

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



Rollins Road Park

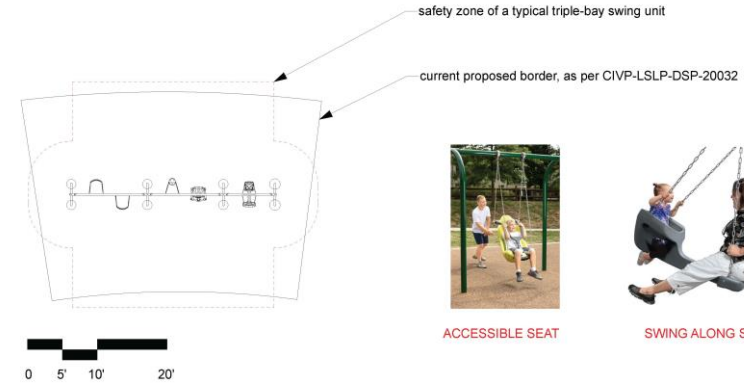


Primary Purpose

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

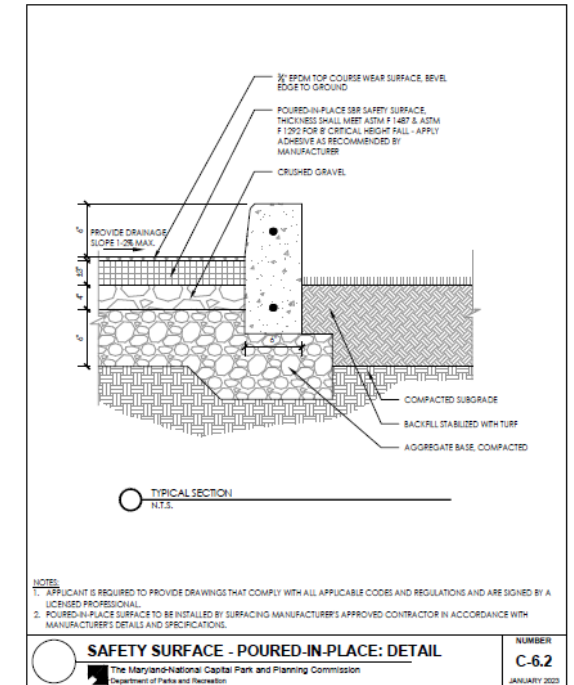


SWING ALONG SEAT



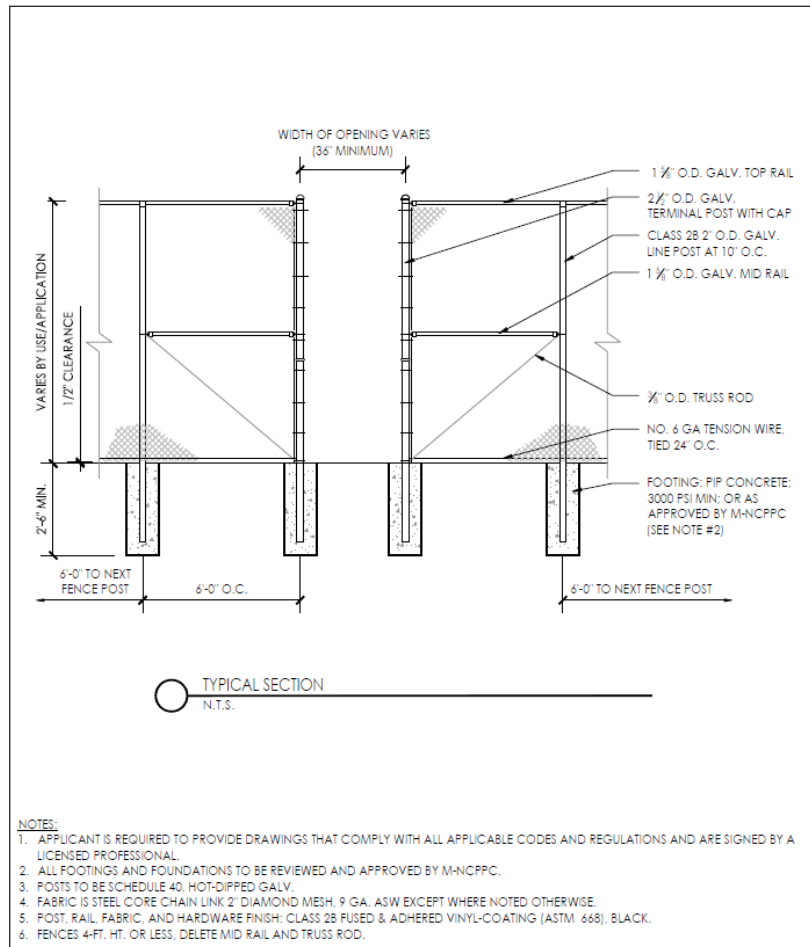
CONSTRUCTION DETAILS

DETAILS



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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)

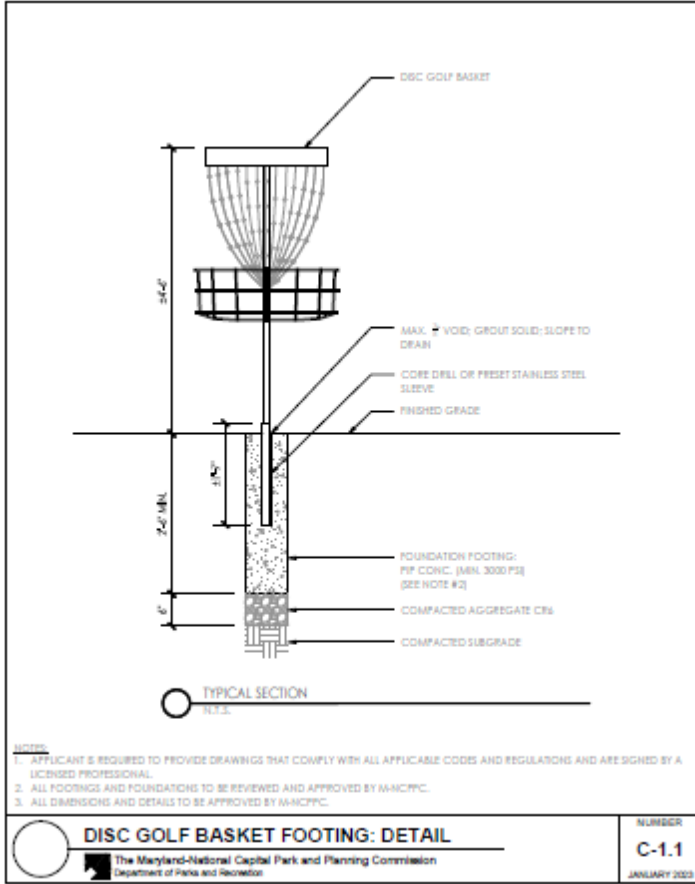
Provide signs that specify park hours and rules with clear and consistent language. Display in a highly visible area.

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

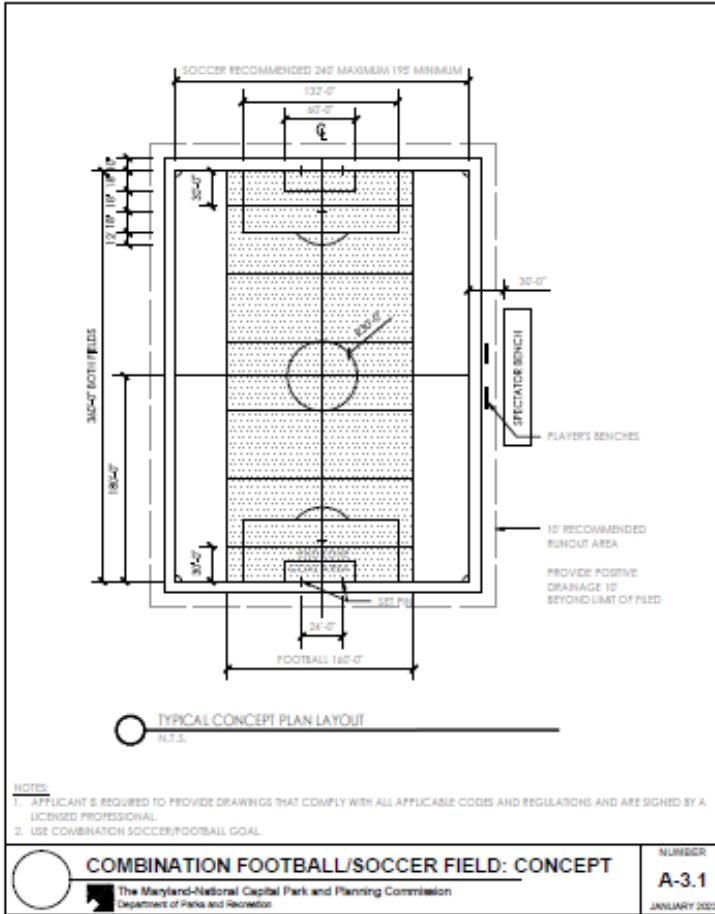
CONSTRUCTION DETAILS

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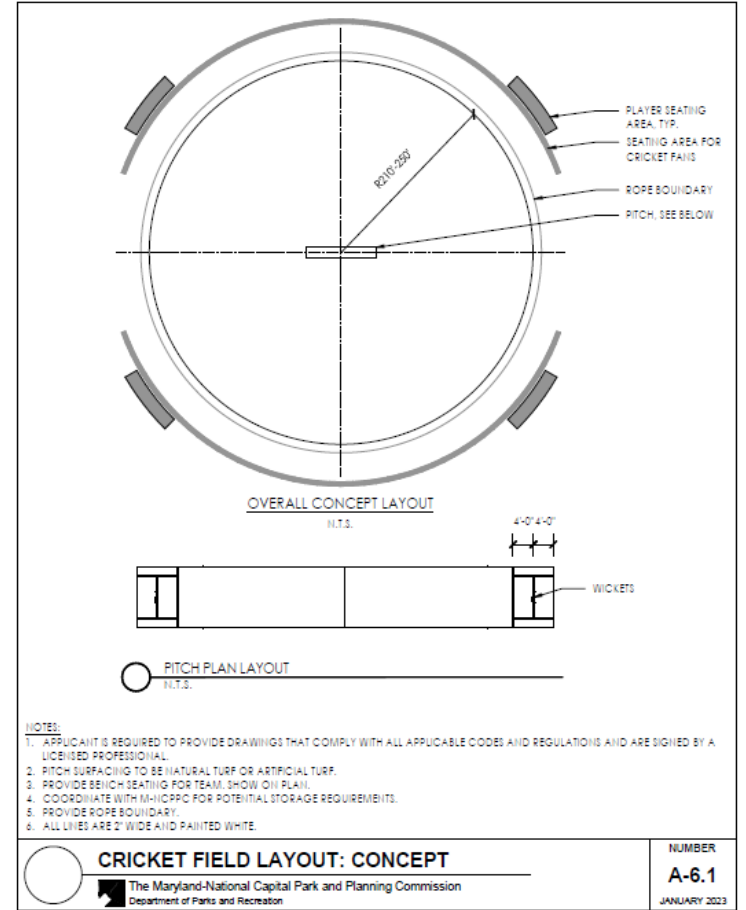
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CONSTRUCTION DETAILS



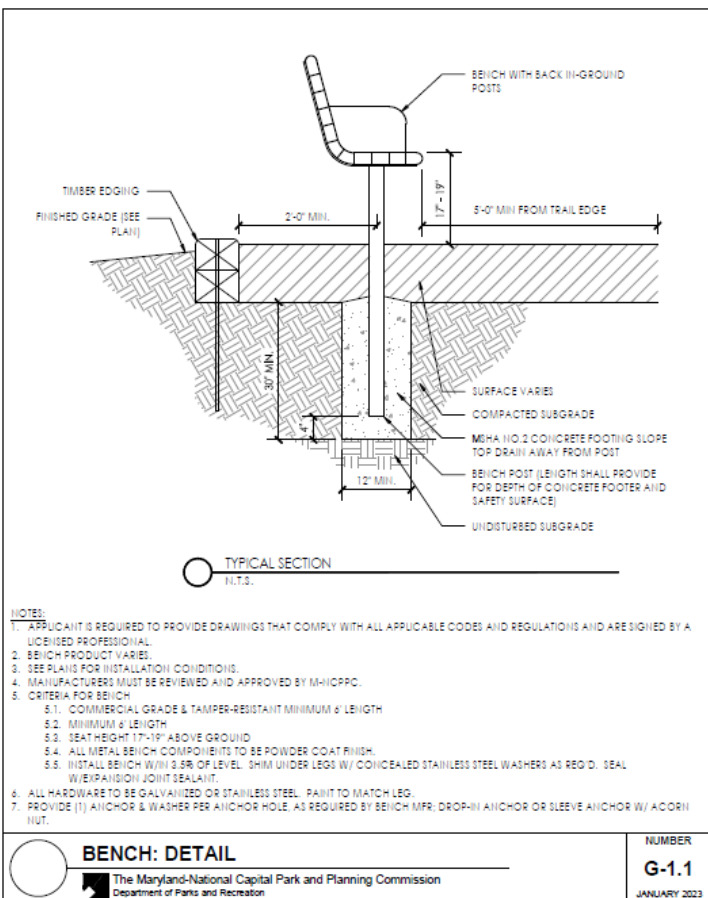
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CONSTRUCTION DETAILS

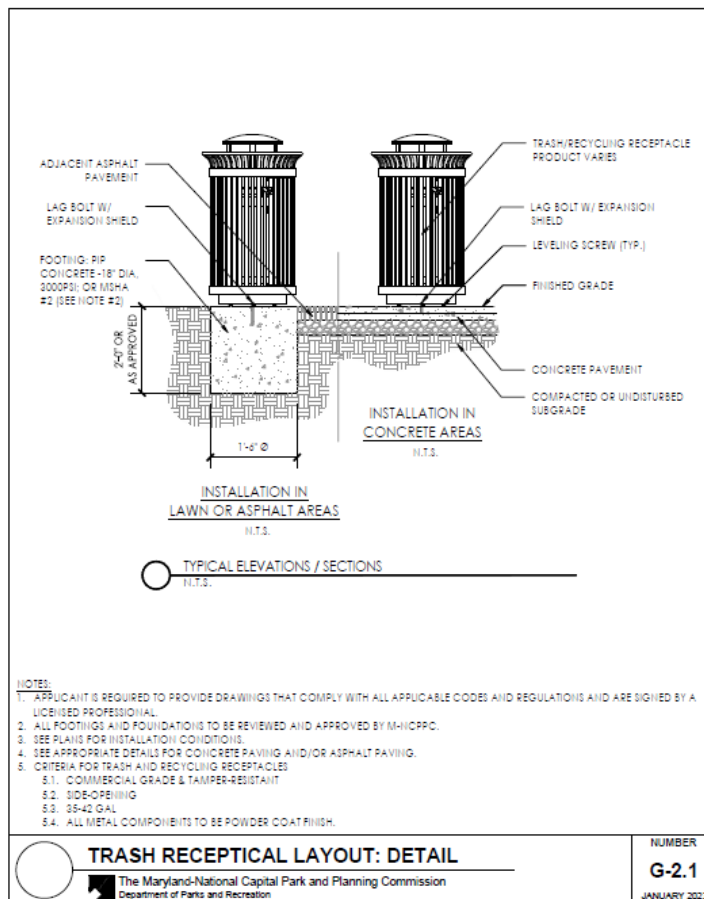


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CONSTRUCTION DETAILS

DETAILS

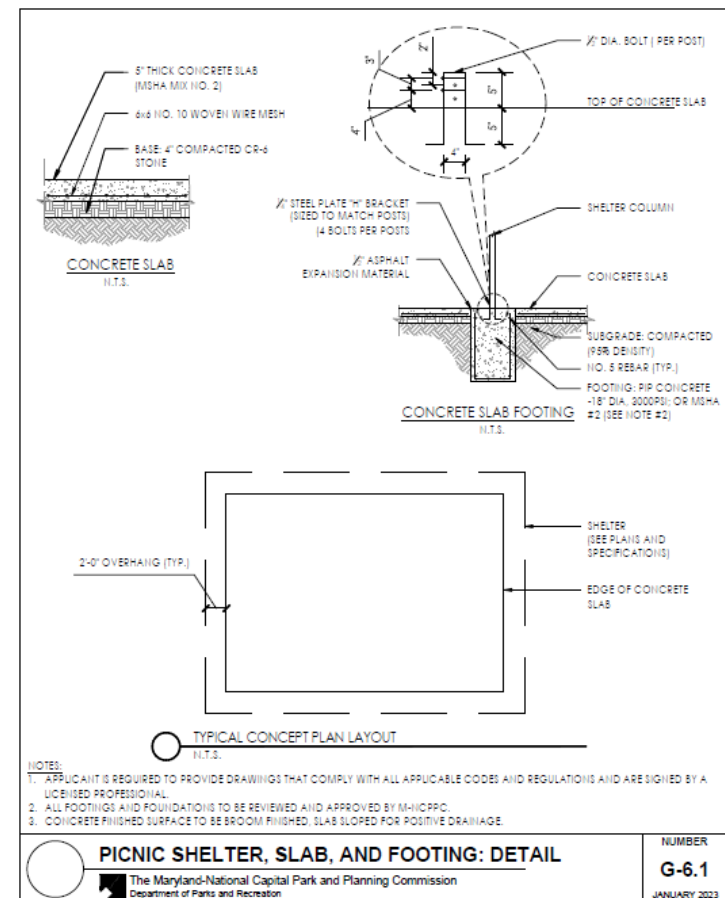


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CONSTRUCTION DETAILS

DETAILS



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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, 6600 Keelworth Avenue, Riverdale, Maryland 20712 as Obligor,

12 (hereinafter the "Commission"), 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 use 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 conjunction with the _____ sub-division and is incorporated herein by

22 reference and made a part hereof.

23

24 2. Terms. 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. Warrant. 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, 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.

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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 BIOTRETENTION (500 SF)	\$7,000.00	\$8,100.00	
STRUCTURED / URBAN BIOTRETENTION (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-BIOTRETENTION	\$15.00/SF	\$20.80/SF	
BIOTRETENTION	\$18.00/SF	\$23.40/SF	
RAIN GARDEN	\$15.00/SF	\$20.80/SF	
SWALES	\$5.00/SF	\$6.50/SF	
INFILTRATION TRENCH	\$22.00/SF	\$28.80/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 BASIN/FILTERS, EA	\$125.0	\$162.5	
RP-RAP (for outfall, 12" dia)	\$98.85/SY	\$98.85/SY	
CONCRETE CULVERT (20' long, 24" dia)	\$5,018.2	\$6,521.1	
2. BUILDINGS			
PREFABRICATED COMPOSTING TOILET (Romatic model 10120)	\$195,000.00	\$247,000.00	
HOSK (wooden structure, 8' x 8')	\$13,237.30	\$17,208.49	
COMMUNITY CENTER, 20,000 SF OR LARGER (Bridwell)	\$415.00/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 [Leave Blank] ("Developer"), with its principal office located at [Leave Blank]. 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 [Leave Blank]. 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 [Leave Blank], folio [Leave Blank], comprising approximately [Leave Blank] acres of land, being in the [Leave Blank] 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

2023 RECREATIONAL FACILITY COSTS
INCLUDES RECOMMENDED PRIVATE DEVELOPMENT AMOUNTS

RECREATIONAL FACILITY	ESTIMATED CONSTRUCTION COSTS	RECOMMENDED PRIVATE BOND AMOUNT
1. STORM WATER MANAGEMENT		
NATURALIZED BIOTENTION (500 SF)	\$7,000.00	\$9,100.00
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COMMUNITY CENTER, 20,000 SF OR LARGER (finished)	\$415.00/SF	\$540.80/SF

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PREFERREDD

PLANTLISTS

DEERRESISTANT

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 cocinea	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				

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F. PLANT LIST

F. PLANT LIST

APPENDIX

TABLE C: DEER RESISTANT PLANTS

Scientific Name	Common Name	Comments
<i>Shade Trees</i>		
Acer sachharinum	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 coggygia	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

PARK PLANNING AND ENVIRONMENTAL STEWARDSHIP

Land Acquisition, Development Review and Environmental Stewardship