



BROOK RUN DOG PARK ASSOCIATION (BRDPA)

**Proposal to City of Dunwoody
Government**

December 2, 2013

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Redesign of the current Dog Park

Refer to Poster **Diagram #1**

- Note extreme west fenced section is brought back to new fence line (A)
- Buffer zone with Lakeview Oaks (LVO) is increased by 100 ft.
- Total buffer Zone with LVO is now approx. 250 ft. to LVO fence (actual distance to housing is over 300 ft. = an entire football field!)
- Fence for proposed west boundary constructed from removed existing fencing...only labor cost to move fencing. Cost estimate is \$1500.00 (installation of existing fencing \$15 X 100 ft.)
- Proposed – planting of fast growing Leyland Cypress trees (B) to add noise suppression to LVO. Cost of trees City of Dunwoody – planting/maintenance by BRDPA Volunteers.
- Proposed – planting of holly (C) along new fence line for erosion control and additional noise suppression for LVO. Cost of plants City of Dunwoody – planting/maintenance by BRDPA volunteers.
- The BRDPA is currently investigating additional noise barrier solutions such as *EverQuiet Wall*, manufactured by New Frontier Industries. Inquiry into these alternatives has just started. Sample picture on next page.....

Example of *EverQuiet* Wall

- Simple installation – can be done by BRDPA volunteers. COD responsible for cost.



Example of Leyland Cypress Barrier



12/2/2013

Example of Holly Barrier



Redesign of the current Dog Park

Refer to Poster Diagram #2

- Option (A) is the annexation of the area adjacent to the existing parking lot....
 - This addition would be dedicated to a new SMALL DOG PARK (SDP).
 - The SDP would relieve congestion and traffic in the newly reduced Large Dog Park (LDP).
 - This addition should also decrease noise issues with LVO community.
 - Construction of New SDP would be the project responsibility of the COD with the aid and assistance of the volunteers of BRDPA. Estimate cost for new fencing = 460 linear ft. @ \$28/linear ft. = \$12,880.
 - Grading to reduce sloping and water run-off of new area ... no cost estimate.

Redesign of the current Dog Park

Refer to Poster Diagram #3

- This illustrates a OPTION (B) to the addition of a Small Dog Park (SDP)
 - The area of the LDP is extended to account for the loss of area on the West side buffer zone creation.
 - The existing area has a substantial grade change approximately where the dividing line is between the LDP and the SDP.
 - This boundary (LDP/SDP) would have a bulkhead timber retaining wall to ease water run-off. No cost estimate for grading and installation of timber bulkhead.
 - The bulkhead should also incorporate a drainage system that channels excess water towards the south end of the park towards the overflow creek bed.
 - Fence installation estimated at 340 lin. ft. new fencing (\$9520) and re-use of existing fencing 180 lin. Ft. (\$2700) for a total of \$12,220.
 - Cost of plants and trees are the responsibility of the COD. Planting of all vegetation performed by volunteers.

Remediation Recommendations

- Soil Compaction and Soil Conditioning:
 - ArborGuard (City Arborist) recommends “soil fracturing” – there is no published standard protocol for “soil fracturing”. ArborGuard MAY be referring to AERATION.
 - ArborMedics (BRDPA Arborist) does not recommend aerating due to possible root damage but instead utilizing “Deep Root Fertilizing” and is considerably less expensive. No cost estimate is available for this process but should be planned and supervised by a certified arborist.

Remediation Recommendations

(cont.)

- Mulch
 - Wood Chip mulch is best. Mulch should be 4"-6" deep around all trees. These areas could be bordered with landscape timbers to contain the mulch from wash out. Periodic addition and leveling would be performed by BRDPA volunteers.
 - Certain identified stress areas may need to be cordoned off for brief periods. This can easily be accomplished with stakes and storm fencing.
 - Cost – wood chip mulch is generally free from tree service companies. The COD has an on-going contract with Premier Landscaping and could supply a great deal of this material at no cost.

Remediation Recommendations

(cont.)

- Irrigation:
 - Irrigation is not critical for existing plants but would aid in penetration of deep root fertilization.
 - Soaker hoses could be rotated throughout the required areas especially for newly planted ground covers (referred to later in this presentation) and newly planted trees in the “buffer zone”.
 - BRDPA volunteer labor could be used for these rotations and monitoring.

Remediation Recommendations (cont.)

Refer to Diagram #4 Concept Drawing only

- Terracing for erosion control:
 - Due to the extensive root system, terracing can be accomplished utilizing a combination of two methods – (1) surface timber terracing and (2) Rock filled “socks”.
 - Surface landscape timbers (8” x 8”) pressure treated replacing all the current logs used in the park. These need to be strategically placed where heavy rain water-flow is apparent. These should be back-filled with appropriate soil and all bordering areas newly planted with water absorbing groundcovers such as monkey grass etc. Use groundcover plants that do not go dormant in winter months so absorption is year round.
 - Rock-filled “socks” – these are commonly used to stop erosion around construction sites. They would be placed to create berms and backed up with mulch and soil. All bordering areas planted with water absorbing groundcovers.
 - No cost estimate for this as yet.

Remediation Recommendations

Refer to Diagram #4 Concept Drawing only

(cont.)

- Water Run-off:
 - Terracing and the planting of groundcover will slow and absorb water run-off.
 - All fencing on the NORTH and SOUTH side of the park (area of highest and lowest elevation) should have tight mesh *SILT* barriers installed on the lower outside sections approximately 3 feet in height. This will slow heavy rain water run-off as it enters the park. Cost of *SILT* mesh and installation performed by volunteers.
 - The current open dry stream bed located in the lower NE section of the LDP should be connected between the storm water drain outside the park and the drain access that was previously installed at the east end of the fencing. Heavy duty flexible drain piping should be utilized . This piping should then be covered with gravel (for excess drainage) and soil/mulch and ground cover plants. No cost estimate available.
 - Soil needs to be added to the entire park particularly in the east section to reduce the rise over run of the overall park, allowing for better absorption into soil, trees and new groundcovers. Volunteers can aid in the dispersion of the new soil.
 - No cost estimate for this as yet.

Remediation Recommendations

(cont.)

- A Tree/groundcover maintenance program should be developed for Brook Run Dog Park:
 - Soil testing to determine nutrient deficiencies that need to be corrected.
 - Bulk density testing to identify areas of localized compaction.
 - Insect/Disease management.
 - Monitoring for dead, dying or diseased branches that should be proactively removed.
 - Continued soil erosion monitoring and remediation as needed after terracing is accomplished.
 - Irrigation for drought susceptible areas.
 - Certified Arborist should oversee and conduct all testing and maintenance program.
 - Past tests performed by EPD has shown no contamination due to the dog park. Periodic testing of water run-off to dry creek bed should be scheduled to ensure these results continue.
 - No cost estimate for this as yet.

Remediation Recommendations

(cont.)

- Rotation:
 - Rotation is a term coined by the Foresite Group in their design of the new dog park.
 - Rotation of facilities is recommended when the ground cover of an area is one that requires refurbishment, such as the sodded grasses planned for the new park.
 - Rotation in the existing park is not required as there is no such ground cover that needs refurbishment.
 - Additionally, when an area is divided in half and has the same number of “users”, the divided land is distressed twice as quickly. Rotation in a large park area may actually lead to pre-mature soil compaction.

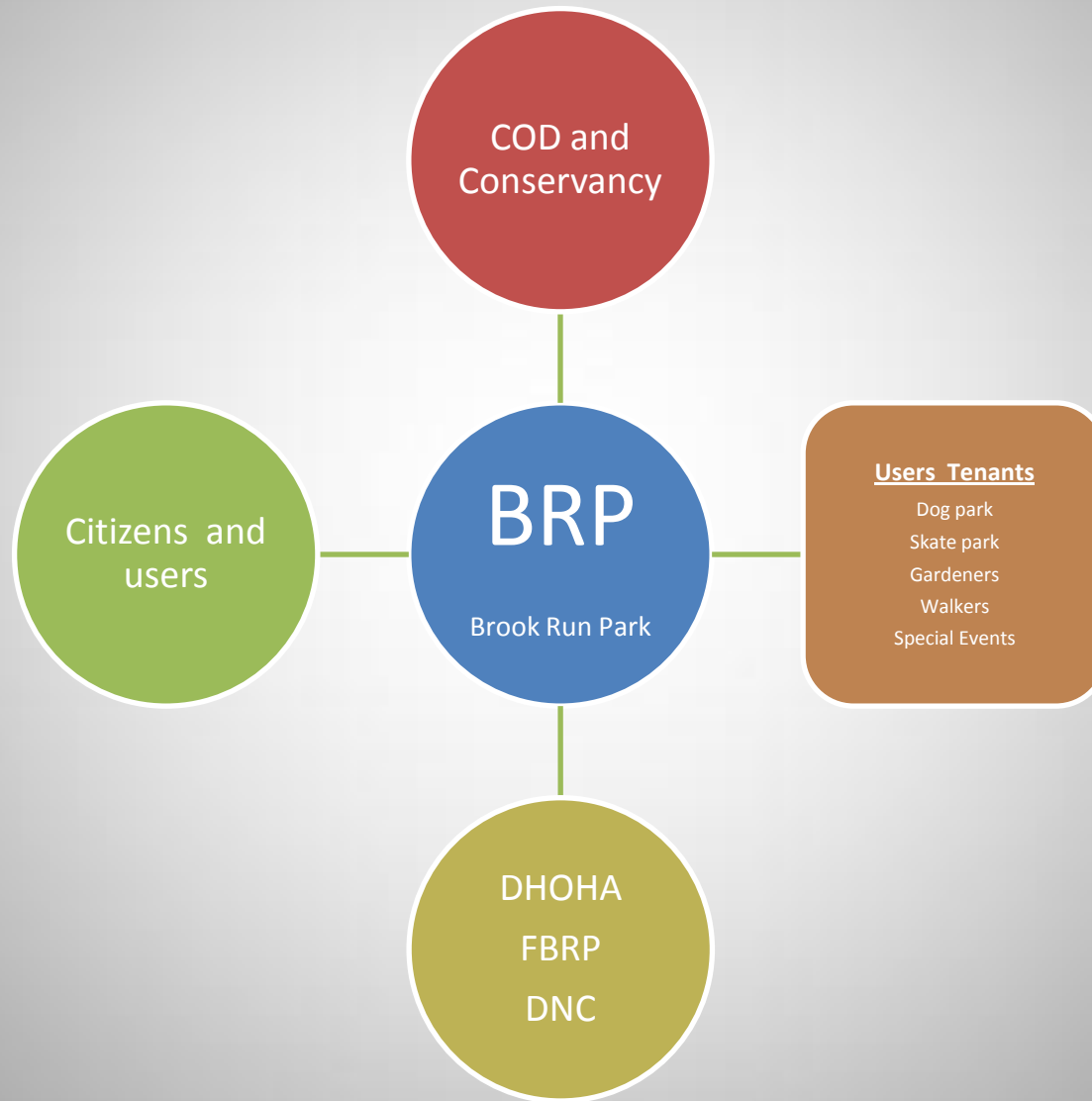
ADA Compliance

- The BRDPA is unsure of the need or requirement for ADA Compliance
- ADA applies primarily to access to buildings, not park lands.
- We believe all that would be required is handicapped parking areas which the current parking lot already has and which could be expanded if necessary.

Meetings with Stakeholders

- A meeting was held with the Friends of Brook Run (FOBR) on November 22nd, 2013. In attendance were Laine Sweezey and Ken Ashhurst of the BRDPA and Barbara and Jay Pryor of the FOBR. The FOBR are supportive of working towards a solution to keep the dog park in its current location but do not feel that they qualify as a “stakeholder”.
- A meeting was held with the Dunwoody Homeowners Association also on November 22nd, 2013. They felt that in this situation, they needed to remain neutral.
- A meeting was held November 25th with many representatives of the Lakeview Oaks Homeowners Association (LVOHA). They have submitted their position paper that is not in support of working towards a similar solution.

Contributors Tree



Participation of BRDPA

- The BRDPA has stated several times that it is willing to use its vast volunteer base to aid the COD in any way possible.
- The BRDPA charter prohibits its participation in any physical leasehold agreements or arrangements that may place the directors/officers in direct or indirect mode of liability.
- The BRDPA Charter could be amended. However, the BRDPA is a non-member non-profit 501 (c)(3) and as such does not have the expertise, managers or sheer manpower required to accept responsibility for “operating the park by raising and expending all the necessary funds” to preserve the park. The BRDPA has a total of 8 Board members, none of whom has the background and/or expertise or the time required to comply with the City’s request to “operate” such a facility. It is our opinion that this is the role of the City of Dunwoody, not the role of citizen organizations ill designed to carry out such functions.
- The role of the BRDPA is advisory and assistance to the COD in a volunteer capacity...not a management of facilities organization.

Summary

- The Brook Run Dog Park is not just a “dog” park.... It is a PEOPLE park where people just happen to bring their dogs. It is the ONLY facility in Dunwoody that crosses all social, economic and age barriers. It is a shaded haven where citizens gather, socialize, meet new friends and commune with nature on a basic level. The size and location of the Brook Run Dog Park (away from high activity areas of Brook Run Park) are what make it ***“UNIQUE”***.
- If the mitigating factors that currently concern the COD can be addressed and negotiated, leaving the dog park in its current location would be an economic win for the COD. We believe the cost to renovate the current location would be far less than demolishing and rejuvenating the current site AND constructing a new dog park in a less desirable location.
- The BRDPA is willing to encourage its considerably large volunteer workforce to aid in this endeavor in any means the COD deems helpful.

Summary

(cont.)

- Cost Related Aspects – COD currently has an extensive contract with Premier Landscaping. This contract could be enhanced or modified to include a greater portion, if not all, of the work required for the improvements to the current Brook Run Dog Park.
- A large portion of the cost of the materials required for the work could be mitigated by encouraging “title” sponsorships from many local businesses:
 - Home Depot
 - Lowes
 - Pike’s Nursery
 - Coca-Cola
 - State Farm (just announced a major move into Dunwoody)
 - Microsoft
- The BRDPA, being a non-profit, stands a better chance of success than the COD in approaching these businesses seeking co-sponsorship of many of the projects. These co-sponsorships could greatly reduce the cost of the projects detailed herein.

Summary

(cont.)

- **Facts:**

- The Trust for Public Lands declared dog parks as the “hottest new city park issue to hit America”.
- There are now more households with dogs than with children (USA Today)
- Today 59% of the households in the United States have at least 1 dog (USA Today)
- **HOME VALUATIONS NEAR PARKS** - People enjoy the benefits and natural beauty that a park offers and so they naturally desire property that is located near a park. This increase in demand translates to an increase in **property values**. (eHow.com)

The BRDPA believes that the preceding is a workable plan and is willing to dedicate its considerable volunteer resources to enhance the current dog park design. Our current dog park has won numerous awards for “BEST DOG PARK IN ATLANTA” and with these additions guarantees that it will continue to be the BEST OF THE BEST for many years to come!

Exposed Roots 2006

Pictures from the year 2006 – opening of the dog park.
Note the roots of the trees were already exposed at the opening of the dog park in 2006.

Trees breathe, absorb moisture and nutrients from their exposed roots. Exposed roots are not in themselves a sign of distress.



Exposed Roots

Central part of the park at opening
2006 – already a barren dust bowl.



Central part of the park 2011 with erosion
control, gravel pathways and healthy trees.



Diagram #1

Proposal to move western fence line
and install noise buffering plants

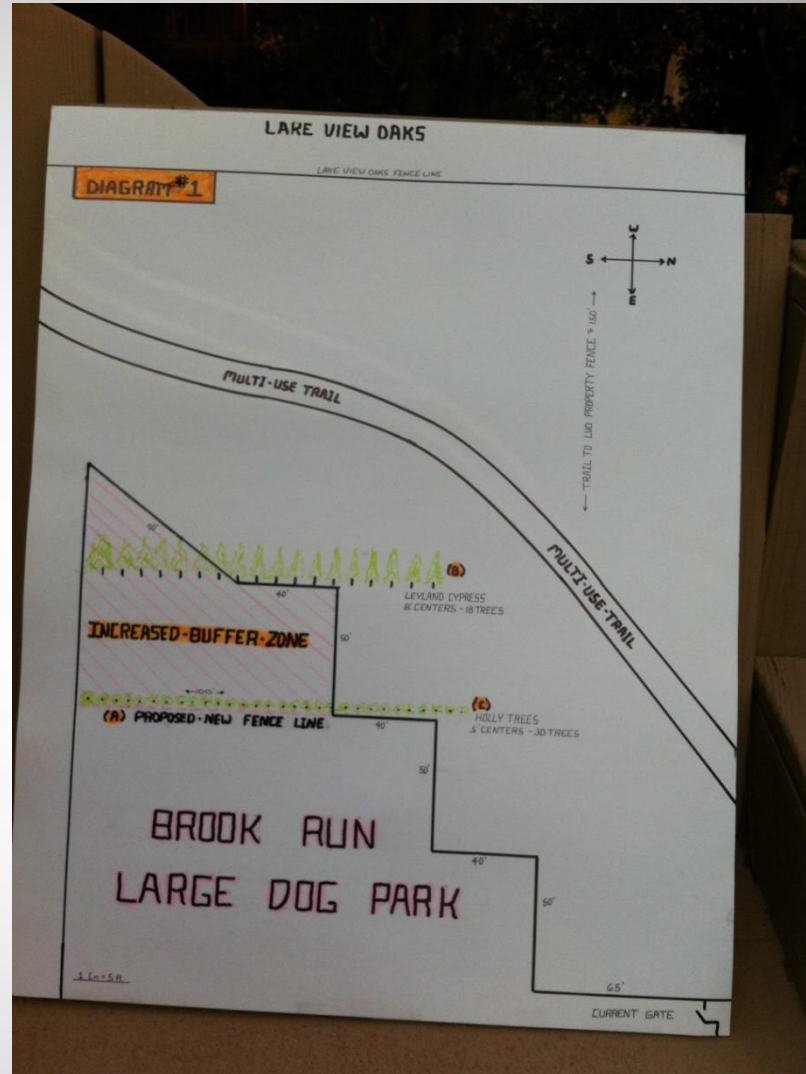


Diagram #2

Proposal to create a Small Dog Park -
Option A



Diagram #3

Proposal to Create Small Dog Park –
Option B



Diagram #4

Proposed Renovations to
Current Off-leash Area

