



Jane Rudolph, Director
Parks and Natural Resources Division Chief,
Department of Parks and Recreation
2700 S. Taylor Street Arlington, VA 22206

September 5, 2019

RE: Temporary Dog Park at Gateway West.

Dear Ms. Rudolph:

A group of interested residents of Arlington's Rosslyn neighborhood have been diligently working over the past year to gather support, develop concepts, plans, budget, and visited other Arlington Dog Parks to understand the scope of requirements and needs in order to submit our request to sponsor the revitalization of Gateway West. Initially, we would like to move the project forward with a Temporary Dog Park in the now existing green space areas of Gateway West. Long term R-Dogs requests to fund and build a true State of the Art Dog Park including areas for residents to enjoy a separate section where they can sit in the shade on comfortable benches, chat, socialize, and if interested watch the local dogs running and playing.

To demonstrate our full attention, interest and support our citizens group have incorporated as R-dogs, LLC. Web site; <http://www.R-Dogs.org>. Instagram account @R-Dogs LLC. Also, Next Door neighborhood social media site. In addition R-dogs, LLC developed a Vision Guideline (attached) to document our long range plans for this strategically located piece of property.

R-Dogs, LLC is governed by Rosslyn residents who willingly have volunteered time, efforts, and donated funds to cover initial costs and to support a local dog park effort. Board Members include:

Director: Mary Ann Elliott
Legal Advisor: Robert Falb
Treasurer: Irma Magadan Couto
Secretary: Carol Froehlich

In addition member volunteers are serving in the following positions:

Publicity: Jodi Slaughter
Architectural Advisor: David VanDuzer
Web and Social Media Manager: Jamia Victoria Canlas



R-Dogs, LLC supports the establishment of a community / County partnership to assist and oversee the short and long range planning, design, and construction of a state of the art community park to include areas for small and large dogs in what is now known as Gateway West. It is strongly suggested that a name change would be far more appropriate for the park. Rosslyn Community Park (RCP) would better convey a new beginning and purpose for this land. Additionally, consideration should be given to the demolitions of the Skywalk. It is in need of extensive repairs, very dirty, an eye sore, uses valuable land, has very little use, and does not have any group or agency that regularly removes accumulated trash.

Thank you for your time and attention to the R-Dogs Application for an initial Temporary Dog Park and potentially to a long term revitalizing approach of Gateway West into Rosslyn Community Park. Please direct all questions to Mary Ann Elliott via email: mae@maelliott.com or 703-527-8123.

Sincerely,



Mary Ann Elliott
Director R-Dogs, LLC
1881 N. Nash Street # 2210
Arlington, VA 22209

The following attachments are in support of R-Dogs, LLC application for a Temporary Dog Park located in Rosslyn's Gateway West:

1. Application per Arlington requirements Operating Memorandum No. E.24,
2. Plat of proposed park area – provided by VDOT
3. Overview of park area
4. VA SCC for R-Dogs, LLC
5. Long Range Vision Concept
6. Data base of registered supporters
7. Letters of Support or Interest
8. Note: petition signature pages will be furnished upon request. The majority of signatures were provided electronically via our multiple social media sites.

Attachment 1

Arlington County Dog Park Application September 5, 2019

Purpose

1.1: The Rosslyn Group of concerned citizens, known as R-Dogs, LLC, submits this document in compliance with Operating Memorandum No. E.24

Policy

2.1 Requirements: Rosslyn located within Arlington, VA is a desirable, dense, urban community of empty nesters downsizing, young couples establishing their first home, and many other demographics in between. The primary draw is proximity to Washington, DC, jobs, metro, ability to walk to banks, grocery and drug stores, and many restaurants. In addition, many units have one or two dogs. Pets are considered family members with more units having dogs than children. A survey, conducted by R-Dogs, found on average there is 1 dog per 7.5 housing units. Thus there are approximately 400 dogs within a walkable distance from the proposed Community and Dog Park.

A consequence of the dense business and housing development in Rosslyn has been the gradual elimination of green space. A few areas previously used, behind old Wilson school is one example, now has affordable housing being built on land formerly used as an unofficial off leash dog play area. Other green space areas now have or are planned include luxury High Rise condos and apartments.

Rosslyn has an immediate need for viable green space to form a community and dog park. Arlington has outstanding parks for young children into the early teens. Play equipment for various ages, basketball and tennis courts are available in and around Rosslyn. However, there is nothing where adults can gather, sit outdoors, socialize, meet neighbors, and if interested watch the neighborhood dogs at play. R-Dogs, LLC has identified Gateway West as an area that is in desperate need of repairs, cleaning, and is seldom used.

R-Dogs, LLC proposes beginning with a "Temporary Dog Park" split into two segments for large and small dogs as a step forward towards a long range goal of a revitalized community park. Parks and especially dog parks are a magnet to draw the community together, increase housing values, and attract new businesses and builders.

Today there are over 3000 housing units in the immediate and surrounding Rosslyn area. Plus the new DITMAR and Marriott projects alone will add over 1000 apartments and condos. The 5 buildings, listed below, all within four blocks of RCP today have over 125 dogs.

- Turnberry
- Central Place
- Belvedere
- Atrium
- Key & Nash

Thus the need for such a facility for people and dogs is urgent.

responsible for long term management of RCP and R-Dogs.

2.3 Arlington County agencies, Police and Animal Warden are responsible for codes pertaining to the conduct of animals and owners utilizing R-Dogs. R-Dogs, LLC as sponsor will endeavor to work with the various Arlington agencies. Posted signs and community members will add to the use, enjoyment and enforcement of rules for all visitors.

2.4 Dog owners are responsible for keeping the area clean of feces and litter. The Temporary Dog Park™ will be fenced and offer water fountains for both humans and dogs. New and enhanced features will be developed in conjunction with the county Park Authority. These enhancements are outlined in the attached Vision Guidelines Statement. It is understood that Arlington County assumes no liability for damages or injuries caused by dogs and or dog owners. Further, should altercations occur between owners and or pets that is not resolved peacefully the police are to be called.

Authority

3.1 Issued by the Director of Parks and Recreation

Procedures

4.1 This document along with a plat, copy of data base of Rosslyn residents who have joined our efforts, and Virginia incorporation certificate are submitted in compliance with 4.1.

4.2 Neighborhood Support. R-Dogs, LLC was formed July 2019 as the result of a yearlong effort by a group of concerned and interested Rosslyn citizens. We are awaiting our IRS 501 (3) (C) designation. This will allow our planed fund raising program to be implemented. Note: Fund raising will have an independent Advisory Board of Rosslyn residents with business, financial, and building experience. The major developers and company headquartered firms will be approached. Services firms such as Doggy Day Care, Pet Boarding, and Veterinarians will be contacted. Items of clothing with R-Dogs logo for humans and dogs will be sold. A donation wall is in the overall future park design, various aspects of park design will be offered for those who wish to make a donation in memory of a beloved pet or individual, among other efforts. Seating benches are but one example.

4.3 Operating Memorandum E-24 and criteria in Attachment A will be followed and are understood.

4.4 R-Dogs, LLC looks forward to meeting with the appropriate country staff to discuss our request and its feasibility.

4.5 Understood that various county and citizens groups will be contacted during approval process.

4.6 Understood that the action recommended by Parks and Natural Resources Division Chief will be sent to Director of DPR for approval or disapproval.

4.7 Understood R-Dogs, LLC will be notified in writing of the Directors decision. Based on the application being disapproved there is an appeal process.

4.8 Based on approval R-Dogs, LLC will work with Parks and Planning. R-Dogs, LLC has

received three proposals from Architectural Design firms for our long range vision. These proposals are on hold pending meeting with County park officials. Our vision / design guidelines includes an area(s) for residents and a state-of-the art Dog Park. It is understood that Parks and Planning has final approval of design and implementation of temporary as well as any long term aspects.

4.9 The proposed existing site now known as Gateway West has almost 60,000 square feet of space. Enough to provide areas for community gatherings, picnic benches, fenced large and small dog areas, plus a 20 foot wide sidewalk surrounding the entire block. The area for the Temporary Dog Park is approximately 15,000 Sq. Ft.

4.10 The proposed Temporary as well as Community and Dog Park does not conflict with any other park or recreation facility. It is not located in or adjacent to a natural area, stream, pond or natural drainage area. R-Dogs will not interfere with any other multi-use areas. Nor is it located immediately adjacent to housing.

4.11 The proposed park areas are in compliance with all concerns addressed in 4.11. R-Dogs will be located on what is currently known as Gateway West, an existing park area with little use and in disrepair. The park area already has water, sewer, and electrical connections.

4.12 R-Dogs Park will conform to all federal, state laws, county codes, and ordinances including Chapter 61 of Arlington County Code "Chesapeake Bay Preservation Ordinance."

4.13 Signs as noted in 4.13 are planned and will be submitted to Arlington County Parks management office for design approval prior to placement.

Follow-Up and Review

5.1 It is understood and accepted that this Operating Memorandum will be reviewed as necessary and at least every three years by the Parks and Natural Resources Division Chief and the Park Manager with those responsible for dog parks.

Attachment A E-24 Criteria for Fenced Dog Parks

Criteria for Fenced Dog Parks

1: R-Dogs, LLC is a Virginia corporation and will act as the Point of Contact to the Arlington Department of Parks and Recreation. Initial operating funds have been donated with a major fundraising campaign planned to not only have operating funds but to cover full construction of the proposed long term park. All fencing guidelines will be followed.

2: R-Dogs members will act as monitors for the park. Signs promoting "Scoop the Poop" along with pet waste bags and disposal cans will be placed strategically to encourage use. Rosslyn BID has been approached concerning providing poop bags and proper disposal containers. R-Dogs members will be trained in how to approach dog owners who do not follow rules. Community meetings and or a newsletter will be provided once a quarter to encourage and educate all dog owners in the rules of use for the park.

3: R-Dogs will act as a liaison with Arlington County Animal Control whenever there are issues. Fill in the blank forms will be available at the park site to easily report issues and to guide in providing full information.

4. Complaints will be accepted and entered into a tracking data base of any and all complaints. It is understood that within one month of receipt a response to the complainant must be given in writing with copy to Parks and Natural Resources Division Chief. The response must include all actions taken to resolve the issue(s). After one month if complaint has not been resolved the sponsor and complainant must meet with Parks and Natural Resources Division Chief for mediation.

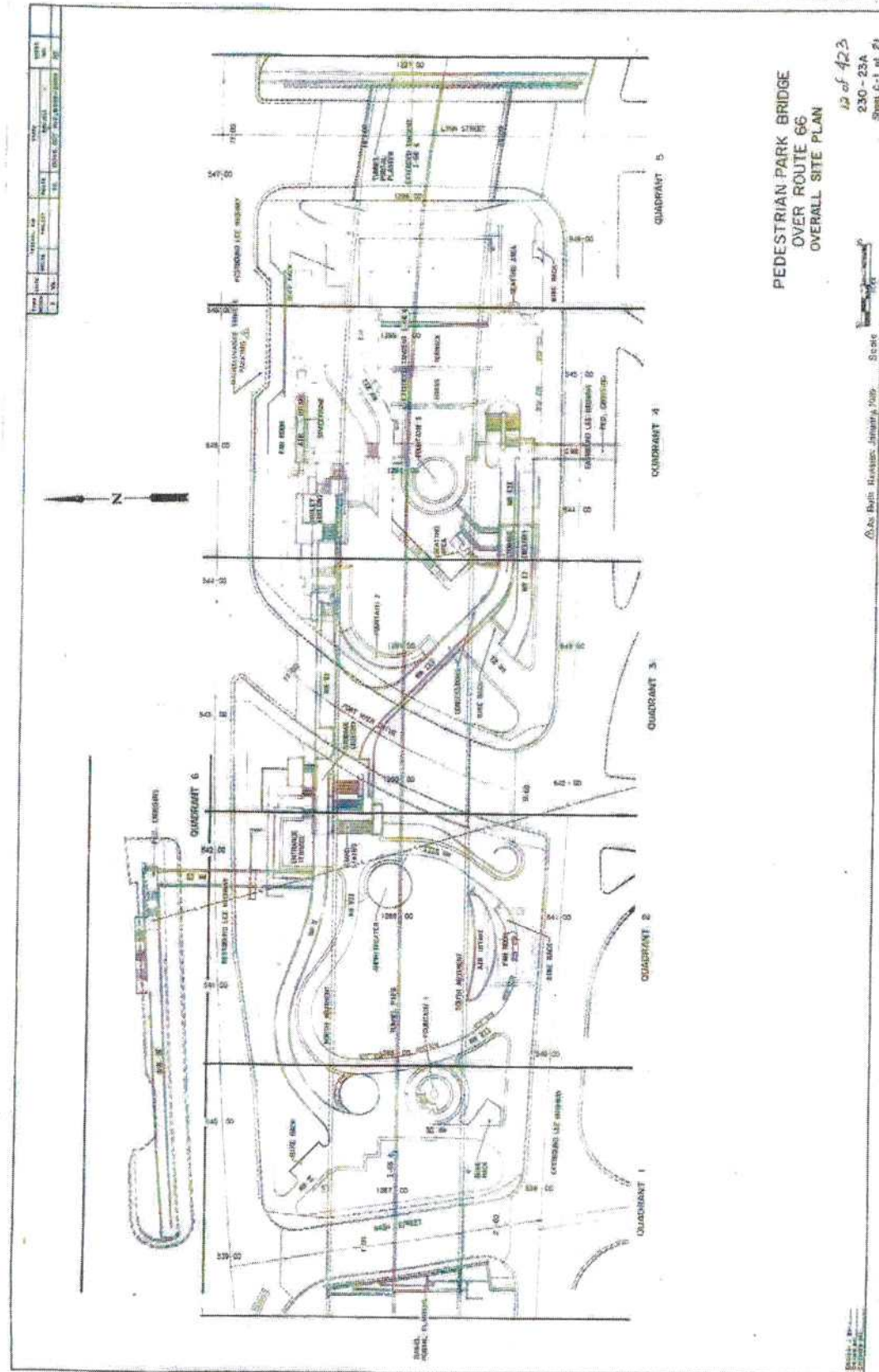
Criteria for all Dog Parks – Fenced and Unfenced

R-Dogs, LLC will assist Arlington County in a partnership arrangement to ensure that items 1 through 4 of this section of the county code are maintained and in compliance. Basic County Rules and others as needed will be posted in a highly visible area outside the dog park main entrances.

Submitted by R-Dogs, LLC

A handwritten signature in black ink, appearing to read "Mary Ann Elliott", written in a cursive style.

Mary Ann Elliott, Director

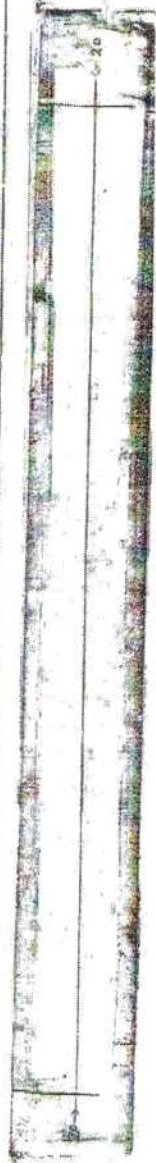


PEDESTRIAN PARK BRIDGE
OVER ROUTE 66
OVERALL SITE PLAN

10 of 123
230-25A
Sheet C-1 of 21

Scale

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY PLAN	10/15/66	J.M.
2	REVISED PLAN	11/15/66	J.M.
3	REVISED PLAN	12/15/66	J.M.
4	REVISED PLAN	1/15/67	J.M.
5	REVISED PLAN	2/15/67	J.M.
6	REVISED PLAN	3/15/67	J.M.
7	REVISED PLAN	4/15/67	J.M.
8	REVISED PLAN	5/15/67	J.M.
9	REVISED PLAN	6/15/67	J.M.
10	REVISED PLAN	7/15/67	J.M.
11	REVISED PLAN	8/15/67	J.M.
12	REVISED PLAN	9/15/67	J.M.
13	REVISED PLAN	10/15/67	J.M.
14	REVISED PLAN	11/15/67	J.M.
15	REVISED PLAN	12/15/67	J.M.
16	REVISED PLAN	1/15/68	J.M.
17	REVISED PLAN	2/15/68	J.M.
18	REVISED PLAN	3/15/68	J.M.
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23	REVISED PLAN	8/15/68	J.M.
24	REVISED PLAN	9/15/68	J.M.
25	REVISED PLAN	10/15/68	J.M.
26	REVISED PLAN	11/15/68	J.M.
27	REVISED PLAN	12/15/68	J.M.
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47	REVISED PLAN	8/15/70	J.M.
48	REVISED PLAN	9/15/70	J.M.
49	REVISED PLAN	10/15/70	J.M.
50	REVISED PLAN	11/15/70	J.M.
51	REVISED PLAN	12/15/70	J.M.
52	REVISED PLAN	1/15/71	J.M.
53	REVISED PLAN	2/15/71	J.M.
54	REVISED PLAN	3/15/71	J.M.
55	REVISED PLAN	4/15/71	J.M.
56	REVISED PLAN	5/15/71	J.M.
57	REVISED PLAN	6/15/71	J.M.
58	REVISED PLAN	7/15/71	J.M.
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75	REVISED PLAN	12/15/72	J.M.
76	REVISED PLAN	1/15/73	J.M.
77	REVISED PLAN	2/15/73	J.M.
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86	REVISED PLAN	11/15/73	J.M.
87	REVISED PLAN	12/15/73	J.M.
88	REVISED PLAN	1/15/74	J.M.
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90	REVISED PLAN	3/15/74	J.M.
91	REVISED PLAN	4/15/74	J.M.
92	REVISED PLAN	5/15/74	J.M.
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96	REVISED PLAN	9/15/74	J.M.
97	REVISED PLAN	10/15/74	J.M.
98	REVISED PLAN	11/15/74	J.M.
99	REVISED PLAN	12/15/74	J.M.
100	REVISED PLAN	1/15/75	J.M.



3

Attachment 4: Overheads Gateway West



Commonwealth of Virginia



STATE CORPORATION COMMISSION

Richmond, August 22, 2019

This is to certify that the certificate of incorporation of

R-Dogs Inc.

was this day issued and admitted to record in this office and that the said corporation is authorized to transact its business subject to all Virginia laws applicable to the corporation and its business. Effective date: August 22, 2019



State Corporation Commission

Attest:

Joel Heck
Clerk of the Commission

Attachment 5:

Vision for Rosslyn Community Park to include R-Dogs area.

Note: Area formerly known as Gateway West. This document was created to provide guidance for Landscape Architects and is one element of county application.

Welcoming place for the entire community to enjoy. At present Gateway Park West is seldom used except by dog owners and those walking to / from Metro and or Buses. The park is dirty, in need of extensive repairs, landscaping upgrade, and a comprehensive use plan. The land is owned by VDOT and managed by Arlington County on a long term lease. The Vision as developed by R-Dogs owners group will enhance the park for the entire community, develop Rosslyn into an even more desirable place to live and increase property values.

Gateway West, (requesting to rename Rosslyn Community Park (RCP),) is an ideal location for creating a revitalized community area. Water, sewer, and electrical lines are in place which greatly minimizes construction costs. With over 3000 current housing units, another 2500 planned in next few years, and a burgeoning dog population that requires a place to run and play the park will be well used and enjoyed. Several new children's play areas and parks have recently been built within walking distance of Rosslyn. However, there are few options for residents to visit and none for dog owners and their canine companions.

Communities adjacent to Dog Parks throughout the United States and especially in dense urban areas have expressed the sentiment that the Dog Park brought the area together where neighbors meet for casual conversations. Dog owners as well as non-dog owners enjoy watching dogs play, socialize, run, and just have fun.

Design Guidelines

Entire RCP area will maintain the existing perimeter of concrete or paver sidewalks and or increase the width to approximately 20 feet. Skywalk may be demolished to increase area of usage. Removal of the Skywalk requires county approval. Marriott, Dittmar or both may cover removal costs, if approved.

Public Seating Area: Areas will be designated for residents with shade and benches, for relaxing, socializing, chatting and or watching the dogs play. These areas will be outside of R-Dogs Park. We welcome exciting design ideas.

Safety for humans and dogs will be paramount. The entire block to be extremely well lighted. Five foot fencing with thick shrubs around areas facing East and West bound Lee Highway. The shrubs will minimize the view of passing vehicles, other dogs approaching, and provide a green zone to minimize heat buildup coming from road surface and traffic. In and out passages will

be designed to provide place to remove / secure leashes and eliminate dogs escaping into traffic when a gate is opened

- Two separate fenced areas, one for small dogs, up to 25 pounds, and other for large dogs. Two entrances and exits required for large dog area and nice to have for small dog area. Entrances will have two gates separated by five feet, where first one gate closes prior to second one being opened. Preferably a mechanical or electrical method that does not allow the second gate to be opened until the first one is fully shut. Technology activated remote locking mechanism or electronic timer will lock dog park between 10:00 PM and 6 AM
- Pre-Cast concrete agility features. Placed in center of park to allow dogs space to run in large circles. Use existing topographical features to provide diverse areas of play.
- Water Fountains and water Feature
 - Fountains for humans and pets
 - Water available year round – worst case freezing temperatures considered
 - Water Misting Station for dogs to run under and cool off – similar to what is available in theme parks for children. Link for dogs: <https://images.app.goo.gl/G3mVR77KjBeqErx28>
 - Dog washing station outside fenced area, but within park boundary. A credit card is required for each 30 minutes of use. This will avoid excess water usage intended or unintended. Suggest a sloped concrete pad with drainage into sewer line.
 - Imperative that exceptional drainage be planned into Bio Berm or sewer lines.
- Bulletin Board with overhang
 - Include plastic holders for rules, Reporting incidences, and other
- Trees
 - Large existing trees maintained.
 - New trees added for sufficient shade
 - Trees protected with surrounding barrier
- Shelters with bench
 - A permanent type shelter is needed that provides protection from sun or heavy rain for both sides of Dog Park. Place on concrete pads. Suggest building back to back between the large and small dog areas.
- Fencing Idea: Used at Freedom Park as a Berm – provides tall fence and coverage



- Lighting
 - LED lights
 - No lighting poles in areas of park where dogs will be running in circles.
- Park Surface
 - Surface should be easy to clean with low maintenance
 - Many choices available today. K-9 grass successfully used in new DC Park.
- Trash
 - Placement of dog waste bags and receptacles (smell during summer). Avoid installing immediately adjacent to entrance and exits.
 - General trash and recycling containers for both sides of park

Other ideas / considerations

- Storage Shelter
 - Used for emergency equipment and care for heat strokes by pets, first aid kits, maintenance equipment for park care and case of water. NOTE: this was strongly recommended by another Arlington dog park and was kept unlocked. R-Dogs will need a combo lock for security.
- Raised Seating area
 - Madison Park has lovely raised area for humans to sit and watch pets. Area is raised about two steps above ground level. With under area sealed off to prevent dogs from hiding and being difficult to impossible to catch.
- Emergency call station installed on opposite ends of park area.

Attachment 7

Letters of Support and Interest

September 5, 2019

Jane Rudolph

Director, Arlington Parks and Recreation

2700 S. Taylor Street

Arlington VA 22206

RE: Letter of Support for Temporary Dog Park to be located in Gateway West.

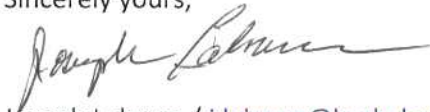
Dear Ms. Rudolph,

This letter is written to confirm interest and support of a Temporary Dog Park to be built in Gateway West. There are few green spaces left in the Rosslyn area where residents can meet, chat, and enjoy being outdoors. In addition there is no location where dogs can legally be off leash to run, play, and socialize. R-Dogs, LLC's plan addresses the needs of residents and their canine companions. Currently there are over 2500 housing units with an equal number in various stages of planning or under construction within Rosslyn's core area. Based on a recent survey there is one dog per 7.5 housing units resulting in approximately 400 dogs living in close proximity of the proposed park. Further, the canine population is expected to increase to an estimated 500-600 dogs in next four years.

It is anticipated that the long term plans prepared and presented by R-Dogs-LLC will be given consideration. A totally revitalized Gateway West into a state of the art facility for residents and their dogs is needed today and for the planned future growth within Rosslyn. Joseph Labrum wishes to encourage Arlington Parks and Recreation to approve the R-Dogs application for initially a Temporary Dog Park. Based upon approval of R-Dogs, LLC application our family will consider a donation in support of this effort.

Please contact me if you have any questions.

Sincerely yours,



Joseph Labrum / j.labrum@berkeley.edu / 609-706-2207

Print name / Email / phone #