

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.





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.

Creating Parks

PLANNING DOCUMENTS

- Prince George's Plan 2035
- Formula 2040 Functional Master Plan
- Land Preservation, Parks and Recreation Plan
- Area Master Plans

ZONING, SUBDIVISION REGULATIONS, LANDSCAPE PLAN

- 24-4600 Mandatory Parkland Dedication
- Recreational Facilities Agreement

CAPITAL IMPROVEMENT PROGRAM (CIP) & DEVELOPER CONTRIBUTIONS

- 6-year CIP budget provides funding for construction and renovation
- Developers dedicate land, provide public recreation facilities or pay a fee-in-lieu

PARKLAND CLASSIFICATION

1

COMMUNITY PARK

20-acres or larger.

Serves a local audience.

Accessible by walking or driving and includes parking spaces.

2

NEIGHBORHOOD PARK

Up to 20-acres.

Serves residents within ½ mile walking distance.

Offers family activities.

3

URBAN PARK

¼-acre up to 2 acres.

Located near an area with a high volume of pedestrian traffic.

Offers active and passive recreation.

4

GREENWAYS/LINEAR PARK

Narrow open spaces that link to other parks and natural areas.

5

REGIONAL PARKS

200 acres or larger

Offers diverse opportunities for recreational experiences and activities.

Development of Parks and Recreation Facilities

Crime Prevention Through Environmental Design (CPTED)

Multi Modal Site Design

Parking

Stormwater Management

Landscaping – Plant List

American with Disabilities Act (ADA)

Maintenance

Sustainability



Rollins Road Park

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

Design Guidelines for Common Park Features

SHARED USE PATHS AND TRAILS



ATHLETIC FACILITIES



Design Guidelines for Common Park Features

GAMES AND PLAY AREAS



NATURAL RESOURCE RECREATION



Design Guidelines for Common Park Features

PASSIVE RECREATION



DOG FACILITIES



CONSTRUCTION DETAILS

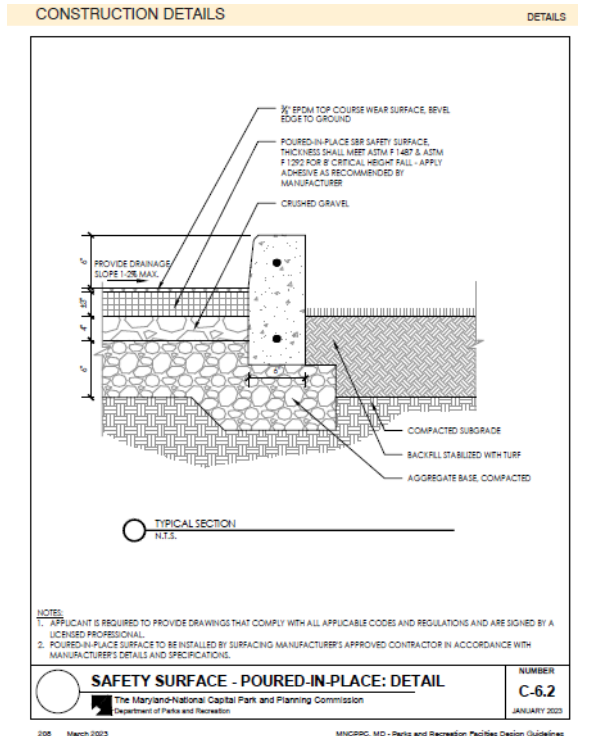
- SPORTS FIELDS COURTS & EQUIPMENT
- PLAY SURFACES & EQUIPMENT
- TRAILS
- PAVEMENT & EDGING
- FENCES & RAILINGS
- FURNISHINGS, SIGNAGE & EQUIPMENT
- DRAINAGE & STORMWATER MANAGEMENT



ACCESSIBLE SEAT



SWING ALONG SEAT



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, 6000 Keelworth 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, the 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 Commissioner dated _____, which allows the Developer
19	the right to enter Commissioner-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	conjunction with the _____ subdivisions and is accompanied herein by
22	reference and made a part hereof.
23	
24	2. Terms. The conditions 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 Commissioner, 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 Commissioner 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 Commissioner 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	Commissioner the amount bonded under this obligation, or fulfill the terms and conditions of
38	the REA.
39	
40	6. Indemnification. The Commissioner 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 Commissioner from and against all actions,
43	liability, claims, suits, damages, costs or expenses 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.

PLANT LISTS



F. PLANT LIST

RECREATION FACILITY COSTS

g. RECREATIONAL FACILITY COSTS		APPENDIX
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
1. STORM WATER MANAGEMENT		
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	\$18.00/SF	\$22.80/SF
BIoretENTION	\$18.00/SF	\$23.40/SF
RAIN GARDEN	\$18.00/SF	\$22.80/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	\$5.85/SF
18" NON-GROUTED BASINFILTERS, EA	\$125.0	\$162.5
RP-RAP (for outfall, 12"RA)	\$98.86/SY	\$98.86/SY
CONCRETE CULVERT (20'long, 24" dia)	\$5,018.2	\$6,521.1
2. BUILDINGS		
PREFABRICATED COMPOSTING TOILET (Rentec model 1012)	\$195,000.00	\$247,000.00
NSGK (wooden structure, 8' x 8')	\$13,237.30	\$17,208.49
COMMUNITY CENTER, 20,000 SF OR LARGER (Buildex)	\$419.00/SF	\$540.80/SF

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Thank you

PARK PLANNING AND ENVIRONMENTAL STEWARDSHIP

Land Acquisition, Development Review and Environmental Stewardship