

# Memorandum



**To:** Crystal Shoji, AICP Planning Consultant  
**From:** Mike Miller, Public Works Director  
**Date:** May 22, 2012  
**Re:** City of Florence Dog Park in Singing Pines PC 12 10 CUP 06

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We are pleased to provide additional detail and information regarding the development of a dog park at Singing Pines Park.

Singing Pines Park is a semi-developed City park located at the NE intersection of Kingwood Street and Airport Road. It is approximately 6.44 acres and is heavily vegetated with a playground on the south end along Airport Road, multiple nature trails throughout the park and the Florence Senior Center on the north end adjacent to the Airport Industrial Park. Singing Pines is connected to Miller Park to the northeast via a nature path. Singing Pines Park provides a mix of recreational opportunities.

In the 2011 Florence Parks and Recreation Master Plan one of the key findings was that the community wanted an off-lease dog park. The need for identifying a dog park location and the potential development was raised to a City Council goal for 2012. Public Works made a presentation to the City Council on March 19, 2012 that identified the dog park location and costs associated with the park development. City Council concurred with the proposed location of the dog park to be sited within Singing Pines Park.

## **Background on location**

During the many years of public discussion a number of possible locations for a dog park have been debated. One of the earliest locations was at the south end of the airport in the area of 12<sup>th</sup> Street, between Kingwood and Ivy Streets. Unfortunately that location was deemed inappropriate by the Federal Aviation Administration due to its close proximity to the airport and being situated within the aircraft approach path to the runway.

More recently, the City has looked into the possible use of County owned land to the south of the Florence Transfer Station (the old County dump site). However discussions with Lane County has made it clear that they are not interested in leasing property to the City or allowing public use of this site. Although the dump site has environmental clearances in place for other uses/activities Lane County has had a bad experience with leasing another 'closed' garbage dump and has stated that they will not permit a dog park to be developed on their property.

Staff also looked at the potential for Munsel Greenway Park to have a dog park element. However, having a dog park within the City drinking water well field with the potential for heavy usage doesn't make sense from a drinking water protection point of view. Nor does it make sense to have that type of potential usage close to Munsel Creek.

Public Works staff looked into the feasibility of using the area on the west side of Kingwood Street, north of Airport Road as a possible dog park. This property looked promising since it was City owned with one side already fenced (airport fencing) however the site is too narrow and will not provide enough parking for potential users.

Staff then looked at the potential of Singing Pines Park. Singing Pines Park has a number of advantages over other locations. The property is City owned and largely under-utilized; it is already designated as a park; it is in close proximity to Miller Park; is interconnected to Miller Park by nature trails; and is close to the Senior Center.

By developing a portion of Singing Pines into a dog park, we will create a deterrent to undesirable activities in the park such as: littering, homeless camping, disposal of human waste, and illegal drug use.

### **Singing Pines Dog Park**

Staff is proposing a 44,091 square foot enclosed (fenced area) off-leash dog park, with off street parking and stormwater treatment; bicycle rack (Heavy Duty Challenger Wave bike rack - 3 loops for 5 bikes); curb tight sidewalks along the site frontage on Kingwood Street and Airport Road; water fountain (for the dogs); benches; a separate area for small dogs; trash receptacles; and dog waste disposal stations on a total site area of 69,669 square feet.

The fenced area will consist of a separate "small" dog area from the "large" dog area. Entry into the dog park will be through a double gated system, much like a vestibule in a building, so that a dog owner can safely enter the enclosed fenced area without worrying about another owner's dog running out the first entry gate.

The fencing material will be a 48-inch tall stable mesh non-climb fence. The fencing material is a study 12-½ gauge galvanized wire. The tied, stiff stay knot is smooth on both sides to protect animals while keeping the fence rigid. The 2" x 4" mesh size keeps animals in and prevents climbing (both animal and human).

In the future, the park will have a 12' x 20' covered shelter area for picnic tables so that dog owners can socialize with other dog owners during times of rain while their dogs are playing in the park. The shelter will be standard type of wood frame construction, with wood members stained an earth tone, gable roof and 'architectural' composition shingles.

Our plan is to transplant some of the native rhododendrons and huckleberry to the berms along the Oak Street right-of-way corridor adjacent to Miller Park. We will then utilize a 'brush hog' and mulch the understory material on site and with the help of volunteers spread a heavy mulch layer on the ground to prevent erosion and suppress weed and vegetation re-growth.

This will provide a low maintenance “surface” for the dog park. The majority of the mulch will be from the City’s yard debris program.

The project is not only a City Council goal, but the City is in a very unique position in that we have a very large group of volunteers that want to build a project with a lasting legacy. What better way to utilize this large volunteer group than to build a new park facility. The volunteers will be in Florence on July 21<sup>st</sup> to install fencing; install new nature trails; trim vegetation from the existing trails; spread mulch; spread gravel for the parking area and place gravel on the nature trails. An advance group of volunteers will construct the sidewalks a few weeks prior to the main volunteer event.

### **Access**

For access to the new dog park, we are proposing to utilize and modify the existing driveway curb cut on Kingwood Street. The new driveway approach will be 25 feet wide and will be installed in accordance with our standard detail F-208B for a depressed driveway approach.

The parking lot aisle will be 25 feet wide and we are proposing one (1) paved van accessible parking space with an adjacent 96-inch access aisle area and three (3) additional paved parking areas. The parking stalls will be constructed to current City standard width and depth requirements (9 feet 6-inches wide and 19 feet deep). Eight additional graveled parking spaces will be provided and in the future as funding is available these graveled parking areas will be paved. Wheel stops will be provided for each parking stall to prevent the vehicles from entering the stormwater treatment area. The wheel stops will also allow for efficient and effective drainage of the parking area to the stormwater facility. In addition the dog park will be provided with a bicycle rack.

Both Kingwood Street and Airport Road are City streets. The proposed driveway is located 280 feet north of Airport Way and 88 feet south of the southern driveway into the Florence Senior Center. A TIS (Traffic Impact Study) for a development of this size is not required, since the proposed dog park is an additional amenity to an existing active park. We believe that the location of the driveway approach is in compliance with the design criteria.

### **Stormwater and Drainage**

There are no known drainage ways at the proposed dog park location. Our proposal for stormwater treatment for the parking area will be through the development of a stormwater bioswale. The proposed stormwater facility will be sized and designed utilizing simplified approach contained within the City of Florence Stormwater Design Manual. Using the simplified approach, the size of the stormwater vegetated swale is based on the square footage of impervious area. In our proposal, the impervious area is 6,812 square feet and includes both the paved and gravel parking areas (in the future the gravel area will be paved as funding is available). Using a sizing factor of 0.09 (per the Stormwater Design Manual) the stormwater vegetated swale needs to be 613 square feet in size. We are proposing a 720 square foot vegetated stormwater bioswale facility.

In the event the stormwater bioswale temporarily fails or the rainfall event exceeds the design capacity, stormwater overflow from the proposed facility will flow through an 8-inch stormwater pipe to the existing stormwater facility at the south end of the Senior Center site immediately to the north of the proposed facility. The existing stormwater facility at the Senior Center overflows into the City stormwater system on Kingwood through a stormwater basin.

Based on our experience with the stormwater facilities for the Senior Center, none of them have ever overflowed into the City stormwater system even during this past very wet spring.

### **Lighting**

The park, like our most of our other parks, is proposed to be closed at dusk. Lighting for night time use is not necessary; however there is a street light at the NE corner of Kingwood Street and Airport Way. There is also a pole that has a light on it on the west side of Kingwood Street just south of the proposed driveway into the dog park parking area. We believe we can upgrade the light, if needed, with a directional light to illuminate more of the dog park, but again the park would be closed at dusk and the dog park would be signed as such.

### **Landscaping Plan**

As a dog park, there needs to be sufficient open space for the dogs to run, play, fetch and have different experiences. Also, the City Council specifically requested that the interior of the dog park be viewable along Kingwood Street as well as from Airport Road. This will provide safety and additional “openness” of the remaining park area to help deter homeless camping, littering, and other offensive behavior. The site will need to be cleared in order to provide the necessary parking area and adequate open space. Our intent is to preserve 13,213 square feet of natural native vegetation. On our proposed landscape plan we show several pockets throughout the site where native vegetation is to be preserved. We have identified general locations and square footages, however due to the nature of the dense vegetation; we will not know exactly the quality, size, or shape of the vegetated pockets. Additionally, we will not know the condition of the existing shore pines or other trees until we start the clearing process.

Again, our intent is to preserve 13,213 square feet of quality mature vegetated areas. The existing vegetation consists of salal; huckleberry; native rhododendrons; shore pines; some wax myrtle; and fir.

With a landscaping requirement of 15 percent, based on a total site size of 69,669 square feet, we are required to provide 10,451 square feet of landscaping. If we are able to preserve all 13,213 square feet of significant native vegetated areas, we will have 26,426 square feet of “native preservation area credits”. Therefore we are not proposing any new landscape areas.

Street trees are required along the street frontages (Kingwood Street and Airport Road) with one tree every 30 feet and in addition six (6) shrubs for every 30 feet of street frontage. Based on the length of street frontages, we are required to have 15 street trees and 96 shrubs. These trees and shrubs are shown on our alternate landscape plan B.

With eleven (11) pockets of native vegetation to be preserved, the smallest are of which is 266 square feet and the largest at 5,004 square feet, we should be able to preserve approximately twenty two (22) trees that are at least 6-inches in diameter or larger. Again, this is our intent; however we will not know the condition of the trees until we actually start the clearing process.

With the ability to preserve approximately twenty two (22) trees, including approximately five (5) trees within twenty (20) feet of the street frontage, we believe that we have met the criteria.

However, if our attempt to preserve native vegetated areas fails due to quality of the native plants, shrubs or trees, we do propose planting new landscaping along the footage of Kingwood Street. Plantings along Kingwood Street, if necessary, will consist of street trees (1.75 -2" caliper) Autumn Blaze Maples and 1-2 gallon size Dwarf Escallonia (Red Elf). If new landscaping is required, the City will provide a permanent drip irrigation system to provide the watering requirements of the plantings.