



**To:** Mayor and City Council  
**From:** Tim Tucker, City Engineer  
**Subject:** Prioritization of Potential Dog Park Locations  
**Date:** October 13, 2016

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**Recommendation**

By motion prioritize potential dog park location(s) and direct staff to return 1) for final selection of future dog park site after preliminary design and cost analysis is completed for each site and 2) with preliminary funding recommendations and maintenance costs.

**Background**

On April 20, 2016 the Council directed staff to hold additional workshops with the citizen dog park advisory committee. The goals of the additional workshops were as follows:

1. Finalize criteria for placing a dog park
2. Explore locations throughout the community
3. Develop list of top three recommended dog park locations
4. Develop more information on funding and maintenance.

At the September 21<sup>st</sup> Council meeting, under Council Comments, staff was directed to agetize a status report regarding a potential dog park. The City Manager indicated staff would present the results of the workshops and other information developed since the Council meeting held April 20, 2016. Some Council members indicated that this would give them an opportunity to show support for the dog park and provide staff a priority list on which to develop additional detailed information for the preferred site(s).

**Discussion**

Staff held a series of workshops and has accomplished the first three goals stated above. Staff is requesting the Council review the citizen advisory committee's recommendation then provide direction to staff on their preferred location(s). Staff will then develop additional information including a schematic layout, construction cost, potential funding source and expected maintenance costs.

Attached is the list of six sites evaluated by the committee. Two new sites reviewed were John Muir Park on Vista Way east of Pine Street and a nearby vacant land on Palm Avenue. The Palm Avenue site was determined to be private property with steep topography and was not included in the final evaluation.

Each participant ranked the sites from one (1) to six (6) with one being the most preferred site. The rankings from all twelve participants were added for each site. The total score provided the ranking shown. The attached chart also provides the pros and cons agreed upon by the subcommittee for each site. Following are the committee’s top three ranked sites:

### Dog Park Site Evaluation

Location	Pros	Cons	Ranking (range)
Yacht Club Parking Area	<ul style="list-style-type: none"> <li>• Not near residents</li> <li>• Adequate size</li> <li>• Nearby parking</li> <li>• Potential downtown business benefits</li> <li>• Restroom within 200’</li> </ul>	<ul style="list-style-type: none"> <li>• Likely required Stage Agency approvals (BCDC, Water Board, Army Corps and Fish and Wildlife)</li> <li>• Mapped wetlands</li> </ul>	1 (1 to 4)
Berthers (aka Launchers or Albatross) Parking Lot	<ul style="list-style-type: none"> <li>• Not near residents</li> <li>• Adequate size</li> <li>• Nearby parking</li> <li>• Potential downtown business benefits</li> <li>• Restroom within 400’</li> </ul>	<ul style="list-style-type: none"> <li>• Not centrally located</li> <li>• No water</li> <li>• Potentially Temporary Amphitheater parking</li> <li>• Circus and festival parking</li> <li>•</li> </ul>	2 (1 to 6)
Waterfront Rd. Open Space	<ul style="list-style-type: none"> <li>• Not near residents</li> <li>• Adequate size</li> <li>• Parking</li> </ul>	<ul style="list-style-type: none"> <li>• Remote location</li> <li>• No restroom</li> <li>• No water</li> <li>• No downtown benefit</li> </ul>	3 (1 to 5)

Staff is prepared to develop schematic plans and estimates on these three sites or other sites as directed by the Council.

#### Fiscal Impact

Staff has spent approximately 100 hours since the April 20<sup>th</sup> Council meeting on the dog park. An additional 50 hours of staff time will be required per site to develop schematic plans and estimates. This equates to an approximate cost of \$5,000 per site. In addition, approximately 20 hours (~\$2,000) of staff time will be required to develop maintenance costs and potential funding sources.

#### Attachments

1. Dog Park Locations Pros & Cons
2. Vicinity map
3. Karste Report

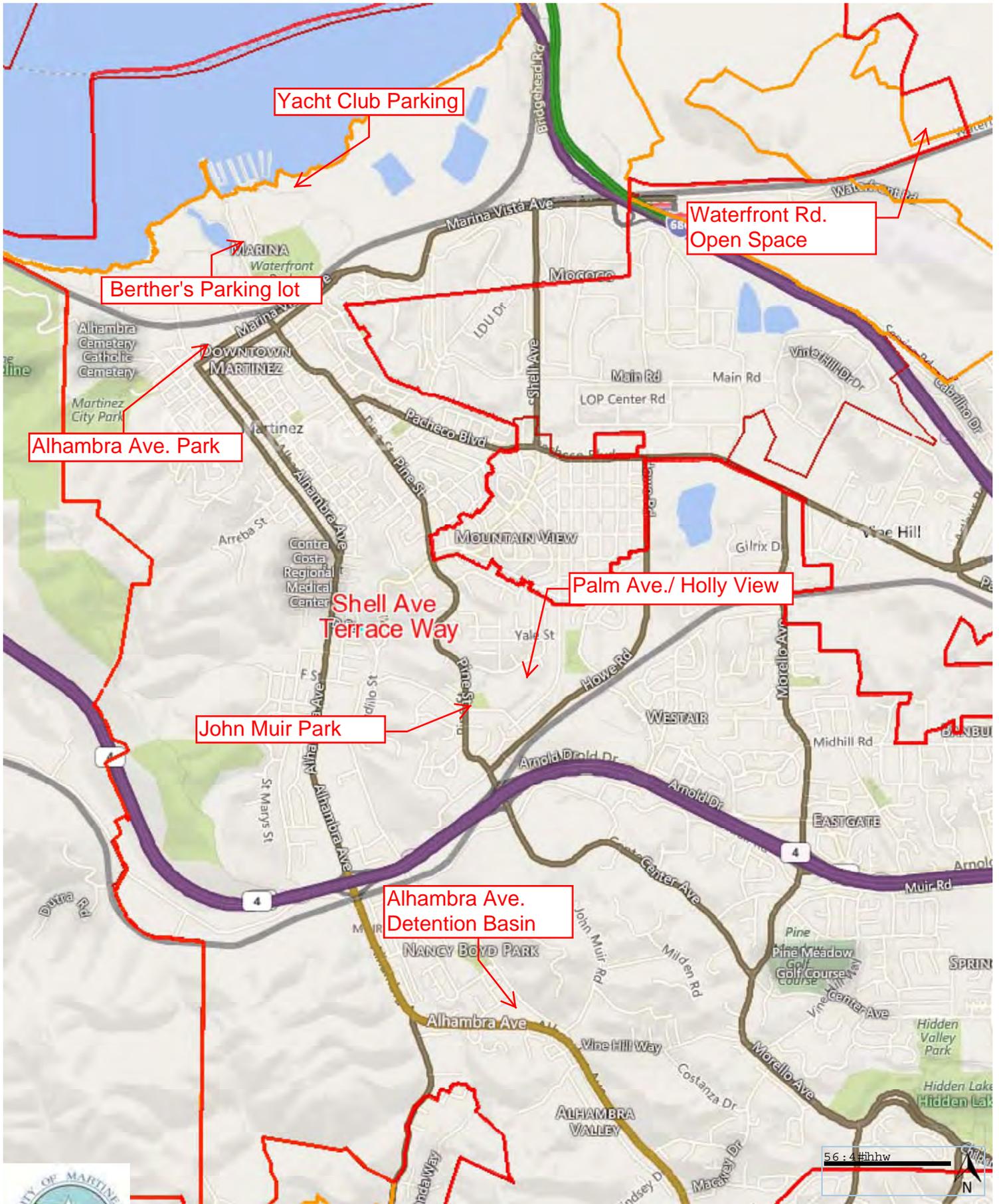
APPROVED BY:



Brad Kilger, City Manager

## Dog Park Site Evaluation

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Berthers (aka Launchers or Albatross) Parking lot	<ul style="list-style-type: none"> <li>• Not near residents</li> <li>• Adequate size</li> <li>• Nearby parking</li> <li>• Potential downtown business benefits</li> <li>• Restroom within 400'</li> </ul>	<ul style="list-style-type: none"> <li>• Not centrally located</li> <li>• No water</li> <li>• Potentially Temporary Amphitheater parking</li> <li>• Circus and festival parking</li> <li>•</li> </ul>	2 (1 to 6)
Waterfront Rd. Open Space	<ul style="list-style-type: none"> <li>• Not near residents</li> <li>• Adequate size</li> <li>• Parking</li> </ul>	<ul style="list-style-type: none"> <li>• Remote location</li> <li>• No restroom</li> <li>• No water</li> <li>• No downtown benefit</li> </ul>	3 (1 to 5)
John Muir Park	<ul style="list-style-type: none"> <li>• Adequate area</li> <li>• Nearby street parking</li> <li>• Natural shading</li> </ul>	<ul style="list-style-type: none"> <li>• Adjacent to Residential</li> <li>• Adjacent to school</li> <li>• No restrooms</li> <li>• Not City owned</li> </ul>	4 (2 to 5)
Alhambra Ave. Detention Basin	<ul style="list-style-type: none"> <li>• Centrally located</li> <li>• Adequate size</li> <li>• Few nearby residents</li> <li>• Existing tree shade</li> </ul>	<ul style="list-style-type: none"> <li>• No formal parking</li> <li>• Access</li> <li>• Not room for small dog area</li> <li>• Higher development cost</li> <li>• No water</li> <li>• No restroom</li> </ul>	5 (4 to 6)
Alhambra Ave. Park	<ul style="list-style-type: none"> <li>• Parking</li> <li>• Water</li> </ul>	<ul style="list-style-type: none"> <li>• Too small for a dog park</li> <li>• Not centrally located</li> <li>• No restroom</li> <li>• Nearby residential</li> <li>• No restroom</li> </ul>	6 (4 to 6)
Silt Pond Trail	<ul style="list-style-type: none"> <li>• Lower cost to develop</li> <li>• Currently used as trail</li> </ul>	<ul style="list-style-type: none"> <li>• Environmental permit to grade</li> <li>• Conflicts with other users</li> <li>• Not all-weather surface</li> <li>• No shade</li> <li>• Tides</li> </ul>	N/A
Palm Ave. / Holly View		<ul style="list-style-type: none"> <li>• Steep topography</li> <li>• Private Property (Palm)</li> </ul>	N/A



**Dog Park Location Map**

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March 31, 2016



Jim Jakel  
Interim City Manager  
City of Martinez  
525 Henrietta St.  
Martinez Ca. 94553-2394

Dear Mr. Jakel

Per your request Karste Consulting Inc. has developed an overview and informational report on the development of a potential “Dog Park” for the community of Martinez.

The Process used to develop this report was as follows:

Karste Consulting Inc. reviewed existing information provided by the City of Martinez staff regarding a potential Dog Park within the City of Martinez. Using Staff reports, city council minutes, PRMCC minutes, and minutes from two public workshops. Karste Consulting held four small group meetings with key stakeholders and reviewed their ideas and suggestions regarding this type of facility (15 total attendees). Two telephone interviews were held with people who have developed two dog parks with community efforts in Pacifica and Pleasant Hill, California. Seven site visits were made to area dog parks. Five site visits were also made to the identified potential “Dog Park” locations within the Martinez community to gain an understanding of possible issues of benefit or concern for these sites.

Dog Park Vision and Perceived Benefits:

The information provided below was gleaned from the “Key Stakeholder” interviews conducted.

1. A local facility for the residents of Martinez.
2. A relatively large contained/fenced area that’s surface is dog friendly. This type of park allows dogs to move off leash to exercise and socialize with other dogs.

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3. Dog parks typically will have two separate designated areas, one for large and one for small dogs to engage in these activities.
4. Open and fully accessible facility for the community dog owners.
5. This facility would help enhance a sense of community, allowing the dog owners to socialize with other dog owners.
6. Location driven – economic benefit (proximity to the downtown).
7. Increased positive activity in a location can reduce crime and vandalism.
8. Education of dog owners as to proper clean up practices of their animal within a public space.
9. Could reduce the use of off leash dogs within other city parks and facilities

Subject Overview:

The development of a “Dog Park” within the community of Martinez has been an area of interest and discussion within the city of Martinez since the early 2000s. The issue was re-visited by the city council and the community in 2004 and again in 2008. Several issues stalled the development of such a facility during the years that followed; those issues exist still today. The 2004 Martinez Park Master plan update developed by the PRMCC and city staff includes a designation and mention of a “Dog Park”. In 2012 the subject began to gain momentum again with several members of the community reaching out to the Martinez City Council and city staff regarding the possibility of this type of facility development. A “Dog Park” was even mentioned in campaign comments during that election time period as a goal for council candidates.

On July 15, 2014 the PRMCC agreed to maintain the Dog Park in the current Park System Master Plan under Section J4 “Proposed Park Additions, Amenities, Facilities & Design Elements” as opposed to moving to Section K “Capital Improvement Projects (CIP) & Priorities.” At the request of Commissioner Olson, on February 17, 2015 the Commission revisited their action of July 15, 2014 and no changes were made. Commissioner Olson shared he had spoken to the Council.

On August 29, 2015 a group of residents developed an advocacy group titled “Martinez Dog Park Group”. On September 16 of 2015 “The Martinez Dog Park Group appealed to the City Council to take some action on this issue. Based upon that request a public process was developed. For the purposes of this report Karste Consulting Inc. has focused on the actions and information developed post September 2016.

The Public Process Beginning September 2016:

On September 16, 2015 the City Council referred the “Dog Park” issue to the City of Martinez Parks, Recreation, Marina and Cultural Commission (PRMCC) for review and recommendation.

- A. PRMCC Dog Park Subcommittee was re-established by the PRMCC - Richard Patchin and Ingemar Olson PRMCC Commissioners were placed upon this sub-committee, Tim Tucker City of Martinez staff was assigned to work with this sub-committee.

On October 13, 2015 the Dog Park subcommittee met to review the city council’s request re: The Dog Park.

On October 20, 2015 the PRMCC directed the Dog Park Subcommittee to reconvene.

On November 4, 2015, a staff report was presented to the City Council updating the history of the Dog Park “and the process to be used through the leadership of the PRMCC Dog park subcommittee.”

On November 9, 2015 the Dog Park Subcommittee held a meeting to review the request from the City council and establish two Public Workshop dates.

On November 17, 2016 an update staff report was provided to the PRMCC by the Dog Park Subcommittee- review of the public workshop agendas.

On December 9, 2015 the first public workshop was held – Agenda:

1. Overview
2. Dog park basics
3. Discussion of potential Locations

On January 5, 2016 the Dog Park Subcommittee held a meeting to review the information from the 12/9/15 public workshop and the set the agenda for the second public workshop.

On January 13, 2016 the second public workshop was held – Agenda:

1. Recap of Workshop #1
2. Location option evaluation
3. Maintenance
4. Next steps

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On January 19, 2016 the PRMCC reviewed a staff report from Tim Tucker City Engineer updating the full commission on the Dog Park subcommittees work on the dog park issue.

On February 16, 2016 during public comments of the regular PRMCC meeting, a status update request was asked regarding the “Dog Park”.

TBD – third public workshop.

To date no formal action has been taken by the PRMCC on this issue.

Dog Park Support:

There appears to be a core group supporting a “Dog Park” within the Martinez Community. A group of residents has developed the “Martinez Dog Park Group that is very passionate, dedicated and vocal regarding their desire for a “Dog Park”. There are also other residents that are not affiliated with this group directly that support the “Dog Park” facility. As there is with any public process and project, there are differences of opinion on the type of facility that should be developed and its location. But the theme is clear; these residents want a “Martinez Dog Park”

The “Martinez Dog Park Group” has developed a web page to inform the community about the issues related to the Dog Park they also have a FACEBOOK page that has several hundred followers. In speaking with one of the lead advocates of this group they indicated they have over 300 supporters of a “Martinez Dog Park”. Karste Consulting Inc. did meet with several residents that support the “Martinez Dog Park” they were found to be reasonable, dedicated and passionate.

This group has made several site visits to other facilities to gain information about how other communities have developed, managed and maintained their parks. The group has discussed the future development of a Non- Profit support arm to fundraise for the development and future maintenance of this type of facility. The group desires to volunteer to provide hands on support for the future parks maintenance if needed.

The two public workshops that were held by the PRMCC Dog Par Subcommittee were well attended by supporters of this project and several of those attendees did research on their own time to bring information back to that workshop group.

Dog park design and amenities:

During the “Dog Park” public workshop process several different designs and amenities were reviewed and discussed. The list below is not all-inclusive but was mentioned in the workshops and the stakeholder interviews.

1. Fenced area/double gated – 1.0 acre or larger
2. Parking and ADA access
3. Ground covering options discussed: Natural turf/synthetic turf/bark chips/decomposed granite/pea gravel
4. Two separate areas – large and small dog designations
5. Dog waste/debris stands
6. Natural shade by trees or a covered shelter or canopy
7. Watering station/dogs
8. Access to walking trails
9. Restrooms
10. Benches
11. Lighting
12. Agility course
13. Dog washing area

Key Issues reviewed:

A. Capital Cost:

The capital costs for these types of amenities can vary greatly depending on a variety of factors:

1. Size
2. Fencing used
3. Available Infrastructure, road access, parking, power, water, sewer etc.
4. Grading requirements
5. Level of amenities desired
6. Environmental mitigation (if required)

Once again several of the key stakeholders interviewed discussed the possibility of developing a non-profit organization that could help raise capital funds, seek donations of labor and equipment to help the city develop this type of facility. Karste Consulting spoke with two individuals that were actively involved in the development of these types of non-profit support groups and was able to confirm their success in providing some funding and volunteer support for the development of a Dog Park in Pacifica Calif. This contact person is now a resident in Martinez. The other contact was in the neighboring community of Pleasant Hill; they also helped develop a non- profit group (Pleasant Hill Dog) to create a “Dog Park”. They work very closely with the Pleasant Hill Parks and Recreation District to help fund the replacement and improvements to the Paso Nogal Dog Park, both the non-profit group and the PHLPRD see this relationship as very positive and collaborative.

Capital Cost Estimates for a 1.0 acre Dog park could range between \$150,000.00 - \$550,000.00. This would be dependent upon the level of improvements and any environmental mitigation or permitting required.

B. Ongoing Maintenance funding:

Currently some municipalities face the challenge of funding ongoing maintenance for existing as well as new capital projects- i.e. Parks .Some preliminary information from the City of Walnut Creek (Provided by Martinez Dog Park Group) and the Pleasant Hill Parks and Recreation District (Tom Bradley Parks Superintendent).

These annual costs listed below are based upon the information provided by the agency and are approximations:

<b><u>Walnut Creek Dog Park – 0.5 acre site</u></b> (Bark surface area)	
Labor Cost:	\$7000.00
Materials and supplies:	\$3700.00
Water:	\$1500.00
Equipment:	\$500.00
Dog waste disposal bags:	<u>\$2200.00</u>
<b>Total</b>	<b>\$14,900.00</b>

<b><u>Paso Nogal Dog Park / Pleasant Hill - Approx. 2.0 acre site</u></b>	
<b>(Natural turf surface area)</b>	
Labor Cost:	\$8000.00
Materials and supplies:	\$2000.00
Water:	N/A
Equipment:	N/A
Dog-waste disposal bags:	<u>\$4000.00</u>
<b>Total</b>	<b>\$14,000.00</b>

\*Dog waste/dumpster service: NC paid for by Non- profit group

\*\* The Pleasant Hill and Concord park facilities Karste Consulting visited are closed for a period of time after the rains to reduce turf damage.

Once again these costs would be affected by a variety of factors: size, level of use, types of amenities, surface or turf type etc. but overall it provides a sense of potential cost impacts to the city budget.

During the Key Stakeholder interviews, the Martinez Dog Park Group and others mentioned they have discussed the development of a non – profit group and volunteer force to help defray some of these ongoing costs.

Once again Karste Consulting spoke with two individuals that were actively involved in the development of these types of non-profit support groups and was able to confirm their success in providing some funding and volunteer support for their communities Dog Park. “Pleasant Hill Dog” is a neighboring group that provides support to PHPRD for the Paso Nogal Dog Park. I confirmed this with Tom Bradley Parks Superintendent for PHPRD.

Tom Bradley PHPRD Parks Superintendent did recommend the use of something other than natural turf because of the drought issues and the uneven surface that is created due to gopher and ground squirrel impacts – his recommendation was to use a decomposed granite material (he has seen this used in a Dog Park and Sacramento.)

C .Location:

Currently the City of Martinez Park Master Plan mentions the development of a “Dog Park” as an amenity. A location has yet to be determined by this plan and is the first key issue that has been at the heart of this type of a park development for the past 12 years. During this current process six locations have been reviewed and discussed at various times.

The Public workshop process developed the following potential site(s) listings (Alpha Order).

- 1) Alhambra Ave. – Detention Basin
- 2) Alhambra Ave. Park
- 3) Launchers Parking Lot
- 4) Silt Pond Trail
- 5) Waterfront Rd. Open Space
- 6) Yacht Club Parking Area

\*\* Two additional areas not mentioned in the workshop listing, but were mentioned in the stakeholder interviews were the far eastern end of the Waterfront park soccer field and John Muir Park.

\*\*\* A few of these sites mentioned above could require environmental mitigation, approval permitting by other agencies and potential cleanup or toxicity review.

The group developed a list of Pro’s and Con’s/evaluation matrix for each site. (Attachment #1)

A location map for these sites is provided (Attachment #2) also depicted on this map is the Paso Nogal Dog Park in Pleasant Hill.

Several of the stakeholders interviewed sighted the desire to have a park that was walkable from the downtown area and believe it could potentially provide an economic benefit to the merchants in the downtown. While the draw to the waterfront/ marina area was a preference for a location by a majority of those interviewed. The overriding desire for a “Dog Park” in Martinez was the most important outcome.

The seemingly ideal “Dog Park” location would include the following:

1. Centrally located
2. City owned or leased property
3. Limited outside agency approval (if any)
4. Little or no proximity to residents

5. Infrastructure access
  - a. Road access
  - b. Parking
  - c. Utilities i.e. Water

In reviewing these locations and the Pro and Con evaluation matrix developed during the public workshops (Attachments #1) none of the suggested facilities meet all of these ideal location desires. Karste Consulting Inc. did review a few community dog parks; the majorities of those sites are points of destination for the community some have a population in close proximity and are walkable. None of the parks reviewed were near a downtown business districts.

Parks Visited:

1. Antioch
2. Pittsburg
3. Concord
4. Walnut Creek
5. Paso Nogal-Pleasant Hill
6. Novato
7. Petaluma

During these site visits (listed above) Karste Consulting Interviewed a total 15 park users. The issues that they mentioned that they felt were most critical to the users were in this order:

1. Shade - natural or manmade.
2. Multiple points of water access within the park itself.
3. Area for large and small dogs.
4. Benches.
5. Double gates.
6. Multiple clean up stations.
7. 6 – 8 foot fences.
8. Adequate parking.

## Summary

A Martinez “Dog Park” has been a topic of discussion at a variety of levels for the past 12 years. There is currently a “Dog Park” designation identified with the City of Martinez Park Master Plan. A passionate group of Martinez residents have banded together to create an advocacy group – “Martinez Dog Park Group”. The City Council has heard this desire and forwarded the review of this issue back to the PRMCC in the fall of 2015. The PRMCC re-established their “Dog Park” subcommittee and two public workshops have been held and feedback has been provided to the subcommittee and the PRMCC. A third public workshop had been discussed but no date has been set. The PRMCC has not received a final recommendation from their sub-committee and the full PRMCC has not taken an action nor made a formal recommendation to the City Council on this issue.

The “Dog Park” issue is a complicated issue and the Key stakeholders interviewed are becoming frustrated with what they perceive to be a lack of movement and or a decision on this facility.

There are four key issues at hand:

1. Location
2. Capital costs
3. Ongoing maintenance support and cost.
4. Priorities over other park needs.

These individual issues alone can be daunting – but as an aggregate could be overwhelming to a community. The location issue seems to be the greatest area of contention. None of the locations identified to date are perfect – some may have alternate uses, some may have a proximity to residents, some could have significant environmental and outside agency permitting requirements, one may have a toxic history and some may have a greater capital investment required.

But we heard throughout our interviews the desire for a “Dog Park” in the community of Martinez is the overriding objective regardless of the location.

The facility funding issues should not be minimized, currently there is no identified capital funding source for this facility development and the ongoing maintenance would have an impact on the city’s annual operating budget. The “Martinez Dog Park Group” has discussed the funding issues at length and is willing to try to help support both the capital funding and operational costs for this facility. There are examples of this type of collaboration in play in Pacifica and Pleasant Hill California.

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Karste Consulting Inc. recommendation is to complete the public process.

1. Hold the third public workshop.
2. Formal recommendation from the PRMCC Dog park subcommittee to the full PRMCC.
3. Formal recommendation from the PRMCC to the City Council.
4. City Council to review and discuss the recommendation by the PRMCC.

Submitted by  
Roland (Lonnie) Karste,  
President Karste Consulting Inc.

Attachment #1- Facility Pro and Con Evaluation Matrix

Attachment #2- Site location map