

# Parks and Recreation Facilities Design Guidelines

Park Planning and Environmental  
Stewardship Division

# 24-4507(b)(2)

## Parks and Recreation Adequacy

DPR, in consultation with the Planning Department, shall develop *Parks and Recreation Facilities Guidelines*, approved by Resolution of the Council.

Parks and Recreation Facilities  
**DESIGN**  
**GUIDELINES**



# What's New?

Crime Prevention Through Environmental Design (CPTED)

Multi Modal Site Design

Parking

Stormwater Management

Landscaping – Plant and Tree List

American with Disabilities Act (ADA)

Maintenance

Sustainability



- A - 38 space parking lot
- B - tennis court
- C - basketball court
- D - preschool playground
- E - school-age playground
- F - 18' square pavilions

Rollins Road Park



# Primary Purpose

The Parks and Recreation Facilities Design Guidelines provides consistency in the development, design, and construction of both public and private recreation facilities in Prince George's County.

# CONSTRUCTION DETAILS

- SPORTS FIELDS COURTS & EQUIPMENT
- PLAY SURFACES & EQUIPMENT
- TRAILS
- PAVEMENT & EDGING
- FENCES & RAILINGS
- FURNISHINGS, SIGNAGE & EQUIPMENT
- DRAINAGE & STORMWATER MANAGEMENT



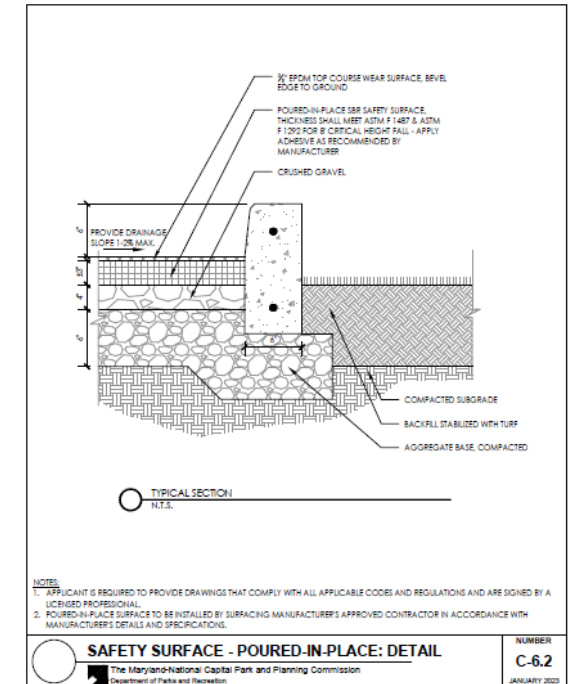
ACCESSIBLE SEAT



SWING ALONG SEAT



## CONSTRUCTION DETAILS

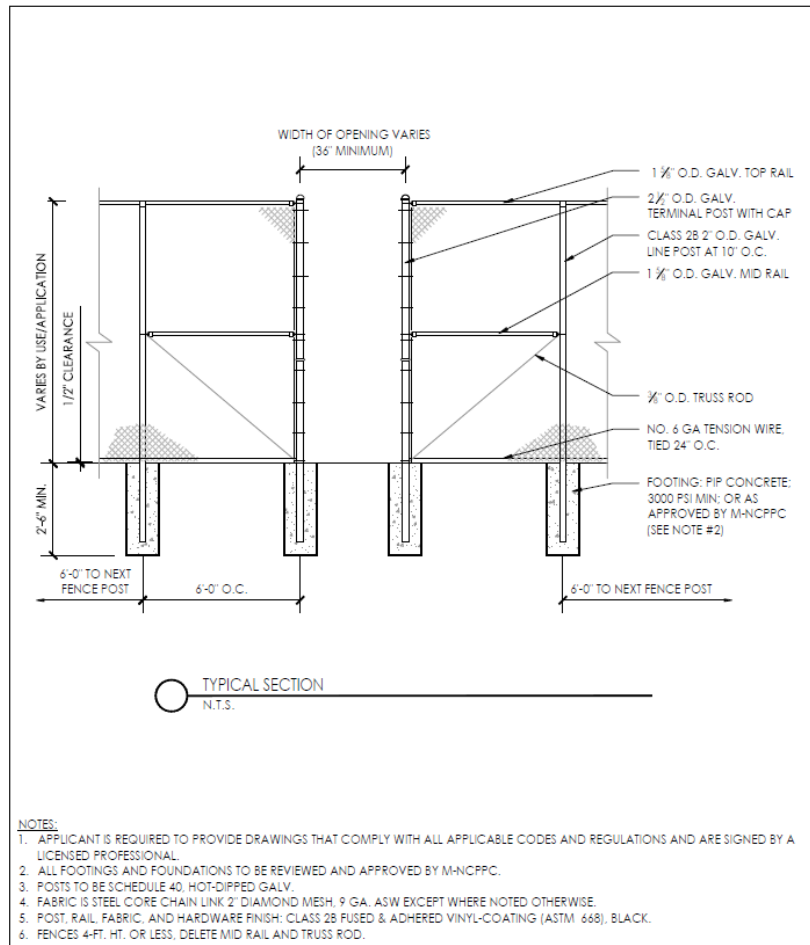


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## DETAILS

## CONSTRUCTION DETAILS



## DOG PARKS

## 1. DESCRIPTION

Fenced area where dogs can run off-leash while supervised.

## 2. SITE LOCATION

- Safe accessible location with adequate drainage.
- Close to parking area, unless located in a densely populated or urban area due to walkability.
- In lower density neighborhoods 10 to 20 parking spaces should be dedicated to dog park use.
- In higher density neighborhoods, which are generally more walkable, a dedicated parking lot may not be necessary.

## 3. DESIGN CRITERIA

Separate play areas for different sized dogs are recommended if space allows (LOS 2,3).

- The separate large dog area should be three quarters (¾) of the site (minimum ¾ of an acre).
- The separate small dog area should be one quarter (¼) of the site (minimum ¼ of an acre).
- Provide and rotate use between one to two redundant areas if space allows (natural turf).
- Dog Runs are not necessarily suitable in lieu of Dog Parks. However, if Dog Runs are provided then the minimum size must be 25 feet x 100 feet.

## Fence (LOS 1,2,3)

- Minimum 5 feet-6 feet tall fence above finished grade.
- If a fence barrier is used, it should be buried a minimum of 6 inches between footings, except at access points, to prevent digging.
- Double gated entrance.
- A 10 feet x 10 feet minimum entry corral with two gates is recommended.
- Provided double gated entrances for both large and small dog areas, if provided.
- Opaque wall required between small and

large dog entrances.

- Double gated entrance be the same height as surrounding fence.
- Gate must open only one way, into the dog area.
- Both gates should be self-closing, self-latching, and lockable.
- The surface within and directly outside double gated entryways should be concrete for ease of maintenance, dog safety, and ADA accessibility.
- Placing gates in the corners of the fenced area is not recommended, as this allows new dogs entering the park to easily be cornered by other dogs as they rush to greet each other.
- A separate lockable 12-foot-wide double gate is recommended for maintenance access in designated dog areas.

## Play Amenities (LOS 1)

- Can provide dog agility equipment or dry and wet stations for dog play.
- Activity Types: Jumping, Running, Agility practice.

## Pathways (LOS 1,2,3)

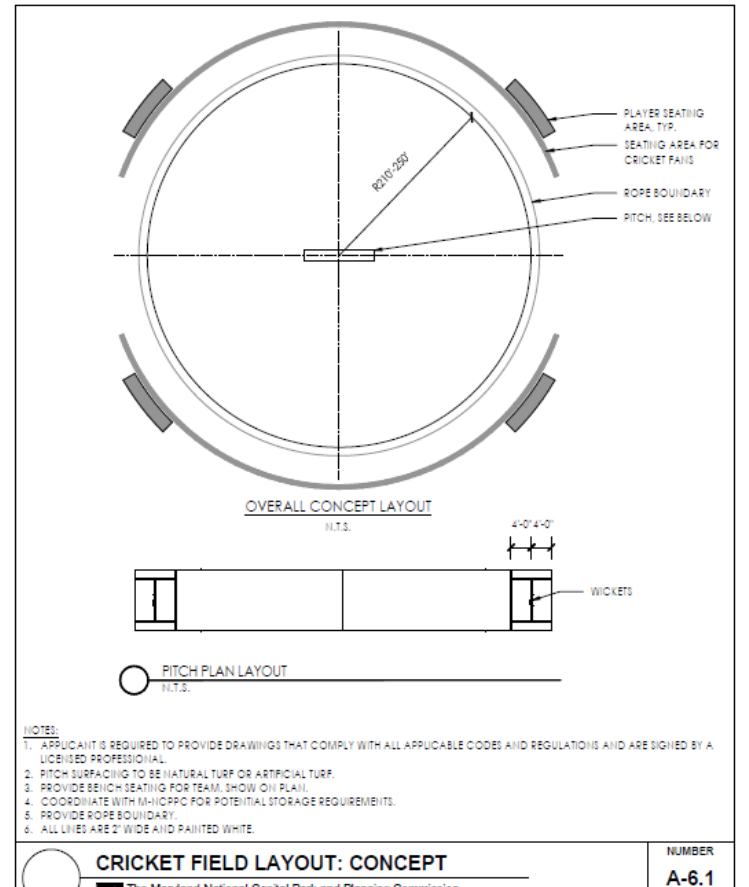
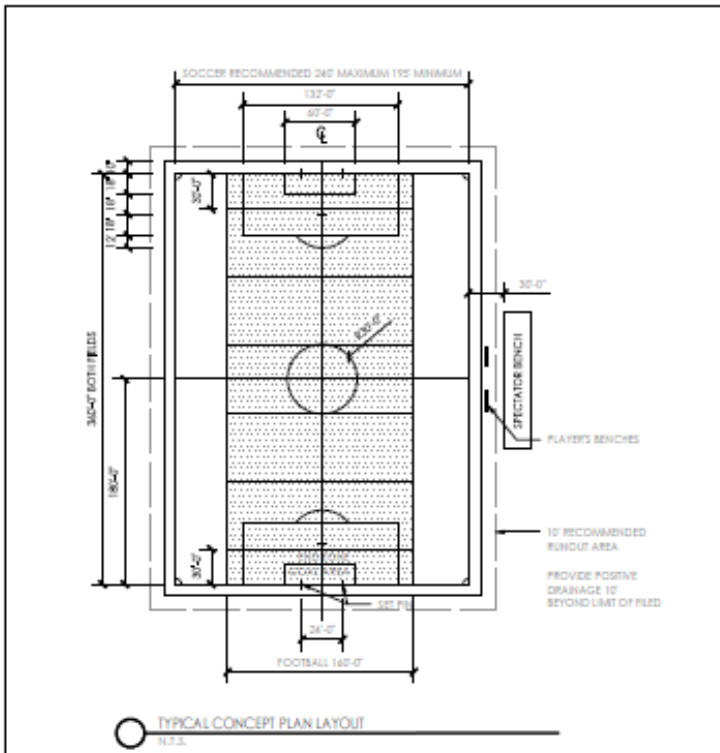
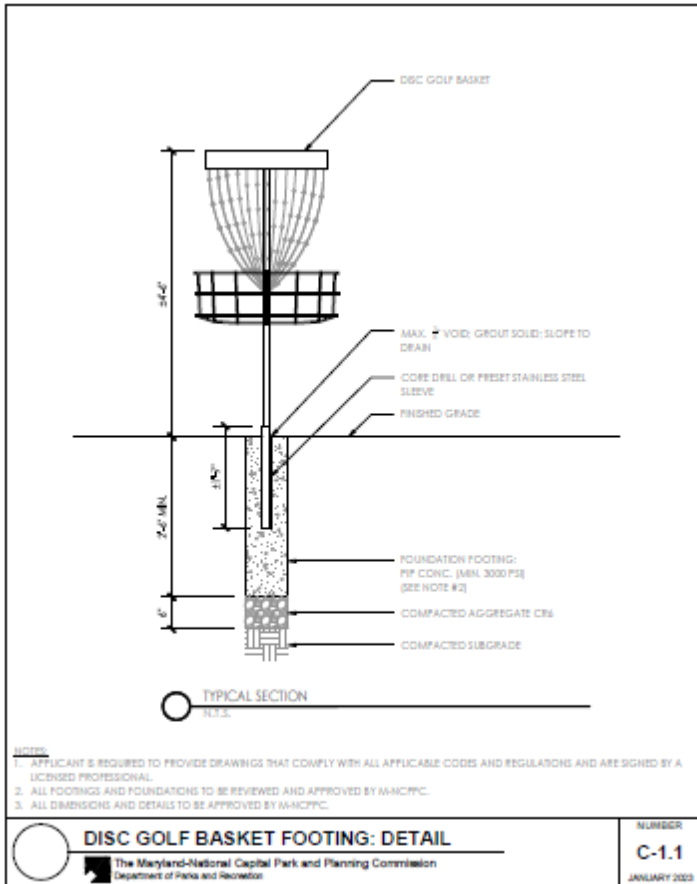
- Accessible pathways that comply with ADA regulations should connect the dog park to parking areas and any existing public sidewalks if possible.
- A concrete, asphalt, or poured-in-place rubber pathway that forms a loop or multiple loops within a dog park provides enhanced accessibility and allows owners to interact with and monitor their dogs more closely. It also adds additional interest to the park.
- Pathways and walking loops should be provided if there is sufficient space and funding.
- A portion of open play areas in both large dog and small dog parks must be ADA accessible.

## Signs (LOS 1,2,3)

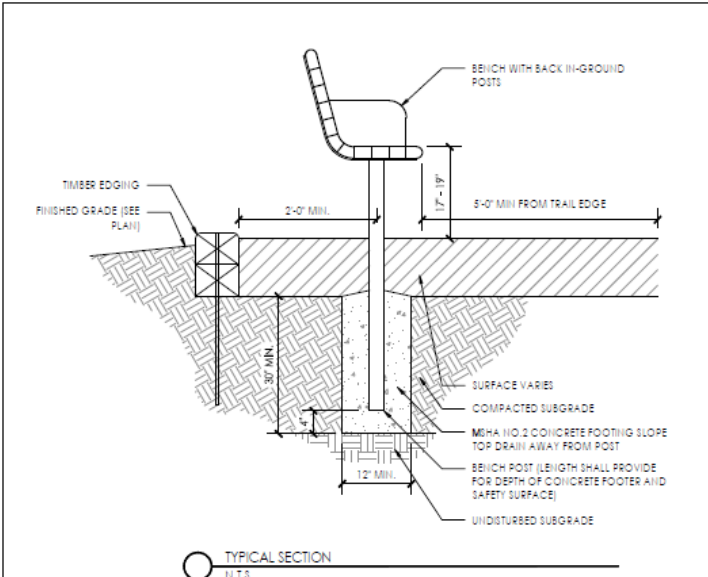
Provide signs that specify park hours and rules with clear and consistent language. Display in a highly visible area.

# Design Guidelines for Common Park Features

TRAILS	ATHLETIC FACILITIES	PLAY AREAS	NATURAL RESOURCE AREAS	URBAN SPACES	PET FACILITIES	OTHER SITE ELEMENTS
SHARED USE PATHS	RECTANGULAR	STRUCTURED & UNSTRUCTURED	NATURAL AREAS	PLAZAS	DOG PARKS	SHELTERS
LOOPS	DIAMOND	SKATE PARK	DINING & SITTING AREAS			RESTROOMS
PAVED	FISHING DOCK	DISC GOLF	GARDENS	OPEN SPACES		BRIDGES
NATURAL SURFACE	SAND OR GRASS	HARD SURFACE COURTS	BOAT LAUNCH			FURNITURE



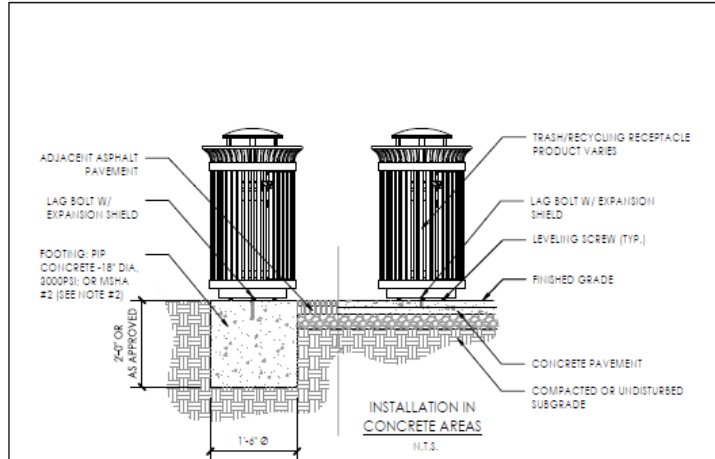




- NOTES:**
1. APPLICANT IS REQUIRED TO PROVIDE DRAWINGS THAT COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS AND ARE SIGNED BY A LICENSED PROFESSIONAL.
  2. BENCH PRODUCT VARIES.
  3. SEE PLANS FOR INSTALLATION CONDITIONS.
  4. MANUFACTURERS MUST BE REVIEWED AND APPROVED BY M-N-C-P-P-C.
  5. CRITERIA FOR BENCH
    - 5.1. COMMERCIAL GRADE & TAMPER-RESISTANT MINIMUM 6' LENGTH
    - 5.2. MINIMUM 6" LENGTH
    - 5.3. SEAT HEIGHT 17"-19" ABOVE GROUND
    - 5.4. ALL METAL BENCH COMPONENTS TO BE POWDER COAT FINISH.
    - 5.5. INSTALL BENCH W/IN 3" SR OF LEVEL. SHIM UNDER LEGS W/ COIL HEATED STAINLESS STEEL WASHERS AS REQ'D. SEAL W/ EXPANSION JOINT SEALANT.
  6. ALL HARDWARE TO BE GALVANIZED OR STAINLESS STEEL. PAINT TO MATCH LEG.
  7. PROVIDE (1) ANCHOR & WASHER PER ANCHOR HOLE. AS REQUIRED BY BENCH MFR; DROP-IN ANCHOR OR SLEEVE ANCHOR W/ ACORIN HUT.

**BENCH: DETAIL**  
The Maryland-National Capital Park and Planning Commission  
Department of Parks and Recreation

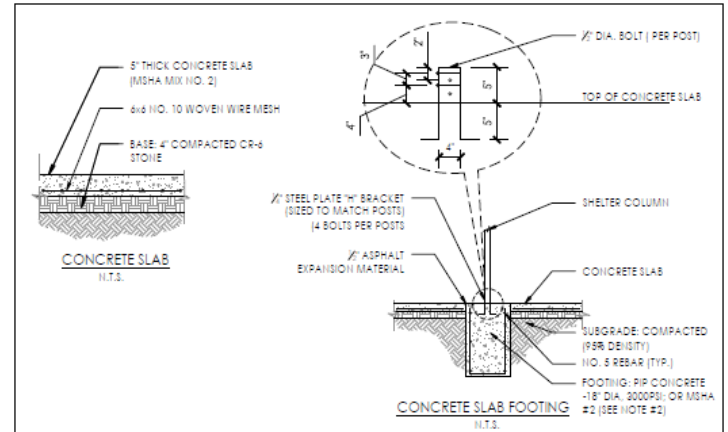
NUMBER  
**G-1.1**  
JANUARY 2023



- NOTES:**
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  2. ALL FOOTINGS AND FOUNDATIONS TO BE REVIEWED AND APPROVED BY M-N-C-P-P-C.
  3. SEE PLANS FOR INSTALLATION CONDITIONS.
  4. SEE APPROPRIATE DETAILS FOR CONCRETE PAVING AND/OR ASPHALT PAVING.
  5. CRITERIA FOR TRASH AND RECYCLING RECEPTACLES
    - 5.1. COMMERCIAL GRADE & TAMPER-RESISTANT
    - 5.2. SIDE-OPENING
    - 5.3. 35-42 GAL
    - 5.4. ALL METAL COMPONENTS TO BE POWDER COAT FINISH.

**TRASH RECEPTAL LAYOUT: DETAIL**  
The Maryland-National Capital Park and Planning Commission  
Department of Parks and Recreation

NUMBER  
**G-2.1**  
JANUARY 2023



- NOTES:**
1. APPLICANT IS REQUIRED TO PROVIDE DRAWINGS THAT COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS AND ARE SIGNED BY A LICENSED PROFESSIONAL.
  2. ALL FOOTINGS AND FOUNDATIONS TO BE REVIEWED AND APPROVED BY M-N-C-P-P-C.
  3. CONCRETE FINISHED SURFACE TO BE BROOM FINISHED. SLAB SLOPED FOR POSITIVE DRAINAGE.

**PICNIC SHELTER, SLAB, AND FOOTING: DETAIL**  
The Maryland-National Capital Park and Planning Commission  
Department of Parks and Recreation

NUMBER  
**G-6.1**  
JANUARY 2023

# ADDITIONAL RESOURCES

## RFA'S & SURETY BONDS

**APPENDIX D. PROJECT FORMS**

1 Sample Form D-7: Surety Bond (For Right of Entry Agreement With DFR)

2

3 Bond No.:

4 (Must be submitted on Surety's letterhead)

5

6 KNOW ALL PERSONS BY THESE PRESENTS that on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

7 (name and business address of Developer), as Principal (hereinafter called the "Developer"),

8 and (name, business address of bonding company), as Surety (hereinafter the "Surety"), are

9 held and firmly bound under this obligation unto The Maryland-National Capital Park and

10 Planning Commission, Department of Parks and Recreation, Attention: Park Planning &

11 Development Division, 6400 Knaworth Avenue, Riverdale, Maryland 20717 as Obligor,

12 hereinafter the "Commissioner"), in the amount of \_\_\_\_\_ Dollars

13 (\$\_\_\_\_\_). The Developer and Surety hereby obligate and bind themselves, their heirs,

14 executors, administrators, successors and assigns, jointly and severally, for payment of said sum

15 as set forth below:

16

17 1. Right of Entry Agreement. The Developer has entered into a Right of Entry Agreement,

18 (hereinafter "REA"), with the Commission dated \_\_\_\_\_, which allows the Developer

19 the right to enter Commission-owned property specifically identified therein for the sole

20 purpose(s) outlined therein. Said REA allows work to be performed by the Developer in

21 cooperation with the \_\_\_\_\_ subdivisions and is accompanied herein by

22 reference and made a part hereof.

23

24 2. Term. The condition of this obligation is such that, if the Developer shall promptly

25 perform in all respects the terms and conditions of the REA, which shall be approved and

26 accepted by the Commission, this obligation shall become null and void, otherwise it shall

27 remain in full force and effect.

28

29 3. Waiver. The Surety hereby waives notice of any modification of the REA, or extension of

30 time for same, granted by the Commission to the Developer.

31

32 4. Default. Upon default under the REA by the Developer and notice to the Surety, the

33 Surety shall promptly remedy the default within 30 days or pay to the Commission the

34 amount bonded under this obligation.

35

36 5. Default Remedy. To remedy any default of the Developer, the Surety shall either pay the

37 Commission the amount bonded under this obligation, or fulfill the terms and conditions of

38 the REA.

39

40 6. Indemnification. The Commission shall not incur any liability or responsibility for the

41 construction or completion of any work specified in said REA, and the Surety and

42 Developer shall sure and hold harmless the Commission from and against all actions,

43 liability, claim, suit, damage, tort or expense of any kind incurred due to the failure of

44 the Developer, his/her successors or assigns to comply with the requirements of the REA

45 or any authorized modifications thereto, or due to the negligence of the Developer, his/her

46 employees or agents.

47

48 7. Forum. This obligation shall be enforced in a court of competent jurisdiction in Prince

49 George's County, Maryland, in accordance with the terms of Maryland.

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## PLANT LISTS



F. PLANT LIST

## RECREATION FACILITY COSTS

**APPENDIX G. RECREATIONAL FACILITY COSTS**

The Maryland-National Capital Park and Planning Commission  
Department of Parks and Recreation

2022 RECREATIONAL FACILITY COSTS  
INCLUDES RECOMMENDED PRIVATE DEVELOPMENT AMOUNTS

RECREATIONAL FACILITY	ESTIMATED CONSTRUCTION COSTS	RECOMMENDED PRIVATE BOND AMOUNT
<b>1. STORM WATER MANAGEMENT</b>		
NATURALIZED BIoretENTION (500 SF)	\$7,000.00	\$8,100.00
STRUCTURED / URBAN BIoretENTION (500 SF)	\$17,500.00	\$22,750.00
SUBMERGED GRAVEL WETLAND	\$10.00/SF	\$13.00/SF
LANDSCAPE INFILTRATION	\$15.00/SF	\$18.50/SF
MICRO-BIoretENTION	\$16.00/SF	\$20.80/SF
BIoretENTION	\$18.00/SF	\$23.40/SF
RAIN GARDEN	\$16.00/SF	\$20.80/SF
SWALES	\$5.00/SF	\$6.50/SF
INFILTRATION TRENCH	\$22.00/SF	\$28.00/SF
INFILTRATION BERM	\$5.00/SF	\$6.50/SF
PERMEABLE PAVING	\$24.00/SF	\$31.20/SF
DRYWELL	\$10.00/SF	\$13.00/SF
REINFORCED TURF	\$10.00/SF	\$13.00/SF
LEVEL SPREADER	\$4.50/SF	\$5.65/SF
1" NON-GROUTED BASIN FILTERS, EA	\$125.0	\$162.5
RP-RAP (for outlet, 12" dia)	\$66.85/SY	\$86.95/SY
CONCRETE CULVERT (20' long, 24" dia)	\$5,016.2	\$6,521.1
<b>2. BUILDINGS</b>		
PREFABRICATED COMPOSTING TOILET (Romatic model 10120)	\$195,000.00	\$247,000.00
KIOSK (wooden structure, 8' x 8')	\$13,237.30	\$17,208.49
COMMUNITY CENTER, 20,000 SF OR LARGER (Bridle)	\$416.00/SF	\$540.80/SF

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# RECREATION FACILITY AGREEMENTS

D. PROJECT FORMS

APPENDIX

The Maryland-National Capital Park and Planning Commission  
Prince George's County Planning Department

14741 Governor Oden Bowie Drive  
Upper Marlboro, MD 20772

## Private Recreation Facilities Agreement [Subdivision Name]

**THIS AGREEMENT** made this [Leave Blank] day of [Leave Blank], 20 [Leave Blank] by and between The Maryland-National Capital Park and Planning Commission ("Commission"), a public body corporate, and \_\_\_\_\_ ("Developer"), with its principal office located at \_\_\_\_\_. The Commission and the Developer are collectively referred to in this Agreement as the "parties."

**WHEREAS**, the Commission is a public body corporate, created by the State of Maryland and authorized by Division II of the Land Use Article of the Annotated Code of Maryland, to maintain and operate a park system within the Metropolitan District; and

**WHEREAS**, the Commission has delegated authority over the operation of parks and recreation in Prince George's County to the Prince George's County Planning Board ("Planning Board"); and

**WHEREAS**, the Planning Board is charged by Division II of the Land Use Article, of the Annotated Code of Maryland with the authority to approve subdivision plats for recordation in the designated sections of the Maryland-Washington Regional District located in Prince George's County; and

**WHEREAS**, Section 24-135 of the Subdivision Regulations of the Prince George's County Code provides that, in conjunction with certain types of development, private recreation facilities which equal or exceed the requirements for mandatory dedication may be provided by a subdivision applicant to satisfy the mandatory dedication requirement of the Subdivision Regulations; and

**WHEREAS**, the Developer is the current owner of certain property that is the subject of [specify the application name and number of preliminary plat, SDP or SP], as shown on a subdivision plat entitled \_\_\_\_\_. The property being the same land conveyed by deed to, which is recorded in the Land Records of Prince George's County, Maryland, in Liber \_\_\_\_\_, folio \_\_\_\_\_, comprising approximately \_\_\_\_\_ acres of land, being in the \_\_\_\_\_ Election District, Prince George's County, Maryland; and

**WHEREAS**, the Developer has proposed to provide private recreation facilities to satisfy the requirements of mandatory dedication; and

**WHEREAS**, the Commission has accepted the Developer's proposal.

**NOW, THEREFORE**, in consideration of the acceptance by the Commission of the Developer's offer to provide private recreation facilities in lieu of mandatory dedication, the mutual promises and obligations contained in this Agreement, and for other good and valuable consideration which is acknowledged by the parties, the parties agree to the following provisions:

- Recreation Facilities.** The Developer will construct private recreation facilities on that portion of the property being subdivided in compliance with approved plan [specify applicable plan name and number] and this Agreement.

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# RECREATION FACILITY COSTS

G. RECREATIONAL FACILITY COSTS

APPENDIX

The Maryland-National Capital Park and Planning Commission  
Department of Parks and Recreation

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<b>2. BUILDINGS</b>		
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KIOSK (wooden structure, 8' x 8')	\$13,237.30	\$17,208.49
COMMUNITY CENTER, 20,000 SF OR LARGER (finished)	\$415.00/SF	\$540.80/SF

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# PREFERREDD

# PLANT LISTS

# DEER RESISTANT

F. PLANT LIST

APPENDIX

**Table A: MNCPPC Preferred Plants**

Scientific Name	Common Name	Site Hydrology	Light Req.	Drought Tolerance	Salt Tolerance	Deer Tolerance
<i>Tree</i>						
Magnolia virginiana 'Green Mile'	Sweetbay Magnolia	Wet to medium wet	Full sun to part sun		Yes	High
Magnolia virginiana 'Jim Wilson'	Sweetbay Magnolia	Wet to medium wet	Full sun to part sun		Yes	High
Platanus occidentalis	American Sycamore	Wet to medium wet	Full sun to part sun			
Quercus bicolor	Swamp White Oak	Wet to medium wet	Full sun to part sun			
Quercus phellos	Willow Oak	medium wet				
Acer rubrum	Red maple	Wet to medium wet	Full sun to part sun	Yes	No	Susceptible as a sapling, resistant once established
Acer rubrum 'October Glory'	October Glory maple	Wet to medium wet	Full sun	Yes	No	sapling, resistant once established
Quercus phellos	Willow Oak	Average				
Quercus alba	White Oak, Stave Oak	Average				
Quercus coccinea	Scarlet oak	Average				
Quercus falcata	Southern Red Oak	Average				
Quercus michauxii	Swamp chestnut oak, cow oak	Average				
Quercus nigra	Water oak	Average				
Quercus palustris	Pin oak	Average				
Quercus prinus	Chestnut Oak, Rock Oak	Average				
Quercus velutina	Black oak, quercitron oak	Average				
Carya alba	Mockernut Hickory	Average	Part sun to shade			
Carya glabra	Pignut Hickory	Average	Full sun to part sun			
Quercus velutina	Black oak	to dry	Full sun	Yes		
Quercus alba	White Oak, Stave Oak	Medium dry to dry				



F. PLANT LIST

F. PLANT LIST

APPENDIX

**TABLE C: DEER RESISTANT PLANTS**

Scientific Name	Common Name	Comments
<i>Shade Trees</i>		
Acer sacharinum	Silver Maple	
Diospyros virginiana	Persimmon	
Fagus sylvatica	European Beech	
Fraxinus pennsylvanica	Green Ash	
Gleditsia triacanthos	Honey Locust	Thornless varieties
Liquidambar styraciflua	Sweetgum	
Sassafras albidum	Sassafras	
<i>Evergreen Trees</i>		
Chamaecyparis pisifera	Japanese Falsecypress	
Cryptomeria japonica	Japanese Cryptomeria	
Ilex aquifolium cultivars	English Holly	
Ilex aquipernyi 'Dragon Lady'	Holly	
Ilex aquipernyi 'San Jose'	Holly	
Ilex opaca	American Holly	
Juniperus virginiana	Eastern Redcedar	
Osmanthus heterophyllus	False Holly	
Picea abies	Norway Spruce	
Picea glauca	White Spruce	
Picea pungens	Colorado Spruce	
Pinus spp.	Pine	
Pinus mugo	Mugo Pine	
Pinus sylvestris	Scotch Pine	
Pseudotsuga menziesii	Douglas Fir	
Thuja occidentalis 'Green Giant'	American Arborvitae	
<i>Ornamental Trees</i>		
Acer palmatum	Japanese Maple	
Amelanchier spp.	Serviceberry	
Cornus florida	Flowering Dogwood	
Cornus kousa	Kousa Dogwood	
Cotinus coggygria	Smoketree	
Crataegus spp.	Hawthorn	
Hibiscus syriacus	Rose of Sharon	
Lagerstroemia indica	Crape Myrtle	
Prunus serrulata	Japanese Flowering Cherry	
Pyrus communis	Common Pear	

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# Thank you

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Land Acquisition, Development Review and Environmental Stewardship