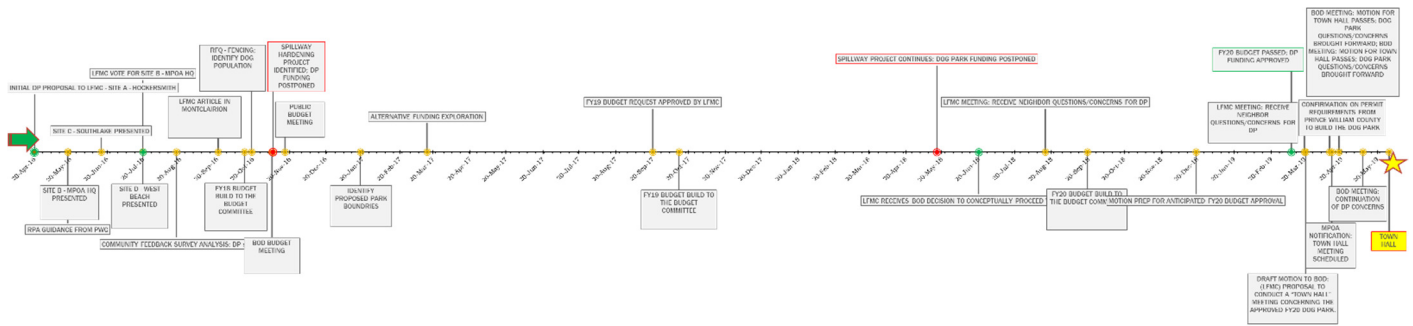


Montclair Victory Dog Park

Timeline



PROJECT DETAILS

DATE	MILESTONE
20-Apr-16	Initial DP proposal to LFMC - Site A – Hockersmith Park
18-May-16	Site B - MPOA HQ presented; RPA Guidance from PWC
15-Jun-16	Site C - Southlake presented
20-Jul-16	Site D - West Beach presented
20-Jul-16	<u>LFMC vote for Site B - MPOA HQ</u>
17-Aug-16	Community Feedback Survey Analysis: DP #2
21-Sep-16	LFMC Article in Montclairion
13-Oct-16	FY18 Budget Build to the Budget Committee
19-Oct-16	RFQ - Fencing; Identify dog population
5-Nov-16	BoD Budget Meeting
6-Nov-16	Spillway hardening Project identified; DP funding postponed
16-Nov-16	Public Budget Meeting
18-Jan-17	Identify proposed park boundaries
15-Mar-17	Alternative Funding Exploration
20-Sep-17	FY19 Budget Request approved by LFMC
12-Oct-17	FY19 Budget Build to the Budget Committee
16-May-18	Spillway Project continues; Dog park funding postponed
20-Jun-18	<u>LFMC receives BoD decision to conceptually proceed with planning</u>
15-Aug-18	LFMC Meeting: receive neighbor questions/concerns for DP
19-Sep-18	FY20 Budget Build to the Budget Committee
19-Dec-18	Motion Prep for anticipated FY20 budget Approval
9-Mar-19	<u>FY20 Budget Passed; DP Funding Approved</u>
20-Mar-19	LFMC Meeting: receive neighbor questions/concerns for DP
21-Mar-19	Draft Motion to BoD: (LFMC) proposal to conduct a “Town Hall” meeting concerning the approved FY20 Dog Park.
10-Apr-19	BoD Meeting: Motion for Town Hall passes; Dog Park questions/concerns brought forward;
12-Apr-19	MPOA Notification: Town Hall Meeting scheduled
18-Apr-19	Confirmation on Permit requirements from Prince William County to build the dog park
8-May-19	BoD Meeting: Continuation of DP concerns
27-May-19	Site visit / discussion with MPOA Precinct 4 Representative
30-May-19	Town Hall

Frequently Asked Questions (FAQ) / Concerns

Q: What sites were actively considered?

A: Hokersmith Park – Site A; Behind MPOA HQ – Site B; Southlake Recreation Association (SRA) (SW corner of field) – Site C; West Beach – Site D.

Q: Why was Site B – behind MPOA HQ, approved?

A: The MPOA HQ was selected due to the considerations of low cost, availability of ample space, existing infrastructure, security, synergy with the existing Kids Dominion and potential exercise trail, and good buffer distances.

Q: Why was Site A – Hokersmith, not approved?

A: Hokersmith park falls within the Resource Protection Area (RPA) as part of the Powell's Creek Watershed.

Q: Why was Site C – Southlake Recreation Association (SRA), not approved?

A: The SRA, while a part of the MPOA, is also a sub-association, which requires a quorum with its own members.

Q: Why was Site D – West Beach, not approved?

A: West Beach, while feasible, did not present the same size and existing infrastructure as Site B.

Q: Was the Landscape and Facilities Management Committee (LFMC) 2018 vote unanimous?

A: No. It is not unusual to have varying opinions. A Motion can be submitted without Committee participation. The committee's input is a recommendation.

Q: Why was the site behind Food Lion -5049 Waterway dr., not considered?

A: This land does not belong to the MPOA. This land belongs to the county.

Q: Why weren't the medians on waterway considered?

A: This land does not belong to the MPOA. This land belongs to VDOT.

Q: Has MPOA's attorney weighed in on this project?

A: MPOA Board member to address.

Q: Will our Insurance bill go up?

A: MPOA Board member to address.

Q: What are the costs associated with permits to build the park?

A: Special Use Permit (SUP) for B-1 - Nonresidential use within residential areas, but not necessarily commercial in nature. Minor (less than 2500 Sq. ft) \$312.99

Q: How will my property values be affected?

A: Comments from real estate professionals indicate positive results. (see pg. 6).

Q: How will the Dog Park be maintained?

A: The existing contract for maintaining the poop stations will include the dog park in their routine trash pickup. Members will pick up after their own dogs and police the area for other 'missed' feces, trash, etc. Replenishing of woodchips and other maintenance will occur as needed; additions to go through regular approval process

Frequently Asked Questions (FAQ) / Concerns

Q: Will there be an increased annual cost to MPOA for maintenance?

A: No

Q: Where will people park if the MPOA parking lot is full?

A: Members who choose not to walk will have access to park on Spring Branch rd. between Waterway rd. & Woodglen Ct.

Q: What about park users cutting through adjacent properties?

A: Homeowners can exercise their rights and call the PWC Police non-emergency number (703-792-6500) to file a complaint for trespassing.

Q: Will adjacent properties have direct sight of the dog park?

A: The approved proposal includes funding for screening between the park and adjacent properties.

Q: How many trees will be cut down?

A: Our PRELIMINARY assessment is that no tree, as defined in Community Guideline 5.4.47, would need to be removed, unless there is some unforeseen surprise by "Miss Utility" or fence contract issues. The intent all along, is that the park would remain woodland.

Q: What is the turf / ground cover to be used inside the park?

A: The turf will remain natural utilizing the fallen leaves; areas of wood chips or mulch will be added to ensure adequate coverage. The approved proposal calls for 200 cu. yards of wood chips.

Q: What about drainage?

A: The area has been designed utilizing a 'Riparian Buffer Zone' approach, typically utilized near bodies of water. Rain is intercepted by leaves and drains down the stems and branches to the trunk; leaves evapo-transpire water back into the atmosphere; roots take up soil moisture and increase runoff storage and mulch slows runoff and holds moisture, thus filtering a majority of the Nitrogen, Phosphorus and other contaminants from entering the groundwater. Dog waste and urine will be always be present; even in minor quantities. However, the general conclusion made by scientists Ellen Hawes and Markelle Smith, Yale School of Forestry and Environmental Studies, a buffer zone of approximately 30 feet is the minimum recommended distance to achieve water quality functions and 75-90 feet to nearly eliminate all contaminants. (Hawes, E. and Smith, M., 2005, Riparian Buffer Zones: Functions and Recommended Widths, Eightmile River Wild and Scenic Study Committee.)

Q: Is there a risk of infection from runoff contaminated with waste and disease onto adjacent properties?

A: No. With responsible dog owners, contaminated runoff should not be an issue with the current proposed standoff from property lines. Additionally, a study was conducted in 2014 to determine if a dog's park visitation was associated with an increased prevalence of enteric parasites or an increase in prevalence of gastrointestinal signs in dogs? In northern Colorado... "A total of 129 fecal samples were assayed; 66 were from dog park attending dogs and 63 were from non-dog park-attending dogs. The overall parasite prevalence rate was 7.0% (only 9 of 129 samples)." (<http://blogs.discovermagazine.com/seriouslyscience/2014/10/08/hidden-dangers-dog-parks/#.XOsg7f4pAKI>)

Q: Will contaminated runoff affect Lake Montclair or Chesapeake Bay?

A: No. With responsible dog owners, contaminated runoff will not affect Lake Montclair or Chesapeake Bay.

Frequently Asked Questions (FAQ) / Concerns

Q: What about the smell from dog waste?

A: Utilizing the existing contract for maintaining the poop stations, having tree cover to provide shade and appropriate stand-off from adjacent properties as well as expecting members to pick up after their own dogs, and police others in doing the right thing, smell should not be an issue.

Q: What do I do if dog barking or other noise is disturbing me?

A: Homeowners can exercise their rights and call the PWC Police non-emergency number (703-792-6500) to file a noise complaint. PWC Code Section 14-5.1, states, "It is against the law to allow animals to create noise such that it is audible at least once a minute for ten consecutive minutes".

Q: How will access to the Dog Park be monitored so that only Montclair residents use this facility?

A: It is intended that the entry gate will utilize the same card/fob access or keycard system that will be implemented at Dolphin Beach restrooms in the near future. The card/fob will be able to be programmed for certain people who have provided proof of current licensing with the county. MPOA Board member to address further.

Q: Who will monitor the Dog Park and respond to any problems, particularly off season?

A: This is primarily the work of the dog park's members who will address non-patrons as well as "feces felons". If necessary, they will contact the PWC Police non-emergency number (703-792-6500) for assistance.

Q: Will dogs require a separate recreational card/tag?

A: Current investigations are being made into this. MPOA Board member to address further.

Q: Can the Dog Park be moved anywhere else in Montclair?

A: At this time, no other site has been presented before the MPOA Board, which will meet the majority of the community's needs/requests.

Q: Can the Dog Park be moved further away from Residential properties (Larkspur and Hyacinth)?

A: Slight adjustments can be made; this requires a motion to the board.

Q: Can the Dog Park be created to a smaller scale?

A: To some degree, yes. However, the principle of a dog park is to allow the dogs to run. Without specific PWC guidance or regulation, Alexandria City Code section 6-1-2.2 was referenced in developing criteria for the designation of a Dog Park such that, the "area must be at least ½ acre, or 21,789 square feet."

Q: Is there a rule or law which states there must be 75 feet of standoff from adjacent properties?

A: County zoning ordinance (Sec. 32-401.15.2) requires only 25 feet from the adjacent property line.

Q: What are the proposed hours?

A: Proposed hours would be set by the MPOA, but would ultimately strive to match existing hours set at other amenity locations; "Persons found after dusk and prior to 6 a.m. are subject to eviction and/or arrest for trespassing."

Q: What is the maximum capacity of the Dog Park?

A: Exact numbers would not be determined; allowing for patrons to decide as they know their dogs best and would either choose to leave if it becomes too crowded or pick another time off hours.

Frequently Asked Questions (FAQ) / Concerns

Q: Can I allow my guest(s) to bring in their dog(s)?

A: Proposed number of guests would be set by the MPOA, but would ultimately strive to match existing guest policy; "Persons displaying a valid unrestricted Montclair Recreation Photo ID (RPID) may be accompanied by up to four guests." Note: Dogs would count as guests and it would be incumbent on the member to ensure their guest's dogs met all criteria prior to entrance.

Q: Will Air horns be used to break up dog fights?

A: No. Dog fights will be the exception and will be dealt with civilly and according to PWC code.

Q: How do residents know that dogs utilizing the park are properly licensed, current on all vaccinations and not sick?

A: Access to the park will be granted by the MPOA upon proof of current license and shot records. Park rules will state that owners should not bring their dogs into the park if they are sick.

Q: Will owners be required to observe PWC leash law (Section 4-23) in the MPOA parking lot and area surrounding the Dog Park?

A: Yes, the County leash law remains in affect until the dog has entered into the double gated holding area. Only one owner and their dog(s) should be in the holding area at any time to ensure dogs do not escape.

Q: Will children be allowed to play in the surrounding area?

A: Kids Dominion is available for children 12 and under.

Q: Will there be loose dogs outside of the park?

A: No more than what is seen throughout the community and on Facebook. Dogs should remain on their leash until they are in the holding area and the exterior gate is closed.

Q: What is the risk of children at Kids Dominion being bitten?

A: Dogs and other animals are not allowed inside Kids Dominion; Children under the age of 12 are not permitted in the Dog park. There will be an entrance separate from Kids Dominion. It is the responsibility of the child's parent or guardian as well as the dog's owner to ensure they have positive control and line of site. If adults act accordingly, the risk will be minimal to none.

Dog Parks and Property Values

(from real estate professionals)

"In general terms a nearby dog park DOES add value. Many master planned communities feature dog parks... Over 50% of homes have dogs, so half the potential buyers may be looking for this amenity. These dog parks are a destination for these owners and their 4-legged children. They also can be an alternative to those walking dogs within the community... These dog parks won't make any particular home go up thousands of dollars in value by itself, but in a combination of other amenities within a community (golf course, pools, parks, schools, churches, etc.), it will help make a particular neighborhood feel more complete and thus can give you a higher value VS a simple community with no amenities." - Mark McNitt, Bernstein Realty. 832-567-4357

"[Dog Parks] do add value to your property. Many Americans have dogs thus dog parks are becoming necessity. Dog parks completes your neighborhood with other amenities, parks, trails, lakes etc. Saying that the added dollar value may not be easily calculated, while it will be certainly be a plus while home buying for the dog lovers/owners" - Cagdas Acar, Msc PSA Realtor, Mobile: 832-283-1091, Email: acarster@gmail.com, Website: www.cagdasacar.kw.com

https://www.har.com/question/1743_do-dog-parks-add-property-value

"Buyers like to purchase homes in neighborhoods with parks and green space, and will often spend more to live in communities that offer them. But Americans are also spending more money than ever on their pets, and of those households, the majority are dog owners, according to the American Pet Products Association. That can make neighborhood pet amenities like dog parks and walking trails even more desirable — even increasing nearby home values. A clean dog park with plenty of well-trained pets enjoying it can make a neighborhood look and feel friendlier. "Dog parks are a huge draw, especially in urban or urban core neighborhoods where houses may have small or no yards," - Jake Knight, a California real estate investor.

<https://www.trulia.com/blog/features-increase-property-values-in-my-neighborhood/>

Dog Parks. It's easy to see how dog parks raise property values considering that more and more millennials are purchasing a new home for their pups. More people than ever are spending money on their pets, which means that amenities like dog parks and walking trails, are more desirable than old-school perks. - IKO Community Management

<https://www.ikocommunitymanagement.com/blog/how-desirable-community-amenities-increase-property-value>

"The cities with the highest density of dog parks are some of the most dynamic housing markets in the country. In the top 10, at least half of are in the top 50 for highest home-price increases, according to our data. Most are posting home-price appreciation faster than the national average. These markets are going places, and I think part of what is drawing people to these areas is the dog-friendly environment that they're finding." - Daren Blomquist, senior vice president with real-estate data provider Attom Data Solutions

"With dog ownership on the rise in the U.S., it shouldn't come as a surprise that home builders and local governments are increasingly providing dog parks for their residents. Dog parks may also play a role in helping sustain relative value in neighborhoods with them compared to those without." - Ralph McLaughlin, former chief economist with Trulia

There are now 774 dog parks in the 100 biggest metro areas, a nearly 5% increase over last year and up 40% since the trust started keeping track, in 2009. "Dog parks are among the fastest-growing amenities in the 100 largest U.S. cities' park systems..." - Annual Dog Park Rankings from the Trust for Public Land

<https://www.marketwatch.com/story/these-housing-markets-are-going-to-the-dogs-in-a-good-way-2018-03-29>