

CITY OF OSAGE BEACH

Park Master Plan



PRESENTED BY:

BALLARD * KING
& ASSOCIATES LTD

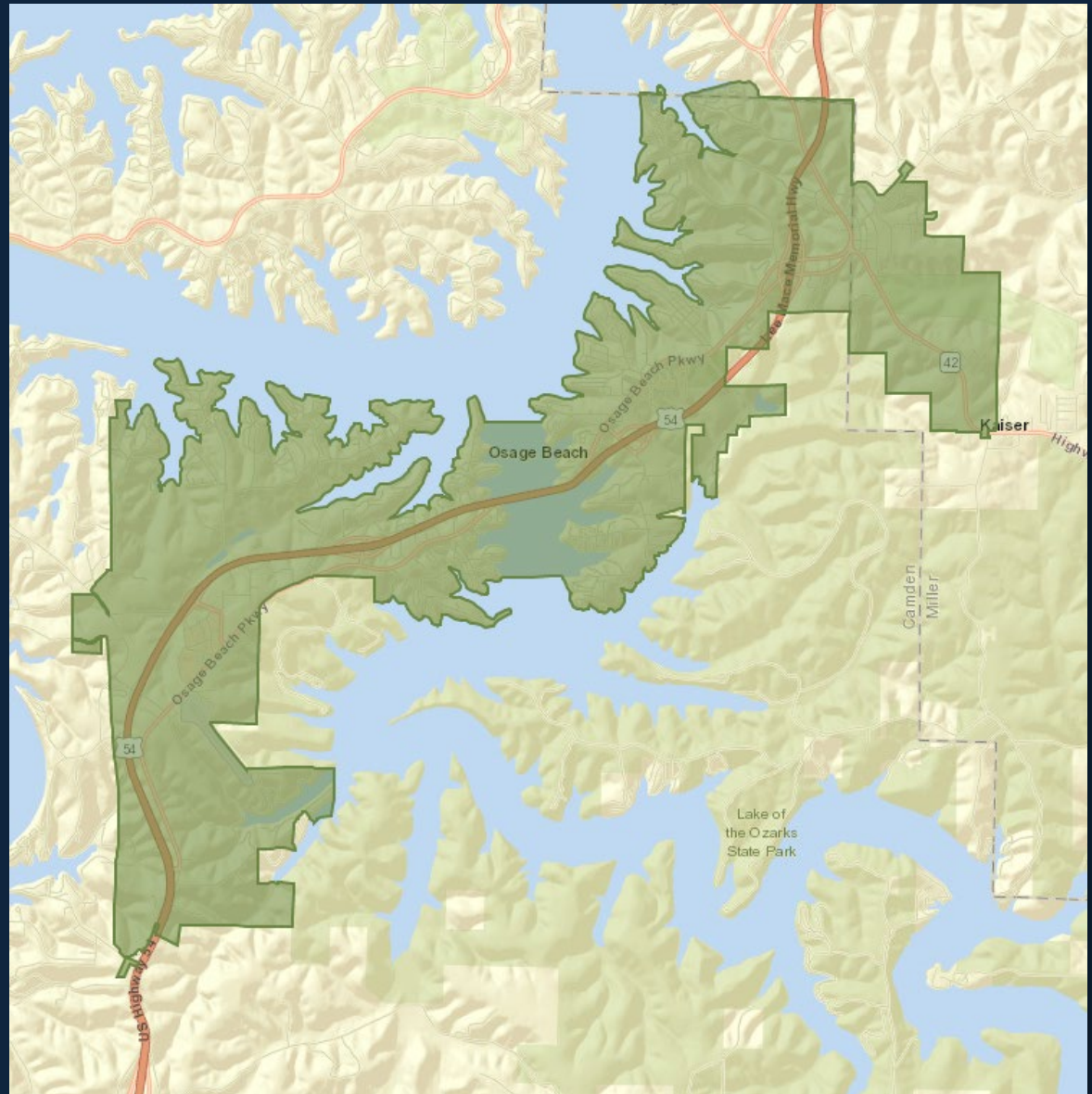
COCHRAN

Process

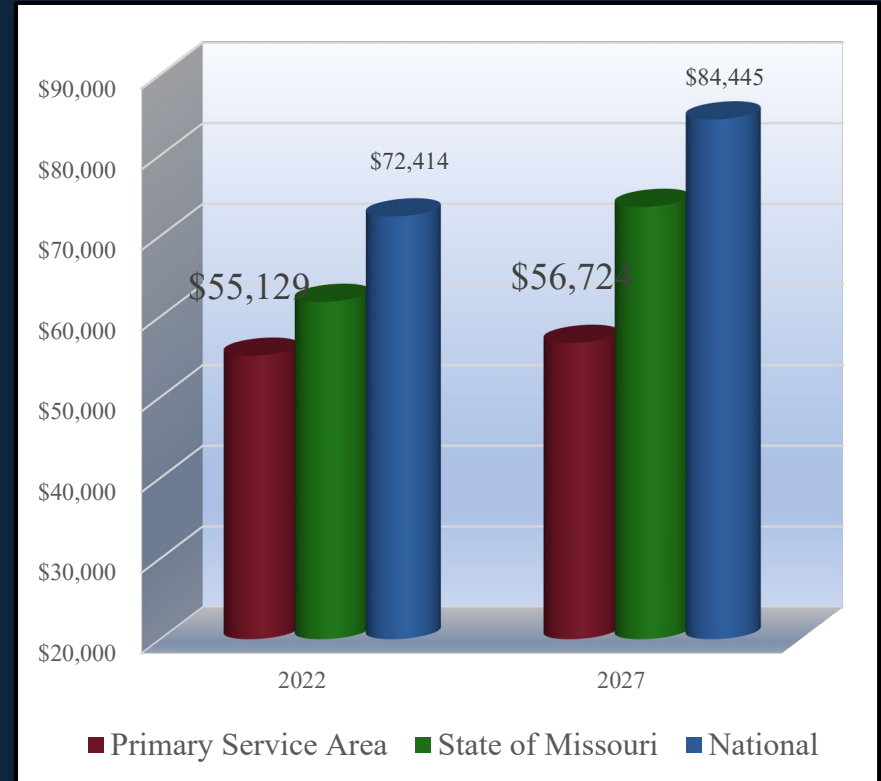
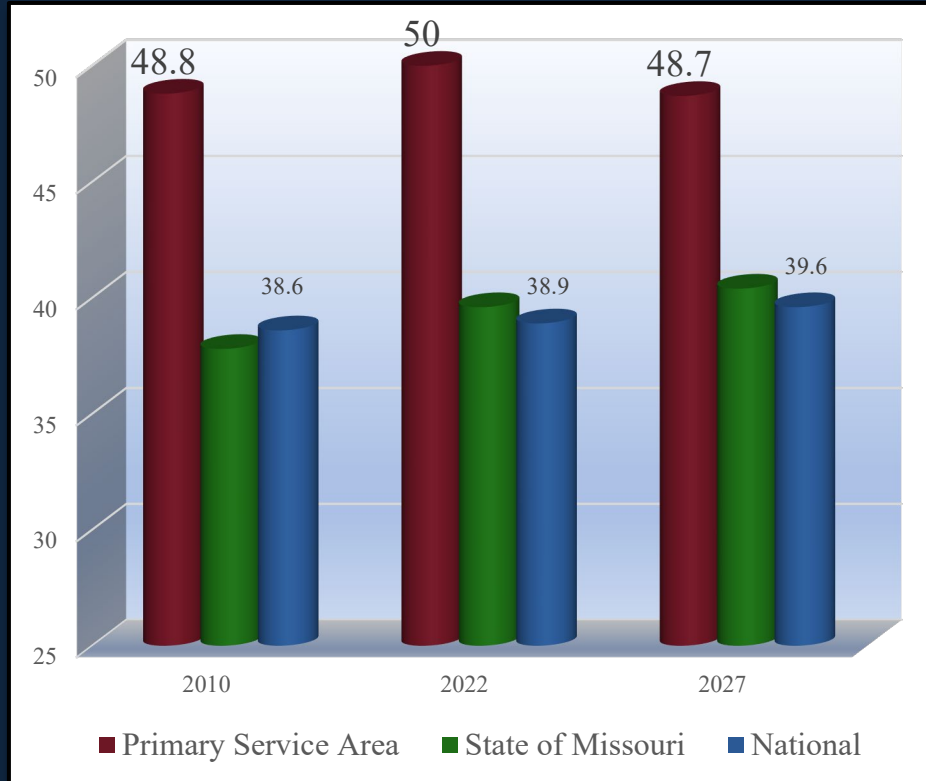
- Started: May 2022
- Site Visits: June 2022
- Public Input: August-September 2022
- Recommendations: November-December 2022

Market Assessment

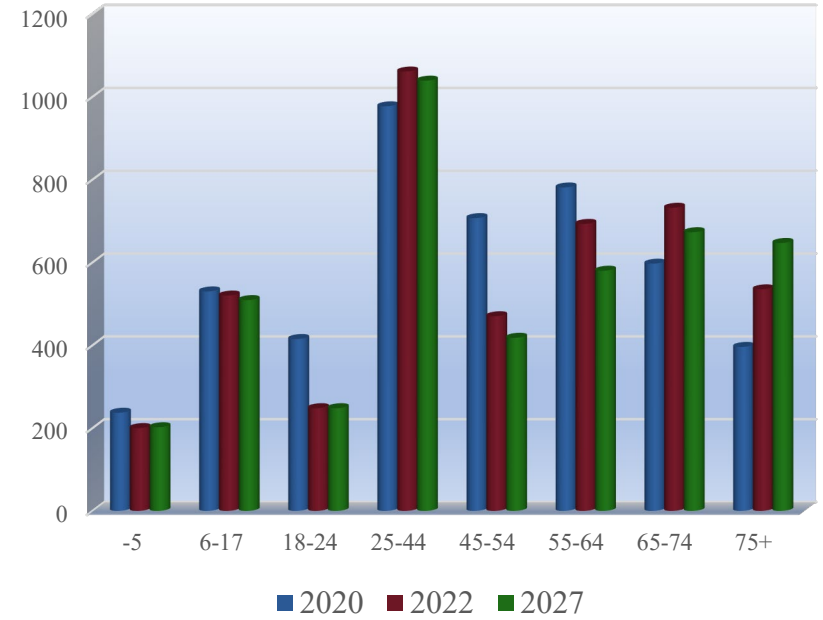
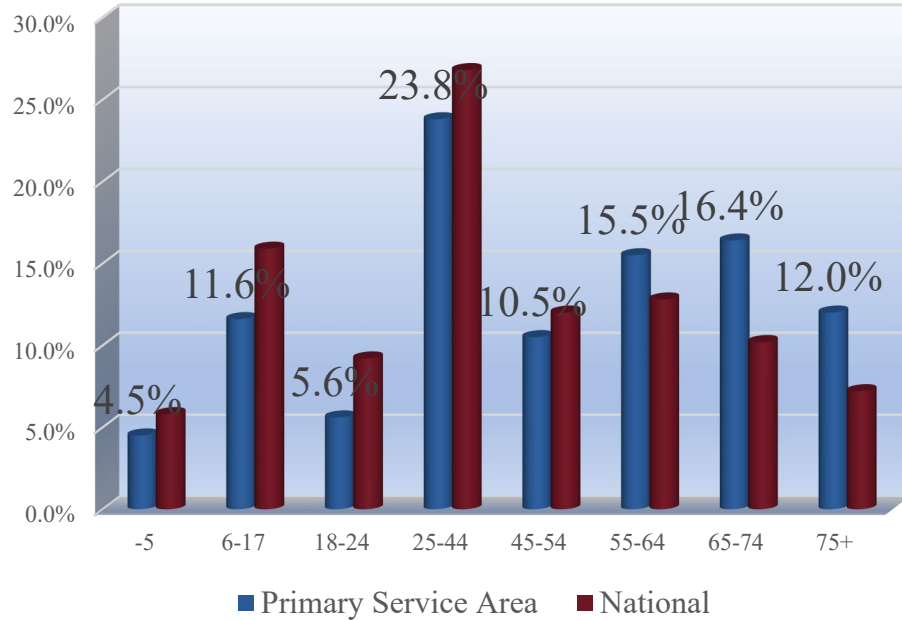
- Demographics
- Participation Statistics
- Trends



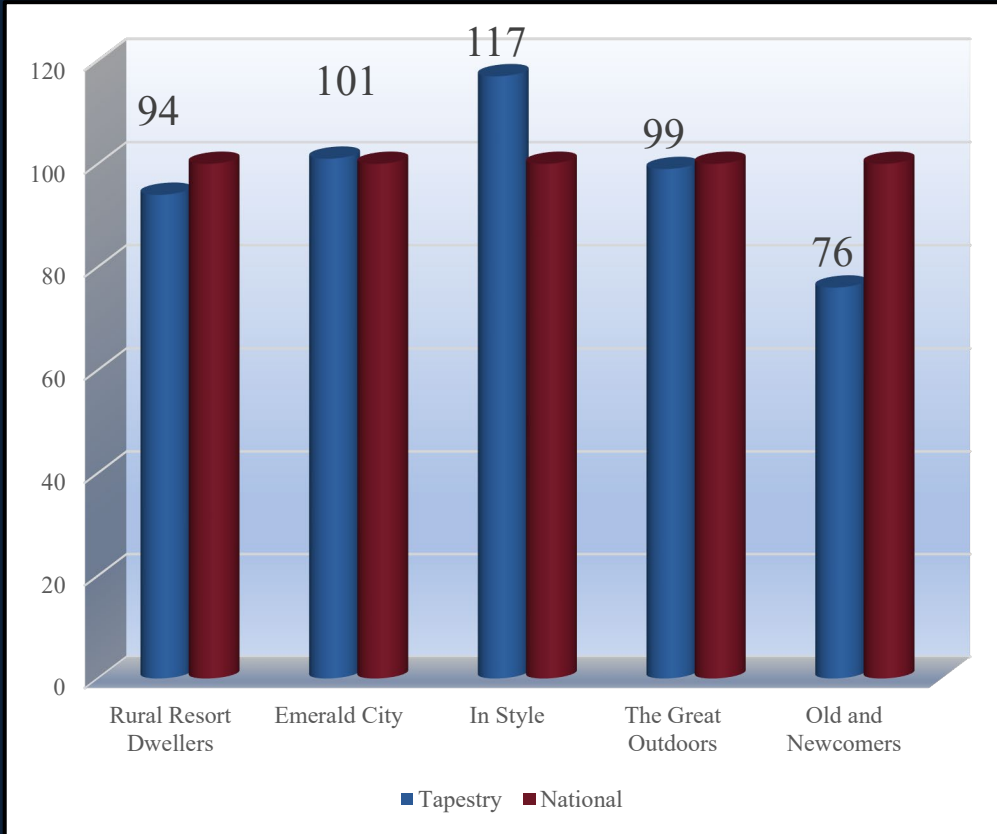
Age & Income



Distribution & Growth



Tapestry



- Rural Resort Dwellers – hobbies of hunting, fishing.
- Emerald City – embrace food, culture, time at the gym.
- In Style – stay fit with exercise and eating.
- Old & Newcomers – strong supporters of environment.
- The Great Outdoors – enjoy gardening, hiking, hunting.

Participation Figures

Outdoor	Average	2022 Pop	2027 Pop
Archery	2.2%	92	89
Backpacking	4.1%	170	164
Bicycle (Mountain)	1.8%	76	73
Bicycle (Road)	15.0%	625	604
Boating	5.4%	226	218
Canoeing	2.7%	114	111
Exercise Walking	43.3%	1,808	1,747
Fishing (Fresh Water)	12.0%	501	484
Hiking	17.0%	710	686
Hunting Bow/Arrow	2.9%	121	117
Hunting w/ Rifle	7.1%	295	285
Kayaking	4.0%	166	161
Running/Jogging	14.9%	621	600
Skateboarding	2.3%	96	92
Water Skiing	1.2%	50	48

Outdoor Sports	Average	2022 Pop	2027 Pop
Baseball	3.6%	149	144
Football (Flag)	1.6%	65	63
Football (Tackle)	2.2%	90	87
Football (Touch)	2.9%	123	119
Golf	6.6%	274	265
Soccer	4.8%	199	192
Softball	3.1%	130	126
Tennis	5.0%	211	204
Volleyball	3.0%	127	123

Other	Average	2022 Pop	2027 Pop
Exercise w/ Equip	20.7%	865	836
Pickleball	1.4%	57	55
Swimming	16.6%	695	671
Weightlifting	13.3%	556	538
Workout at Clubs	8.6%	358	346
Yoga	10.1%	421	407
Did Not Participate	20.8%	866	837

Trends

- Inside-Out and Vice-Versa
- Integration of Enrichment
- Revenue Generation v. Service
- Regional Draw / Economic Impact
- Modern Day Arms Race
- Drop-In Use
- Partnerships

Survey Findings – Peanick Park

- Strong Seasonal Use
- 3.3 Average Condition Rating (5 pt scale)
- Playgrounds & Softball/Baseball (primary use)
- 52.2% Insufficient Parking
- 4.0 Average Safety Rating (5 pt scale)
- Consider Adding: dog park, cameras, lighting, entrance/egress improvement.

Survey Findings – City Park

- Strong Monthly or More Frequent Use
- 3.7 Average Condition Rating (5 pt scale)
- Playgrounds, Picnic, Shelters, Softball/Baseball (primary use)
- 60.1% Sufficient Parking
- 4.1 Average Safety Rating (5 pt scale)
- Consider Adding: dog park, cameras, lighting, entrance/egress improvement, traffic control, pickleball courts, boardwalk trail, playgrounds

Stakeholders Input

- More events and gathering opportunities.
- Only so much time on the lake, then what?
- More economic impact (sports).
- Disc golf.
- Pickleball
- Dog park(s).
- Pool (indoor or outdoor).
- Indoor complex.

Recommendations - General

Amenities	City Park	Peanick Park
Expanded Parking	X	X
New Restrooms	-	X
WIFI Access	X	X
Enhanced Security Features	X	X
Expanded Lighting	X	X
ADA Accessibility	X	X
Irrigation Update/Replace	X	-
Improved Signage	X	X
Access Road Improvement	X	-

- Park Maintenance
- Culvert Improvement
- The Magic Dragon Trail
- City – Active
- Peanick – Passive

City Park

- Sand Volleyball – eliminate
 - Pickleball – add
 - Pond – boardwalk
 - Shelter – add
 - Parking – add
 - Playground – enhance
- Lakefront
 - Wayfinding
 - Parking
 - Restrooms & Shelters
 - Kayak, Canoe, Launch

Diamonds v. Rectangles

- Current in business of diamonds.
- Tournaments want a single location.
- Rectangles @ City Park are underutilized.
- Recommend:
 - Add a diamond to City Park (4 total).
 - Convert 1 field to parking.
 - Maintain 1 rectangle.
 - Increase economic impact.
- Rectangles – require additional property acquisition

Peanick Park

- Eliminate both diamonds.
- 1, large all abilities playground.
- Incorporate splash pad.
- Add a significant dog park (in place of 1 field).
- Shelter – expand (1)
- Basketball Courts – maintain

Operational Impact (Expenses)

- Recreation Specialist – add
- Park Technician I – add
- Seasonal (4 positions) – consider converting to 1 FTE
- Part-Time – marginal increase
- Volunteers – consider
- Annual Operating Impact – 20-30% increase

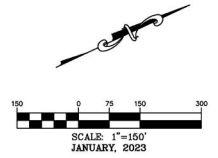
Operational Impact (Revenues)

- Dog Park – fees and sponsorships
- Shelter Rental – increase
- Ballfield Rentals – additional tournaments (direct and indirect)
- Lakefront Equipment Rental
- Birthday Party Rentals
- Additional Programming Opportunities

LEGEND

- A. PARKING LOT
- B. BATTING CAGES
- C. PAVILION
- D. PAVILION WITH RESTROOM
- E. BASEBALL FIELD
- F. PAVED WALKING TRAILS
- G. BOARD WALK
- H. PEDESTRIAN BRIDGE
- I. PICKLE BALL COURTS
- J. KAYAK/CANOE LAUNCH AREA
- K. NEW ROAD PAVING
- L. NEW MAINTENANCE BUILDING
- M. FISHING DOCK
- N. RESTROOM

EXHIBIT "A" CITY PARK OVERVIEW



CITY PARK - POND AREA

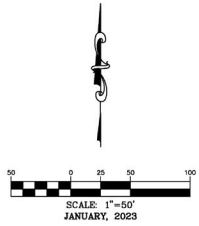
Major Components Include:

- 8' Wide Paved Walking Trail
- New Boardwalk
- 30' x 50' Pavilion
- Fishing Dock
- New Pickle Ball Courts

Cost Estimate: \$938,665



EXHIBIT "A-1"
CITY PARK POND AREA



CITY PARK – BASEBALL FIELD

Major Components Include:

- New Baseball Field
- 218 Space Parking Lot
- Roadway Improvements
- New Restroom Building
- 20' x 40' Pavilion
- Pedestrian Bridge

Cost Estimate: \$3,174,205

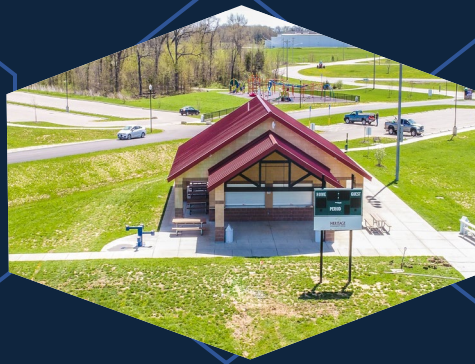
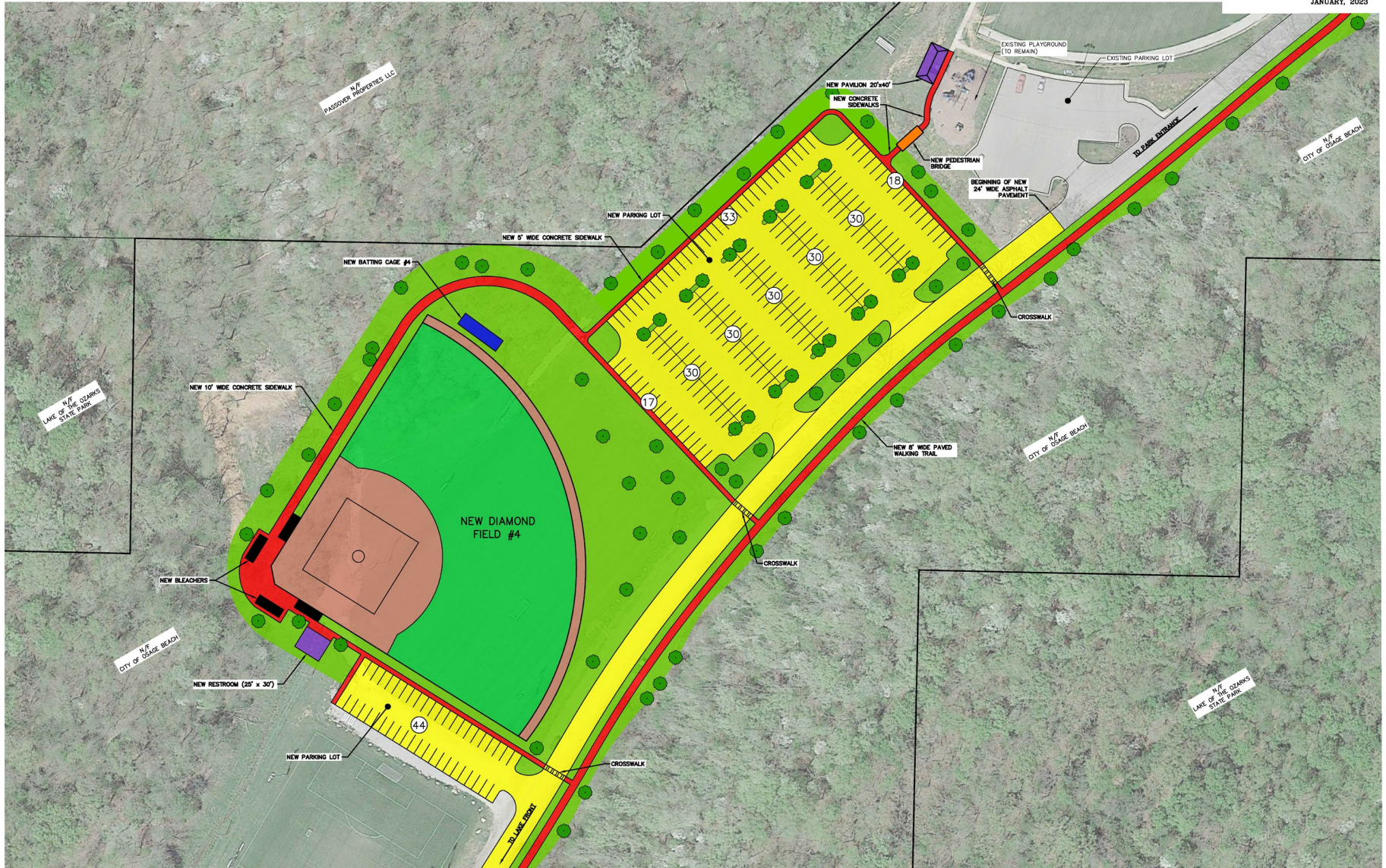


EXHIBIT "A-2"
CITY PARK NEW FIELD & PARKING

0 25 50 100
SCALE: 1"=50'
JANUARY, 2023



CITY PARK – LAKE FRONT AREA

Major Components Include:

- 30' x 70' Pavilion w/ Restroom
- 20' x 30' Pavilion
- New Kayak/Canoe Launch Area
- Roadway Improvements
- 70 Space Parking Lot

Cost Estimate: \$977,790



A graphic scale bar and north arrow. The scale bar is horizontal, with markings at 50, 0, 25, 50, and 100 feet. Below the bar, it reads "SCALE: 1"=50' JANUARY, 2023". Above the bar is a north arrow pointing upwards, with a stylized 'N' and a small circle at the tip.



CITY PARK – SUMMARY

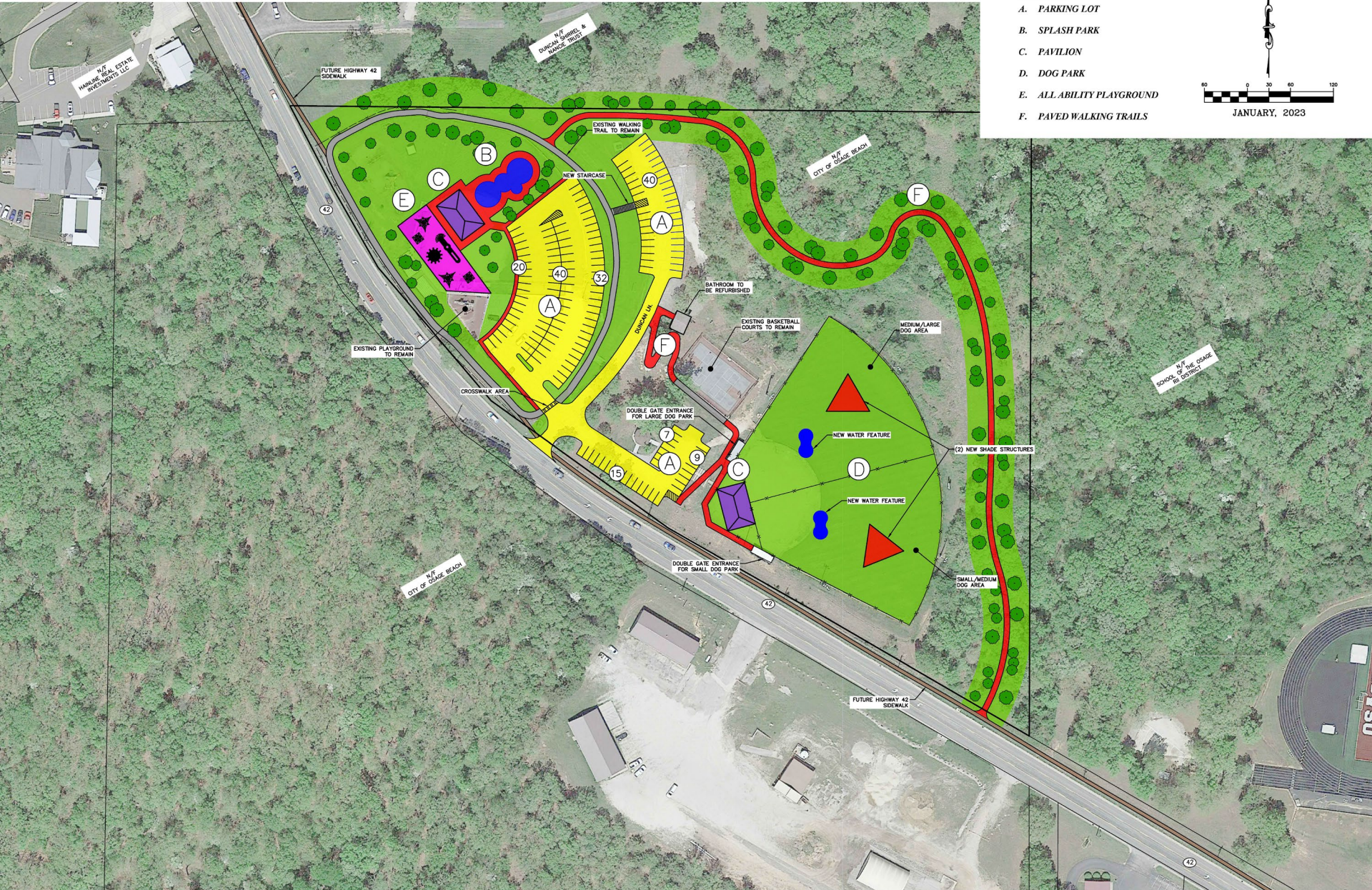
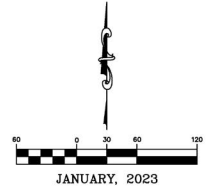
Description	Cost
Lake Area Improvements	\$938,665
Baseball Field, Parking Lot & Roadway Improvements	\$3,174,205
Lake Front Area Improvements	\$977,790
Maintenance Area Improvements	\$310,800
General Condition	\$675,000
Design Fees/Construction Admin/Testing	\$607,646
10% Contingency	\$607,646
GRAND TOTAL	\$7,291,752

EXHIBIT "B"

PEANICK PARK

LEGEND

- A. PARKING LOT
- B. SPLASH PARK
- C. PAVILION
- D. DOG PARK
- E. ALL ABILITY PLAYGROUND
- F. PAVED WALKING TRAILS



PEANICK PARK

Major Components Include:

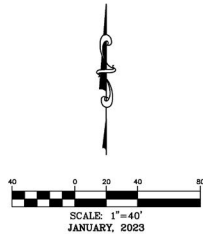
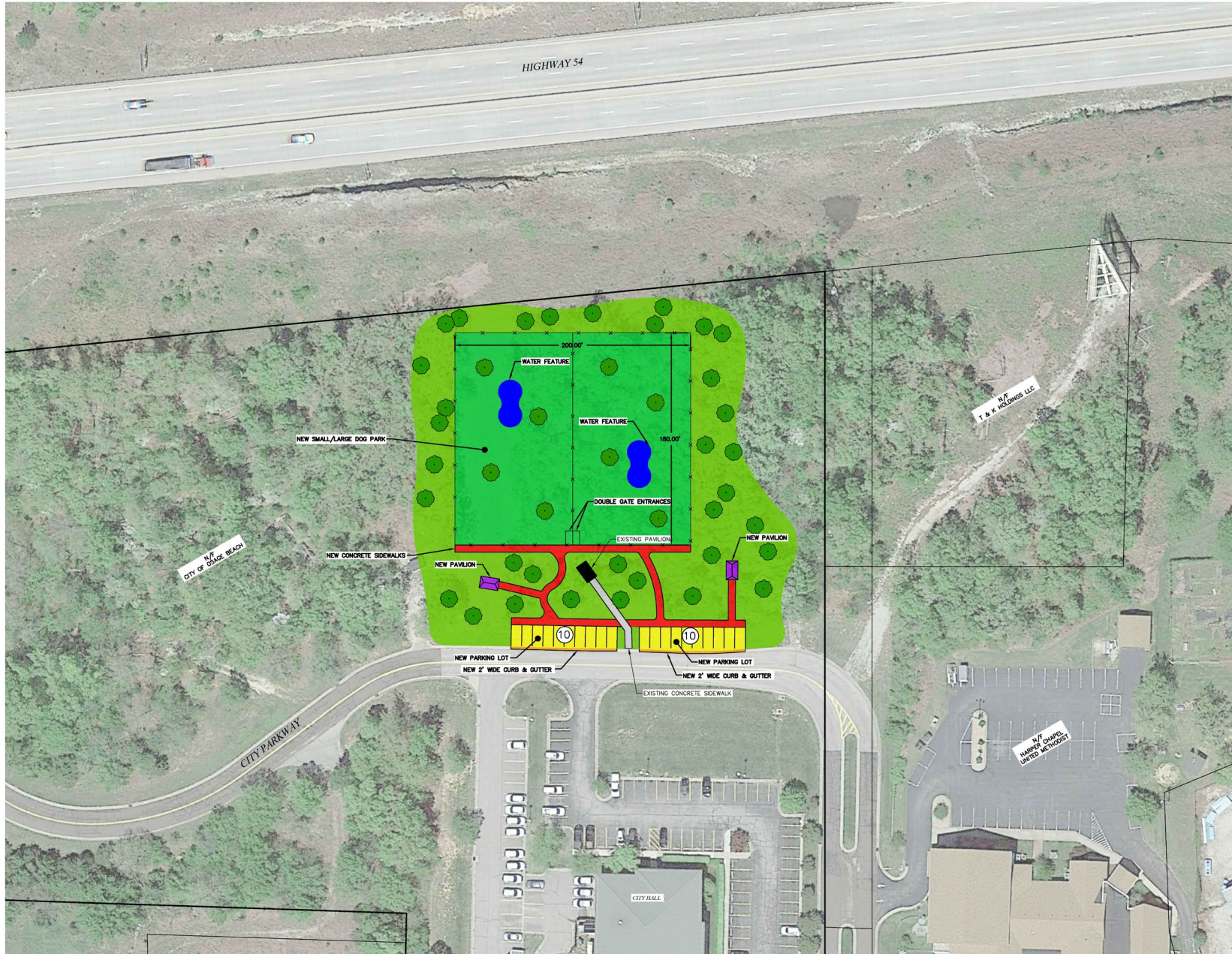
- Increased Parking
- 30' x 60' Pavilion w/ Bathroom
- All Abilities Playground
- Splash Park
- New Dog Park



PEANICK— SUMMARY

Description	Cost
Peanick Park Improvements	\$2,930,310
General Conditions	\$233,500
Design Fees/Construction Admin/Testing	\$316,381
10% Contingency	\$316,381
GRAND TOTAL	\$3,796,572

EXHIBIT "C"
CITY PARKWAY DOG PARK



CITY PARKWAY DOG PARK

Major Components Include:

- New Dog Park
- (2) 10'x16' Pavilions
- Paved Walkways
- Parking



CITY PARKWAY DOG PARK– SUMMARY

Description	Cost
New Dog Park	\$261,940
General Conditions	\$27,500
Design Fees/Construction Admin/Testing	\$28,944
20% Contingency	\$57,888
GRAND TOTAL	\$376,272

PARK MASTER PLAN - SUMMARY

City Park	\$7,291,752
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Peanick Park	\$3,796,572
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City Parkway Dog Park	\$376,272
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