

VICINITY MAP
SCALE: 1" = 2000'



VIKA MARYLAND, LLC
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Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future.

PREPARED FOR:
KIMCO REALTY
CORPORATION
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[illegible]

PIKE CENTER

4TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 216NW06
TAX MAP: GQ563

RECREATION
EXHIBIT

PROFESSIONAL SEAL

ARCHITECT

License #16791



Matthew J. Fitzsimmons

MATTHEW J. FITZSIMMONS

08/28/2024

STATE OF MARYLAND

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DRAWN BY: HCM
DESIGNED BY: HCM
DATE ISSUED: 07.19.2024

VIKA
PROJECT VM50594B

DRAWING
NO. REC-1

SHEET NO.

RECREATION SUMMARY

- 5 Bikeways
- 10 Dog Cleaning Station
- 11 Indoor Community Space
- 18 Indoor Fitness Center
- 26 Playground Tot-Lot
- 32 Interior Courtyard, Lawn
- 53 Swimming Pool, Outdoor
- 55 Wading Pool
- 62 Community Use Urban Park- Neighborhood Green
- 66 Picnic / Seating Areas
- 69 Public Art Seating
- 70 Interactive Outdoor Music / Art
- 77 Grilling Area
- 80 Bicycle Support Station



Demand, Supply & Adequacy Report

Project Location Master Plan:

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	0	0	0	0	0	0	0
H-Rise	Multiple-Family, 5 stories or more	760	76	53.2	22.8	554.8	425.6	190
Mid-Rise	Multiple-Family, 4 stories or less	0	0	0	0	0	0	0
	Total Demand Points =	760	76	53.2	22.8	554.8	425.6	190

Existing Offsite Park Facilities and their Supply Points

Park Facility	Quantity	Tots	Children	Teens	Young Adults	Adults	Seniors
Bikeways	1	3.8	5.32	3.42	83.22	63.84	19
Preserved Historic Site (No Signage)	1	6	10	14	16	16	16
Picnic Area	1	1	1	1.5	3	3	3
Playground - Multi-age (Teen-Friendly)	1	9	11	3	2	2	2
Urban Plaza	1	4	6	6	18	15	6
Flexible Seating	1	5	5	5	5	5	5
Total Offsite Supply Points:		28.8	38.32	32.92	127.22	106.84	51
35% of Total Offsite Supply Points:		10.08	13.41	11.52	44.53	37.39	17.85
Max Allowed (1/35% of Total Demand Pkg):		26.6	38.62	21.4	82.69	69.45	36.5
Actual Assigned Offsite Supply Pts:		10.08	13.41	7.98	44.53	37.39	17.85

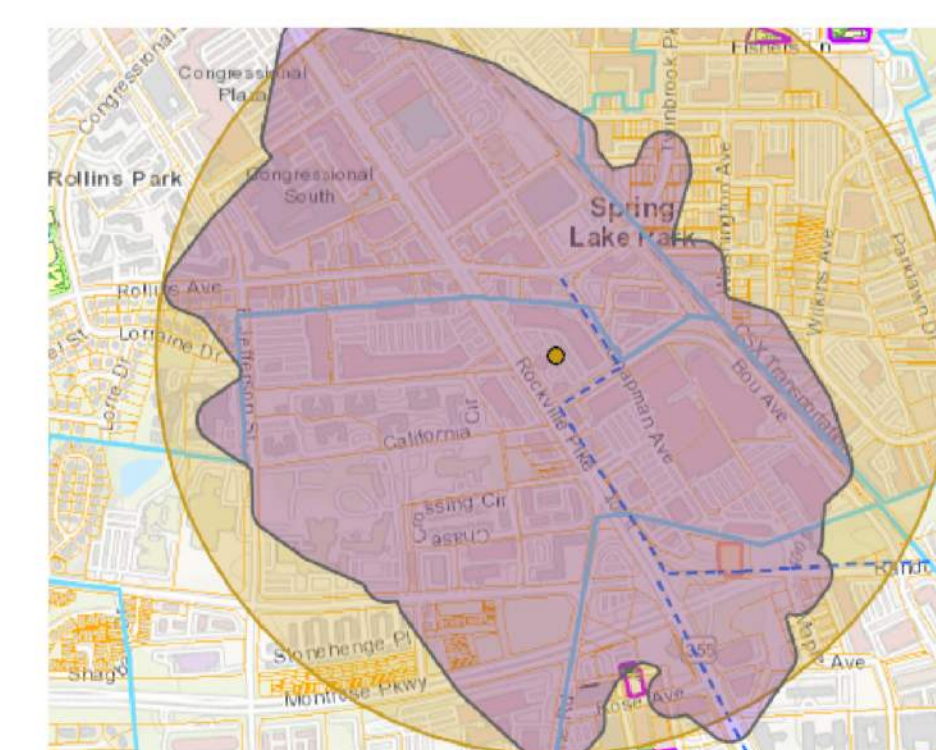
Proposed Onsite Recreation Facilities and their Supply Points

Recreation Facility	Quantity	% Bonus Points	Tots	Children	Teens	Young Adults	Adults	Senior
Bikeways	1	10%	4.18	5.85	3.76	91.54	70.22	20.99
Dog Cleaning Station	2	0%	0	0	4	6	6	6
Indoor Community Space	1	7.6	7.98	5.84	186.44	127.68	71	6
Indoor Fitness Room	1	0	5.32	5.28	138.17	125.12	28.5	5
Playground (Tot Lot)	1	0	2	2	3	2	2	2
Interior Courtyard, Garden or Lawn	3	0%	6	12	12	21	15	15
Walking	1	15.2	26.6	0	0	21.28	95	15
Community Use Urban Park	1	10%	4.4	5.5	8.8	13.2	11	8.8
Picnic/Seating	6	10%	6.6	6.6	9.9	19.8	19.8	19.8
Public Art Seating - Active Multi-use	1	5.5	5.5	5.5	5.5	5.5	5.5	5.5
Interactive Outdoor Music and Art	1	5.5	5.5	5.3	2.2	4.4	4.4	4.4
Golfing Area	3	0	6	6	6	18	18	18
Bicycle Sport Station	2	10%	0	0	6.6	6.6	6.6	6.6
Total Onsite Supply Points=			63.98	55.91	20.98	491.98	399.6	21

Results: Demand, Supply & Adequacy

Age Group	Total Demand Points	Offsite Supply Points	Onsite Supply Points	Total Supply Points	Adequacy
Tots	76	10.08	63.98	74.06	Adequate
Children	53.2	13.41	55.91	69.32	Adequate
Teens	22.8	7.98	70.98	78.96	Adequate
Young Adults	554.8	44.53	491.98	536.51	Adequate
Adults	425.6	37.39	399.6	436.99	Adequate
Seniors	190	17.85	219	236.85	Adequate

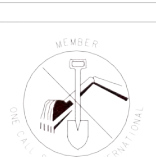
Project Location is in Master Plan:



DRAFT DEMAND, SUPPLY & ADEQUACY REPORT

ScenarioID:26596

NOT FOR CONSTRUCTION



**"FOR LOCATION OF UTILITIES CALL
8-1-1 or 1-800-257-7777 OR LOG ON TO
www.call811.com or http://www.missutility.net
48 HOURS IN ADVANCE OF ANY
WORK IN THIS VICINITY"**

EXHIBITS ARE ILLUSTRATIVE AND MAY BE REVISED BY SUBSEQUENT ENTITLEMENT REVIEWS AND APPROVAL

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