

City of Longmont Park Development Design Standards

VERSION UPDATE 1/29/2026

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Appendix A: Park Development Designer Certification and Variance Request

1. General

1.1. Abbreviations

- AASHTO - American Association of State Highway and Transportation
- ADA – The Americans with Disabilities Act
- ADAAG – Americans with Disabilities Act Accessibility Guidelines
- ASTM – American Society for Testing and Materials
- CPSC – Consumer Product Safety Commission
- CPSI – Certified Playground Safety Inspectors
- CPTED - Crime Prevention through Environment Design
- GFI – Ground Fault Interrupters
- IPEMA - International Play Equipment Manufacture’s Association
- MUTCD – Manual on Uniform Traffic Control Devices
- NPSI – National Playground Safety Institute
- PIP - Poured-In-Place
- SCADA - Supervisory Control and Data Acquisition

1.2. Codes

1.2.1. All park elements and buildings shall comply with most current codes and regulations including but not limited to ADA, ASTM, AASHTO, CPSC, MUTCD, local and International Building Codes and other industry guidelines.

1.3. Standards

1.3.1. Adherence to specific City standards

- City of Longmont Public Improvement Design Standards and Construction Specifications, Including referenced Details and Approved Materials List
- City of Longmont Park Development Design Standards

1.3.2. Variances

- Confirmation of and variances to these standards must be requested specifically in writing. The form in Appendix A must be submitted with each design to confirm adherence to standards and list items requesting variance.

1.3.3. Product Approvals

- Cut sheets of all manufacturer equipment (components and colors) to be submitted to City PM for approval as part of the design process. Where multiple models/specifications are listed on a cut sheet, those proposed to be installed must be clearly indicated.

2. Playgrounds

2.1. General

2.1.1. Regulatory

- Safety Standards
 - IPEMA Product Certificates
 - Provide IPEMA product certificates where available.

- When IPEMA certification is not available, 3rd party inspection and certification to ensure that they meet ASTM and CPSC requirement is required.
 - Specify only IPEMA member manufacturers and components not being phased out.
- CPSC Compliance - All designs shall meet CPSC standards in effect at time of design.
- Accessibility - All designs shall meet ADAAG guidelines that are adopted at time of design.
- Installer Requirements
 - Playground equipment installers and play surfacing installers shall have a staff representative Certified Playground Safety Inspector (CPSI) by the National Playground Safety Institute (NPSI) with a minimum of 5 years' experience.
 - Provide current certifications with bid.
 - Installation shall meet manufacturers' specifications and all applicable codes and safety standards.
 - Fall Zone Clearance Compliance
 - The play equipment fall zone extents shall be staked during the construction phase to verify that fall zone compliance is met prior to installation of play equipment.
 - The inspection to be performed jointly with the Contractor's Certified Playground Safety Inspector (CPSI) and the City's CPSI, however the Contractor's CPSI is responsible for the certification.
 - A notarized letter shall be provided from the Contractor to the City documenting the inspection and certification.

2.1.2. Playground Design Deliverables

- Accessibility Plan Sheet that identifies:
 - ADA accessible route(s) including:
 - Route from the parking lot
 - Route to the playground
 - Route within the playground
 - Route to natural components
 - Label ADA compliant components:
 - Natural components
 - All components from all manufacturers
 - Site furniture
 - Sand play areas
 - Chart to be included on the plan sheet that identifies:
 - Total size of playground
 - Total number of components of each type (ground level, elevated)
 - Number of each type of component required to be compliant
 - Number of features that are ADA compliant in the design
 - Note: The playground design supplied by the playground equipment representative is not always sufficient to ensure compliance. If a Landscape Architecture firm is involved in the design, it's best to get these ADA plans and charts from the LA firm as opposed to the playground equipment representative.

- Playground plans must include 3-D and plan view drawings of the proposed area and list all component parts.

2.2. Playground Design – Playground designs shall have a diversity of play elements and serve all ages and abilities. Designs should consider the following developmental categories and experiences and incorporate as wide a variety as possible to maximize developmental opportunities and create exciting and inclusive play areas.

2.2.1. Play Elements

- Physical - Spinning, sliding, rocking, swinging, climbing, crawling, strengthening, balance, jumping, bouncing, walking, running, rolling.
- Sensory – Tactile, auditory, visual, interaction with natural features, cozy places.
- Social – Cooperative play, social interaction, dramatic & imaginative play, manipulative (loose parts, where appropriate).

2.2.2. Playground Equipment

- Restrictions
 - Wood components (except as approved by the City PM)
 - Metal Slide Beds
 - Vinyl or plastic-coated chain
 - Fiberglass-play elements
- Equipment that is encouraged
 - Swings
 - Durability
 - Slash proof seats with cushion edges.
 - Galvanized steel (as opposed to steel plated) lock hangers shall be used for swing hangers.
 - Top rails shall not have welded hangers.
 - Encouraged to use swings with higher top rail.
 - ADA/Adaptive swings with straps of any kind are not allowed.
 - Freestanding Components
 - Freestanding spinners
 - Spring toys
 - Use to be minimized.
 - Spring type: C type spring is required, do not use a coiled spring.
 - Digger toys to be minimized.
 - Steering wheels only with direct attachment to structure, not to a panel.
 - Panels: No gear driven panels without specific approval from City PM, panels to be durable and interactive.
 - Slides
 - Spiral slides
 - Tube slides
 - Embankment slides
 - Climbing features
 - 4" diameter post size minimum
 - Climbing walls
 - Boulders
 - Ropes
 - Nets
 - Sand Play

- Sand play areas are to be in self-contained areas.
 - Keep sand play areas away from Poured-In-Place resilient surfacing.
 - Locate sand play areas (and EWF surfacing areas) away from water splash grounds.
 - Zip Lines
 - No circular zip lines to be used.
 - Evaluation and approval by a City PM
 - Equipment that is not encouraged
 - No tetherball
 - No overhead track rides
 - Color
 - To be selected by City PM from manufacturer's standard color list, no custom colors
- 2.2.3. Playground Landscaping
- Keep shrubs out of traffic zones in and around playgrounds to the extent possible
 - Eliminate or greatly minimize small shrub beds.
 - Existing, healthy trees shall be incorporated into the design whenever possible. Consult City Forester to determine if existing trees shall remain, and how to protect trees during construction.
 - Use railings or other means to discourage traffic through shrub beds.
 - Trees shall be planted on the south and west sides of playground to provide shade.
- 2.2.4. Playground Site Amenities
- Fabric shade canopies
 - Only allowed with approval by City PM
 - Seating
 - Benches
 - Place benches outside play curbing on concrete pads with ADA access as needed.
 - Provide a variety of seating opportunities.
 - Locate benches to maximize opportunities for shade.
 - Freestanding surface mounted park benches preferred in concrete or crusher fines.
 - Boulders
 - Water (Splash Pads and Misting Systems)
 - Designed to maximize access to components for ease of long-term maintenance and safety.
 - Straight sleeved runs of piping to nozzle locations are required.
 - Utilize sonotubes and expansion joints around each nozzle to facilitate repair and provide accessibility for future maintenance.
 - Use City approved manufacturers for all components to achieve most durable solution (i.e.: bollard activator buttons).
 - Surfacing shall mitigate slip and fall issues.
 - Stained and sealed concrete is not allowed.
 - Use low flow components/nozzles and use only where wastewater can be intercepted downstream for irrigation use in a park site.
 - Locate away from sand and EWF play areas.
- 2.2.5. Playground Surfacing
- Safety/Accessibility

- Must comply with all applicable codes and safety standards. Areas not required to comply with accessibility regulations must be combined with accessibility compliant surfacing types to provide overall accessibility compliance for the playground.
 - Approved materials
 - Poured-in-place (PIP) Resilient Surfacing
 - P-I-P top course to incorporate 50% black into the color & shall have an aliphatic binder for all bright colors.
 - Playground structure anchoring must be accessible under poured-in-place surface.
 - Shall not be located near sand play areas.
 - Engineered Wood Fiber (EWF)
 - Shall include mats under all swinging equipment and at all slide exits.
 - Shall not be located near water splash grounds.
- 2.2.6. Playground Curb wall - All playgrounds to have a concrete curb wall to hold resilient surfacing.
- Curb wall height to be adequate to keep loose material from tracking or blowing outside play area. Shall be approximately 4" above resilient surface elevation as needed for loose materials.
- 2.2.7. Playground Drainage – All playgrounds with loose fill surfacing to have a perforated pipe underdrain wrapped with fabric and gravel with cleanouts. These are to be located outside curbing and inside a valve box for access. Drain to an outlet pipe or storm sewer is preferred. Sump pits are discouraged.

3. Buildings

3.1. General

3.1.1. Building Types

- Shelters
- Restrooms
- Port-a-john Enclosures
- Pump House

3.1.2. Sustainability – Sustainable building products to be suggested where warranted. Cost and durability information to be provided for City review and consideration as part of the project design.

3.1.3. Exterior Materials-all buildings, unless noted otherwise.

- Masonry – discuss surface texture options with City PM
 - Split- faced concrete unit masonry with integral color
 - Stone
 - Brick or glazed brick
- Steel
- Wood/Stucco
 - Wood and stucco are not acceptable materials for exterior building walls.
 - Minimize exposed wood in public areas except as specifically noted or obtain approval from City PM.
- Graffiti Coating
 - To be applied to building exterior only.
 - Product: World's Best Graffiti Coating

3.1.4. Roofing

- Pre-finished standing seam metal roofing system is standard with exposed tongue and groove substrate.
- Manufacturer: Berridge
- Color: Manufacturer standard colors.
- Clearance - 8'-0" minimum to bottom of eave/soffit.
 - Design to eliminate any structures or objects that can be climbed to access the roof within 10'-0" of the roof edge.
 - Avoid column base designs that could promote or assist climbing onto roof.
- Wrap fascia with pre-finished metal to match roofing color including drip edge.
- Bird Proofing – Exposed beams and tops of columns or architectural ornamentation to eliminate bird roosting areas.
- 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.
- Exposed wood shall be treated with a clear stain to preserve. Compatible graffiti sealer shall also be applied in addition to the wood stain. Refer to Graffiti Coating section in this standard.
- Downspouts/gutters
 - Are to be used only in high traffic, plaza areas like sports complexes, etc.
 - Most areas do not require downspouts/gutter systems.
 - Where needed in community parks, use Electrical Metal Conduit (EMC) piping painted to match roofing for gutters and downspouts where needed and include access for cleaning.
 - Downspouts to extend below concrete flatwork and be piped into storm drainage system.
- Snow Guards
 - Use snow guards only over access doors and to eliminate drainage onto high use walkways.
 - For most situations, sheet flow off the roof is acceptable with snow guards and /or roof extension over access points per roofing above.

3.2. Shelters

3.2.1.Components

- Column material – steel, stone or masonry columns (or, combination)
- Concrete Pad/Footings
 - Shall meet City of Longmont Public Improvement Design Standards and Construction Specifications and referenced Details and Approved Materials List.
 - Shelter pad to extend over concrete footing.
 - Concrete pad to extend 12" minimum beyond eave drip edge.
 - Drainage outside of shelter must sheet flow away from high use areas.
- Roofing – See Roofing section under Buildings/General in this Standard for requirements.
 - Exposed underside of roof to be sealed tongue and groove wood unless otherwise approved.
- Colors – always use standard colors

3.2.2.Electrical

- Power - Refer to section '[7. Electrical](#)' for requirements.
- Lighting – Refer to section '[7. Electrical](#)' for requirements.

3.2.3.Security Cameras – See Section '[7. Electrical/Security Cameras](#) for requirements.

3.3. Restrooms

3.3.1.Types:

- Neighborhood Parks: Single toilet gender neutral
- Community Parks: Multi-stall restrooms
- Prefabricated restrooms: Follows restroom standards as close as possible, consult design team for necessary deviations.
- Port-a-John Enclosures: Provide port-a-john enclosure and concrete pad with access for servicing for high use/year-round areas as directed by the City PM/Operations. One option is to provide a space directly outside the restrooms. Accommodate maintenance access for servicing.

3.3.2.Exterior Materials– See Exterior Materials section under ‘3. Buildings/General’ for requirements.

3.3.3.Roofing – See Roofing section under Buildings/General in this Standard for requirements.

3.3.4.Restroom Chase Space

- General:
 - Provide a secure chase where all pipes, valves, and controls are located.
 - Buildings in Community Parks may include a small maintenance area within the chase. Discuss with City PM to determine if technician cart, EZ-Go cart or similar equipment will be stored in chase.
 - Include double leaf metal doors if required for maintenance carts.
 - Include exterior concrete pad at chase door(s).
- Interior Finishes:
 - Ceilings
 - Painted cement board with plywood backing.
 - Walls
 - Paint: Commercial grade epoxy-based paint.
 - Color to be approved by City PM.
 - Flooring
 - Sealed concrete.
- Plumbing:
 - Include floor drain in chase.
 - Include hose bib inside chase.
 - Sanitary service is to be cast iron from inside the building to the clean-out outside the building.
 - Hot water is not to be provided in park restrooms.
 - Refer to Sections Mechanical and Electrical for additional requirements.
 - Top spud to be plumbed to route valve into chase room with all mechanisms concealed.
 - Water supply curb stop is to be installed directly outside restroom or in other visible locations. Provision for winterization of plumbing systems via nipple for compressor is required.
- Mechanical:
 - Chase rooms to be heated.

3.3.5.Public Restroom

- General:
- Interior Finishes:
 - Ceilings

- Painted cement board with plywood backing.
 - Walls
 - Glazed CMU required.
 - Paint: Commercial grade epoxy-based paint.
 - Graffiti coating is NOT to be used on interior walls.
 - Flooring
 - Epoxy quartz seamless integral poured in-place flooring with 6"-8" coving is required in all restrooms unless otherwise directed.
 - Colors to be approved by City PM.
- Plumbing:
 - General:
 - All restroom plumbing fixtures to be stainless steel.
 - Sink and toilet required. Urinal preferred on new restrooms or where space allows.
 - Water Closet:
 - Manufacturer/Model: Acorn Penal-Ware Model 1685 (stainless steel). Floor Mounted Blow-Out Jet Toilet. Floor outlet to be provided on new construction.
 - Toilet 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.
 - Water closet consumption to align with city code (14.04.500)
 - Urinal:
 - Manufacturer/Model: Acorn Penal-Ware Model 1702 (stainless steel)
 - 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.
 - Lavatory
 - Manufacturer/Model: Acorn Penal-Ware 1652 Series-18" Lavatory w/ Oval Bowl – ADA Compliant – Lav Filler Bubbler – w/ Lavatory Overflow. Manual levers only, no electronic hands-free.
 - (if applicable) Sink 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. No hot water to restroom.
 - Floor Drain – required in all restroom buildings unless otherwise directed.
 - Manufacturer/Model: Smith Mfg. CO. Floor Drain with Adjustable Strainer Head (or approved equal).
 - Wall Hydrant
 - Manufacturer/Model: Woodford Model B67 Cox Type Backflow Protected Freezeless Wall Hydrant, Lockable (or approved equal).
 - Commercial hose bib
 - Provide 1 ½" hose bib at stadium seating, concessions, restroom areas for maintenance use in community parks.
 - Provide ¾" hose bib outside restrooms in neighborhood parks and trail areas.
 - Manufacturer/Model
- Drinking Fountain
 - Wall-mounted

- Location: Exterior wall mount fountains at ADA heights including barrier railing mounted to restroom building exterior.
- Manufacturer/Model: Murdock model M-OBR4-GRD Recessed Bottle Filler with Sensor & Push Button and Two, Bi-Level Drinking Fountain on Arms (ADA wall mount with stainless drain pan) is standard.
- Include bottle/jug fillers as directed by City PM.
- Color to be selected by City PM.
- Pedestal-mounted
 - Location: Pedestal-mounted, freeze resistant fountains are allowed when a building is not onsite or as requested by the City PM.
 - Manufacturer/Model: Murdock model M-43. Color to be brown or other color as selected by Project Manager.
 - Include bottle/jug fillers and dog bowl fillers as directed by City PM. Jug fillers as requested by recreation at community parks.
 - Freestanding fountains to tie into sanitary sewer or where allowable, into detention/bio-filtration basins.
 - Color to be selected by City PM.
- Jug Fillers
 - Manufacturer: MDF Most Dependable Fountains, Inc.
- Drinking Fountain Barriers
 - Manufacturer/Model: BuyRailings.com-#1833 Drinking Fountain Barriers (stainless steel).

3.3.6. Accessories

- Hand dryer: Dyson Airblade HUO2 V Series Hand Dryer
- Grab bars: Bobrick model B-6806 or approved equal.
- Toilet paper dispenser: Aslin, double roll, white, slow-rolling model TPD0200SR w/ friction sleeve.
- Changing Tables – Custom
 - Pre-cast stained and sealed concrete counter attached to wall with steel angles.
 - Include grab bars per standard detail.
 - Dimension of changing counter to be based on standard wall mounted prefab baby changing table.
 - Locations: Required in all restrooms.
- Toilet Partitions (multi-stall restrooms only)
 - Designer to recommend partitions for multi-stall restrooms that are durable and vandal resistant. Restroom stalls are to be attached securely to both floor and ceiling.
 - Partition door locking hardware to be ADA compliant.
- Do not provide/install:
 - Mirrors
 - Soap Dispensers
 - Paper Towel Dispensers
 - Trash Cans inside restrooms (exterior application only)

3.3.7. Doors

- General:
 - Safety – public access doors to be oriented toward street or parking lot for enhanced surveillance and public safety (CPTED practice).

- If possible, do not orient door to face south so-as to minimize expansion / contraction.
- Doors to operate within tolerances and requirements established by ADA.
- All doors to open outward.
- All doors to be metal, 14 gauge with continuous laser welded seam.
- All doors to include a kick plate at bottom of door on the interior.
- All exterior doors to have a heavy duty continuous hinge.
- Contractor to provide construction cores with permanent cores provided by the City. Project manager to coordinate with Parks Operations at substantial completion.
- Discuss door locking during design. Identify which staff or public groups might need access. In general, doors that will be accessed by Recreation Services are to be keyed for their access. Doors that will be accessed by outside user groups to have keypad entry locks. This use is infrequent and is not typical.
- City of Longmont Best Hardware Representative: Tina Larson, tina.larson@dormakaba.com, phone: 717-479-6221.
- Exterior Door Hardware– Unisex Single User Restroom Door
 - Restroom door hardware by Best Door Hardware 40H Series Heavy Duty Mortise Lock – TDEU with PR Function.
 - Function: Fail Secure (locked when not powered). To be powered during operating hours via programmed 7-day time clock that's located in restroom chase. Hardware to have occupancy identifier and deadbolt for privacy function during open hours (when power is coming to hardware, door will be in unlocked position). During off-hours, the door will not receive power, so will be locked. Free egress will always occur.
 - Include privacy lock in door handle that allows locking when door is in closed position (only). Best Access system locks are to be used for exterior door locks and winter shut down, blank face plate on interior. Unisex single user restroom door: K (CS) function thumb turn deadbolt with concealed screws.
- Exterior Door Hardware–Multiple (multi-stall) Restroom Door
 - Best Door Hardware 40H Office [A] F04
- Exterior Door Hardware – Restroom Chase Staff Only
 - Provide double leaf doorway if used for maintenance carts.
 - Manufacturer/Model: Best Door Hardware lockset. 9K D function chassis storeroom lock.
 - Lock Guard
 - Staff doors to be protected using a lock guard.
 - Manufacturer/Model: Ives 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

3.3.8.Power - Refer to section Electrical for requirements.

3.3.9.Lighting - Refer to section Electrical for requirements.

3.3.10. Natural Light is required at all restrooms. Preferred means of natural light includes:

- Solar Tubes
- Other means of natural light to be approved by City PM, like bullet resistant glass block product.

- Eliminate ledges at glass block.
- 3.3.11. Mechanical (Heating / Ventilation)
 - Refer to Section Mechanical for additional requirements.
- 3.3.12. Landscaping
 - Building perimeter
 - Include a concrete path along perimeter of the building.
 - Planting beds along concrete paths to follow CPTED visibility guidelines. Architect to coordinate with landscape architect regarding planting areas.

3.4. Pump Houses

3.4.1. Design

- Building: Pre-stressed concrete buildings or Strongbox enclosure for booster pumps per Project manager direction.
 - Pump station should be designed to include all the equipment inside the building.
- Pumps:
 - Raw water delivery is to be used where feasible.
 - Potable backup system required for raw water systems.
 - Electrical:
 - Variable speed pumps with Variable Frequency Drives (VFD) are required.
 - Pumps to have self-flushing device for intake screen.
 - SCADA Control and Data system required.

3.4.2. Roofing – See Roofing section under Buildings/General in this Standard for requirements.

3.4.3. Mechanical (Ventilation)

- Refer to Section Mechanical' for additional requirements.

3.4.4. Irrigation

- Refer to Section Irrigation for additional requirements.

4. Irrigation

4.1. General

4.1.1. **Head-to-head coverage** required for all irrigated areas. Zone grass types (native/dry land vs. turf) separately. All trees & shrubs in native/dry land areas and shrub beds shall be on separate drip zones.

4.1.2. **Sub-surface irrigation** should be allowed with approval from PM and operations. Eco mat is a good option for highly programmed areas like amphitheaters.

- Where approved, excavate entire area to 6" depth (no individual line trenching allowed),
- Install pipe network and test in presence of City PM, backfill with amended topsoil.
- Design to include provision for supplemental irrigation using a quick coupler(s) near the subsurface irrigation zones for establishment purposes.

4.2. Pump Design

4.2.1. Fertigation: Provide fertigation systems for park areas or as directed by the City PM.

4.2.2. Tank to be near the pump house and sized to adequately fertilize the park.

4.2.3. Tank to include secondary containment and anchor to the surface.

4.3. Quick-couplers locations

4.3.1. Head of the system and end of the system or the low point as part of a winterization assembly.

4.3.2. Near ball field infields and synthetic turf fields for watering.

4.3.3. Add a quick coupler at the end of temp irrigation system.

4.4. **Gate Valves:** Provide sufficient gate valves throughout the system to allow operations to maintain an active system during repairs.

5. Mechanical

5.1. Ventilation

5.1.1. Fan

- Pump House
 - Fan in pump houses to be of sufficient size to eliminate heat damage to pumps. Inwall intake to be at a low elevation, inwall exhaust to be at a high elevation.
 - Pump houses to be heated with remote monitoring tied to available Wi-Fi. Coordinate with parks operations.
- Restroom Public Side
 - Fan in restrooms to be activated with motion sensor.

5.2. Heating

5.2.1. Park Restroom Building Chase: Hard wired heating system required in heated building chase to maintain ambient temperature above 40 degrees F but not greater than 49 degrees F.

5.2.2. Any venting between restroom and chase to be secured and screened to prevent viewing into restroom.

5.3. Appliances

5.3.1. Energy star appliances and other sustainable products are to be suggested where warranted. Provide cost and durability information to City PM for review during design.

6. Electrical

6.1. Power

6.1.1. General:

- Electrical system will be cold sequenced at the meter.
- Outlet face plates – NO plastic or aluminum covers

6.1.2. Shelter

- GFI
 - Include GFI outlets with non-lockable exterior metal covers (over each outlet box) in each reservable shelter.
 - Height of the outlet to be 24”.
 - Face of GFI outlet boxes to be installed so they are flush with column face.
 - GFI outlets in shelters are to have individual dedicated circuits to each outlet (20-amp minimum).
 - Power circuit options: GFI outlets to shelters to be controlled through a 7-day timer to activate that circuit housed with the electric panel for the site or tied into the irrigation controller for remote use (coordinate with City PM at the time of design). Designer to advise the City PM on current technologies that might aid remote power in these outlets.

6.1.3. Restroom Public Side

- No power outlets to be provided in restroom public side.
- Provide power to electric hand dryers.
- Provide power to connect electric door locks to timeclock in chase. 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. In case of power failure, lock is to default lock (secure) while also allowing free egress from interior of restroom.

6.1.4. Restroom Chase

- Provide power outlets in restroom chase.

6.2. Lighting

- General
 - Safety lighting circuit: Exterior light at restroom entry doors, shelter light, and a single light in parking lot near the entry are to be wired separately to their circuits on breaker and are to remain on all night. Other lights in parking are not considered part of safety circuit. Safety circuit lights are to be night activated using photocell only. Other lights to be set to go off completely after park closing via timer and photocell.
 - One safety pathway should be identified per park to provide a nighttime circulation route through. This pathway to have uniform lighting from 0.3 to 0.5 footcandles. Needs to be discussed based on location.
 - LED lighting is to be utilized. LED lamp preferred, not LED fixture.
 - Follow City Development Code 15.05.140.
 - Light sources in parks shall not exceed 3000 Kelvin in color temperature. Sports fields could be exceptions, if infeasible.
 - Fixtures to utilize standard list stocked by the City, if applicable. Other lighting should match previous projects where possible to minimize stocking and replacement issues for projects with previous phases.
 - 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 individual replacement parts to eliminate need to replace entire fixture (no integral fixtures allowed).
 - Specify fixtures with best value/extended life use for bulb replacement.
 - All lighting to meet the intent of City Development Code 15.05.140.
 - Lighting shall have polycarbonate lens.
 - Downlight is preferable on flagpoles and signs. Up lights (flagpoles and signs) shall be water-tight and include a rock guard. Consider dark sky when using up lights.
 - Light fixtures within public reach to include vandal protection around fixture. Lighting in high vandalism areas such as underpasses to include supplemental cage to protect lens from vandalism.
 - All light guards to be stainless steel (not cast aluminum).
 - Pedestrian free standing light poles to have lens above bat reaching height (15'-0"). For areas with disc golf use 25' pole.
- Shelter
 - Location – Lighting is to be provided inside shelters. Conduit shall be run interior to the columns with a sweep through the concrete footing. Minimize exposed conduit.
 - Lighting to be controlled via photo eye, so only activated when lighting levels are below set values. No time is necessary.

6.2.2. Restroom Building

- Exterior light at restroom entry doors to be on safety lighting circuit.
- Exterior lights at restroom shall be photocell activated.
- Interior restroom lights to be activated by motion sensor & photocell (motion sensor activates only when lighting levels too low per photocell) to comply with 15.05.140.G.9.

6.2.3. Parking lots

- One light on safety circuit lighting.

6.2.4.Path Lighting

- Freestanding pedestrian light poles
- Freestanding pedestrian light poles in parks with disc golf

6.2.5.Sports Lighting

- Manufacturer: Musco or approved equal with Control Link remote control feature.
- Sports lighting to have full light pollution cut-off features.
- Shall have main shut off controls accessible to sports groups via an exterior control box mounted for ground level access. Coordinate with operations and recreation.
- Sports lighting to include remote control operation.
- Some sports courts (and other special use areas) to include a push-button activation timer including an alarm prior to shut down.

6.3. Security Cameras

6.3.1.Discuss potential locations for surveillance cameras installation, if any, and provision for mounting and electrical supply at the time of the design.

6.4. Solar Energy is encouraged where feasible.

6.5. Timers:

6.5.1.Manufacturer/Model: Tork #KG100 7-day electronic programmable clock with battery back-up and auto daylight savings adjustment timer.

6.5.2.Timer to be digital.

6.5.3.Timers that are not located, secured within a building shall be located in a water-tight lock box.

7. Dumpsters

7.1. Enclosures

7.1.1.To be provided at Community Parks (only) as directed by the City PM. Most situations do not require a dumpster.

7.1.2.To accommodate current dumpster dimensions – check with Waste Services Division for current dimensions and type to be used at that location.

7.1.3.Dumpster interior slab to include bumper stops for wheels and to have 5% maximum graded apron on service side.

7.1.4.Dumpster location to provide accessibility of trash trucks and discourages illegal dumping.

7.1.5.Roofing is required along with visual screening. Explore secure closure instead of roof.

7.1.6.Heavy duty locking gate required.

8. Walks/Pads

8.1. **Width:** All paths to be 8' minimum width for maintenance access – some areas may need to be 10' width or greater – and some secondary paths, which are not maintenance access routes, may be reduced to 5' width. Paths with jet truck access are required to be 10' min. Crusher fines paths parallel to concrete paths should be 3' wide, when feasible and appropriate according to location, surrounding landscape, and intensity of use. Backcountry or single-track trails to access somewhat remote wildlife viewing areas and natural features should typically be a minimum of 3' wide; however, deviations from the minimum width may be allowed in coordination with the Project Manager.

8.2. **Access:** Design a driving route through park site for maintenance and trash pick-up in coordination with Parks Operations. Access for patrol and maintenance vehicles is needed from roads and should include adequate path clearance for turning movements and vehicle size.

8.3. Materials:

8.3.1.Standard greenway paths should be either concrete or crusher fines according to location and intensity of use. A 3' wide crusher fines path parallel to 8' to 10' wide concrete paths may be included, where feasible. Materials for paths located within City Open Space

properties should be evaluated on a site-by-site basis, in coordination with the City's Open Space Manager, considering intensity of use and impacts on the natural habitat.

8.3.2. Backcountry or single-track trails may be used to access somewhat remote wildlife viewing areas and natural features and should be evaluated on a site-by-site basis. Typical design is a minimum 3' wide native soil trail with improvements for trail stabilization and erosion control. Trail surfacing may be upgraded to crusher fines in some instances, as approved by the Project Manager in coordination with the City's Open Space Manager.

8.4. **Control Joints:** Control joints are to be provided in concrete to eliminate or minimize cracking. Joints are required at all corners of structures. Tooled joints to be utilized as dictated by the design in plaza areas and larger pads. As per City of Longmont Public Improvement Design Standards and Construction Specifications, saw cut joints are to be used for all trails.

8.5. **Concrete Pads at Picnic Tables/Grills:** Concrete is to be used for all picnic table and grill pads to allow for washing. Pad to match adjacent path surfacing material for benches and trash cans.

8.6. **Concrete Mow Bands:**

8.6.1. Concrete mow bands are to be installed under all fencing where located in irrigated turf except when adjacent surface is crusher fines and where a crusher fines mow band can be used. For native areas check with operations.

8.7. **Crusher fines** are to be comprised of 3/8" minus material with 6% passing a 200-mesh sieve. Angular material is required. Color may be site specific and to be approved by the Project Manager.

8.7.1. Excavate 6" depth of site soils and form edges of path using concrete forms, compact subgrade to 95% standard proctor and install crusher fines in two, 3" minimum lifts wetting and compacting with each lift. Finish surface should be firm and compact. Remove form boards carefully while backfilling to prevent spill onto crusher fines path. Alternative methods able to achieve the above results, such as use of an asphalt paver, may be used subject to approval by the Project Manager.

8.7.2. Prairie Dog Prone Areas: Crusher fines to include hex (poultry) wire with 1" maximum opening in prairie dog areas. Crusher fines to be installed at 6" minimum compacted depth over poultry wire (where needed) and cross sloped at maximum slope of 2% for drainage. Pin wire and fabric to soil as needed to prevent any lifted areas.

9. Railing, Fence, Gates

9.1. Chain Link fence/gates

9.1.1. 9 gauge galvanized with top and bottom rail. No vinyl coating allowed.

9.1.2. Chain link fencing standard is 8' height in most areas around sports fields, with 10' height for ball field outfield fencing and other areas as directed. All fence posts are to be set in concrete.

9.1.3. Chain link maintenance gates (fence height) to have standard ADA compliant pad-lockable "U" latches and kick plates.

9.2. Ball field backstops

9.2.1. 9-gauge chain link fabric in top 16' of fencing and hood; and 6-gauge fabric in bottom 10' section of fencing. Provide three horizontal 2-3/8" fabric support rails in lowest section of fencing and 1" thick pressure treated wood boards at bottom of backstop. Bolt the boards to the three horizontal rails (covering all rails and fencing to the bottom of the backstop) to eliminate fence deformation.

9.3. Post and Wire fence & gates

9.3.1. Unless otherwise directed or specified in section 9.3.2 (Open Space Areas), high tensile smooth wire with wood wire spacers, and tensioners. Staple wire to pressure treated wood posts. Use 7 strands to prevent dogs beyond fence.

9.3.2. Within Open Space areas, high-quality wildlife habitat, and other wildlife corridors: 12.5-gauge high tensile smooth steel wire, consistent with Colorado Parks and Wildlife (CPW) design recommendations (detail is available). Staple wire to pressure treated 4" wood posts, placed at 30' intervals. Use 4 strands; no vertical droppers. Overall height between top wire and ground shall be 42" with a 16" gap between bottom wire and ground. Spacing of 12" between top two wires and spacing of 8" between bottom two wires. Include white vinyl/polymer-coated top wire for improved visibility. Consult with Ecosystem Team when designing fencing proximate to wildlife habitat and wildlife corridors.

9.3.3.

9.4. Dog park fence

9.4.1. Post and dowel fencing with wire mesh on inside (detail is available). Posts are to be set in concrete as per post and wire fence types above. Use heavy gauge LONG staples or screws with oversized washers to attach fabric to posts, rails and gates. Wire mesh shall be trenched in 1.5-2" below finish grade affording no gaps between finish grade and the bottom of the mesh. If seeding or sod is applied to finish grade adjacent to the fence, install mesh first, so the bottom of the mesh is set lower than the top of the turf.

9.4.2. Dog park gates shall include steel kick plate over mesh at bottom of gate (both sides) and heavy-duty two-part ADA compliant U latch. Include one 4' gate at each side of vestibule per entry area and one 10' minimum maintenance access gate as directed. See Maintenance & Pedestrian Gates below.

9.4.3. Dog park entrances to include a vestibule with concrete surfacing. Concrete pad to be sloped for drainage and to allow full gate swing.

9.5. Prairie dog barrier.

9.5.1. Cedar fencing: Install poultry wire to cedar fence and flatten over smoothed and leveled grade on the prairie dog colony side of the fencing. Staple the poultry wire to the cedar pickets 12" up the fencing with the remaining 5' of wire spread flat across the grade in front of the fence. Bend wire at 90-degree angle at the bottom of the fence. Use a minimum of 6" landscape pins or staples at 36" maximum spacing to secure fabric to grade. Add additional staples as needed so mesh lies flat and is completely secured to grade with no raised or loose edges. Staple pattern on cedar fencing to secure the wire completely to the pickets with no gaps or loose edges.

9.5.2. Metal roofing panel option: Dig a 12" deep trench in the fence alignment after generally smoothing the grade in the area. Metal panels should be overlapped at a minimum of one ridge and fastened to one another using sheet metal screws with appropriately sized pilot hole. Install the metal panels to the t posts at 8' centers using bailing wire and so that 1' of the panels is below grade and 3' above. Drill holes only large enough to thread the wire through. Sink t-posts 30" into the ground with the top of post at, or as close as possible, to the top of the panels and on the side away from the colony. Bury the bottom of the panels in the trench and backfill and again smooth the grade. Attach the poultry wire to the panels using sheet metal screws with washers or bailing wire with 12" attached to the panel and a 60" apron on the prairie dog colony side of the enclosure. Secure the poultry wire to the metal panels by drilling an appropriately sized pilot hole and inserting sheet metal screws and appropriately sized washer to hold the mesh tightly against the metal panels. If using bailing wire to affix mesh, drill holes at a maximum size large enough to thread bailing wire through panel. Secure the mesh completely to the fence with no gaps or loose edges. Bend wire at 90-degree angle at the bottom of the fence. Use a minimum of 6" landscape pins to staples at 36" maximum spacing to secure poultry wire apron flat

across the grade on the colony side of the fence. Add additional staples as needed so mesh lies flat and is completely secured to grade with no raised or loose edges. In areas where there is public access, install 1" corrugated tubing on the top edge of the metal panels to provide protection to the sharp edge of the panel. The color of the metal panels should be matched to that of existing metal barriers in the area if relevant. The colored side of the panel should face the direction most visible to the public.

9.6. Maintenance and Pedestrian Gates

9.6.1. Use standard agricultural steel gates powder coated green. Gates exceeding 4' width to have a stability wheel and post to lock in open position. Pedestrian gates to have a two-way gate ADA accessible U-latch with a lock. Spring self-closure meeting ADA closure limits is required for pedestrian gates. Install steel kick plates on both sides at bottom of gate.

9.7. Steel barriers and Railings

9.7.1. Steel safety railing (barrier) to be provided where drop exceeds 18". Steel to be finished with zinc rich primer (in wet areas such as fishing piers) and epoxy paint (black semi-gloss) or self-weathering steel elsewhere except at bridge abutments where it should be cor-ten steel to match bridge materials. Openings to meet intent of code.

9.7.2. AASHTO standards for spacing or playground safety standards if near a playground.

9.8. Flood Gates

9.8.1. Galvanized steel pipe gate mounted on steel post with steel receiving post per detail.

10. Site Furnishings

10.1. Mounting

10.1.1. For all site furnishings use surface mounts where possible on concrete pad.

10.1.2. In-ground mount for use within crusher fines areas.

10.1.3. Match adjacent surfacing for bench mounting: concrete or crusher fines.

10.1.4. Concrete pads to have a 6" pad thickness typical.

10.1.5. Use stainless hardware.

10.2. Bike Racks

10.2.1. Manufacturer/Model: Madrax inverted U-style #U238-SF.

10.2.2. U type racks only.

10.2.3. Surface mount.

10.2.4. Color: Black.

10.2.5. Bike racks to be placed at buildings, near large shelters and at restrooms, at pedestrian park entrances, as well as at other areas where congregation will likely occur. Place racks within view of use area.

10.3. Dog Stations

10.3.1. Dog stations to be placed at dog parks and off leash dog exercise areas. See approved material list.

10.4. Trash

10.4.1. Manufacturer/Model: Webcoat, 32 gallon (TR32-TSRM); with Dome32 gray top. Also include: 30 gallon galvanized trash can (no lid) inside receptacle.

10.4.2. Trash receptacle to include black plastic domed lid. Lid to be attached to receptacle by chain.

10.4.3. No plastic liners accepted.

10.4.4. Color: Black

10.4.5. Locations:

- Trash and recycling locations are to be consolidated to minimize cans; it is typical to create trash (and recycling per Project Manager's direction) areas at trailheads, park or trail main entries and high use areas.

- Include a trash receptacle on exterior side of dog park fence.
- Place cans no closer than 15' to table or bench pads and downwind of playgrounds, benches, or picnic tables.
- Use Pack your Trash signs where needed.

10.5. Recycling Receptacles

10.5.1. Manufacturer/Model: Recycle Away Landscape 34 Gallon Dome (RC-34R DM CANS RBL). Blue color with dome lid.

10.5.2. No plastic liners accepted.

10.5.3. Color: Blue

10.5.4. Recycle receptacle to be labeled with recycle symbol.

10.5.5. Locations:

- Trash and recycling locations are to be consolidated to minimize cans; it is typical to create trash (and recycling per Project Manager's direction) areas at trailheads, park or trail main entries and high use areas.
- Place cans no closer than 15' to table or bench pads and downwind of playgrounds, benches, or picnic tables.
- Use Pack your Trash signs where needed.

10.6. Picnic Tables

10.6.1. Manufacturer/Model: Webcoat T6RC and T8RCHDCP thermo-plastic coated, regal style table .

10.6.2. To include Play World #1409 PVC-coated clamps to bolt tables to appropriately sized concrete pad.

10.6.3. Color: Black

10.7. Benches

10.7.1. Manufacturer/Model: Webcoat B6WBRCM

- Expanded metal, six-foot thermo-plastic coated, regal style bench.

10.7.2. Color: Black

10.7.3. Locations, in shade where possible and consider benches with shade - cabanas:

- Benches are to be placed around playgrounds as needed.
- Include benches in dog parks.
- Include benches along trails at approximately ¼ mile +/- spacing and at view areas or other logical points, unless otherwise directed by the Project Manager.

10.8. BBQ Grills

10.8.1. Manufacturer/Model: RJ Thomas ASW-24 (Accessible model) or approved equal.

10.8.2. BBQ grills to be placed on downwind side of shelter to minimize smoke and outside the roof line to eliminate climbing onto shelter roofs in concrete paving to meet ADA.

10.9. Sports Storage Areas and Containers

10.9.1. Coordinate with Project Manager at the time of design. Where needed they shall be designed into project plans and placed on a concrete pad.

11. Sports Equipment

11.1. **General:** Discuss storage needs for recreational venues at the time of design with Recreation Services.

11.2. **Sports Equipment:** Recreation Services shall specify sports equipment including goals, pads, scoreboards, etc. at the time of design.

11.3. **Storage Areas:** See Site Furnishings and Containers.

12. Landscape

12.1. Refer to City of Longmont Public Improvement Design Standards and Construction Specifications, including construction details and referenced Approved Material List.

12.1.1. Follow species recommendation from city forester. Avoid hazard tree species near target areas such as playgrounds, benches and picnic tables.

12.2. Design:

12.2.1. Edging:

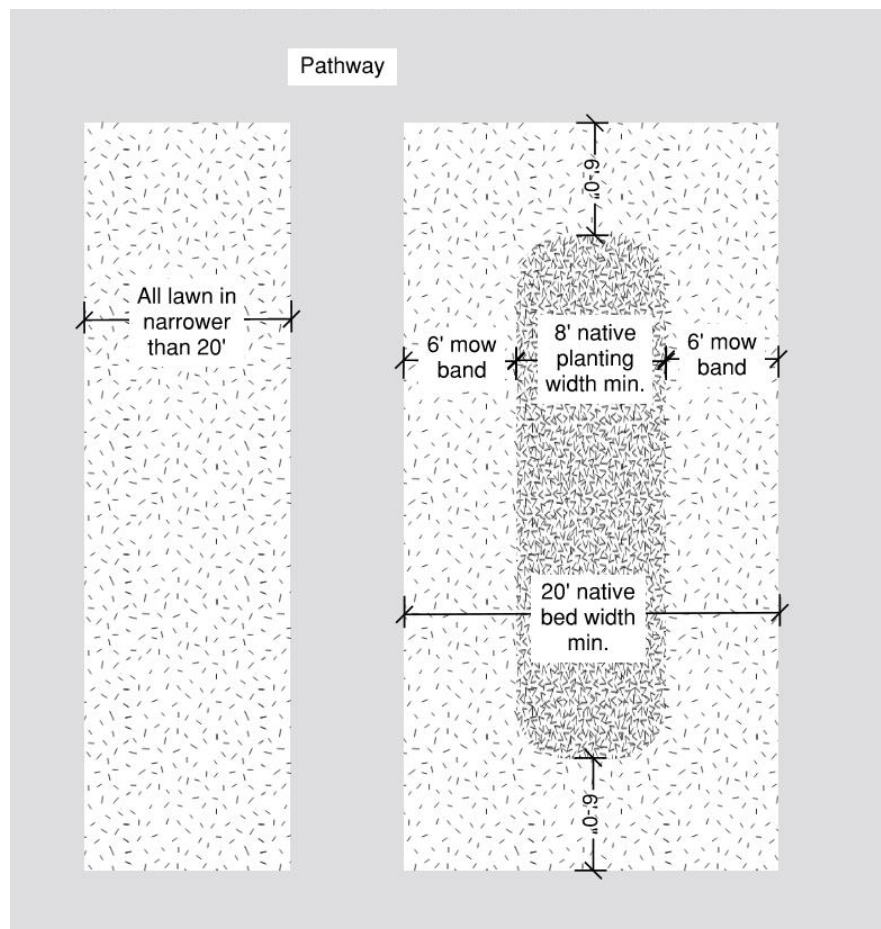
- Shrub beds to have spade cut or steel edging only.
 - Spade cut edges: naturalized areas and around tree rings.
 - Steel edging: beds in turf areas.

12.2.2. Mulch:

- Bark mulch for most landscape beds.
- 3-6" cobble mulch may be used in windy areas such as road medians. Cobble mulch should not be used around buildings.
- Depth of mulch to be per Chapter 600 of City of Longmont Public Improvement Design Standards and Construction Specifications.

12.2.3. Native Plants:

- Native planting bed minimum width to be 20' by 20'. Anything narrower will not be effective with 6' wide mow strip. Lawn only in areas less than 20'.



- To be used along greenway trails and in habitat areas.
- Native plants or hardy adapted plants are to be used elsewhere to the extent possible.

- Increase for species in grass mix for pollinators per the direction of the City PM.
- 12.2.4. Naturalized hardy introduced species may be used in park areas.
- 12.2.5. Perennials/Annuals:
 - Minimize perennial beds and eliminate annual beds due to higher maintenance concerns. City PM to provide direction for exceptions to this standard.

13. Signage

- 13.1. Signage to comply with Parks, Open Space and Trails Sign System Guidelines. Signage standards can be provided by the City PM upon request.
- 13.2. Building signs to comply with ADAAG.

14. Close Out Documents

14.1. City As-Built Mapping:

- 14.1.1. GIS As-Built Mapping
 - City PM shall coordinate with GIS Division to map utilities, irrigation mainlines, laterals and equipment including zones.
- 14.1.2. Tree As Built
 - Coordinate with Forestry Services when the project is complete so they can pick up GPS locations and GIS asset data for trees.
 - Provide landscape plan with species list to the City PM.
- 14.1.3. Signs As Built
 - Coordinate with City PM when project is complete to map GPS locations and GIS assets data for signage.
- 14.1.4. Trail As Built
 - Horizontal and vertical verification of trails.
 - Confirm ADA compliance.

14.2. Contractor As Built Mapping:

- 14.2.1. As- built drawings for buildings, including:
 - Fire suppression.
 - Security features.
 - Wi-fi.
- 14.2.2. Irrigation As-built drawings
 - See City of Longmont Public Improvement Design Standards and Construction Specifications for irrigation as-built requirements.
- 14.2.3. Playground As Built
 - Plan of final layout and assets
 - As built to include labels and placement of all installed equipment.
- 14.2.4. Utility As Built
 - For projects that have a Construction Inspection Services inspector, they will do their own as-built mapping.
 - For projects that do not have an inspector, City PM should ensure that an as-built drawings showing utilities is prepared. As built to include:
 - GPS location and GIS asset data for all underground utilities including:
 - water system,
 - irrigation system,
 - raw water system,
 - sewer system,
 - storm system,
 - electrical system,

- fiber.
 - Gas and phone lines are outside the city's GIS mapping.
- 14.2.5. Additional Turn Over Items, as applicable to the project:
 - List of equipment and model numbers including size and style for all components organized by trade (building, irrigation, etc.):
 - Testing equipment
 - Remote hand-held radio control unit for irrigation
 - Specialized tools
 - Touch up paint – 1 gallon each color
 - Roofing color, type, manufacturer and model
 - Finishes – product and maintenance data
 - Fixtures schedule
 - Shop drawings with all colors specified
 - Spare parts
 - Keys to control boxes and water keys
 - Seed tags
- 14.2.6. Operation and Maintenance Manual.
 - Include
 - Installations
 - Soil conditions
 - Irrigation schedules for establishment and future maintenance schedules.
 - Playgrounds
 - Surfacing:
 - List of surfacing material(s) and colors
 - Resilient surfacing
 - Manufacturer
 - Manufacturer representative with contact information
 - Insurance certificate showing product liability limits
 - Play equipment
 - Equipment manufacturer
 - Manufacturer representative with contact information
 - Insurance certificate showing product liability limits
 - Maintenance instructions
 - List of play equipment and colors
 - Natural elements list (boulders, etc.)
 - Shop drawings with all colors specified
 - Manufacturers installation drawings, instructions, and compliance letters for:
 - Fall Zone Compliance (playground installer)
 - Installation Compliance (ASTM F1487 & CPSC handbook)
 - CPSC handbook and IPEMA certificates, or third-party certificate(s)
 - Surfacing Compliance (ASTM F1292, ASTM 1951 and IPEMA certificate(s))
 - Impact Attenuation test results
 - Warranty Documents
 - Overall project warranty.
 - A minimum 1-year warranty against defects in materials and workmanship shall be provided on all scope within the GC's contract (buildings, equipment, roof,

flooring, specialty products, etc.). More extensive warranty requirements may be necessary for specific projects.

- Specific warranty documents from each manufacturer of the following at a minimum:
 - Roofing
 - Flooring
 - Plumbing Fixtures
 - Mechanical Equipment
 - Lighting
 - Irrigation Pump Systems
 - Phenolic Resin Signs
 - Playground equipment
 - Playground surfacing
 - Custom features

Appendix A

Park Development Designer Certification and Variance Request

_____	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 the City Project Manager).

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 noted 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.
