

Parcel 12 Dog Park

Proposal for a Neighborhood Dog Park on
Parcel 12 located on the Rose Kennedy
Greenway

Forward

It is no secret that city-dwelling dog owners struggle to find spaces for their four-legged friends to run off-leash. With crowded sidewalks and the only fenced in area being very small our canine citizens are lacking a safe place to exercise and play. Nestled between Atlantic Ave. and Surface Street is a patch of land that can provide a location where responsible dog owners can bring their pets to interact, exercise and play. This compact urban area is perfectly located to the North End, Waterfront, West End, Seaport and Downtown.

This park would be a part of the sprawling Greenway Parks system. The Greenway was built to showcase creative green space within the city – we are proposing to add an imaginative, functional dog park to be a part of this impressive, useful parks community. Well maintained and responsibly used dog parks bring benefit and added value to any neighborhood.

Amy Hand (Chairperson)
Leslie Horn (President)
Anya Potter (Secretary)
David Goggins (Chair of the Parks Committee)
David Masciulli (Treasurer)



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Boston, MA

Mission



RUFF is the North End Dog Owners Group. We are a group of pet friendly neighbors who take pride in our neighborhood. We help one another, support each other and band together.... we are neighbors who love our dogs and enjoy each other.

Our guiding principles are:

- Relationships with dogs and other companion animals have numerous benefits to individuals of all ages, and to the community at large.
- With dog ownership comes responsibility, not only to promote the health and welfare of one's dog, but also to ensure that one's dog does not adversely affect the safety of others.

RUFF's mission includes:

- Advocating for the rights and interests of Boston dog owners.
- Promoting responsible dog ownership, emphasizing respect for the rights and interests of neighbors and the community and the welfare of our companion animals.
- Educating the community about dog behavior and other factors influencing canine-human interactions.
- Working to promote safe, healthy recreational venues for dogs on- and off-leash in Boston, enabling responsible dog owners to exercise and socialize their dogs.

RUFF in the News

- Initiated our first monthly neighborhood clean up to help spread the word of RUFF
- Teaming up with animal control to help boost pet registration and vaccination

- Formally introduced ourselves to the larger community groups explaining our mission
- Involvement with the Old North Church for the annual Blessing of the Animals
- Recognition from the neighborhood as a good neighbor
- Ongoing cleanup efforts, including responding to a resident request to address dog urine in the Prado
- Working with the North end Parks group to promote daffodil day
- Councilor LaMattina Applauds RUFF
- Local Officials Howling Over RUFF
- Hosting an event on the greenway w a fellow dog loving author



- Spending the afternoon interacting with Elliot School Daisy Scouts and the dogs from RUFF
- Collaborating with NEMPAC's Halloween event- The trick-or-treaters judge dog costumes
- RUFF Still Going Strong
- RUFF is Wagging the Tail

Dog Parks Information

Urban Dog Park History

American society's concept of public parks and outdoor recreation has evolved since the initial public parks movement in 1858 began. This concept has transcended into new domains in the 21st century. For example, parks are now looking to be sustainable and ecologically friendly.

Presently, urban parks are the hub of a myriad of venues, like recreational opportunities, cultural and artistic expression, economic ventures and even agriculture. In keeping with this, the role of the dog in our society has evolved as well from working animal to household pet. Dogs are the most popular species of pet in the United States, with 45.6 million households owning at least one dog. In 2008, Americans spent \$43.2 billion on pet products, veterinary care, and animal purchases.

The psychological benefits of dogs have been repeatedly demonstrated [2] and in part may explain the growing rate of dog ownership in America. Just as playgrounds evolved in the early 20th century, so has the urban dog park. A dog park is defined as an enclosed area where dogs are legally allowed to roam off leash.

In December 2011, dog parks were named the fastest-growing segment of

city parks. There were 569 off-leash dog parks in the 100 largest U.S. cities in 2010, a 34 percent jump in five years, while overall parks increased only 3 percent.

Reports postulate that the increase mirrors demographic shifts: There are now more households with dogs (43 million) than with kids (38 million).



In 2004, the City of Boston realized the need for dog parks and created the process for legalizing dog parks hoping to meet the needs of both dog owners and non-dog owners. Pilot projects included Peters Park in the South End and Boston Common. When designed accordingly, dog parks can become part of a larger sustain-able urban infrastructure of green spaces.

Dog Parks Information

Examples of Urban Dog Parks

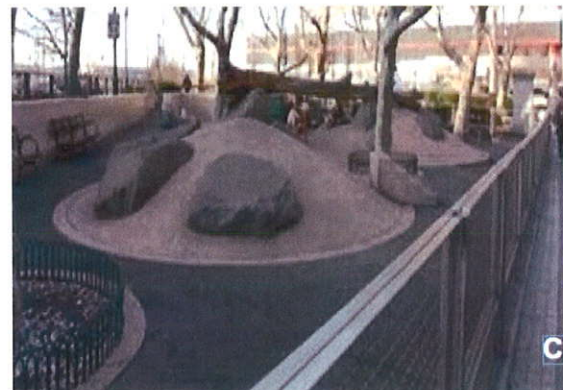
The precedent images shown in this section are from New York City's Tompkins Square Park Dog Run. Created in 1990, it is also called "First Run" and is the first of more than 55 dog parks created by the NYC Department of Parks and Recreation in the last 20 years.



Kowsky Dog Run in Battery Park City of Downtown NYC



North End Avenue Dog Run in Battery Park City



Chelsea Pier Dog Park

Dog Parks Information

Benefits to the Community

- Safer Parks

Providing a safe and secure off-leash park would reduce the tendency for people to allow their dogs off leash in areas where it is not legal. With the location along the Greenway the Dog Park would draw dog owners who visit other park spaces in the Greenway. The space is located next to Christopher Columbus Park – for years FOCCP has battled to find a happy medium with dog owners and non dog owning park goers. This Dog Park would offer a legal, safe, off leash area for dogs just steps away.

- Health Benefits

Pet owners know how much their furry friend improves their quality of life. But it's not all about unconditional love— although that actually provides wellness boost, too. On an emotional level, owning a pet can decrease depression, stress and anxiety; health-wise, it can lower your blood pressure, improve your immunity and even decrease your risk of heart attack and stroke. Recent studies say that children growing up with a dog in their household are less likely to have allergies and have improved immune systems. [5] Dogs provide the elderly with companionship, a reason to get up, be

active and exercise. Having a dog park in our area will draw families, young professionals and elderly together. A dog park is a benefit to each group.

- Public Health

Research shows that public support and infrastructure influence how often one walks their dog. A recent study found that people who perceived greater social support and who had access to a dog-supportive park within their neighborhood were more likely to regularly walk with their dogs, and that 80% of those who regularly walk their dogs meet the minimum 150 minutes of exercise per week.⁸ At a time when two-thirds of American adults are overweight or obese, these findings should not be ignored.⁹

- Safer Neighborhoods

Dog park users are regular members of the community who share an interest in having a safe neighborhood. Since people tend to use dog parks throughout the day, seven days a week, year-round—even in the rain and snow, they provide additional “eyes on the street” from the early morning to late evening and act as an unofficial block watch as they walk to and from the dog park.

Dog Parks Information

Benefits to the Community (continued)

- Inclusive Communities

A public dog park is a community meeting space providing dog owners and guardians with an opportunity to socialize with each other and to share information. Dogs are notorious “social lubricants”, affording a pretext for meeting new people in a non-formalized manner. It is not uncommon for people to share information about local events in their neighborhood or to find that they have more in common than they realized while chatting at the dog park. Since dog ownership crosses class, race, gender and cultural boundaries, public non-fee dog parks are one of the few places in contemporary cities where a diverse group of people can interact and socialize over a common interest.

Improved Outcomes of Dog Ownership

- Environmental and Economic Benefits

Green spaces and parks, including dog parks, not only meet a need for recreational and community gathering space, but with thoughtful landscaping and design, they can provide actual cost savings to municipalities by reducing air pollution, mitigating the urban heat island effects, improving the health of the population and diverting storm water and waste. They can also support biodiversity by incorporating wildlife habitat and

numerous studies show that increase nearby property values by up to 20%



- Community Development

Well maintained dog parks add value to a neighborhood. The North End/Waterfront is a unique neighborhood, comprised of all age groups and make ups. Many of whom have added to their family with a dog. Dog parks are not only a way for dogs to exercise and socialize but they are locations where the community comes together. Neighbors meet, talk and begin to become invested in their friends and neighborhood. Knowing one another is what makes a safe community.

Proposal

Goals

RUFF proposes that a pilot dog park be explored with the hopes of bringing an official dog park to Parcel 12. Parcel 12 is a piece of land within the Greenway parks system owned by the Massachusetts Department of Transportation (DOT). It is located on the cusp of the North End heading towards Faneuil Hall. It is a low demand area, unused and unloved. RUFF wants to take the virtually unknown Parcel 12 and make it the hub of responsible dog owners in the North End/Waterfront area.

A pilot program would allow RUFF to answer the following:

- Would the space draw dog owners or is the space to remote?
- Is the space safely and easily accessible?
- What could be added to a final product to improve upon this?
- Would the neighborhood support an official dog park in this location?

The pilot park would be a skeleton of the final vision with the goal of taking this raw space and creating an urban oasis for dogs and their owners to share. RUFF wants to add to the aesthetics of the Greenway, keeping with the simple, creative and natural landscape. Please refer to the dog park Pilot Map and Future Dog Park Maps to see an outline of this vision.

Revenue Opportunities

If the pilot park is a success the plan is to establish a long term dog park. Maintenance and upkeep are a necessity for this highly visible space. Proper lighting, weatherizing, waste removal and a water supply are some of the needs for a dog park. To offset the cost RUFF would propose a membership fee, similar to Brookline's "Green Dog" program. All park users would be required to submit a form stating the dog has been vaccinated, and make the owner aware of the park rules. Membership fees could range from 10\$ guest passes for neighboring hotel guests, to \$200+ for professional dog walkers. Given the location of Parcel 12 it will invite dog traffic from not only the North End but also the Waterfront, the financial district and ferry commuters.

Additionally with the new construction projects that are proposed for the North End area we can expect a continued growth in the dog population. The Boston Garden project is said to bring approximately 500 residences to the area with the addition of hotel space. It would be unlikely that these residences were 100% pet free. According to the APPA there 68% of households own a pet. We need to plan for this kind of growth in our area. Parcel 12 will provide a legal, dedicated park for dogs and their owners.

Proposal

Overview

Parcel 12 is the ideal location for a dog park given its location to the neighborhood, the size of the parcel and the current low demand for human use. Easy accessible to the neighborhood – a dog park on this location would have multiple entrances so coming from both sides would be easy. Additional benefits include that:

- There are no direct residential abutters.
- High traffic on both sides eliminates the noise concern.
- Pilot park would have hours – dawn to dusk.

RUFF believes that a permanent dog park would be a success on Parcel 12, we first though would focus on a Pilot park. A Pilot park would be a bare bones outline of our dream park. RUFF's biggest concern and reason for proposing a Pilot first would be the location. Parcel 12 is unknown to many in the North End community. We believe that once the news of a fenced in, safe, legal place to bring a dog off leash the space will gain attraction and will widely used.

When the Pilot proves successful RUFF would work with the proper agencies to meet all the legal criteria along with adding a creative, interesting spin on an urban dog park. The Pilot would be low cost and use materials that would be salvaged and used in the final version.



Courtesy of northendwaterfront.com

Proposal

Dog parks are expensive! How will RUFF afford to build, use and maintain an official dog park?

A permanent park would be fully funded by RUFF through fundraising efforts, grant work and private donations. We are confident that this Pilot will show positive results and surprise the community with how popular this venue will be. RUFF plans for the dog park to be 100% fully self-sustainable. The pilot park will be funded through fundraising. An official park would be sustained through several avenues.

- **RUFF would implement a membership fee for usage.** Similar programs used around the area. Research indicates they have proved successful. Membership fees would go to upkeep, maintenance and savings for future needs.
- **RUFF would seek to make this parcel multi use.** The current parcel has two grassy sections – the longer grass piece and a smaller grass piece on the NE parks side. RUFF would seek only to develop the long grassy patch into a dog park. The remaining grass piece is needed by the DOT to access utility/electrical boxes. On this piece RUFF would propose bringing in food trucks and/or some kind of mobile vending. This would bring a mixed use to Parcel 12 and some profits.

Statistically **the U.S. pet industry is a \$55.3 billion dollar industry**. Pet owners continued to spend on their pets during the recession. We believe this target market would add economic value to this parcel. Walking the dog in the morning and picking up a cup of coffee from a vendor or an ice cream on a warm summer night. This would be a low cost addition for RUFF. We would add in the beatification, some benches and be responsible for upkeep.

Making Parcel 12 into a dog park will only add to the desirability of our neighborhood. We currently have several gorgeous parks in our area, adding a dedicated dog park can only help sustain the current parks and add a wonderful option for dogs and their owners. With dogs being and playing such a major role in today's society we must address the need and capitalize where we can.

Proposal

The Greenway Dog Park proposal fits comfortably within the existing program of uses, namely the open public green space.

In accordance with our mission, the dog park design is inspired by safety, user friendliness, accessibility and harmony with its surroundings.

Basic Criteria

- Buffered from residences
- Land currently underused
- Slope under 25%

Additional Criteria

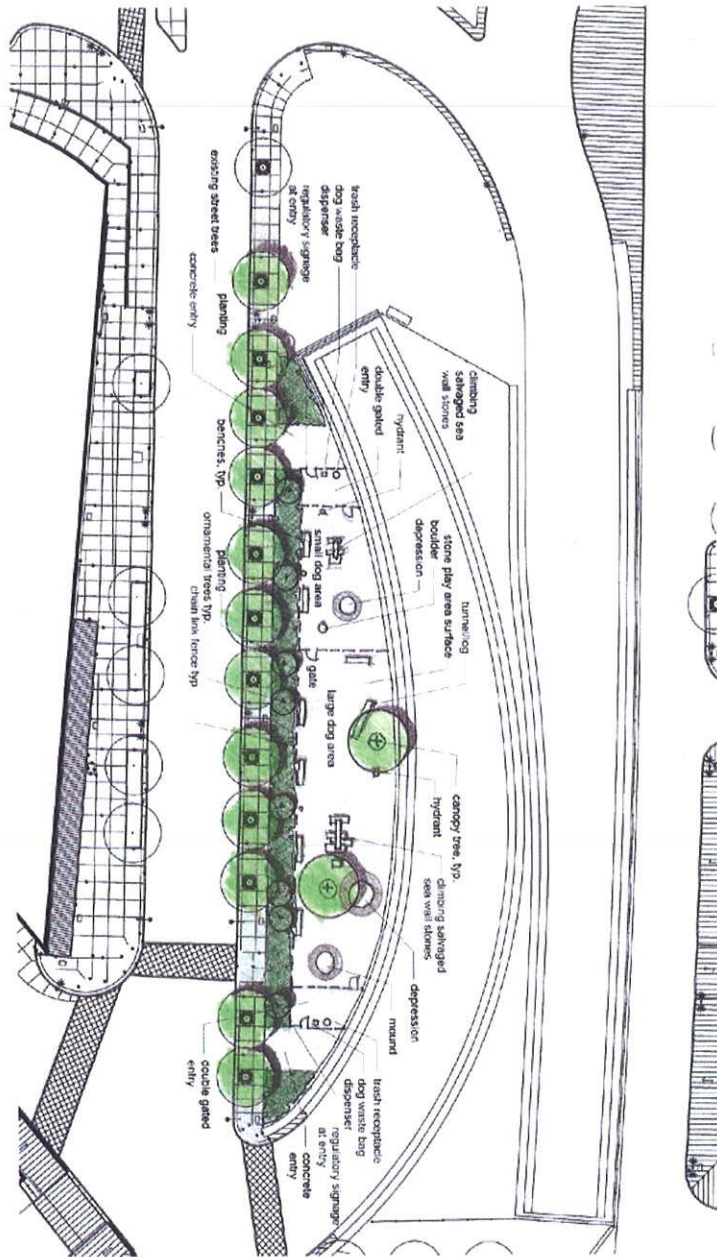
- Serviceable by electricity and water

Research has found that the participation of a community group is an important factor in the ongoing success of a dog play area. The RUFF would continue to act as a partner with the Greenway Conservancy in ongoing stewardship of the park. RUFF would like to expand its reach with the community and add to the use of Parcel 12 with incorporating art installations. The GWC has been always been avid arts promoters, we would hope to team up with different artists to bring that aspect to our dog park. Also in talking to the community the desire to beautify the North End facing wall has been discussed.

RUFF would love to add a creative piece to the parcel with the addition of some art on the outward facing wall. We would work with the neighbors, GWC and local artists to accomplish this. We as a group believe that adding a dog park will add to the neighborhood as a whole and therefore we would like to have something for everyone. Even someone who doesn't own a dog could come to the park to enjoy the art along with a furry friend. RUFF would both maintain the park and organize annual events to raise awareness in the community about the park, its proper use and to raise funds towards its maintenance and improvements. Dog park users would be invited to notify the committee regarding maintenance issues.

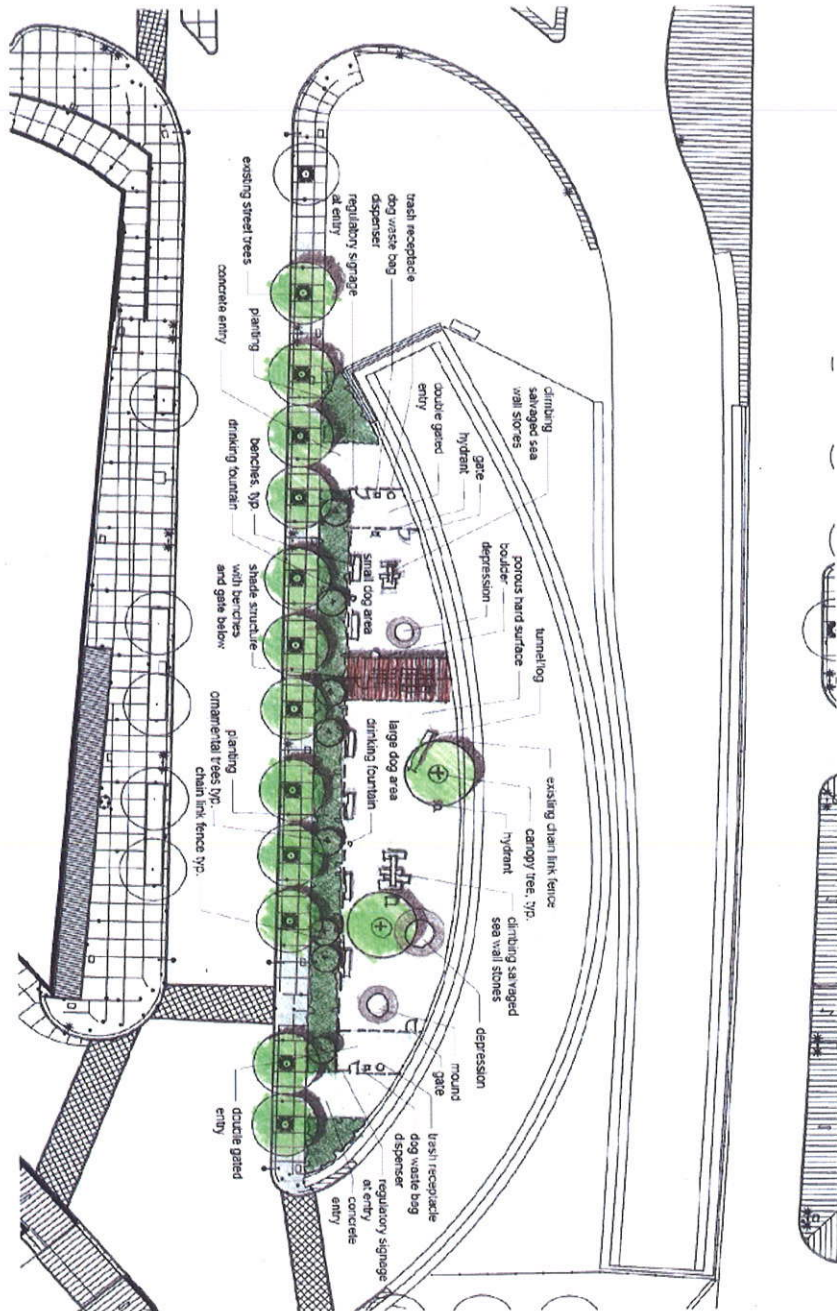
Proposal

Base Plan



Proposal

Master Plan



References

1. American Pet Products Association, "Industry statistics & trends" (2010).
Source: http://www.americanpetproducts.org/press_industrytrends.asp

2. Pet Ownership and Mental Health.

Source: <http://www.psychologytoday.com/blog/the-first-impression/201303/pet-ownership-and-mental-health-0>

3. Urban Parks are going to the dogs.

Source: http://usatoday30.usatoday.com/news/nation/story/2011-12-07/dog-parks/51715340/1?csp=34news&utm_source=feedburner&utm_medium=feed&utm_campaign=Feed%3A+usatoday-NewsTopStories+%28News+-+Top+Stories%29

4. Babies grow up healthier with dogs in the home: report.

Source: <http://news.yahoo.com/blogs/sideshow/babies-grow-healthier-dogs-home-191507354.html>

5. Brookline Dog Park

Source:
http://www.brooklinema.gov/index.php?option=com_content&view=article&id=1108&Itemid=1330

6. B. Hart, M. Bain and L. Hart, "Guidelines for successful management of off-leash dog exercise areas," Center for Animals in Society, School of Veterinary Medicine, University of California-Davis (no date).

Source:
http://www.vmeth.ucdavis.edu/home/beh/Dog_Park/Dog_Park_Management_Guidelines_Brochure.pdf

Appendix A

Sample Park Rules and Responsibilities

For your safety and the safety of the dogs and the environment, park users are subject to the following rules and responsibilities. We appreciate your cooperation!

1. Off-leash runs are for dogs, their handlers and those accompanying them. No other use is allowed.
2. All dogs must be accompanied at all times by a handler aged 14 or older.
3. Dogs must be on leash when outside of the dog run. Once inside, dogs must be unleashed immediately in the vestibule but must continue to wear a collar.
4. No handlers, including professional dog walkers, shall have more than two dogs under his/her control.
5. Professional dog trainers shall not use the run for the conduct of their business.
6. Handlers shall maintain voice control over their dog(s) at all times.
7. Handlers must have control and must carry a leash while their dog(s) are in the run.
8. All dogs are required to be properly licensed and vaccinated, and must wear tags to prove so.
9. All dogs must be free of diseases and parasites such as fleas and intestinal worms.
10. No unneutered male dogs or un-spayed female dogs are allowed in the run. This prevents fights.
11. Dogs that have previously bitten a person or dog, and dogs that have been declared dangerous by a court or the animal control department are prohibited.
12. Handlers shall pick up and dispose of any and all feces left by their dog(s).
13. Handlers shall immediately leash and remove their dog(s) from the run if the dog exhibits aggressive behavior towards other run users or other dogs.
14. No food or animal snacks are permitted in the off-leash run. This prevents fights.
15. All persons entering the run shall comply with all departmental rules and regulations, city ordinances and signs posted in the park.
16. All persons entering the dog run enter at their own risk. The City is not liable to any person or dog for any injury of harm incurred or caused by any other person or dog entering or remaining in the run. Owners are liable for damage or injury inflicted by their dogs.

Adapted from the Hawaii Kai Dog Park, Department of Parks & Recreation, City & County of Honolulu.

Source: <http://www.hui-ilio.org/DogParkRules.php> (Source: Bernard Dog Run)

Appendix B

Dog Park Etiquette

- There is a double-gated entrance so you can unleash your dog before entering the park. After entering the first gate, close it behind you and unleash your dog. Close the second gate behind you. Reverse the process when leaving. Be sure your dog is leashed before opening the outer gate to the parking lot.
- Always carry your leash with you. Be prepared to leash your dog at the first sign of trouble.
- Move away from the entrance so that newly-arriving dogs don't feel overwhelmed by a large "greeting committee" waiting for them just inside the gate.
- Your dog should be responsive to basic commands – at least "come when called," "sit," and "leave it/off" - so you can get control of him if necessary, and prevent him from harassing others.
- Always WATCH your dog. While it's fun to visit with other humans in the park, you are responsible for picking up after your dog, and you are responsible for monitoring his behavior. Please, always keep an eye on your dog.
- If your dog exhibits any aggressive behavior toward other dogs or people, remove him from the park immediately. Do not risk possible injury to others.
- Please help to keep our beautiful park clean and in good condition. It's hard to watch your dog every second when she's running around, but keep an eye out so you can pick up poop promptly! Ask your friends to share "poop patrol" duty with you. Take turns watching, and pick up after each other's dogs.
- Be aware that dog fights may occur. If your dog is not directly involved in the fight, leash your dog and remove her from the area. Sometimes the "pack mentality" will take over and other dogs will try to join in the fight, so it is best to get all other dogs out of the way quickly.
- Supervise children brought to the park.
- Don't bring dogs younger than 4 months because they do not have all the proper vaccinations. Also, do not bring dogs that are in heat around unneutered males

Adapted from the Hawaii Kai Dog Park, Department of Parks & Recreation, City & County of Honolulu.

Source: <http://www.hui-ilio.org/DogParkRules.php>

Appendix C

Sample Liability Notice

By entering this dog park, the user agrees to hold the Rose Kennedy Greenway Conservancy's harmless and free from liability from any action of any park users or their dogs. Dog park users use the park at their own risk, including the risk of being bitten, knocked down, tripped, etc. Park users agree to fully comply with posted rules and take full legal liability from any action of their own or their dogs.

A list of Rules and Regulations are posted at the park entrance for the safety and well-being of users. If you have any concerns regarding violations, please contact City of Boston Animal Control at 617-635-5348.

Adapted from K. Phillips, "Dog parks and liability for dog bites" (2009).

Source: http://www.dogbitelaw.com/PAGES/dog_park.html

Appendix D

Start-up Costs (Base Plan)

Rose Kennedy Greenway Dog Park - Base Plan

November 8, 2013

Description	Quantity	Unit	Cost	Total	
Site Preparation					
Miscellaneous Site Preparation	1	LS	\$ 5,000.00	\$ 5,000	
			Subtotal	\$ 5,000	
Surfacing					
Concrete Sidewalk at Entries	800	SF	\$ 10.00	\$ 8,000	
Stone Surface (9" deep)	200	CY	\$ 40.00	\$ 8,000	
			Subtotal	\$ 16,000	
Miscellaneous					
6" PVC Coated Chain Link Fencing	350	LF	\$ 80.00	\$ 28,000	
Benches	10	EA	\$ 1,500.00	\$ 15,000	
Litter Receptacle	2	EA	\$ 750.00	\$ 1,500	
Dog Waste Bag Dispenser	2	EA	\$ 400.00	\$ 800	
Salvaged Sea Wall Stone Climbing Element (Small Dog)	1	EA	\$ 4,000.00	\$ 4,000	
Salvaged Sea Wall Stone Climbing Element (Large Dog)	1	EA	\$ 8,000.00	\$ 8,000	
Fire Hydrant	2	EA	\$ 750.00	\$ 1,500	
Tunnel/Log	1	EA	\$ 3,000.00	\$ 3,000	
Concrete Play Mound (Large Dog)	64	SF	\$ 15.00	\$ 960	
Concrete Play Depression (Large Dog)	64	SF	\$ 15.00	\$ 960	
Concrete Play Depression (Small Dog)	36	SF	\$ 15.00	\$ 540	
			Subtotal	\$ 64,260	
Planting					
3" - 3 1/2" Caliper Canopy Trees	2	EA	\$ 1,500.00	\$ 3,000	
2" - 2 1/2" Caliper Ornamental Trees	8	EA	\$ 750.00	\$ 6,000	
Shrubs (30" o.c.)	500	EA	\$ 50.00	\$ 25,000	
			Subtotal	\$ 31,000	
				Total	\$ 116,260
				15% Contingency	\$ 17,439
				Grand Total	\$ 133,699

Appendix E

Start-up Costs (Master Plan)

Rose Kennedy Greenway Dog Park - Master Plan

November 8, 2013

Description	Quantity	Unit	Cost	Total
Site Preparation				
Miscellaneous Site Preparation	1	LS	\$ 5,000.00	\$ 5,000
			Subtotal	\$ 5,000
Surfacing				
Concrete Sidewalk at Entries	800	SF	\$ 10.00	\$ 8,000
Porous Pavement	7,350	SF	\$ 15.00	\$ 110,250
			Subtotal	\$ 118,250
Miscellaneous				
Shade Structure	1	LS	\$ 15,000.00	\$ 15,000
Water Fountains	2	EA	\$ 5,000.00	\$ 10,000
Lighting	1	LS	\$ 15,000.00	\$ 15,000
6' PVC Coated Chain Link Fencing	350	LF	\$ 80.00	\$ 28,000
Benches	10	EA	\$ 1,500.00	\$ 15,000
Litter Receptacle	2	EA	\$ 750.00	\$ 1,500
Dog Waste Bag Dispenser	2	EA	\$ 400.00	\$ 800
Salvaged Sea Wall Stone Climbing Element (Small Dog)	1	EA	\$ 4,000.00	\$ 4,000
Salvaged Sea Wall Stone Climbing Element (Large Dog)	1	EA	\$ 8,000.00	\$ 8,000
Fire Hydrant	2	EA	\$ 750.00	\$ 1,500
Tunnel/Log	1	EA	\$ 3,000.00	\$ 3,000
Concrete Play Mound (Large Dog)	64	SF	\$ 15.00	\$ 960
Concrete Play Depression (Large Dog)	64	SF	\$ 15.00	\$ 960
Concrete Play Depression (Small Dog)	36	SF	\$ 15.00	\$ 540
			Subtotal	\$ 64,260
Planting				
3" - 3 1/2" Caliper Canopy Trees	2	EA	\$ 1,500.00	\$ 3,000
2" - 2 1/2" Caliper Ornamental Trees	8	EA	\$ 750.00	\$ 6,000
Shrubs, Groundcover and Bulbs	2,750	SF	\$ 15.00	\$ 41,250
			Subtotal	\$ 47,250
Total				\$ 234,760
15% Contingency				\$ 35,214
Grand Total				\$ 269,974