

AGENDA ITEM 9
Treasure Island Development Authority
City and County of San Francisco
Meeting of October 11, 2023

Subject: The Rocks Dog Park Operations & Maintenance
(Information Item)

Contact: Robert Beck, Treasure Island Director

SUMMARY

With support from CMG Landscape Architecture, Staff will provide an update on planning for the maintenance and operation of The Rocks Dog Park on Yerba Buena Island.

Attached for reference are draft O&M Manual provisions for the park (Exhibit A), draft landscape maintenance frequencies (Exhibit B) and draft engineering/hardscape maintenance frequencies (Exhibit C).

3.2 THE ROCKS DOG PARK MAINTENANCE GUIDELINES

3.2.0 PARK OVERVIEW & DESIGN INTENT

Terraced into the steep slope between Macalla Road and Yerba Buena Road and adjacent to Infinity Point, The Rocks Dog Park will provide a fenced, off-leash area for the island's resident canines. This park is a social space for both dogs and their owners, and includes seating areas for people to gather while their dogs exercise and explore. The dog park serves the adjacent residents of Yerba Buena Island, but is part of the public park network and open to all

The dog park is intended to blend with the overall naturalistic character of Yerba Buena Island using salvaged native rock, reclaimed eucalyptus wood and native plants. The upper area of the dog park is accessible from Yerba Buena Road and a stair or sloped walkway leads visitors down to a lower level. Seating and rocks are tucked into the hillside providing a comfortable sense of enclosure for the park.



Figure 3.2.1: The Rocks Dog Park location

The dog park is divided into a small gathering space and a long dog run. The small social space is a concrete area for dogs to play around and over an embedded “rock scramble.” The rock scramble, built of salvaged greywacke boulders found during the excavation of infrastructure projects on Yerba Buena Island, frames seating areas where dog owners can gather. The dog run is 120 feet long by 30 feet wide for more boisterous running and ball catching. A series of rock piles within the dog run divide the space into smaller ‘rooms’ and give dogs and people an opportunity to explore.

3.2.1 LEVELS OF SERVICE

Dog parks require a high level of service to maintain a clean and odor-free environment. Areas that are frequent soiled with dog waste should be assessed daily. The materials within the dog park fence enclosure are intended to be durable and easy to clean.

Carefully monitor the health of plants and trees within the dog park for any stress due to excess dog waste. The planting surrounding the park consists of low maintenance native habitat planting and do not require a high level of service.



HILLTOP PARK

THE ROCKS DOG PARK SITE OVERVIEW



**THE ROCKS DOG PARK
TREE & UNDERSTORY PLANTING**

NOTE: Please refer to planting plans in landscape construction documents for plant species. See Appendix X.XX.

- Native meadow
- Mixed shrubs, perennials, and grasses



**THE ROCKS DOG PARK
PAVING**

NOTE: Please refer to materials plans and specifications in landscape construction documents. See Appendix X.XX.

- Crushed Stone
- Concrete

3.2.2 MANAGEMENT

Provide weekly management service to The Rocks Dog Park tasks include:

- Weekly inspection of landscaping, irrigation, paving and site furnishings
- Weekly inspection of gates, fence lines, water fountains
- Management works with staff daily to assign tasks and schedule maintenance items

3.2.3 ENGINEERING

Refer to frequency tables for all schedules related to Engineering services for Hilltop Park; tasks by category are described below.

Utility Systems

- Lighting (see specifications for further information on light fixtures and parts)
 - Re-lamping should happen within a regularly scheduling lamping plan that is scheduled in accordance of the wattage hours of the light.
 - Bulb replacement should be done within a timely manner after the outage is reported to mitigate safety issues.
 - Set reminders to reset lighting time clocks to reset for daylight savings time
- Electrical
See *Engineering, System-wide Chapter*.
- Storm Drainage
See *Engineering, System-wide Chapter*.

- Potable water & non-potable water systems
 - Monthly preventative maintenance of water fountains to clear drains, filters and change kits as needed
 - Inspect water fountains for debris, mulch, dirt, pebbles, sand other obstructions

Paving

The Rocks Dog Park features concrete paving at the entry, stairs, sloped walkway and lower gathering space. The concrete is natural gray with a broom finish. The dog run area is crushed stone which will need to be washed and periodically redistributed or replenished with additional crushed stone. See drawings and specifications for further information on paving materials, color, type, finish, and manufacturer's maintenance recommendations. Refer to *Engineering, System-wide Chapter*.

Site Furnishings and FFE

- Benches
 - Wood Furnishings (Eucalyptus): The bench backs are made of Eucalyptus wood from trees that were removed from Yerba Buena Island. Benches should be inspected regularly for graffiti. The intent is for the benches to have a natural patina without finish or paint.
 - Graffiti removal can be dealt with through pressure washing and/or sanding.
- Fencing
 - The intent is for the fence to have a natural redwood patina.
 - The gate should be regularly monitored to ensure the gate is latching properly.
- Mechanical Systems
 - See *Engineering, System-wide Chapter*.

3.2.4 LANDSCAPE

Heavy use by dogs makes it difficult for plants to establish. Minimal understory planting is planned within the fenced enclosure of the Dog Park. Trees are proposed to create shade and fit with the larger YBI landscape, but are planted within protected boulder areas to help avoid damage from dogs. YBI native plants surround the Dog Park and blend with the adjacent trails and Habitat Management Plan areas. California natives are largely drought tolerant and do not require summer watering past the initial establishment period.

See specifications and planting plans for further information on tree varieties, plantings, irrigation specs and other fixtures. See *Section 2.6: Landscape* in the *System-wide Guidelines* for planting maintenance requirements not described below.

Understory Plant Care and Pruning:

- Flowering plants: Ceanothus, California poppies, yarrow, monkey flower, salvia and other flowering plants require regular pruning throughout the growing season. This is done to harvest flowers, remove dead or diseased foliage or branches, and to create light penetration and airflow to the interior of the plant in order to increase bloom and overall plant health.
- The steep slopes surrounding the Dog Park will require consistent monitoring during the rainy season to address drainage and erosion. Periodic repair and erosion control measures may be necessary. Maintaining the health of planting on these slopes is a joint effort between Engineering and Landscaping.

Irrigation Controller Warranty

See System-wide guidelines and Specifications for cut sheets for irrigation parts and controllers.

3.2.5 JANITORIAL

The Dog Park requires daily janitorial service to remove waste, clean the paving areas, empty the trash and restock the dog waste bag dispenser. Hose and spot clean around trash receptacles, benches, boulders, gates and corners of the parks.

Features of note included in the Dog Park include the following:

Fencing

- Redwood and Galvanized steel railing

Custom Site Furnishings

- Bench seating at overlooks
- Bike racks
- Boulders

Other Site Furnishings

- Dog Waste Bag Dispenser
- Trash Cans
- Drinking Fountain

B	Tree/shrub care	Daily	Weekly	Bi-weekly	Monthly	X/year	As needed	Comments
8 quantity 2650 SF	Tree							
	Shrubbery							
	Leaf litter removal	X						
	Neat appearance	X						
	Trash removal	X						
	Inspect shrubs	X						
	Invasives control (hand pulling)		X				X	
	Pest control							
	a monitor		X					
	b Treat trees						X	must conform with PCA Recs
	Fertilizer				X			
	Mulch replenishment				X			
	Pruning - size						4	X
Pruning - tree roots							X	
Raise plants that have settled							X	

C	Paved Areas	Daily	Weekly	Bi-weekly	Monthly	X/year	As needed	Comments
2010 SF	Concrete							
4800 SF	Gravel							
85 SF	Stairway							
	Litter leaf removal	X						
	Neat appearance	X						
	Trash removal	X						
	Invasives control (hand pulling)		X				X	

D	Dog play area	Daily	Weekly	Bi-weekly	Monthly	X/year	As needed	Comments
8700 SF	Dog play area							
	Wash boulders and dog play area	X						
	Litter leaf removal	X						
	Trash removal	X						
	Neat appearance	X						
	Invasives control (hand pulling)		X					

E	Specialized equipment and infrastructure	Daily	Weekly	Bi-weekly	Monthly	X/year	As needed	Comments
	Empty trash cans	X						
	Wash drinking fountain	X						
	Wash benches	X						
	Wash trash cans		X					

F	Irrigation systems	Daily	Weekly	Bi-weekly	Monthly	X/year	As needed	Comments
	Irrigation programming	X					X	
	Irrigation check	X						
	Irrigation inspection					1		
	Clean valve boxes					1		
	Irrigation report					1		To include water usage information
	Replace controller batteries					1		

G	Special considerations	Daily	Weekly	Bi-weekly	Monthly	X/year	As needed	Comments
	Site reviews/inspections		2X					
	Soil moisture checks			X				
	Landscape maintenance report				X			
	Herbicide/pesticide application report				X			As needed
	Irrigation report					1		To include water usage information

Equipment	Daily	Weekly	Bi-weekly	Monthly	X/year	As needed	Comments
Gates							
Inspect	X						
Repair/replace						X	
Fencing							
Inspect	X						
Repair/replace						X	
Fence posts							
Inspect	X						
Remove graffiti						X	
Repair/replace						X	
Benches							
Maintain		X					
Inspect	X						
Remove graffiti						X	
Repair/replace						X	
Water fountain							
Inspect	X						
Routine maintenance				X			
Remove graffiti						X	
Repair/replace						X	
Floor drains							
Inspect and clear				X			
Boulders							
Inspect	X						
Remove graffiti						X	
Bike Racks							
Inspect	X						
Remove graffiti						X	
Repair/replace						X	
Dog poop bag holders							
Inspect	X						
Remove graffiti						X	
Repair/replace						X	
Signage							
Inspect	X						
Remove graffiti						X	
Replace						X	

