



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
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AGENDA INFORMATION SHEET

DEPARTMENT: Parks and Recreation

ACM: Bryan Langley

DATE: December 18, 2018

SUBJECT

Receive a report update from staff, hold a discussion, and give staff direction regarding the design and construction of the new North Lakes Park Dog Park.

BACKGROUND

In 2014, \$361,338 from the Park Development Fund was allocated for a new dog park at North Lakes Park. An additional \$50,200 was allocated in 2017 totaling \$411,538. This funding provided for what was hoped to include individual play areas for various sized canines, parking, and other related infrastructure. Some of this funding was utilized to design a parking lot, irrigation controller and land survey bringing the total current funding available of \$377,714.

The City of Denton Parks and Recreation Department currently operates and maintains the city's first, and only dog park called Wiggly Field in Lake Forest Park. The 2.75-acre dog park was built by staff starting in 2004 for an approximate cost of \$200,000. The dog park officially opened in 2006. In 2017, phase II of the parking lot was constructed at a cost of \$140,950. This phase of the parking lot consists of 60 parking spaces which is applicable, but slightly larger to what we are estimating in the proposed concept plans. In July of 2018, the park was closed for improvements that consisted of the creation of a sand play area for an approximate cost of \$24,587. This development replaced an area that turf could not be maintained due to heavy shade, retaining wall, and drainage enhancements.

Wiggly Field consists of three play areas with sizes of a large (1.84 acre), medium (.75 acre), and small (.16 acre) area. The large and medium play areas were designated for large and small dogs and the third created as an obstacle area. Today, the third play area is primarily used as a backup when a play area is closed for maintenance, private play, an anti-social canine, or one under instruction.

Dog parks have grown significantly over the last 10 years as one of the fastest growing park amenities. Locally in the DFW Metroplex, a number of dog parks are currently under design or construction. Research has been conducted (Exhibit 3) that identifies twenty-eight (28) municipalities that operate thirty-seven (37) dog parks across the Metroplex. Overall, the average cost of a dog park is \$619,509 (2018 projected costs) with an average of 3.32 acres. While it is standard to evaluate other facility designs, programming, construction and costs, each facility is unique with amenities and infrastructure varying per site.

In May 2018, Parks and Recreation staff began working to draft a design concept for a new north Denton dog park. Current funding totaling \$377,714 is identified for the dog park and no design was conducted to determine the construction costs. It is the understanding of the intention of leadership at that time was to construct the dog park with existing PARD staff. Constructing the facility with existing staff does provide

a more affordable project cost. However, it does divert staff from their regular tasks. When staff began the current design process, administration anticipated a total of \$600,000 as a projected budget for the development and construction of a dog park.

Originally, PARD staff created a single design concept to gather input from the community. This master plan consisted of four (4) dog play areas, parking, landscaping, fencing, irrigation and more. If to be built with all infrastructure and amenities, it would cost beyond the originally set construction budget. Therefore, phasing and fundraising would most likely be the suggested direction.

A presentation was conducted to City Council on August 14. A number of members of City Council were concerned about spending \$600,000 for the dog park construction. After some discussion, staff was directed to develop a few options for City Council to consider after the public meeting is conducted.

On August 16, a public meeting was held at the North Lakes Recreation Center. With over 60 people in attendance for the presentation, numerous thoughts and feedback were collected (Exhibit 4). Overall, the group wanted a large facility with various amenities such as water fountains, shade, sprayground, trees, play features and more. Realizing that building everything the community desires would be challenging, PARD staff began to identify costs of amenities and priorities for potential development.

A total of four (4) base layouts have been created to provide options for consideration (Exhibit 5). These concepts include the initial concept, a circular layout, an identical design to Wiggly Field, and a design that utilizes the parking lot from the airfield facility. Three (3) of the designs have had additional options created to identify opportunities for construction that provide costs associated with phasing the construction. This provides a total of seven (7) concepts for consideration with projected costs (Exhibit 6). All concepts include a 10% contingency in base and amenity costs.

Concepts are divided into two separate costs of development. The primary construction activity cost is identified as the “base cost”. This includes items such as, but not limited to, excavation, concrete, decomposed granite, fencing, trash/recycling receptacles, irrigation, sod, and trees. The base cost construction allows the park to open and operate for the public. The budget for the “amenities” was created based on feedback from the community and other dog park operators with the budget in mind. While these items are desired, they all do not need to be constructed/installed at the initial opening of the park. The items could be purchased as funding is identified and/or fundraised.

PARD has been discussing the project with the Denton Parks Foundation (DPF). The DPF has created a draft outline of donor opportunities totaling approximately \$180,000. Fundraising by the DPF could help offset some of the cost of the amenities for the park as well as potential naming rights opportunities. Since the DPF is currently void of an Executive Director this fundraising could be delayed.

Additionally, the inclusion of art into park facilities is essential to add history and culture into public spaces to enhance education as well as improve the beautification of the community. As each park is designed, space for art is being identified. Parks and Recreation presented to the Public Art Committee (PAC) on September 6 to consider opportunities. Staff will continue to work with PAC to identify funding and a course of action pending City Council direction.

Summary of feedback from the community to date:

- Parks & Recreation and McNatt Animal Care & Adoption Center staff kick-off meeting - June 22
- Parks Maintenance staff - July 9
- Leisure Services staff - July 12
- Park, Recreation and Beautification Board - August 6

- City Council - August 14
- Public Meeting - August 16
- Denton Parks Foundation – August 23
- Public Art Committee - September 6
- Park, Recreation & Beautification Board Follow-up - November 5

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The initial presentation to the Park, Recreation and Beautification Board took place on August 6, 2018, followed by a discussion with City Council on August 14, 2018. On November 5, 2018, an update on the project was provided to the Parks, Recreation and Beautification Board and a recommendation of Option 3, 3a or a modification of 3a, eliminating the small play area was approved by the Board (7-0).

RECOMMENDATION

Review and provide feedback for future development.

FISCAL INFORMATION

Parks and Recreation has \$377,714 in funding dedicated to this project from the Park Development Funds. Parks Gas Funds of \$50,000 and additional 915/916 funding of \$60,364.44 could be allocated to this project bringing the total to \$488,078.44. Additional funding may need to be identified if the project amount exceeds the available amount.

STRATEGIC PLAN RELATIONSHIP

The City of Denton’s Strategic Plan is an action-oriented road map that will help the City achieve its vision. The foundation for the plan is the five long-term Key Focus Areas (KFA): Organizational Excellence; Public Infrastructure; Economic Development; Safe, Livable, and Family-Friendly Community; and Sustainability and Environmental Stewardship. While individual items may support multiple KFAs, this specific City Council agenda item contributes most directly to the following KFA and goal:

Related Key Focus Area: Public Infrastructure
Related Goal: 4.4 Provide and support outstanding leisure, cultural, and educational opportunities

EXHIBITS

- Exhibit 1 Agenda Information Sheet
- Exhibit 2 Presentation
- Exhibit 3 Dog Park Research and Inventory
- Exhibit 4 Public Meeting Notes - August 16, 2018
- Exhibit 5 Concept Plans
- Exhibit 6 Concept Plans Estimated Costs

Respectfully submitted:
 Gary Packan
 Director, Parks and Recreation