



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB 10/24/02
AGENDA ITEM #15

October 18, 2002

MEMORANDUM

TO: Montgomery County Planning Board

FROM: Terry H. Brooks, Special Program Coordinator
Office of the Director

SUBJECT: Dog Exercise Area Site Development Recommendations

RECOMMENDATION:

Staff recommends the approval of these proposed development sites - Wheaton Regional Park, Black Hill Regional Park and Ridge Road Recreational Park.

Staff also recommends approval of agreements with Montgomery County Dog, Inc. as prescribed in the dog exercise area policy and program.

BACKGROUND:

In June 2002 the Planning Board adopted a policy and program to develop off-leash areas for dogs within the parks system. (See Attachment A for a copy of the adopted policy and program.)

The adopted policy required, among other things, that a dog owners group must be willing to enter into an agreement with the Commission to assist in the management, maintenance, and operation of each facility. Over the course of the past few weeks, staff has been working with Montgomery County Dog, Inc. (MC-DOG), a non-profit dog owner group with membership of well over 75 dog owners that live all across the county, to create partnerships at each of these sites.

MC-DOG has agreed to serve as our partner on all three sites. (See Attachment B for their letter of support.)

Each site was reviewed and evaluated for conformity with the adopted dog exercise area policy and guidelines by Park Management, Environmental, Design, and Community Based Planning staffs.

A detailed description of each park site, aerial photo, illustrative site plan and budget to develop each site may be found in Attachments C-1 through C-17.

DOG EXERCISE AREA FACILITY FUNDING:

The Planning Board approved funding in the Minor New Construction Local PDF 998799 in FY 03 to be distributed between planning, design, and construction of dog exercise area facilities along with other minor new construction projects. (See Attachments D-1 and D-2.)

DOG EXERCISE AREA FACILITY DEVELOPMENT SCHEDULE:

If the Planning Board approves the three sites recommended, staff anticipates that the facilities recommended for both Wheaton Regional Park and Black Hill Regional Park will be completed prior to the end of the calendar year. The third site, located at Ridge Road Recreational Park, will be developed during the completion stages at this park and made available when the park is opened in the spring of 2003.

Policy*:

The Planning Board approves the development of off-leash areas for dog exercise areas in the Montgomery County Parks System subject to the management, site selection, and budget guidelines defined in the Dog Exercise Area Program.

Dog Exercise Area Program:

- 1. All dog exercise areas will require a Dog Owners Group (DOG) which must agree to enter into a standard partnership agreement with the Commission to assist in monitoring, maintaining, and managing each facility. The DOG shall also assist the Commission in informing and reminding the general public user to abide by the facility use rules and regulations.**
- 2. Standard dog exercise areas shall be constructed in accordance with the facility development guidelines contained in the Dog Exercise Area Program.**
- 3. Oversight of each dog exercise area will be the joint responsibility of the sponsoring organization DOG, the users, park management and the Maryland- National Capital Park Police.**
- 4. Basic facility funding for all dog exercise areas shall be supported by the CIP. Any additional facility development features beyond those identified in the facility development guidelines can be supported through private donations made through the Montgomery Parks Foundation. Other acceptable sponsoring groups shall also include: retail partners, local community groups, and private corporate donors.**
- 5. Each dog exercise area shall have sufficient funds to maintain the facility prior to construction.**
- 6. The standard rules and regulations contained in the Dog Exercise Area report for the operation of the facility will be posted at each site.**
- 7. The exact location and development feasibility of all sites selected for dog exercise areas shall be decided using the Commission's standard facility planning process prior to development. Both the staff and the public may propose site locations if they comply with the standard site location criteria. Special attention relative to site development feasibility will be given to each site pursuant to the Commission's environmental guidelines for development.**
- 8. Minor adjustments to the Dog Exercise Area Program may be made by the Director as appropriate.**
- 9. The development of all dog exercise areas and the agreements with all Dog Owner Groups (DOG) must be approved by the Planning Board.**

Adopted June 20, 2002

Derick Berlage
Chairman, Montgomery County Planning Board, MNCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

October 7, 2002

Dear Chairman Berlage:

I am writing to you on behalf of the Montgomery County-Dog Owners Group (MC-DOG), which represents more than 50 dog owners across the county, to make a formal request for Dog Parks (off-leash dog exercise areas) to be created in several locations in the county.

As you know, we have been meeting regularly with the M-NCPPC staff to discuss, among other topics, the design and needs, long-term operation and maintenance, and daily administration and management as well as optimal sites for the Dog Parks. In concurrence with their recommendations, we have settled on three locations with which to begin. Those sites are parcels within Wheaton Regional Park, Black Hill Regional Park in Boyds and at the Ridge Road Recreational Park that is currently under construction in Germantown. MC-DOG wishes to partner with MNCPPC in the upkeep and administration of the proposed parks.

By way of background, MC-DOG's board of directors has been meeting on a weekly basis since February in an effort to organize dog owners all over the county. We have become incorporated, created a web site, www.mc-dog.org, and formed committees that have, among other things, proposed a set of rules for users of the Dog Parks, formed criteria for potential future Dog Park sites, and created plans for grassroots outreach within communities.

MC-DOG is, in fact, acting as an umbrella organization for other, more localized dog owners groups that have expressed a strong desire for parks in their communities. We have had tremendous success in establishing support for each of the proposed sites, and have rosters of dog owners who wish to take responsibility for the administration of the parks on a daily basis, including enforcing the rules and ensuring that each site offers dogs the socialization they require to remain good canine citizens. For each site, three MC-DOG members have agreed to undergo special Park Police training so that they may act as "key leaders" in the administration of the parks, working with Parks Police and M-NCPPC.

Given the level of support we have received, we wish to work with the Commission on other sites in the future. The site proposed by the MNCPPC staff at the Northwest Branch Regional Park off of Bonifant and Layhill Roads, for example, has garnered the support of more than 30 dog owners in the surrounding communities, including many residents of the Leisure World retirement community. We also have received strong support from dog owner communities at the Cabin John Regional Park, the Waters Landing Local Park in Germantown, and the Olney Manor Recreational Park.

In sum, we wish to establish a lasting partnership with M-NCPPC so that the many dogs and their owners who live in Montgomery County may have safe and healthy recreational opportunities. We wish to begin with the three sites noted above in Wheaton, Germantown, and Boyds.

Thank you for your time and consideration.

Sincerely,



Jeff Gritz
President, MC DOG

cc: Terry Brooks, special program coordinator

Wheaton Regional Park—Orebaugh Avenue entrance, Wheaton
(Frank Rubini Athletic Complex area)

Site Description:

The proposed site is just north of the old ice rink. An attractive, flat, grassy area, the site has a triangular shape and is over one-half acre in size. The site contains a number of trees and is also bordered by woods on two sides. A woodlands trail as well as parking are adjacent to the area. The site incorporates an existing gravel path leading to Pine Lake. This path would be relocated to the west of the exercise area near the edge of the trees.

Site Advantages:

- The site is an attractive, flat grassy area with many trees
- Wheaton Regional Park already serves many dog-walkers in the area
- The parking and ambient lighting from the old ice rink would serve the site
- The site is easily accessible for users, but removed from potentially incompatible activities or neighbors

Site Requirements

- Fencing
- Double-gated entrance
- Mutt dispensers or containers for waste bags
- Signage
- Posted rules
- Trash cans
- Relocate gravel path to west of exercise area

Optional Improvements

- Water fountain

Wheaton Regional Park D.E.A. Site

Revised 10/15/02

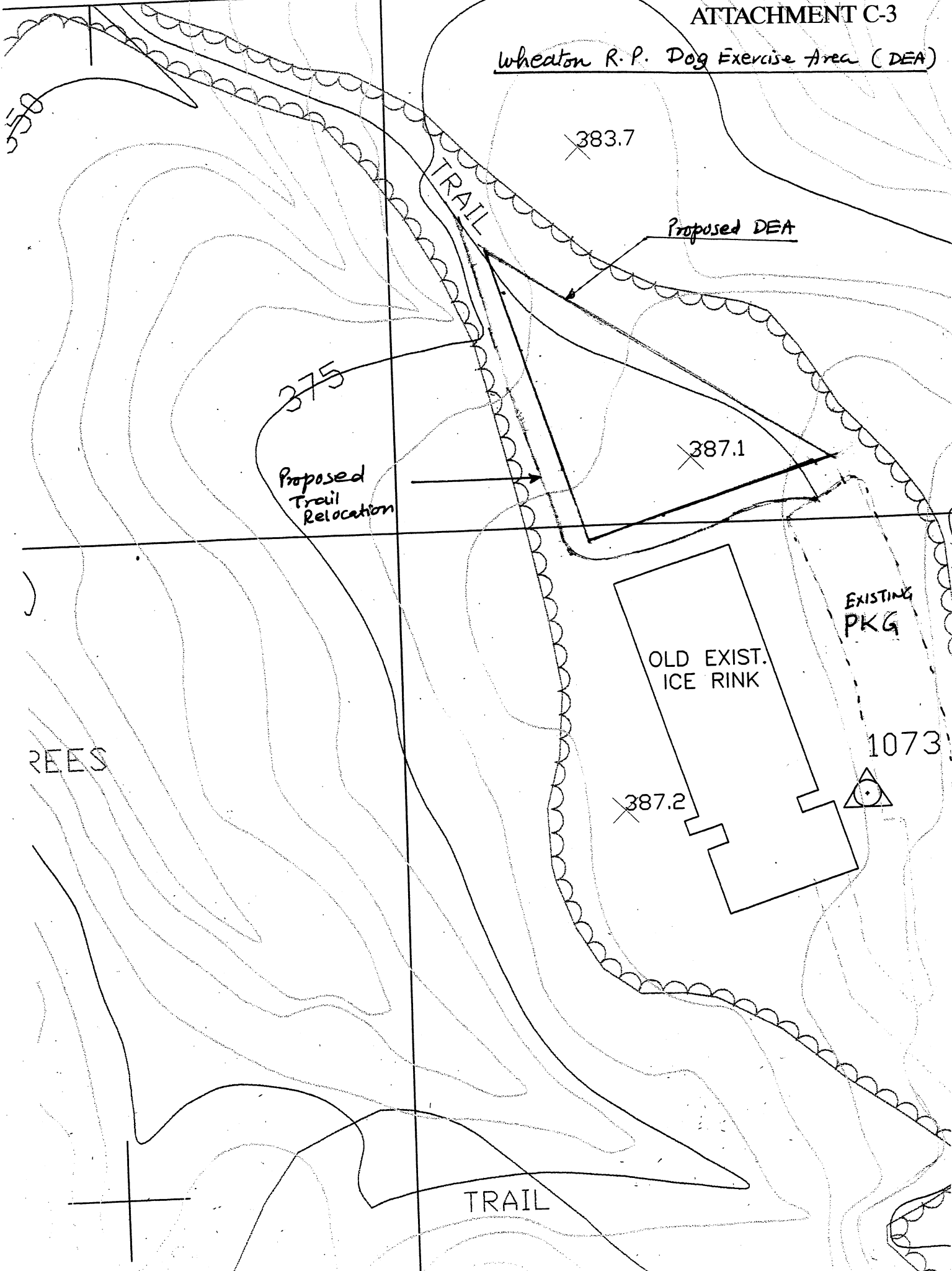
Cost Estimate

ITEM NO	DESCRIPTION	Quantity	Unit	UNIT PRICE	TOTAL
1	6 ft. high chain link fencing with black vinyl coating	840	Linear feet	\$15 per Linear Feet	\$12,600
2	4 ft. x 6 ft. pedestrian entry gate	2	Each	\$350 per Each	\$700
3	12 ft. x 6 ft. equipment gate	1	Each	\$585 per Each	\$585
4	Park Benches	2	Each	\$500 per Each	\$1000
5	Trash Cans	2	Each	\$15 per Each	\$30
6	Standard 12x18 sign	1	Each	\$50 per Each	\$50
7	Mutt Mitt dispensers (Park green)	1	Each	\$70 per Each	\$70
8	Mutt Mitts (800 mitts per carton)	1	Each	\$55 per Each	\$55
9.	Relocate Ex. Gravel Path	300	Square Yards	\$10 per Square Yard	\$3000
10.	Tree Protection Fence	1	Lump Sum	\$250 Lump Sum	\$250

TOTAL= \$18,340.00

Note: The cost estimate does not include concrete mow strip under chain link fence. It can be installed at an additional cost of \$10920.00 (840 L.F. x \$13 per L.F.).

Wheaton R.P. Dog Exercise Area (DEA)



REES

TRAIL

Proposed DEA

375
Proposed
Trail
Relocation

383.7

387.1

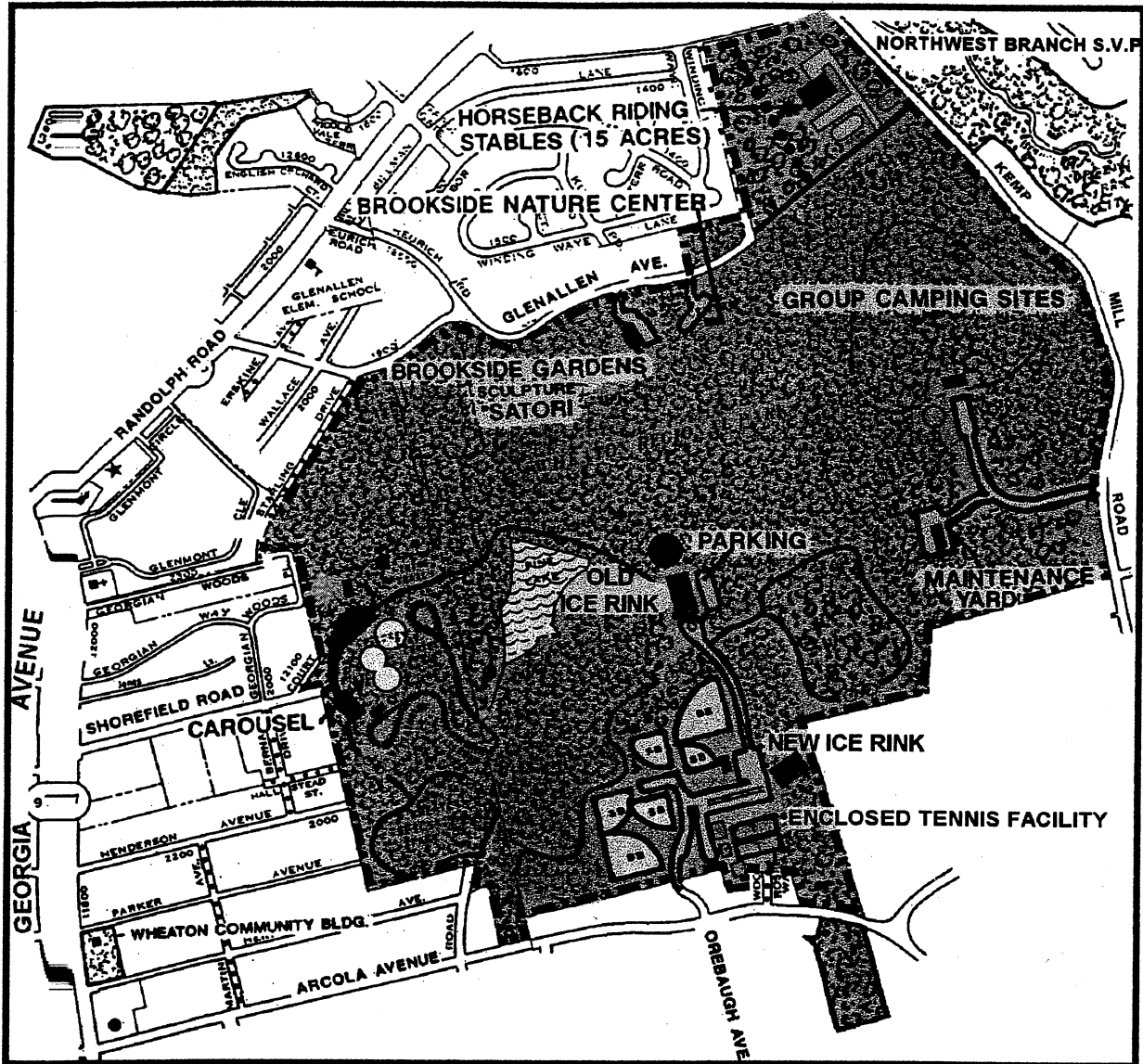
OLD EXIST.
ICE RINK

EXISTING
PKG

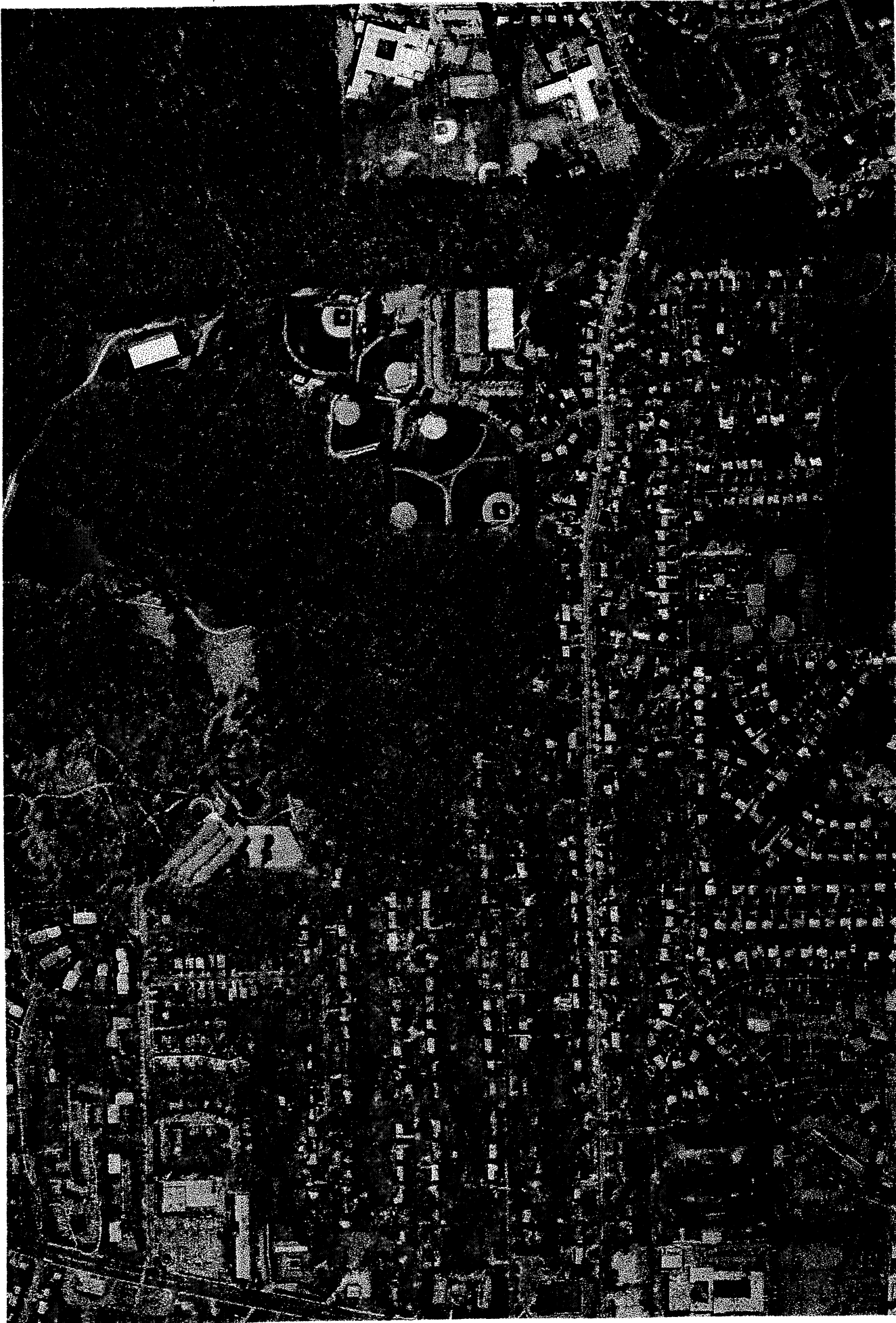
1073

387.2

TRAIL



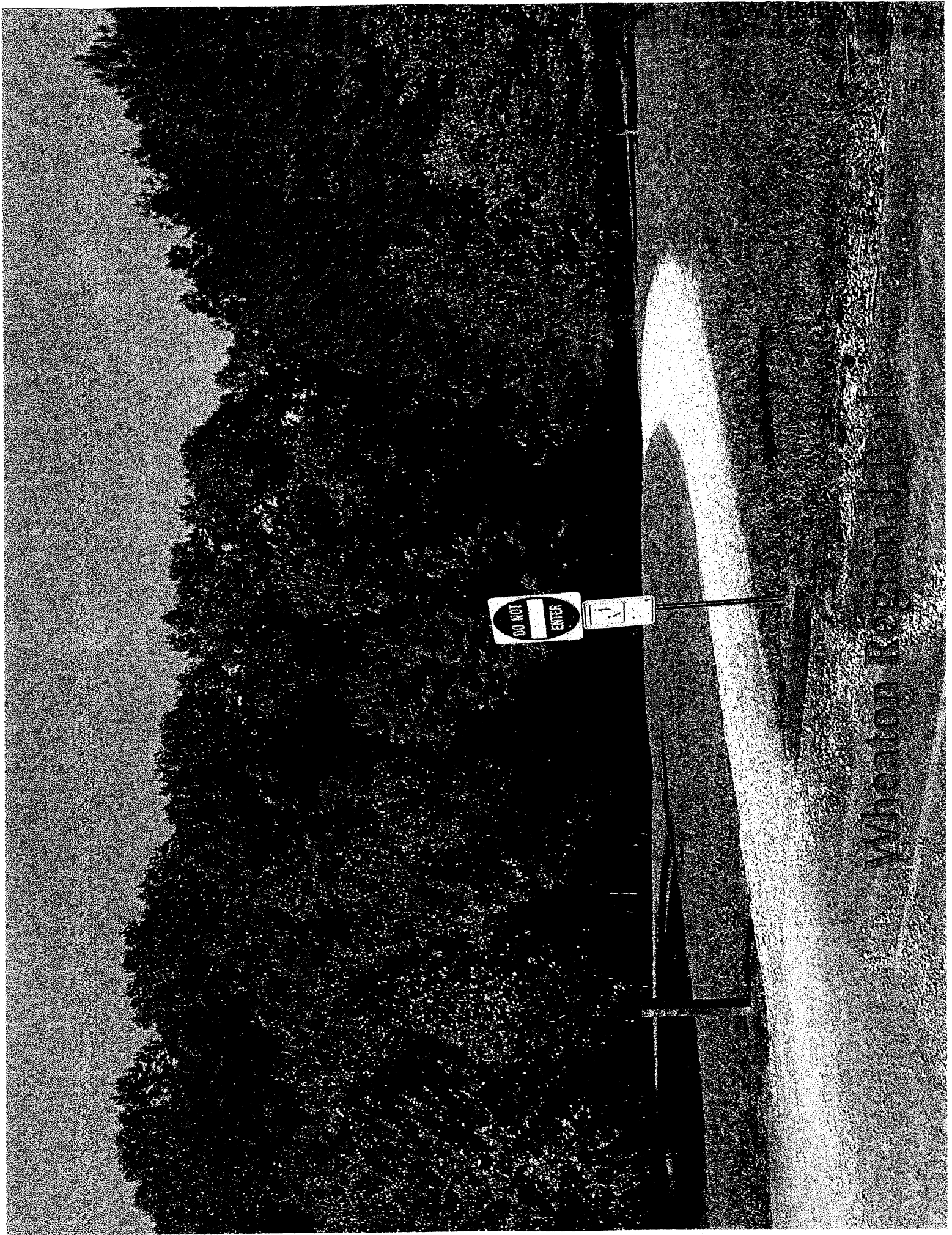
**Wheaton Regional Park
Orebaugh Avenue - Wheaton**



Site Location



Wheaton Regional Park



DO NOT ENTER

V

Wharton Road

Black Hill Regional Park—20030 Lake Ridge Dr., Boyds*Site Description:*

The proposed site, is off Black Hill Road just above the gravel parking area for the boat launching ramp on Little Seneca Lake. The site is on a knoll just north and east of the nature campfire ring. The park police headquarters is on the opposite side of Black Hill Road. The sizable site is basically an overgrown meadow with various underbrush and weeds, and with some shrubs and trees as well. The location includes a primary site on top of the knoll which will be currently developed and is generally flat. A reserve site, which is separated by a utility right-of-way, slopes somewhat downhill to the east. The park, including forests on two sides, surrounds the site. An existing trail through the park links with the general site area.

Site Advantages

- The meadow, lake, and adjacent woodlands provide an attractive, natural setting for a dog exercise area
- The large site can provide a reserve exercise area as well as a small dog area, and will serve the Germantown and Clarksburg vicinity
- The site is well buffered from outside areas; the site is also removed from the remainder of park and will not conflict with other park activities
- Parking is adjacent to the site, and trails are nearby

Site Requirements

- Fencing
- Double-gated entrances
- Mitt dispensers
- Signage
- Posted rules
- Trash cans
- Mowing, removal of most of the existing underbrush and weeds, and possibly some grass re-seeding
- Possibly, some tree-planting
- Water must be brought to the site from near-by locations since potential water hook-ups are not available on-site
- Buffers from the campfire ring and utility right-of-way

Optional Improvements

- Fencing for the puppy or small-dog play areas

Black Hill Regional Park D.E.A. Site

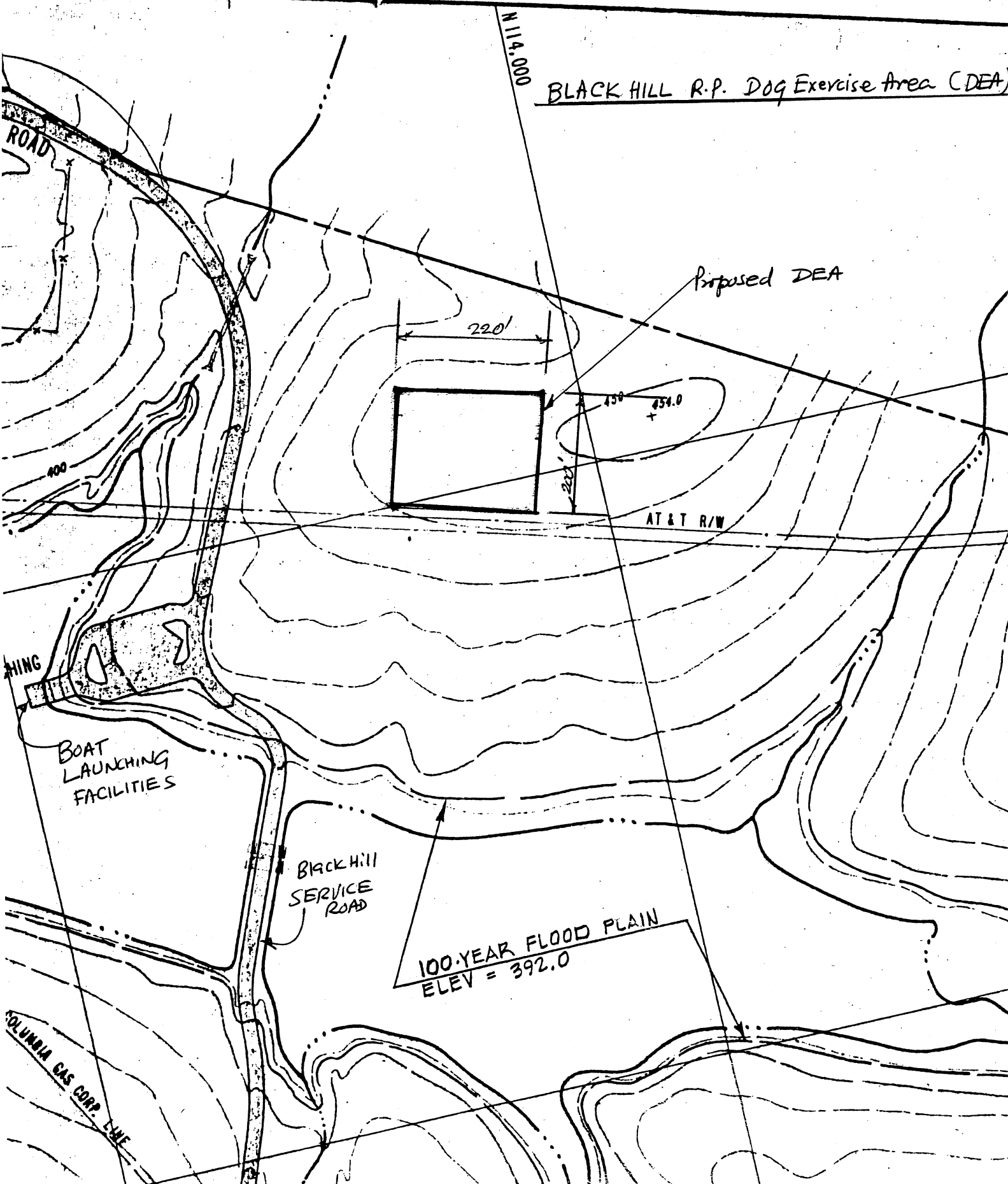
Revised Oct. 16, 2002

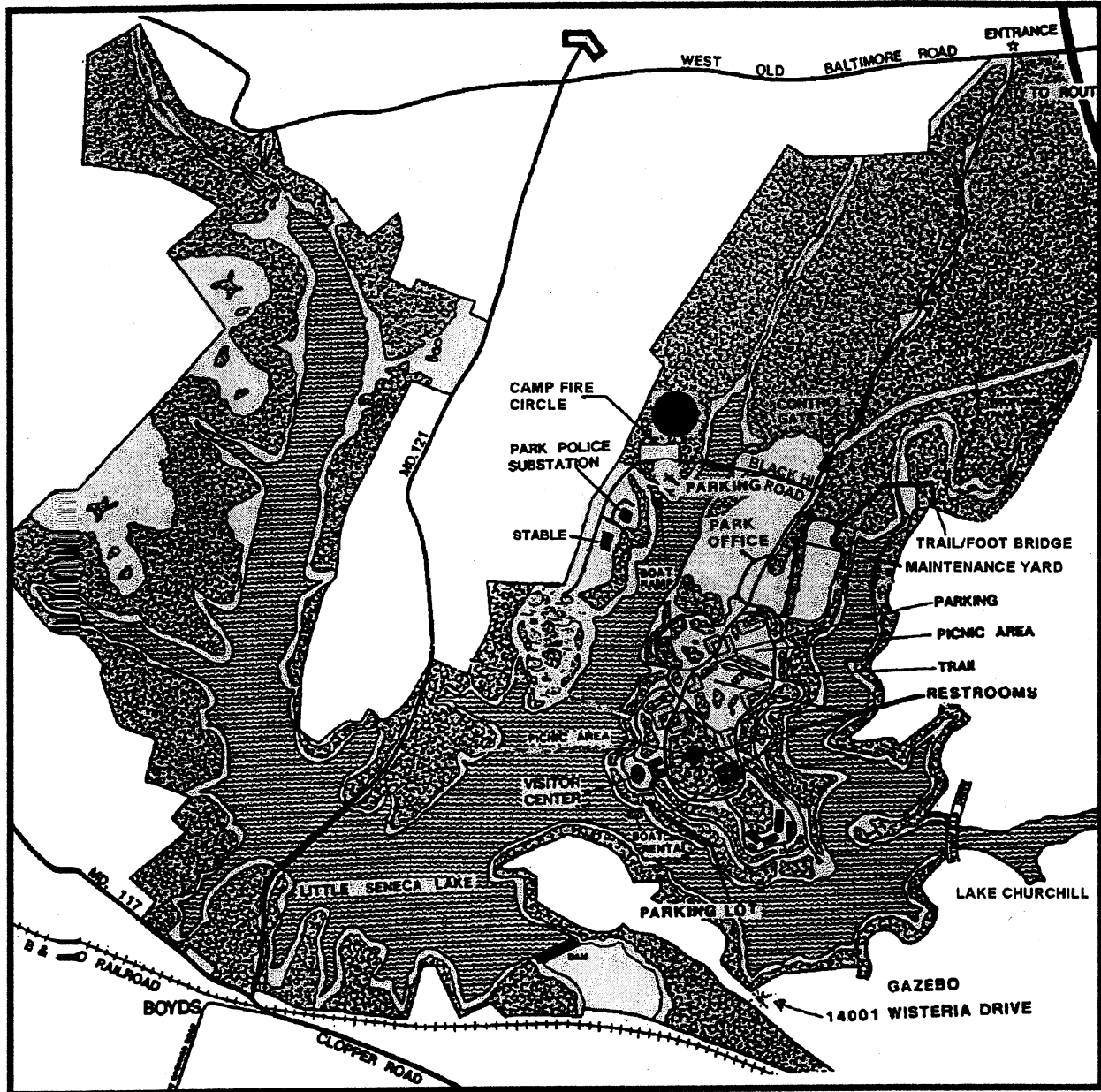
Cost Estimate

ITEM NO	DESCRIPTION	Quantity	UNIT	UNIT PRICE	TOTAL
1	6 ft. high chain link fencing with black vinyl coating and mow strip	860	Linear Feet	\$15 Per Linear Foot	\$12900
2	4 ft x 6 ft. pedestrian gate	2	EACH	\$350 Per EACH	\$700
3	12 ft. x 6 ft. equipment gate	1	EACH	\$585 Per Each	\$585
4	Park Benches	2	EACH	\$500 Per Each	\$1000
5	Trash Cans	2	EACH	\$15 Per Each	\$30
6	Standard 12x18 sign	1	EACH	\$50 Per Each	\$50
7	Mutt Mitt dispensers (Park green)	1	EACH	\$70 Per Each	\$70
8	Mutt Mitts (800 mitts per carton)	1	EACH	\$55 Per Each	\$55
9	Reseed the entire site (site clearing will be done by park manager)	1	Lump Sum	\$300 Lump Sum	\$300

TOTAL= \$15,690.00

Note: The cost estimate does not include concrete mow strip under chain link fence. The concrete mow strip can be installed at an additional cost of \$11,180.00 (860 L.F x \$13 per L.F.).





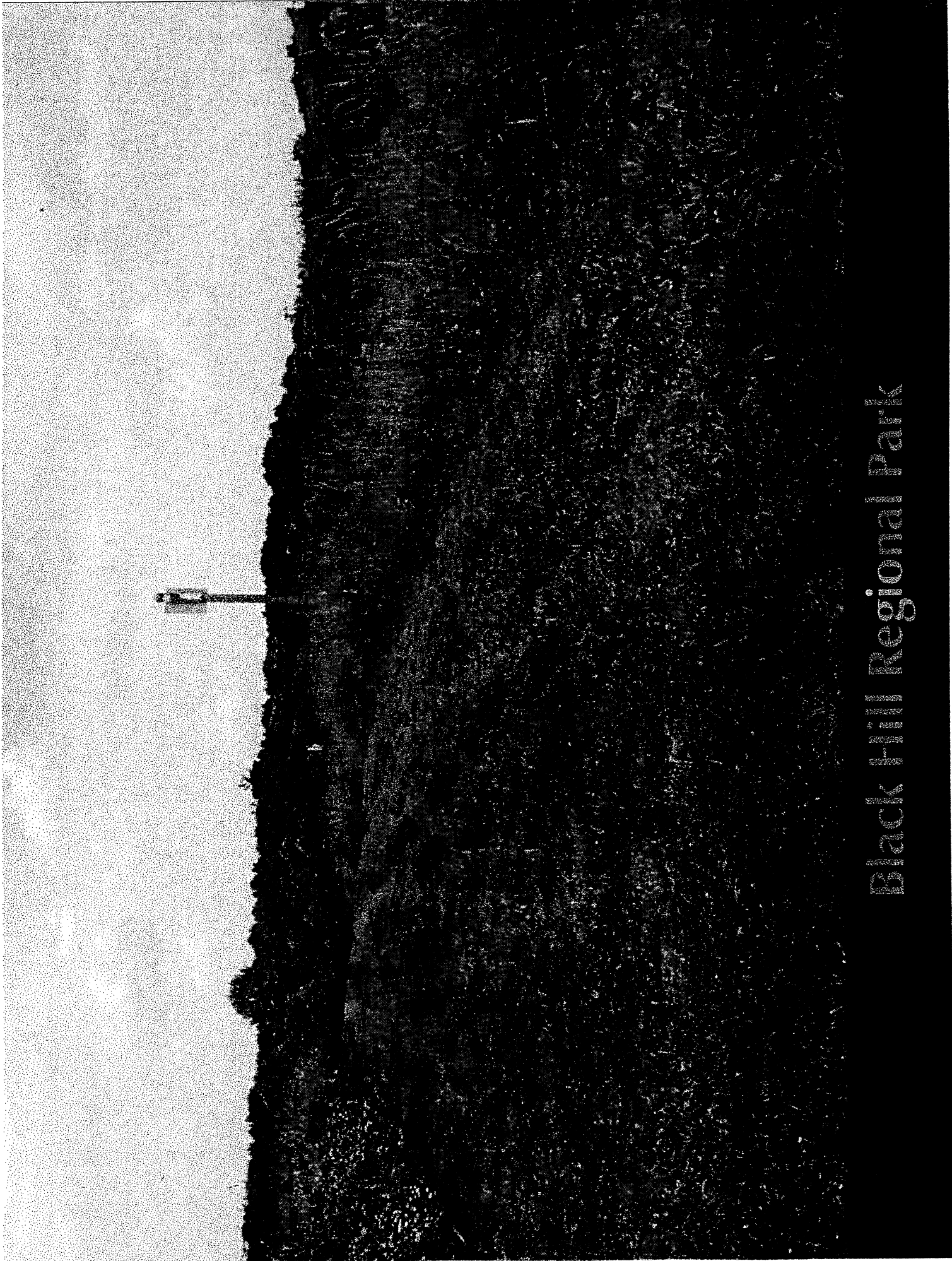
Black Hill Regional Park
20030 Lake Ridge Drive - Boyds



Site Location



Black Hill Regional Park



Black Hill Regional Park

Ridge Road Recreational Park—Frederick Rd., Brink Rd., and Father Hurley Blvd., Germantown

Site Description:

The proposed site is in a utility right-of-way perpendicular to Frederick Road; an internal connecting road and two parking lots are to its east. The long, grassy rectangular site is between two stormwater management ponds north of the soccer field in the northwest section of the park. The site is separated by a slight hill on its south side and various taller vegetation on its northern side from the ponds. Some trees will be planted in the southern section of the area.

Site Advantages:

- The site offers a flat grassy area for dog play, and is easily accessible for all users
- The site is buffered by park uses on three sides
- Parking is adjacent to the site
- The area would serve a heavily populated area of Germantown

Site Requirements

- Fencing
- Double-gated entranceway
- Mitt dispensers
- Signage
- Posted rules
- Trash cans
- 12-foot wide gates for utility company vehicular entrances
- Removal of steel barrier sections along park road for user entryway
- Some tree planting.

**Note: The agency has received permission from the Columbia Gas Transmission Corporation to use their right-of-way, and will coordinate final site plans with the company*

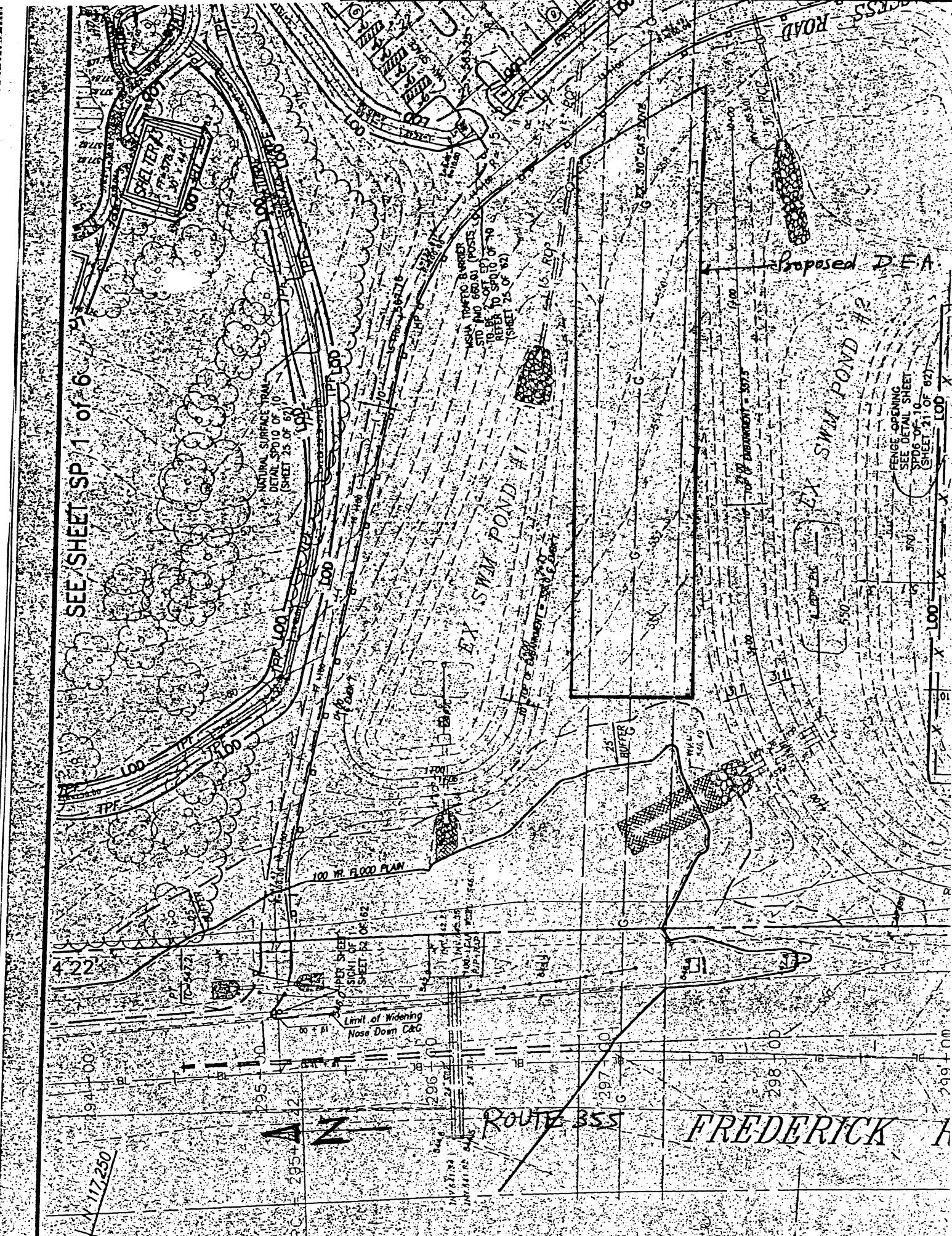
Ridge Road Recreational Park D.E.A. Site
Revised Oct. 15, 2002

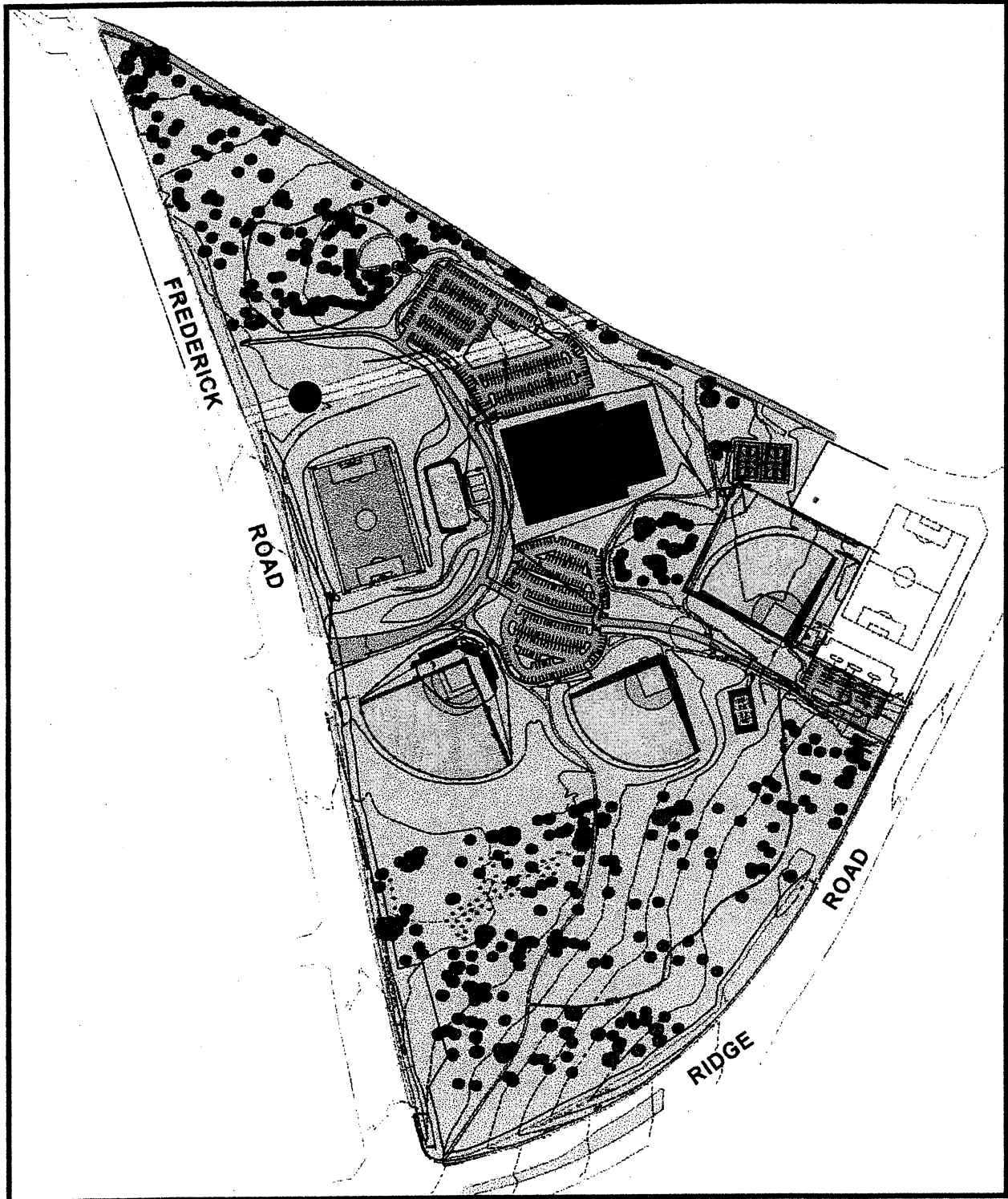
Cost Estimate

ITEM NO	DESCRIPTION	Quantity	Unit	UNIT PRICE	TOTAL
1	6 ft. high chain link fencing with black vinyl coating	820	Linear Feet	\$15 per Linear Foot	\$12,300
2	4 ft. x 6 ft. pedestrian entry gate	2	Each	\$350 per each	\$700
3	12 ft. x 6 ft. equipment gate	1	Each	\$585 per each	\$585
4	Park Benches	2	Each	\$500 per each	\$1000
5	Trash Cans	2	Each	\$15 per each	\$30
6	Standard 12x18 sign	1	Each	\$50 per each	\$50
7	Mutt Mitt dispensers (Park green)	1	Each	\$70 per each	\$70
8	Mutt Mitts (800 mitts per carton)	1	Each	\$55 per each	\$55
9	Zoysia plugs for grass	23100	Square Feet	\$60 per 1000 Square foot	\$1380

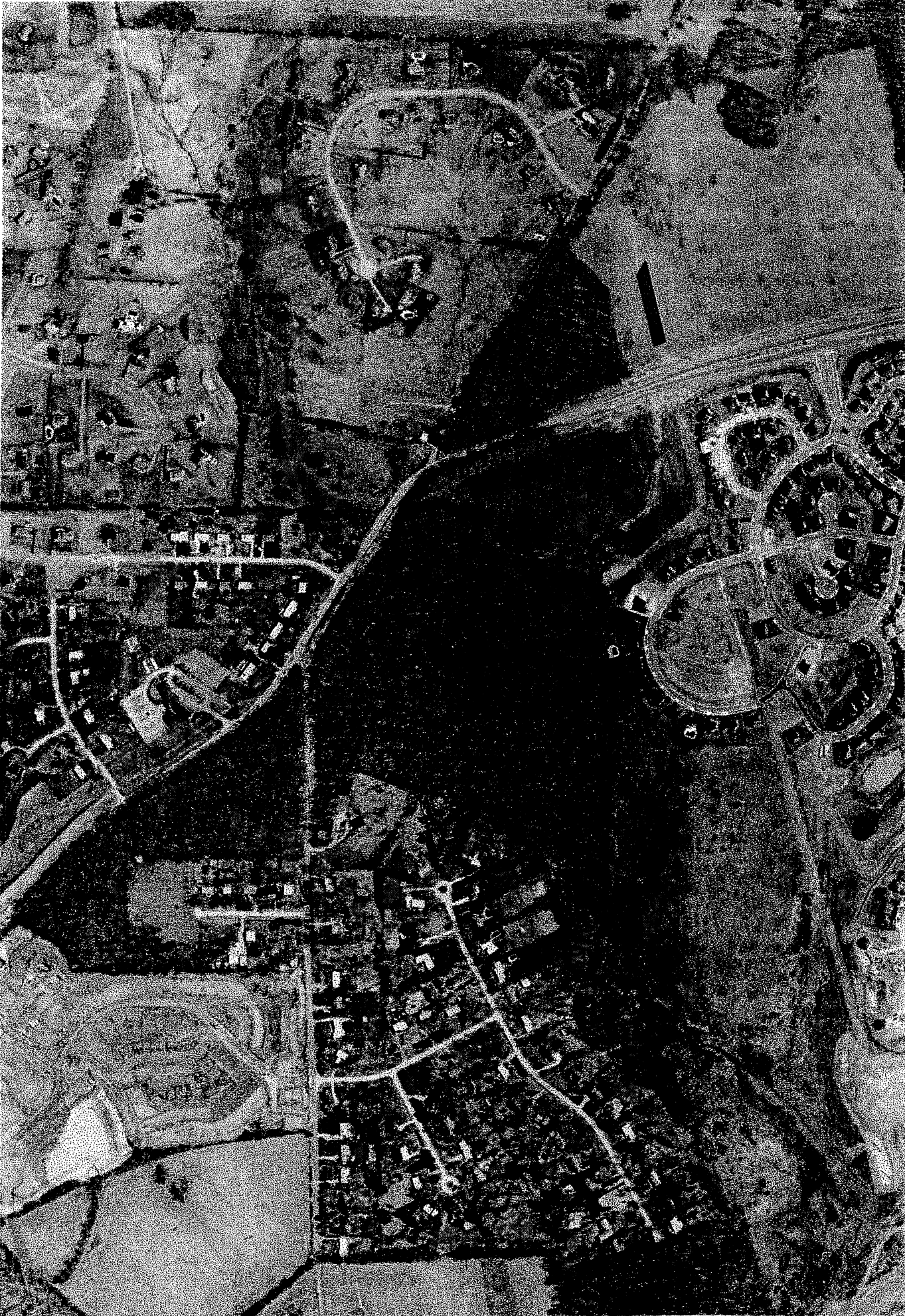
TOTAL= \$16,170.00

Note: The cost estimate does not include concrete mow strip under chain link fence. It can be installed at an additional cost of \$10,660.00 (820 L.F. x \$13 per L.F.).





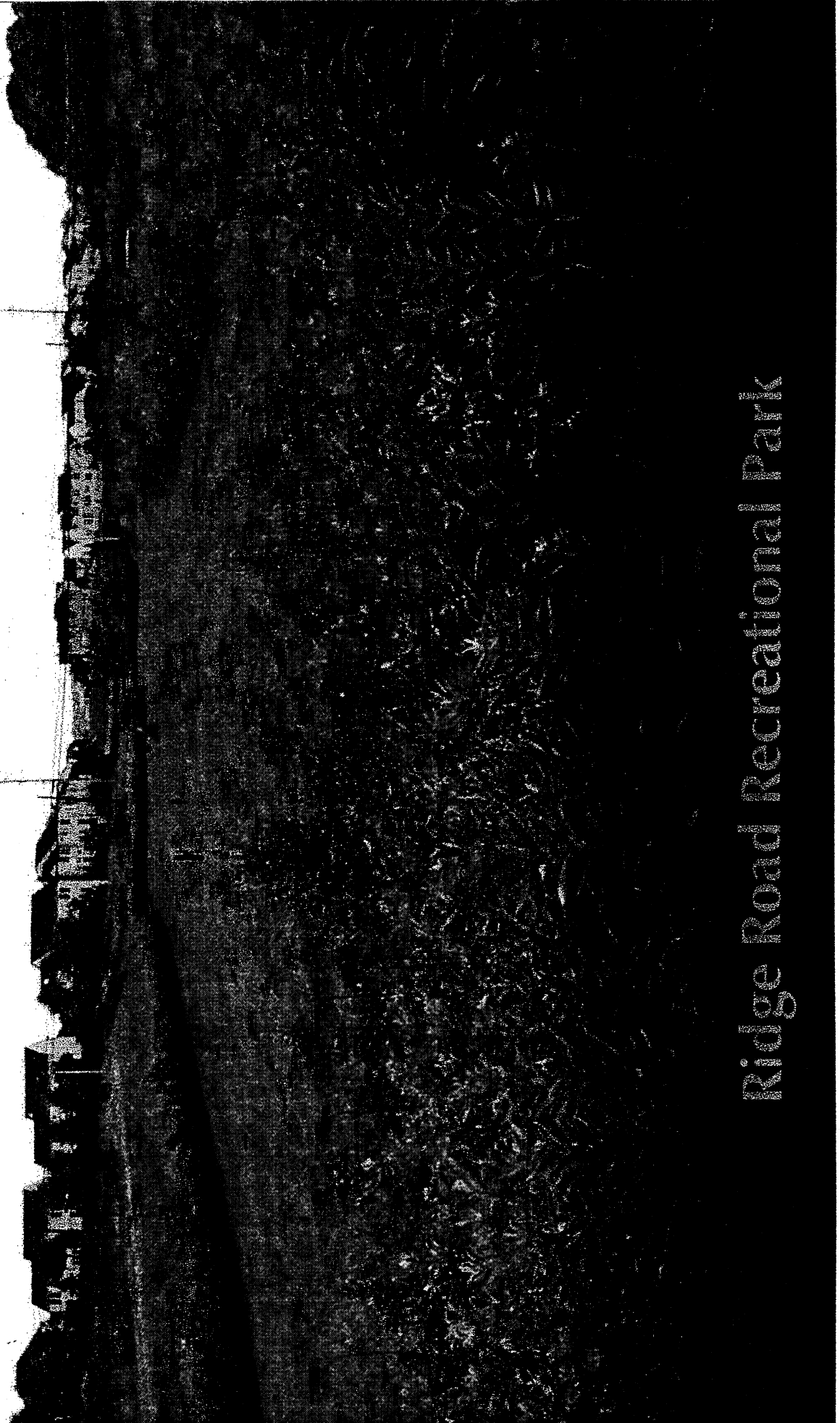
Ridge Road Recreational Park
21155 Frederick Road - Germantown



Site Location



Ridge Road Recreational Park



Ridge Road Recreational Park

Minor New Construction - Local Parks -- No. 998799
(A Sub-Project of Minor New Construction -- No. 998762)

ADOPTED

Category
 Agency
 Planning Area
 Relocation Impact

M-NCPPC
 M-NCPPC
 Countywide

Date Last Modified
 Previous PDF Page Number
 Required Adequate Public Facility

December 27, 2001
 NONE
 NO

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY01	Estimate FY02	Total 6 Years	FY03	FY04	FY05	FY06	FY07	FY08	Beyond 6 Years
Planning, Design and Supervision	259	9	38	212	23	69	30	30	30	30	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	875	22	165	688	127	81	120	120	120	120	0
Other											
Total	1,134	31	203	900	150	150	150	150	150	150	0

FUNDING SCHEDULE (\$000)

Program Open Space	150	0	97	53	53	0	0	0	0	0	0
G.O. Bonds	0	0	0	0	0	0	0	0	0	0	0
Park and Planning Bonds	984	31	106	847	97	150	150	150	150	150	0

ANNUAL OPERATING BUDGET IMPACT (\$000)

Maintenance				21	1	4		4	4	4	0
Program-Staff				240	25	42		44	43	43	0
Program-Other				57	25	11		4	3	4	0
Net Impact				318	51	57		52	50	51	0
Workyears				2.0	1.0	1.0		0.0	0.0	0.0	0.0

APPROPRIATION AND EXPENDITURE DATA	COORDINATION	MAP
Date First Appropriation FY01 (\$000)		
Initial Cost Estimate		
First Cost Estimate		
Current Scope FY03	1,134	
Last FY's Cost Estimate	887	
Present Cost Estimate	1,134	
Appropriation Request FY03	97	
Appropriation Req. Est. FY04	210	
Supplemental Approp. Req. FY02	0	
Transfer	0	
Cumulative Appropriation	287	
Expenditures/Encumbrances	84	
Unencumbered Balance	203	
Partial Closeout Thru FY00	0	
New Partial Closeout FY01	0	
Total Partial Closeout	0	

Minor New Construction -- No. 998762

Category **M-NCPPC**
 Agency **M-NCPPC**
 Planning Area **Countywide**
 Relocation Impact **None**

Date Last Modified
 Previous PDF Page Number
 Required Adequate Public Facility

January 8, 2002
 7-90 (02 App)
 NO

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY01	Estimate FY02	Total 6 Years	FY03	FY04	FY05	FY06	FY07	FY08	Beyond 6 Years
Planning, Design and Supervision	506	76	145	285	28	73	32	84	34	34	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	39	39	0	0	0	0	0	0	0	0	0
Construction	1,500	213	212	1,075	197	162	193	141	191	191	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	2,045	328	357	1,360	225	235	225	225	225	225	0

FUNDING SCHEDULE (\$000)

Program Open Space	150	0	97	53	53	0	0	0	0	0	0
State DNR (P&P only)	55	0	0	55	0	55	0	0	0	0	0
G.O. Bonds	856	297	154	405	75	30	75	75	75	75	0
Park and Planning Bonds	984	31	106	847	97	150	150	150	150	150	0

ANNUAL OPERATING BUDGET IMPACT (\$000)

Maintenance				21	1	4	4	4	4	4	0
Program-Staff				240	25	42	44	43	43	43	0
Program-Other				57	25	11	4	3	4	10	0
Net Impact				318	51	57	52	50	51	57	0
Workyears				2.0	1.0	1.0	0.0	0.0	0.0	0.0	0.0

DESCRIPTION

This project consolidates minor new construction projects previously programmed in park-specific PDFs. Consolidation facilitates close-out of PDFs which have very infrequent and relatively small expenditures and which are not appropriate to level-of-effort renovation projects. No single minor new construction or reconstruction project shall exceed \$225,000, and most individual projects will cost much less than the \$225,000 maximum.

FY03-08: Projects include, but are not limited to, construction of parking lot improvements at Manor Oaks Local Park; planning, design, and conversion of tennis courts to informal roller hockey; planning, design, and construction of a dog park; planning and design for additional parking at Cloverly Local Park; modifications to Seneca Landing boat dock to make it conform to Americans with Disabilities Act (ADA); construction of a horse shelter and fence at Park Police substation at Woodlawn Cultural Park; and planning, design and installation of lights at the parking lot and entrance to Park Police Headquarters at Saddlebrook.

JUSTIFICATION

PROS Plan, especially playground needs. In 1997 Park Police Community Services Unit conducted a security survey assessment of Saddlebrook headquarters facility based on the strategies and philosophy of Crime Prevention Through Environmental Design (CPTED)--an accepted law enforcement standard. Identified lack of exterior lighting as security risk for employees and visitors to 24-hour facility.

Plans and Studies

PROS Plan. "Roller Hockey, In-Line Skating and Skateboarding Report," submitted to the Planning Board, July 12, 2001.

STATUS

Ongoing.

OTHER

* Expenditures will continue indefinitely.

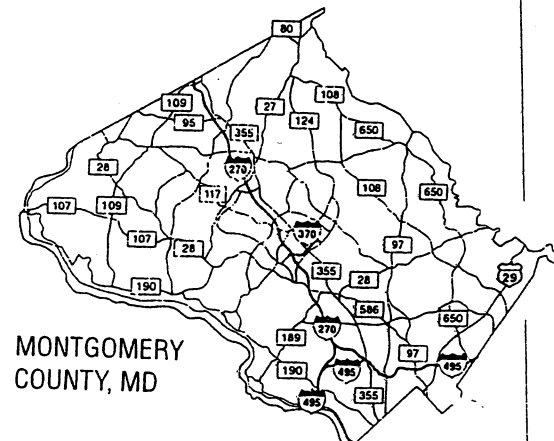
APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY01	(\$000)
Initial Cost Estimate		1,494
First Cost Estimate		
Current Scope	FY03	2,045
Last FY's Cost Estimate		1,683
Present Cost Estimate		2,045
Appropriation Request	FY03	202
Appropriation Req. Est.	FY04	210
Supplemental Approp. Req.	FY02	0
Transfer		0
Cumulative Appropriation		783
Expenditures/Encumbrances		397
Unencumbered Balance		386
Partial Closeout Thru	FY00	0
New Partial Closeout	FY01	0
Total Partial Closeout		0

COORDINATION

M-NCPPC asserts that this project conforms to the requirements of relevant local plans as required by the Maryland Economic Growth, Resource Protection and Planning Act.

MAP



MONTGOMERY COUNTY, MD