

**Montclair Property Owners Association
Board of Directors Meeting**

(March 10, 2021)

AGENDA ITEM SUMMARY

Agenda Item: Tab 5 – Approve Construction of Dog Park behind the MPOA Building.

Presenter: Bill Garber

Motion: Move to approve the creation of a 36'x92' dog park in the grassy area immediately behind the Montclair POA community building as the Dog Park Site at a cost of \$23,000 for approximately 300' of linear fencing, 6' high, including three gates, a mechanical pushbutton lock, and three screening trees as proposed by Professional Grounds, Inc. To ensure awareness of the project, the MPOA shall host a ZOOM Town Hall Meeting no later than April 7, 2021 The ad hoc dog park committee will continue to plan and monitor the project until completion and a final report is submitted to the Board.

BACKGROUND:

Our community examined and debated dog park (DP) locations since 2016, without resolution. There are scores of pages from previous Motions and a Town Hall that are not repeated here. The latest Board action, quoted from the December 2020 Board Minutes:

“Motion #20-241

Chaired by: Czapiewski

Move to rescind motion #18-095 and establish an Ad Hoc Dog Park Implementation Committee to draft and present design and development plans to the Board of Directors for the addition of a dog park as a capital improvement project at Hockersmith Park by February 2021.

Moved by Garber

Seconded by Cheng-Khan

MOVE TO AMEND THE MOTION

Move to establish an Ad Hoc Dog Park Implementation Committee to draft and present design and development plans to the Board of Directors for the addition of a dog park as a capital improvement project at Hockersmith Park by February 2021.

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Moved by Smith

Seconded by Hansen

AMENDMENT PASSED BY ACCLAMATION

MOTION PASSED BY ACCLAMATION

The Hockersmith Park site encountered a setback when Prince William County staff indicated that the type of fencing the Committee envisioned, approximately six feet high, with vertical aluminum pickets, was not acceptable due to Federal Emergency Management Agency regulations concerning a flood plain. Although that initial ruling may be debatable, the Dog Park Committee sought an alternative.

The Dog Park Implementation Ad Hoc Committee (DPIAHC) proposes a “go small” approach, about 3,500 square feet. That site is directly behind the MPOA Building in a grassy area, and is bigger than a typical townhouse lot, pictured below. The overhead view is Attachment A. Additional details are in the bids. This Motion is for fencing, and a small amount of landscape screening.

- This plan uses existing wood fence on the SW side.
- A 6' x 6' double entrance for dogs and people will be at the NE corner.
- A 6' wide maintenance gate on the NE side.
- Committee recommendation is to box out the electrical transformer, although it could be in or outside the park, according to NOVEC. The NOVEC standard is to ensure 10' of access to any door, which is on the MPOA Building side, and 5' on the other sides. This plan meets NOVEC standards.
- Additional plant screening will be provided at the S corner of the park.

Whether or not large dogs would have enough room to run free in this expanse is up for discussion. There are options to limit dog size and/or numbers. At the end of the day, dog owners can determine if the space is big enough for them, or whether or not too many dogs are in the park to suit them. Commercial dog-day care sites employ smaller sites than this with large dogs, about a dozen at a time.

Proposed initial rules are in Attachment C. The Board does not need to approve this language at this time. The Committee welcomes feedback. The Committee recommends temporary signs, laminated, attached to the fence. We do have experience with temporary signs from the pandemic. After a season of use, we will have lessons learned, and can modify later, and subsequently install a permanent sign.

Advantages of this site include:

- Could be done quickly. No tree removal or other site work involved.
- During business hours, access to on-site restrooms and staff.
- Parking lot.
- Level, as best as can be expected in Montclair. Most of the runoff moves to the SW, behind the maintenance area, and then NW toward Waterway Drive. The Association could easily, and at no cost, allow the swale toward the storm drain (red box on the diagram) grow naturally, instead of continuing to intensively mow and trim the area, to further improve water quality. Attachment B.
- Security lighting at night.
- This is in a low area, below the forest grade, and shielded by MPOA buildings, the slope to the south, and trees.

Disadvantages of this site include:

- Potential neighbor concerns.
- Not as big as ideal.

- Regardless of any site, someone will object to a dog park.

Additional background information is in Attachment D.

The current \$70K approved DP capital budget improvement marker expires in FY21.



ISSUES:

- Neighbor notification. That said, how broadly would that be made? Is there a protocol? Other major improvements, such as the signage motion, did not have individual neighbor notification. Is yet another Town Hall needed? Committee recommends “no”. If another Town Hall is needed, this project cannot likely be executed in FY21.

- We are assuming that we will have RFID in the future. For now, no lock, or a padlock can be used.
- This does not preclude siting a larger dog park elsewhere.

COMMITTEE RECOMMENDATION: Approve

COMMITTEE VOTING:

YES x NO

WAS THE VOTE UNANIMOUS?

YES NO

MANAGEMENT RECOMMENDATION:

BUDGET FUNDING: in the FY21 Budget for up to \$70K as a Capital Improvement.

ATTACHMENTS:

- A. “MPOA Bldg. Dog Park 2021” – approximate new fence perimeter.
- B. “MPOA Building Site – With Contours”
- C. Sample Sign. Background Issues.
- D. Dog Park Concern-Mitigation Chart
- E. Bid from Professional Grounds
- F. Bid from _____
- G. Bid from _____

(Draft 2/21/2021)