Park Development Design Standards

1. General
   (a) All park elements shall comply with most current ADA, AASHTO for railings & walls) CPSA, City of Longmont approved materials lists and other industry guidelines.
   (b) All designs shall follow City Design Standards and Construction Specifications – most current update.
   (c) Variances from these standards must be requested specifically in writing. The attached form must be submitted with each design to confirm adherence to standards and list items requesting variance.

2. Playgrounds
   (a) No wood components without specific approval from Parks
   (b) No metal slide beds
   (c) No vinyl or other plastic coated chain
   (d) No tile-type resilient surface. Poured in place resilient, gravel or Fibar only.
   (e) All playgrounds to have concrete 12” min curb wall to hold resilient surface (except for poured in place). Curb wall height to be adequate to keep material from tracking or blowing outside play area (adjust wall height or look at other means to contain material – approximately 8” above resilient surface needed).
   (f) All playgrounds to have a perforated pipe under drain with cleanouts located outside curbing (inside valve box for access). Fibar to include use of mats under all spinning or swinging equipment.
   (g) 4” post size minimum
   (h) Slashproof seats with cushion edges on swings
   (i) Cut sheets of all components and colors to be submitted to Parks for approval prior to bid. Where multiple models/specifications are listed on cut sheet, those installed must be clearly indicated.
   (j) At least one ADA transfer point (including accessible surfacing) is required.
   (k) Spring toys to be minimized—use C type spring, not coiled, only where Parks approves use.
(l) Digger toys to be minimized.
(m) Minimize steering wheels.
(n) Specify only reputable manufacturers and components not being phased out.
(o) All fall zone criteria to be met and plans or specifications to require a fall zone compliance letter from the installer prior to installing play curbing or at least prior to Substantial completion. Design curbing 2’ minimum beyond fall zone to ensure ‘as constructed’ compliance with requirement.
(p) When components require special factory tools for assembly/disassembly, those tools to be turned over to Parks for future maintenance use. Design to include this requirement in specifications or plan notes.
(q) Playground design encouraged to include the following due to popularity: spiral slides; Kompan spinners; swings (and especially those with higher top rail); climbing feature (walls) and water spray yards (if feasible and within budget).
(r) Keep trees and shrubs out of traffic zones around playgrounds to extent possible – eliminate or greatly minimize small shrub / tree rings within hardscape in these areas. Use railings or other means to discourage traffic through shrub beds.
(s) Place benches inside play curbing where possible but outside fall zones areas. Extensions on benches needed to install at correct elevation.
(t) Locate sand play areas (if any) away from rubber resilient surfacing. Locate fibar and sand areas away from water splash grounds.
(u) Water splash grounds to be designed to maximize access to components for ease of long term maintenance and safety. Straight sleeved runs of piping to nozzle locations required. Sauna tube cold joint pour around each nozzle. Manufacturer specified with highly durable products (in particular bollard activator buttons). Surfacing to mediate slip and fall issues – stained + sealed concrete not allowed. Use low flow gpm components / nozzles and use only where waste water can be picked up downstream for irrigation use elsewhere.

3. Shelters
(a) 9’ eave height
(b) Wrap fascia w/ metal to match roofing including drip edge. Metal pre-finished roofing system required. Eliminate raised lip or snow guards on shelters.
(c) Where shelters and restrooms (or other roofed buildings) occur on the same site – a common roofing type is to be used so color and configuration can be matched.

(d) Soffit to have gyp. board with plywood backing or approved durable substitute.

(e) Buildings to have steel columns or steel / masonry / stone combination where needed.

(f) Eliminate or greatly minimize exposed wood—only wood allowed is in ceiling area.

(g) Include GFI outlets with metal cover in one shelter per park unless otherwise directed. GFI outlets to be installed flush with column – receptacle must not project from column. See electrical for more detail.

(h) Concrete pad to extend 12" minimum beyond eave drip edge – no downspouts needed except where specifically needed (in Community Park sites only).

(i) Concrete footings for columns to be recessed below concrete pad so that the footing is concealed and pad flush and finished. Expansion joint around each column.

(j) Roof and masonry colors to be approved by Parks.

(k) No bird roosting points allowed—design truss / column tops to make sure no flat or slightly sloped elevated areas are proposed.

(l) No excessive ornate trim or decoration to eliminate long-term vandalism or maintenance concerns.

(m) Lighting is optional but generally not desired inside shelters. Where needed, consider use of adjacent pedestrian pole light that would light general area of shelter. See 10-D&E for City code related to lighting fixtures.

(n) Copulas or skylights encouraged for natural light.

(o) Smooth painted CMU desired (where applicable).

4. **Restrooms (and other buildings as noted by *)

(a) Green building products to be suggested where warranted. Cost and durability information to be provided for City review.

(b) Unisex design is allowed in most areas.

(c) *Masonry or stone structure required – no wood except in roof trusses.

(d) *Metal pre-finished roofing system required with sturdy steel downspouts where needed over public walkways. In high traffic use (all-season such as community parks) areas – downspouts to extend below concrete
flatwork and be piped into storm drainage system. Use snow guards only over access doors – eliminate raised lip at soffit line otherwise.

(e) *Wrap fascia w/ metal roofing including drip edge.

(f) *Enclose plumbing in adjacent chase plumbing room—no visible pipes or valving is allowed in public access areas. Chase room to include floor drain and sufficient space to include one or two small shelves for material storage (toilet paper and cleaning supplies) plus mop and broom holders – to be installed with original construction. Public access spaces (restrooms) to have floor drain to facilitate cleaning.

(g) *Sanitary service should be cast iron inside the building and to the clean-out outside the building.

(h) *9’ ceiling height minimum is required.

(i) *Cement board with plywood backing to drywall is required in all publicly accessible rooms. This includes both ceilings and walls and exterior soffit.

(j) Both men’s and women’s areas are to include masonry changing table with high quality sealant.

(k) No mirrors or soap dispensers are to be used in public restrooms.

(l) No paper towel dispensers or trash cans—use semi-recessed electric dryer (see Electric standards below). Locate trashcan on exterior of restroom near doors.

(m) Stalls (where needed) to have sturdy metal partitions where applicable — boilerplate or equal weight. Attach to both floor and ceiling.

(n) Natural light is strongly encouraged. Skylight (non-opening) or solid glass blocks are options.

(n) * All exterior public access doors to include an electro-magnetic door lock – see Electric information. Also to include privacy dead bolt (slider lock on interior door face).

• All locks to be ‘Access System’ with removable cores. Key schedule to include master for all locks in park or building with additional keying as determined by Parks and Forestry maintenance staff. Contractor is to obtain permanent cores – City will provide key coding and city key-way from contractor provided door schedule.

(o) *Painted interior walls and sealed concrete floor is standard. Paint/stain colors, ID numbers and sources to be submitted to Parks for approval. Interior spaces to be painted with epoxy based paint.

(p) *Sealed masonry block (if color integrated) or smooth painted CMU is standard for exterior. Smooth painted CMU is preferred.

(q) *Exterior wall mount drinking fountain—Murdock model M-33 (ADA wall mount with galvanized drain pan) is standard. Pedestal mount allowable
is Murdock model M-43. Color to be brown or other color as selected by Parks.

(r) All restroom plumbing fixtures to be white vitreous china. Top spud to be plumbed to route valve behind wall with all mechanisms concealed.

(s) Toilet fixtures to be American Standard Elongated water saver Madera toilet (floor mount) model 3043.102 with plastic seat and no seat cover. Valves to be Sloan Regal or Zurn equivalent. Model number to be appropriate to specific installation. All valves to be equipped with Sloan B73A handle, ADA compliant with less than 5# actuating pressure or Zurn equivalent.

(t) Urinal fixtures to be American Standard Allbrook model 6541.132. Valves to be Sloan Regal or Zurn equivalent. Model number to be appropriate to specific installation. All valves to be equipped with B73A handle, ADA compliant with less than 5# actuating pressure or Zurn equivalent. Falcon Waterfree Urinal MAY be allowed.

(u) Grab bars to be Bobrick model B-6206 (36” or 42”), or approved equal.

(v) Toilet paper holder is to be Aslin, double roll, white, slow-rolling model TPD0200SR w/ friction sleeve.

(w) Sink fixtures to be American Standard Vitreous China Declyn wall hung model 0321.026. Faucets to be Moen model 8884 single push button, slow closing faucet without waste control for single inlet. Delta model 501WFHGMHDF, chrome single lever for dual inlet. Escutcheon plate model 99457. With grid drain, use braided stainless steel water supply lines with stop, 1-1/4” cast brass offset tailpiece and P-trap, Truebro Model 103 ADA protective pipe cover kit. Cold water only is typical.

(x) *Hard wired heating system required in chase way to maintain ambient temperature above 40 degrees F but not greater than 49 degrees F.

(y) *Any venting between restroom and chase to be secured and screened to prevent sight into restroom.

(z) *Commercial hose bib (1-1/2” size) to be provided outside stadium seating and concessions and restroom areas for maintenance use in Community parks, 3/4” size to be provided outside restrooms in Neighborhood parks.

(aa) Jug filler to be included on exterior of restrooms and to include floor drain below. MDF is suggested manufacturer.

(bb) * Exterior (staff only) access doors to be protected using a lock guard. Model LG-1 with specified finish & material to match building / door. Robert Brooke & Associates (supplier) – PO Box 2010, Birmingham, MI 48012-2010 1-800-642-2403.

(cc) *All access doors to be steel with continuous laser welded seam.

(dd) Slope slab surround away from structure to eliminate water ponding / ice. Locate public access door towards street or parking lot for enhanced
surveillance / public safety and towards the south where possible to minimize ice.

(ee) *Water supply curb stop to be installed directly outside restroom or other visible location. Provision for winterization of plumbing systems via nipple for compressor is required.

(ff) Parks over 10 acres in size to include space within chase room sufficient for storage of easy-go cart in addition to equipment. Durable roll down door to be used in these areas. Where cart storage is provided – include adjacent wash area with nearby hose bib and concrete pad.

(gg) **Vines and/ or shrubs to be planted on exterior of buildings to prevent vandalism.**

5. **Dumpsters**

   (a) Enclosures to provide for dumpster dimensions—check with Sanitation Division for current dimensions.

   (b) Dumpster interior slab to include bumper stops for wheels.

   (c) Dumpster location to provide for accessibility of trash trucks but discourage illegal dumping. Screening or even roofing is appropriate.

   (d) Dumpster slab to have 5% maximum graded apron at accessible side.

   (e) Solid, locking gate required.

   (f) Dumpsters required only as part of community park design – not for neighborhood or district park sites.

   (g) Locate port-a-john enclosure with access for servicing in areas designated as high use areas by Parks.

6. **Concrete walks / pads**

   (a) ADA grade of 5% maximum is to be used in all cases except in SOME District park areas where new ADA standards (moderate rating) may be allowed.

   (b) All paths to be 8’ minimum width for maintenance access – some areas may need to be 10’ width or greater. Paths with Jet truck access to be 10’ min.

   (c) Cross slope to be +/- 2% for all concrete including pads.

   (d) Control joints to be at frequent enough intervals to eliminate or greatly minimize cracking. Joints required at corners of structures.

   (e) Concrete to be used for all picnic table pads. Pad to match adjacent path surfacing material for benches and trash cans.

   (f) Trash can location to be designed nearby, but no closer than 15’ to table or bench pads.
(g) Concrete mow band to be installed under all fencing except where adjacent surface is crusher fines – where crusher fines mow band can be used.

7. Railings & Fencing

(a) Steel safety railing to be provided where drop exceeds 18". Paint to match adjacent structures (TBD). Openings spacing to not exceed AASHTO standards.

(b) Chain link fencing standard is 9 gauge galvanized including bottom rail at 8' height in most areas.

(c) Gate hardware to be standard heavy duty U latch with ability to padlock.

(d) Post and wire fence – where appropriate – to use 7 strands high tensile smooth wire stapled to pressure treated wood posts including wire spacers.

(e) Dog park fencing to use post and rail with wire mesh on inside – see Parks detail. Use heavy gauge LONG staples or screws with oversized washers to attach fabric to posts and rails and gates. Gates to include steel kick plate over mesh at bottom of gate (both sides) and heavy-duty U latch. Gates to be standard stock livestock gates (pedestrian gate + 10' minimum maintenance access gate). Dog parks to include pedestrian / dog entry with 2 gates and vestibule space with concrete surfacing. Concrete vestibule to be sloped for storm drainage and to allow full gate swing.

(f) Stain fence posts and rails gray (Gray Birch Sherwin Williams stain color) to match park signs where applicable.

8. Site furnishings

(a) Plastic coated, expanded steel furnishings are standard.

(b) Black color support frame is standard. Color of expanded steel coating to be decided by Parks staff based on individual site needs.

(c) Use surface mount where possible on concrete pad, in-ground mount for use within crusher fines areas. Concrete pad to be installed below all picnic tables.

(d) Trash receptacles to include black steel domed top lid for trash (any manufacturer except Wabash), flat lid for recyclables (if used). City to provide recycling logo if used. Lid to be attached to receptacle by chain. Use Webcoat T-32 trash receptacles unless approved by Parks for alternate. Plastic coated, expanded steel trash receptacles to have 30 gallon galvanized standard trash cans without lids as liners. No plastic liners accepted.
(e) Trash cans to be located 15'+/- away from benches where along trails, and outside shelters to minimize odor. Location of trash cans, bbq grills etc to be placed outside shelters to extent needed to eliminate climbing onto shelter roofs.

(f) Metal cigarette receptacle to be used outside main entry to buildings (not restrooms) and other areas as deemed appropriate. Use Penn ash tower #PN5 powder coated black or Pilot Rock Smoker’s stack powder coated black #SS/P/CY-1.

(g) Use Webcoat B6WBSM benches unless approved by Parks for alternate.

(h) Use Cycle-safe, U/2 bike racks unless approved by Parks for alternate. Black paint or galvanized.

(i) Picnic tables to be pad mounted using table hold-down kit - Manufacturer: Playworld Systems, Model: ZZXX1409.

(j) Include benches inside play ground curbing as needed in play ground areas (include extension on supports or pad mount outside fall zones. Include benches or picnic table plus concrete pad (per Parks direction) in dog parks.

9. Irrigation

(a) Pump systems to be designed to allow for limited watering window per Parks direction —provide ample pressure and flow.

(b) Pump systems to be single phase if possible and where economical with long term power use. Variable speed is desirable to accommodate drip zones and low water supply flexibility. Verify with Parks if single manufacturer is to be provided.

(a) Pumps to have self-flushing device for intake screen.

(b) Pump houses to be pre-stressed or masonry (if large), or metal strong box type enclosure (if small). Pump house to include easy go cart storage space where not available in restroom (for Parks over 10 acres in size). Durable roll down door to be used in these areas. Where cart storage is provided – include adjacent wash area with nearby hose bib and concrete pad.

(c) Raw water delivery to be used where possible. Potable backup system required for all raw water systems and shall be nearby fire hydrant to fill pond or w/ backflow to irrigation system. Locate fire hydrant to accommodate this need.

(d) Head-to-head coverage required for irrigated turf areas – native also to get head-to-head but zoned separately.

(e) All trees & shrubs in native areas (only) to get drip.
(f) Where sub-surface irrigation is provided – excavate entire area to 6” depth (no individual line trenching allowed), install pipe network and test in presence of Parks and Forestry staff, backfill with amended topsoil. Alternate is to triple rip soil and amend in area of subsurface irrigation-then trench in lines. Design to include provision in close proximity for quick coupler/ supplemental irrigation of subsurface area for establishment.

(g) City Design Standards and Construction specifications and approved materials list to be used in all cases.

(h) Where designated – include fertigation nozzle downstream of backflow for fertilizer hookup. Large park areas may require a location within the pump house for fertilizer tank.

10. **Mechanical / Electrical**

(a) Energy star appliances and other green building products to be suggested where warranted. Provide cost and durability information to Parks for review.

(b) GFI outlets in shelters to have metal non-locking covers. Outlets inside restrooms (if any) to have flat metal face plate screwed over outlet – no other face plate is needed. No plastic or aluminum covers allowed. Outlet receptacles to be flush mounted to shelter columns with box inset into column masonry. Shelter GFIs to have individual dedicated circuit to each outlet and connected to timer to activate only during open park hours. Shelter GFI outlets to have special plug (designated by Parks) to eliminate unauthorized use.

(c) Pedestrian free standing poles to have lens above bat reaching height (15’ +/-).

(d) All lighting to be fully shielded to meet City development code 15.05.140.

(e) Park lighting and exterior lights to be timer and photocell controlled.
   - Timers to be mechanical, pin-type systems.
   - Safety lighting circuit: exterior light at restroom entry doors and single light in parking lot to be wired separately for safety, other lights in parking are not considered part of safety circuit. Safety circuit lights are to be all night activated using photo cell only. Other lights to be set to go off completely after park closing via timer & photocell.

(f) Specify fixtures from standard list stocked (see Design standards for underpass lighting. Other lighting should match previous projects where possible to minimize stocking issues). Designer to check with manufacturer to make sure specified fixtures and equipment are not due
for discontinuation in foreseeable future. Specify only products that have replacement part availability to eliminate need to replace entire fixture.

(g) Electric hand dryer to be World Model RA-5.

(h) Electric door locks - electro-magnetic type. Also to include privacy thumb button. Assembly has three main parts including: 1) Door lock - MagForce 390+ high security lock by Locknetics (single doors), 392+ for double doors including mullion, or 391+ for split armature doors without mullion, 2) Locknetics Series 510 12/24 VDC power supply. Lock to include power door bypass - circuit breaker using a motion detector or mechanical circuit breaker to release door for egress while in lock mode, and 3) Tork #DG100 7-day electronic programmable clock with battery back-up and auto daylight savings adjustment timer. Assembly is to be specified along with any other necessary appurtenances. Lock to be connected to time clock and power supply including other appurtenances required for a complete and functional installation so that doors can be locked on a specific schedule. Include sign and thumb button noted above under Restrooms if using mechanical circuit breaker.

(i) Lighting in restrooms to be activated using a motion detector and timer to shut off after 5 minutes. Use higher wattage, low energy bulbs in restroom interior to obtain good light coverage. Specify fixtures with low cost / extended life / low energy use for bulb replacement.

(j) Fan in restrooms to be activated to turn on/ off with door timer for continuous run during hours open. Fan in pump houses to be of sufficient size to eliminate heat damage to pumps.

(k) Sports lighting to be “state of the art” in terms of light pollution cut-off features.

(l) Sports lighting to have ballast at accessible (ladder) height.

(m) Sports lighting to have main shut off controls accessible to sports groups via an exterior control box.

(n) Cut sheets (including model and part numbers) for all fixtures actually installed, to be provided to Parks during design for approval. Where multiple models/specifications are listed on cut sheet, those proposed for installation must be clearly indicated. No substitutions will be allowed without specific Parks approval during construction submittal process.

(o) System will be cold sequenced at the meter.

(p) Lighting to have lexan lens. Uplights to also include rock guard. Underpass lighting to include cage around fixture. All guards to be steel (not cast aluminum).

(q) Skate parks and other specific areas identified by Parks to include digital surveillance camera – (Parks to provide specific type) mounted to nearby pole (light pole or specifically installed pole for this purpose). Camera to be movable.
Underpasses with limited visibility to have warning strobe light per City of Longmont Design standards and Construction Specifications – also see Approved materials list.

See Restroom section for list of all mechanical / electrical Brand & model numbers.

See Section 3.m for shelter lighting provisions.

11. Signage

(a) A standard Park sign package is available and is to be used for all new parks. Park signs for are to be installed on wood posts stained gray (Gray Birch – Sherwin Williams stain color). Other signs are to be installed on post material as directed by Parks. Signs are to be placed on site per direction of Parks. Proximity to features (such as dog parks, or trash receptacles) is necessary in most cases. Vinyl signs are acceptable for most sign types except for Park ID sign (park name and address portion). Vinyl product to use is 3M #1160 graffiti Overlay Film. Sign post and steel backing plate (1/4" thick) to also be specified.

(b) Park Identification sign, per detail, is to be located at the entry to each new park. Site address to be included below park name. Paint metal and match green sign color to Pantone 5545C. White lettering on green background. Red logo accent to match Pantone 1807C. Posts to be metal except for district parks where posts may be wood if approved by Parks Development.

(c) Stop signs and standard handicap parking signs to be provided by City sign shop (out of project budgets). Drawings to show number and location of these signs – to be installed by City crews.

(d) Interpretive signs may be included in the project design as budget allows and subject matter warrants. Full color Izone or Folia type sign faces are required (other products MAY be allowed) with full steel backing plate, inset screws in back of sign face, and metal or wood post.
Park Name

Consultant

Consultant Signature

Date

This variance request and a copy of the above Design Standards list (marked up with notations as to exceptions) must be filled out completely and submitted with 50% CDs (or as otherwise requested by Parks Development).

Design Standards Certification Statement:

I ______________________________ certify that the above Parks Development Standards have been used in the design of this project. I certify that only the items notated on the list below for variance, do not comply with the above standards. All other items comply with the Parks Development Standards in all respects.

Variance Request and Justification

List all items by section number, letter and description and provide justification on why a variance is needed for this project. Attach additional sheets if needed.