric
FOREST AND STREAM	Along floodplain	Natural stream-valley forest community	Determined by extent of floodplain & reforestation/restoration requirements established with SDs	Native plantings	Tie-in to circulation system	Environmental consultant; civil engineers	N/A
STORMWATER	Provided per maximum 20,000sf drainage areas; outfalls established for stream and floodplain recharge	Garden-like with year-round visual interest complementing ecological services	Based on drainage divides: typically 15 feet by 30 feet or so at their largest; sometimes split into smaller	Native & adapted plantings; proper soils & drainage infrastructure	Topographic system	Civil engineers	Utility & SWM

THIS DESIGN IS CONCEPTUAL IN NATURE AND IS NOT TO BE USED FOR PRICING OR CONSTRUCTION

LAYOUT: LA-03 -PROGRAM & PERFORMANCE METRICS (2), Plotted By: Paterno

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I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
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BLOOM MV
AREA I-VI

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MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 227NW09
TAX MAP: FU342

SP# 820170130

PROGRAM & PERFORMANCE METRICS

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DATE ISSUED: May 5, 2017

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