



Acknowledgements

Osborne and Sunset Parks Master Plans City of Willoughby, Ohio

City of Willoughby

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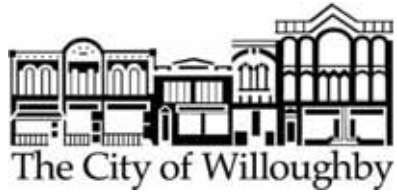
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Osborne and Sunset Parks Master Plans City of Willoughby, Ohio

Executive Summary

Introduction

The staff of the City of Willoughby and Brandstetter Carroll Inc. thank the leadership and citizens of Willoughby for their sincere interest and passion toward the potential improvements to two very unique and special parks serving the Willoughby Community. The resulting Master Plans are a true reflection of the citizen participation.

Existing Conditions

Osborne and Sunset Parks are the only lakefront parks in Willoughby. Sunset Park serves as primarily a scenic overlook of the lake on a steep bank and is a very popular spot for Willoughby residents to walk or drive by to view the dramatic sunsets. Osborne Park is one of the larger parks in the community at 45 acres and serves the entire community with its family aquatic center, playgrounds, picnic shelters, game courts, benches, and athletic fields. The park has developed in a random manner over the years as facilities have been needed. Therefore, the City leaders determined it is time to take a step back and look at the long term vision of what the park should be and how it should serve the whole community.



Master Plan Purpose

The overall purpose of these master plans is to determine the needs of the community and how these needs can best be met within these two parks. The parks serve the immediate neighborhoods as well as the entire Willoughby Community.

Planning Process

The process began with a series of community input processes to identify the issues, concerns and needs of Willoughby residents. This was accomplished through four methods to allow for as much community involvement as possible. A Public Workshop started the process, followed by three Stakeholder Groups representing Council appointments, Ward 1 appointments, and the athletic leagues that use the park. This was followed by a web based survey which was completed by 202 residents.

This valuable insight was used by the Consultants and City Staff to formulate a Master Plan for each site. Preliminary plans were submitted to the City and minor edits were made to each park Master Plan. The Draft Master Plans were presented in a public forum on June 29, 2011.

Osborne Park Planning Goals

The forms of public input were used to identify the main goals that would lead the Consultants. These include:

- Walking path around the perimeter of the park.
- Improved parking.
- Improve the quality of the existing facilities.
- Provide improved restrooms and concession area at the football area.
- Provide parking and picnic venues overlooking Lake Erie.
- Provide a pier which would allow access out into the Lake for fishing and lake viewing.

- Improve the lakefront with a sand beach area through development of breakwaters.

Sunset Park Planning Goals

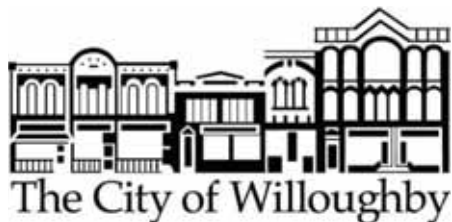
The goals for Sunset Park include:

- Improve the park aesthetics.
- Improve parking.
- Provide terraces and ramps to provide access to various levels.
- Provide observation platforms.
- Add landscaping.

Major Recommendations

Osborne Park

- Perimeter paved walking trail of 0.92 miles.
- Expanded parking at the south end near the major facilities.
- Roadway access through the park and parking near the lake, with two picnic shelters and a gazebo overlooking Lake Erie.
- Upgraded football complex with regraded game field, practice field, parking, and new restroom / concession / storage / press box building.
- Improved soccer fields.
- Paved trail connections to the adjacent neighborhoods.
- Development of breakwaters to create a sand beach area.



Sunset Park

- Paved parking along Beachview Road.
- New wood guard rail.
- Walking path to provide access to the benches and to new observation platforms at varying levels throughout the park.
- Landscaping and Butterfly Gardens.

Where To Find More Information

Additional information may be obtained at the Willoughby Parks and Recreation Department on the first floor of City Hall at 2 Public Square or on the City web site at www.willoughbyohio.com.

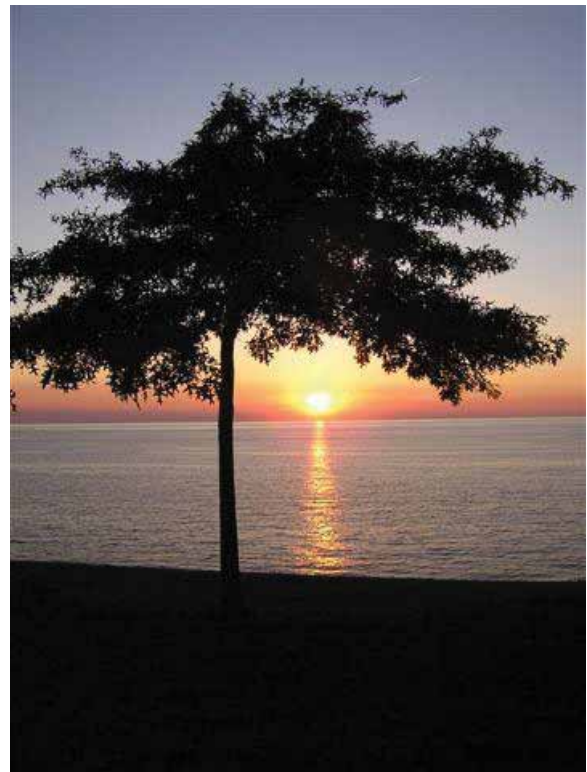




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**Section I
Planning Context**

I. Planning Context

A. Introduction

Osborne and Sunset Parks are the only two lakefront parks within the City of Willoughby. Due to the natural features and outstanding views of Lake Erie, these sites are treasured by the residents of not only the northern portion of the City of Willoughby, but also all Willoughby residents and by those from surrounding communities as well. The City of Willoughby has developed these sites over the years in a typical fashion of developing facilities as they are needed and have not prepared a long term Master Plan for each of these two parks. The City received a grant for the development of a Master Plan for these parks and is using these funds to outline the long term goals for improvements to these two parks. The City issued a Request for Qualifications for professional Landscape Architecture and Park Planning firms and ultimately selected the firm of Brandstetter Carroll Inc. to assist the City in the preparation of these Master Plans.

B. Planning Process

The goal of the Planning Process was to have a citizen involved process which identified the true needs of the community. Therefore, the following steps were incorporated into the planning process.

1. Meetings with Stakeholder Groups of area residents, City staff, neighborhood associations, and other interested groups.
2. Facilitate a public workshop early in the process to identify the current usage, desires, issues and concerns, and future vision for the parks.
3. Conduct an online survey of residents so that all persons can be involved to identify some of the issues and concerns and form a vision of the residents.
4. Conduct a site analysis of the two park sites evaluating such elements as historical uses of the site, topographic features, views, shoreline conditions, access to the sites, surrounding land usage, potential connections to other parks and trails, utilities availability, etc.
5. Develop a program of the elements to be incorporated in the park based upon the public input process mentioned earlier.
6. Develop a Preliminary Master Plan for each park which identifies improvement locations, site access, parking configurations, park features, etc.
7. Prepare a Preliminary Opinion of Probable Project Costs.

8. Conduct a meeting with the Master Plan Steering Committee and the public.
9. Based upon review comments, prepare a Final Master Plan with an updated Opinion of Probable Project Cost and potential phases of construction.

C. Previous Studies

1. Master Plan Recommendations

Willoughby's updated Master Plan identified Osborne Park and, to a lesser extent, Sunset Park, as underutilized amenities that could contribute to the revitalization and reinvestment in the lakefront area. Through discussions and analysis it was agreed that improved access to Lake Erie should be a priority goal for the north end of Willoughby. The lake simply offers too many possibilities to pass up without serious consideration. Some of these considerations include:

Osborne Park

- a. Extend vehicular access inside Osborne Park to a parking area much closer to the lake than what is currently available
- b. Extend pedestrian access to a point much closer to the upper edge of the slope, or even down to Lake Erie
- c. Consider installation of lighting along new walking paths and new facilities

Sunset Park

- a. Address the informal parking that already exists within the right-of-way adjacent to Sunset Park
- b. Consider pedestrian stairs down the slope to the lake and a platform for fishing or viewing Lake Erie

2. Lake Erie Coastal Development Plan Recommendations

Adopted in 2005, the Lake Erie Coastal Development Plan addressed many of the same issues that were further discussed while updating Willoughby's Master Plan. These include:

- a. Lack of public beach area
- b. Improper protection measures
- c. Park/open space linkage

The Lake Erie Coastal Development Plan recommends the following:

Osborne Park

- a. Improved access (pedestrian, bike and vehicular) to the lakefront
- b. Potential fishing/observation pier
- c. Site specific design program/plan to activate the lakefront area of the park

Sunset Park

- a. Improved parking and signage
- b. Easier access down the slope



Section II
Park Development Program

II. Park Development Program

A. Introduction

This section of the report identifies proposed features to be included in the park based upon the needs of the community as identified by the City staff, stakeholder group meetings, public workshops, online survey, and other methods. This section summarizes results of the public input process as well as identifies some of the potential features that will be considered for improvement in the parks.

B. Public Workshop

A public workshop was held on February 9, 2011 at the City of Willoughby City Hall. Approximately 45 residents attended this meeting. The summary of this meeting is included in Appendix B. The Consultants led the discussion in which they identified four main questions which include the following:

1. What activities do you currently do at Osborne and Sunset Parks?
2. What are the special features of Osborne and Sunset Parks?
3. What concerns do you have or what problems do you see in Osborne and Sunset Parks?
4. Pretend it is the year 2020 and you are pleased with what has happened to the parks. List the conditions or improvements within the parks.

Each person was then given three dots to place on the chart for Osborne Park as they wished. The number in parenthesis below identifies the number of votes that each item received for the Osborne Park chart.

Refer to Appendix B for the full text of the meeting. The Vision for the Future is included for the parks here.

1. Big Beautiful pier (19 votes)
2. Gazebo in the north end of the park for concerts and viewing (15 votes)
3. Improve the beach for recreation (11 votes)
4. Fishing access (10 votes)
5. Keep as it is (9 votes)
6. Walking path (8 votes)
7. Marina to attract businesses (7 votes)
8. Butterfly garden (7 votes)
9. Restrooms in the north end (6 votes)
10. Bike/rollerblade path (6 votes)

11. Large sports venues (4 votes)
12. Rental lodge along the lake (3 votes)
13. More woods (2 votes)
14. Improve the disc golf course with concrete tees (2 votes)
15. More parking (2 votes)
16. Need fence/gates along Orchard and Eaglewood (1 vote)
17. Extend and expand the deed restrictions (1 vote)
18. Other items with no votes include:
 - a. Replace the perfect tree
 - b. Low level lighting using solar power
 - c. Handicap parking at the north end
 - d. Boat docks
 - e. Better security and cameras

Recommendations based on the residents discussion for Sunset Park include the following:

1. Landscaping and a butterfly garden
2. Overlooks to provide better access over the water
3. Improved parking
4. Cover some of the dumped debris along the lakefront
5. Tiers or terraces down the bank

The City of Willoughby staff had the attendees fill out a contact sheet so that they could be contacted for future meetings.

C. Stakeholder Group Discussions

The Consultants conducted Stakeholder Group meetings on February 8, 2011. The groups were organized by the City of Willoughby staff. A full summary of these discussions can be found in Appendix B. The groups which were identified include the following:

1. Group One – Council Appointments
2. Group Two – Ward One Appointments
3. Group Three – Sports Leagues

In addition, the Consultant staff met with a representative of the City of Willoughby Fire Department to discuss some of their issues in Osborne Park. Some of the main items which were discussed within these groups include the following:

1. Access to the lake for persons in wheelchairs, strollers, and others. This includes both pedestrian and vehicular access and would include parking near the lake.
2. A community/senior center along the lakefront area.
3. Piers or a break wall for fishing and lakefront access.
4. A walking path around the perimeter of the park.
5. Updating of the football field area.
6. A connecting walkway from Osborne to Sunset Park.
7. Maintaining some of the natural areas.
8. Improvements to the park working as a catalyst to improve the business community in the area.
9. Improvement of the general park facilities.
10. A restroom near the lake.
11. Potential development of a beach area.
12. Improving the aesthetics of Sunset Park.
13. Need to improve parking.
14. Need for more soccer fields in the community.

Please refer to Appendix A for additional and more detailed comments from the stakeholder groups.

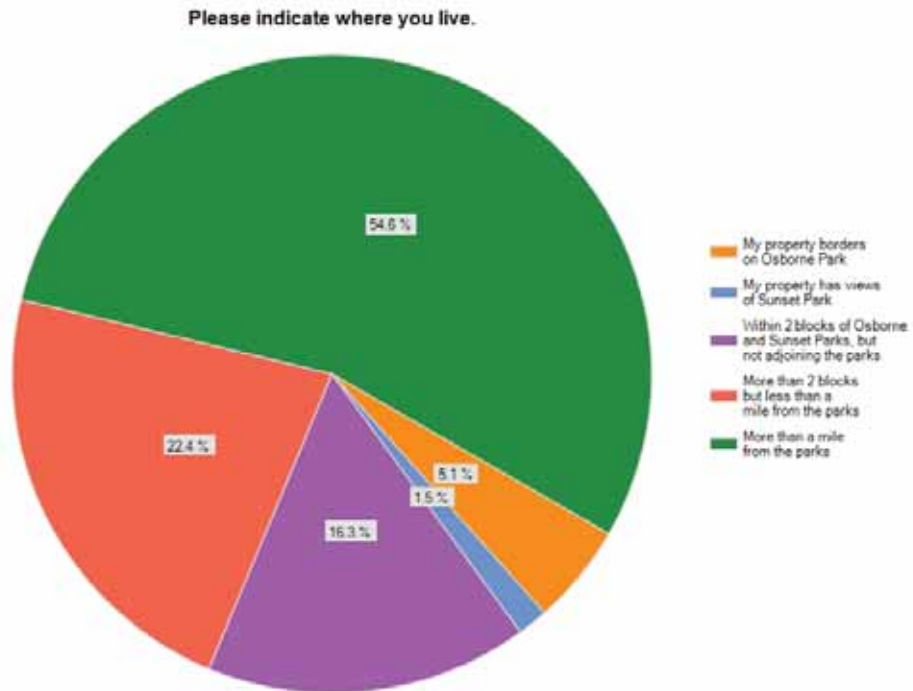
D. Web Based Survey

A survey was prepared and publicized by the City to encourage all Willoughby residents to complete using the Consultant's subscription to Survey Monkey. The questions from the survey and responses are included in Appendix C. Highlights of the survey information are included in this portion of the report. The following are responses for each of the questions.

1. Please indicate where you live.

Figure 1 – Respondents’ Residence Location, identifies where the persons completing the surveys live. This figure clearly indicates that nearly 55% live more than a mile from the park with another 22% living more than two blocks but less than a mile from the park. This leaves approximately 23% that live within two blocks of the park.

Figure 1: Respondents Residence Location



- 2. How often have you or members of your household visited Osborne Park in the past 12 months?

Figure 2 – Visited Osborne Park identifies that approximately 37% have visited the site 20 or more times during the past 12 months and the next highest category is 1-5 visits of nearly 28%. Only 7.6% did not visit Osborne Park in the past 12 months. Figure 3 includes a cross tabulation of those who visited the park with where the respondents lived. This chart indicates graphically that a large percentage of persons that live more than a mile from the park have 20 or more visits. One would assume that those that live closest to the park would use it the most, but there is still a larger number of responses that do not live within close proximity to the park and use it on a regular basis.

Figure 2: Visited Osborne Park

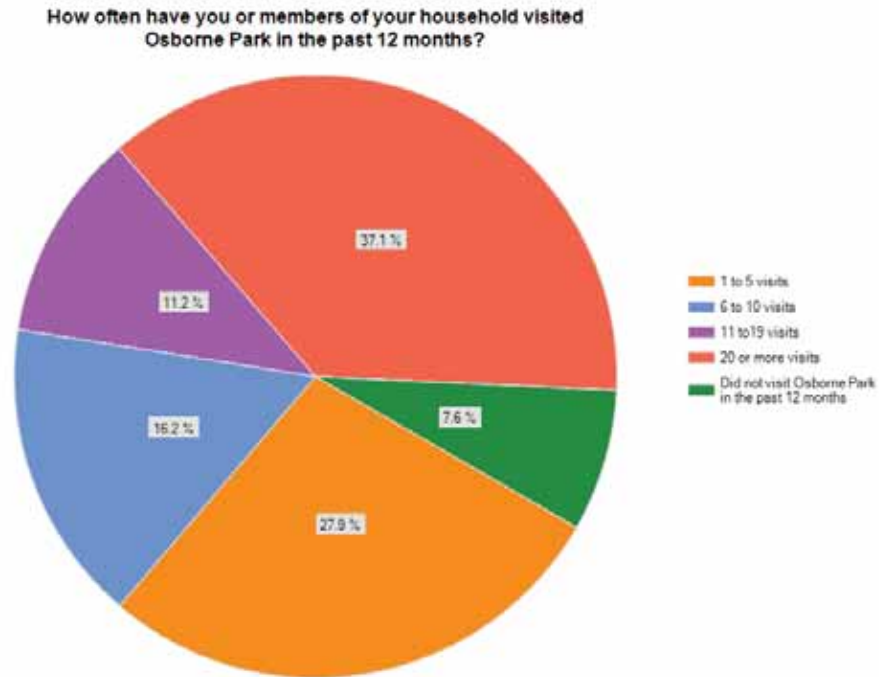
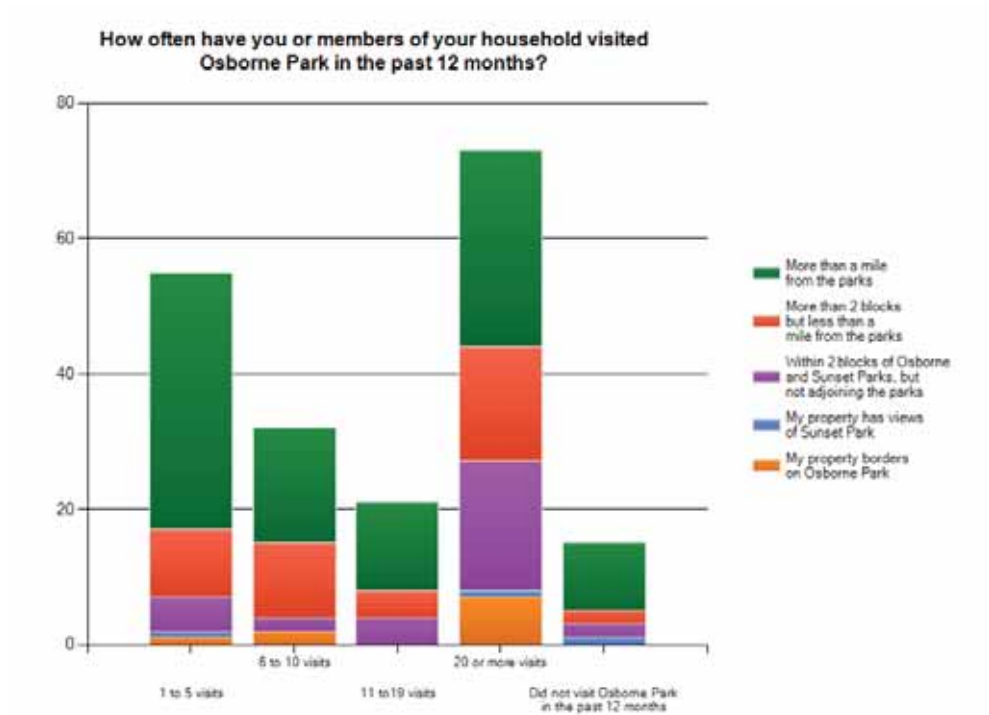


Figure 3: Osborne Park Visitation Crosstab



- 3. How often have you or members of your household visited Sunset Park in the past 12 months?

Figure 4 – Visited Sunset Park identifies in the green color that the largest percentage did not visit Sunset Park within the last 12 months with nearly 39% in this category. The second highest category was 1-5 visits of 24% followed by 20 or more visits at 19%. Figure 5 includes the Sunset Park visitation cross tabulation table that identified the park visitation with the proximity to the park. It was noted that in the column that identified those that have visited the park 20 or more times, there is a larger percentage that live within two blocks of Sunset Park than in any of the other categories. There are a higher number of 1-5 visits of persons that live more than a mile from the park which would indicate that there are several people who just drive by the site to get views of the sunset over Lake Erie.

Figure 4: Visited Sunset Park

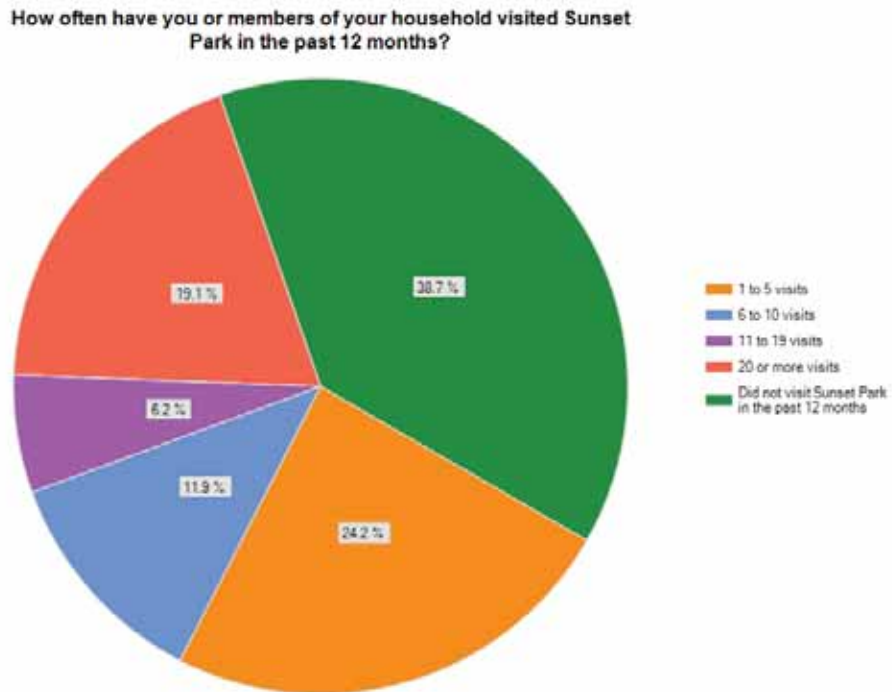
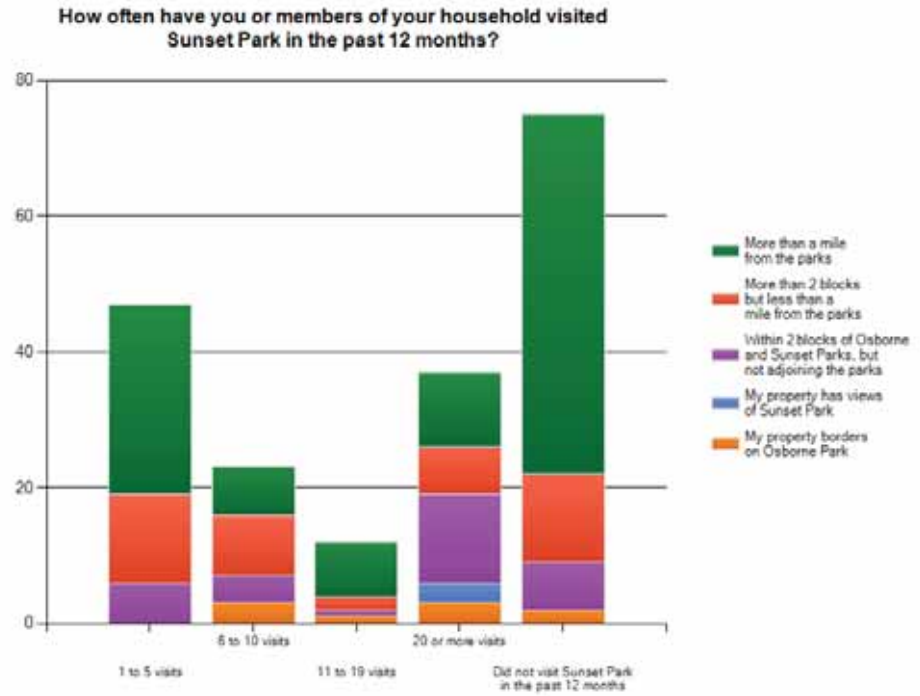


Figure 5: Sunset Park Visitation Crosstab



- 4. How would you rate the physical condition of Osborne and Sunset Parks and their facilities?

Figure 6 summarizes the responses for the park condition rating by the residents. The highest response was nearly 44% identifying the facilities as fair with 40% as good and 6.7% as excellent. Another 5% indicated poor. Figure 7 is a Park Condition Rating Cross Table which identifies the condition rating with where the persons lived. It should be noted that those who identified the facilities as fair, a large number of them live more than a mile from the park. The largest response from persons that border on Osborne Park is in the good category and those living within two blocks of the parks in the purple color are slightly more indicating it as fair than in the good category. The responses to this question would indicate that there is a desire by the residents to improve the conditions of the parks.

Figure 6: Park Condition Rating

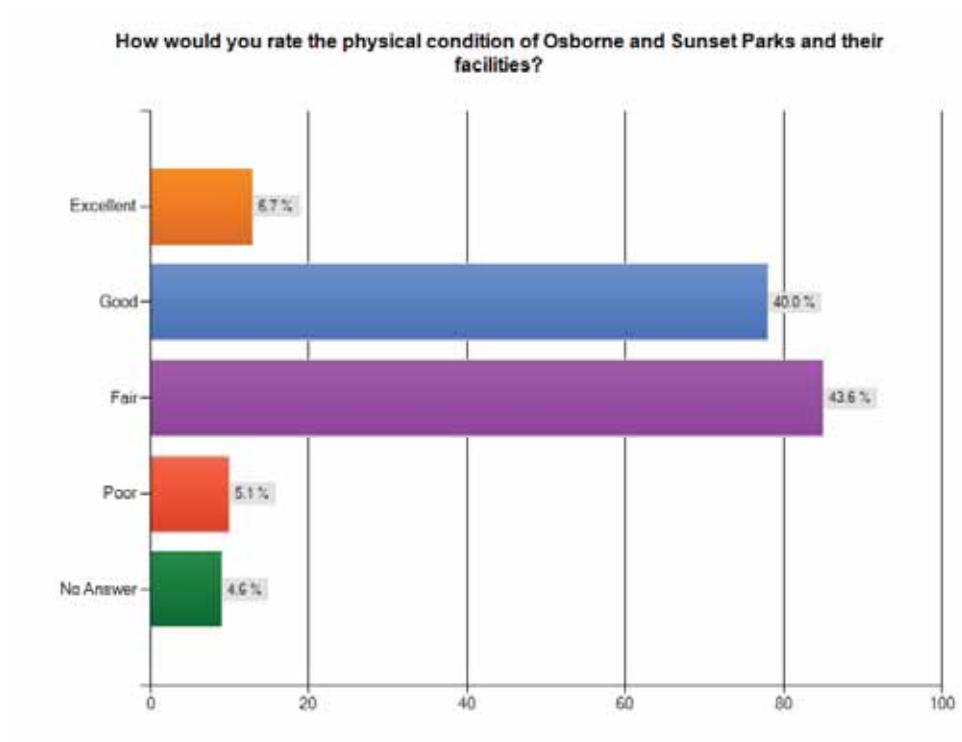
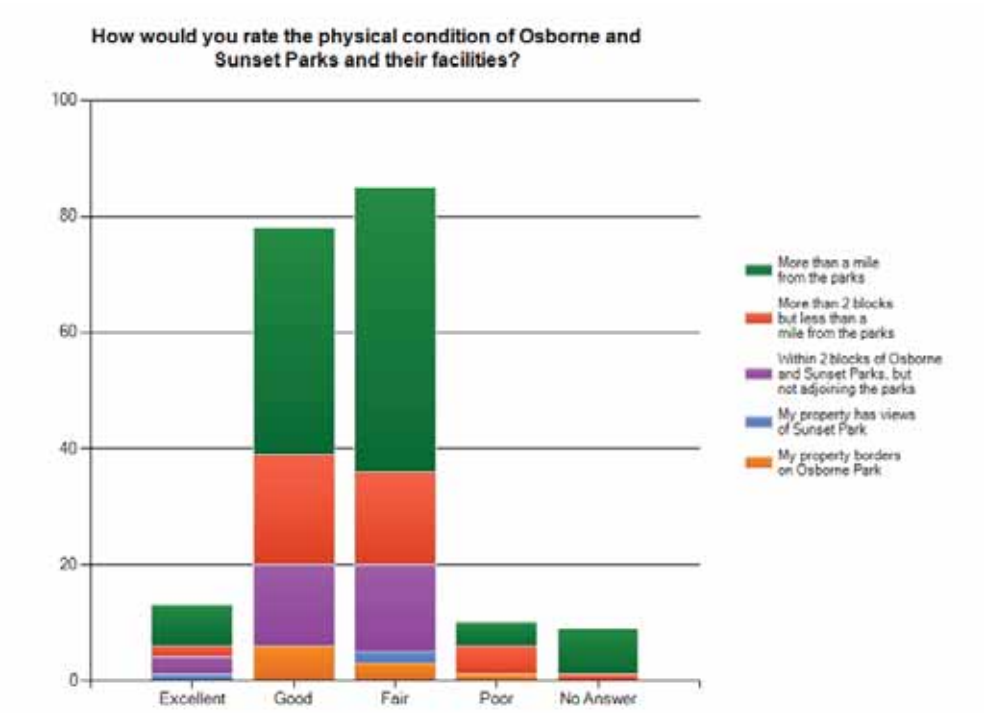


Figure 7: Park Condition Rating Crosstab



- Please indicate all of the facilities which you or members of your household have used in Osborne and Sunset Parks in the last 12 months.

Figure 8 clearly identifies those facilities which have experienced the most use by those participating in the survey. The highest category included benches in Osborne Park with 63% followed by the family aquatic center and pool at 60.8%, playground at 43.6%, picnic tables at 43.1%, and benches in Sunset Park at 42.0%. These are followed by picnic shelters, football field, baseball/softball fields, basketball courts, disc golf course (fairly new facility), soccer fields, tennis courts, and sand volleyball courts.

Figure 9 includes the facilities used to cross tabulation which identifies the facilities that are used with where the persons lived. This table indicates that of persons who border Osborne Park, the highest use facilities include the playground, benches, picnic tables, picnic shelters, and the family aquatic center. Of those whose property has a view of Sunset Park, the higher use facilities are the picnic tables, benches, and facilities in Osborne Park. For those living a mile or more from the parks, the highest response was the family aquatic center, followed by the benches in Osborne Park, picnic tables, picnic shelters, and the playground.

Figure 8: Facilities Used

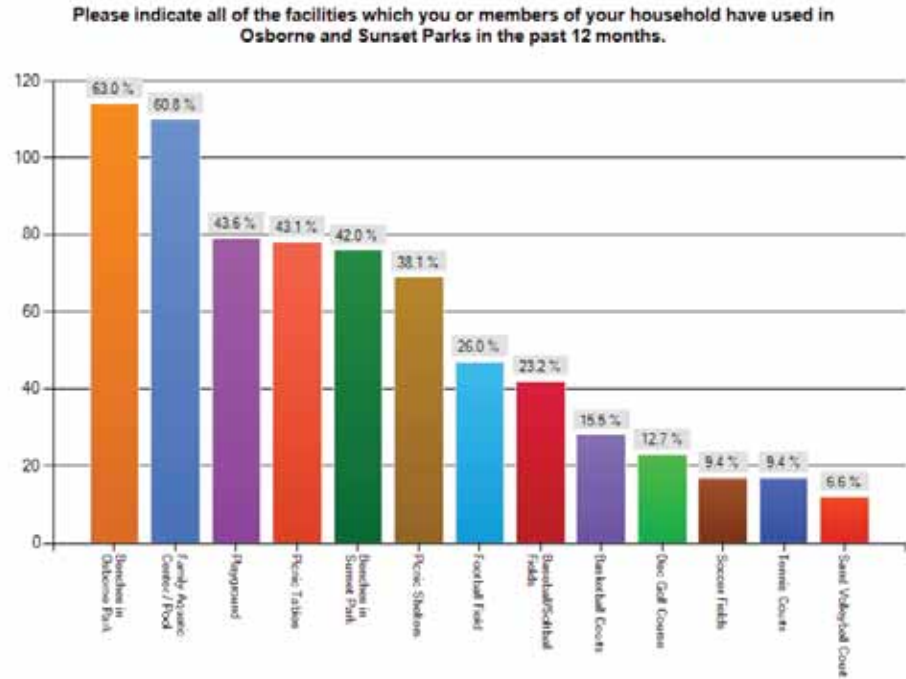
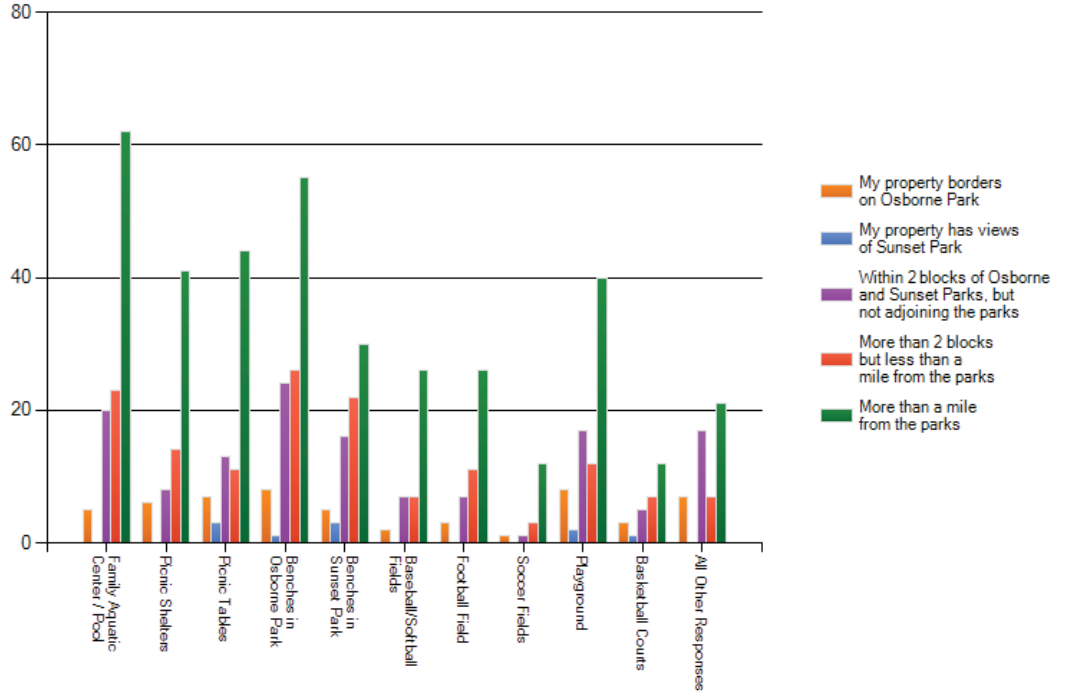


Figure 9: Facilities Used Crosstab

Please indicate all of the facilities which you or members of your household have used in Osborne and Sunset Parks in the past 12 months.

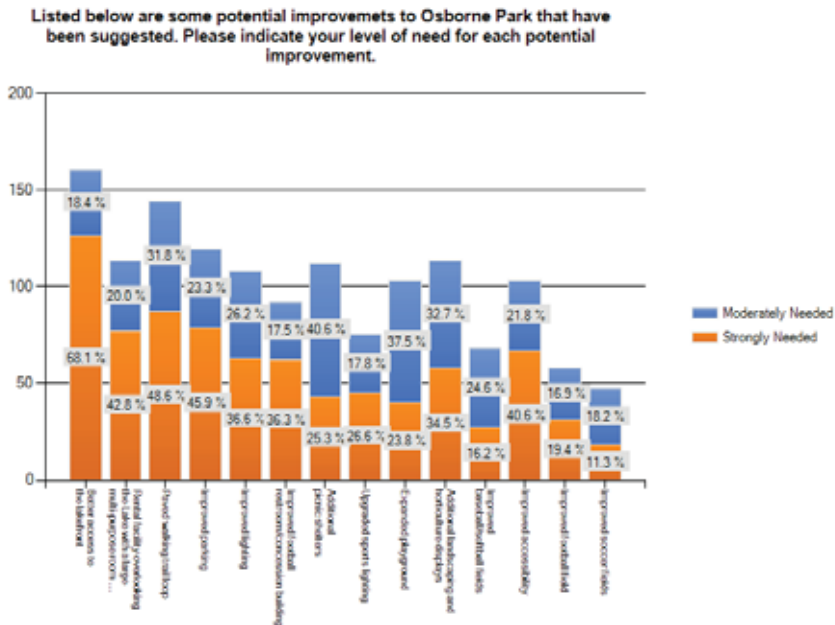


6. Listed below are some potential improvements to Osborne Park that have been suggested. Respondents were asked to indicate their level of need for each potential improvement.

Figure 10 – Osborne Park Improvement Needs identifies those facilities which were indicated as moderately needed or strongly needed for Osborne Park. In the strongly needed category the items with the highest responses included better access to the lake front at over 68%, followed by paved walking trail loop 48.6%, improved parking at nearly 46%, rental facility overlooking the lake with a large multi-purpose room at nearly 43%, improved accessibility at 40.6%, and then several other elements as indicated on the table. When the moderately needed and strongly needed categories are combined, the results are ranked the following:

- a. Better access to the lakefront.
- b. Paved walking trail loop.
- c. Improved parking.
- d. Additional landscaping and horticulture displays.
- e. Additional picnic shelters.
- f. Improved lighting.
- g. Rental facility overlooking the lake with a large multipurpose room.
- h. Expanded playground.
- i. Improved accessibility.
- j. Improved football restroom/concession building.
- k. Upgraded sports lighting.
- l. Improved baseball/softball fields.
- m. Improved football field.
- n. Improved soccer fields.

Figure 10: Osborne Park Improvement Needs



7. Do you have any additional concerns, comments, or suggestions to be considered in the Master Plan process?

A total of 99 responses were included for this question and they can all be found in Appendix C.

Following the general survey and results included in Appendix C are the cross tabulations for where the respondents lived as compared to the survey questions for most of the project questions.

E. Preliminary Master Plan Public Meeting

A public meeting to review the Preliminary Master Plan was held on June 29, 2011 in the Council Chambers of City Hall. A wide variety of comments were received with some approving of the design and others opposed to it. Some park neighbors were concerned for the increase of traffic in the park and impact on their properties. Some of the constructive comments included:

1. Improve the fence on the property lines and coordinate gates with the neighbors.
2. Add security cameras in the park.
3. Take more advantage of the lakefront with breakwaters and beach area.
4. Include reforestation in the plan.
5. Add some benches along the trail.
6. Improve maintenance in the park.
7. Improve access to the lake.



Section III
Park Master Plans

III. Park Master Plans

A. Osborne Park Master Plan

The Master Plan for Osborne Park has a primary goal of making the improvements which were most requested by residents in the public forums and surveys. The overall goal of this project was to provide the following:

1. Walking path around the perimeter of the park.
2. Improve parking.
3. Improve quality of the existing facilities.
4. Provide improved restroom and concession area at the football area.
5. Provide parking and picnic venues overlooking Lake Erie.
6. Provide a pier which would allow access out into the lake for fishing and lake viewing.
7. Improve the lakefront with a sand beach through development of breakwaters.

One of the major issues expressed by residents was the lack of easy access to the lakefront area. This plan attempts to bring a road through the park that would allow for some parking near the lakefront area, but also keeping it to the far northern portion of the site so that it does not block views from residences on Orchard Road. This was a major concern of the residents in the neighborhood. The paved walking trail path around the perimeter of the park provides access to all of the facilities and provides a highly desired activity of walking and running in the park. These two features provide the access to open up the entire park for more use by the residents. The following is a discussion of each of the various areas of the park:

1. Lakeshore Boulevard/South End

The main improvements in the southern portion of the park are to improve the parking and circulation to the existing facilities. This is where most of the intense development is located with the aquatic center, playground, picnic shelter, and two basketball courts. The plan is not to eliminate any of these facilities, but to expand and improve upon them. The proposed plan illustrates the addition of 34 parking spaces to the east of the existing parking lot near Lakeshore Boulevard and near the tennis courts. This area is used as overflow parking now. In the center of the park, the plan illustrates an addition of 33 parking spaces over the existing arrangement. To accomplish this, some of the paving takes up the area of the existing sand volleyball courts, which were underutilized.

2. Athletic Field Areas

The existing lighted baseball field will remain in place. This field is not a primary baseball field for the City but it is used regularly and with the temporary outfield fence, it is also used for practice for the youth football leagues. The lighting is essential to allow for practices with the earlier sunset in the fall. The plan illustrates the regrading of the existing football field and regrading of the area east of the football field to be used for a practice area and for multipurpose field use. There will be a slight slope on this area which is acceptable for practice. Apparently there are several uneven areas which could cause a hazard in playing soccer and football in these areas.

The existing tennis courts would be removed as they provide a barrier between the areas of the park. The proposed parking and expanded area for the concession/storage/restroom building and bleachers for the football field area will take away one small area that is used as a soccer field. Therefore, the area of the tennis courts and other open areas will be reconfigured to provide for three varying sizes of soccer fields.

The football area would get a new set of bleachers which would have an elevated platform so that the spectators could see over the players. A press box area would be included at the top of this set of bleachers. Behind the bleachers would be a concession/storage/restroom building that would replace the existing structure. A new parking lot which would accommodate approximately 89 cars would be located between the wooded area and the concession/restroom/press box building. This would make spectator use of the soccer field and the football field area much more convenient and open up an area of the park. The roadway through this area of the park would utilize the route of the construction access road through the woods that was used when the lakefront improvements were made. It would also take advantage of that existing pathway area.

3. Lakefront Area

The lakefront area has the most dramatic changes over the existing conditions. This area is very difficult to access since it is far from a parking area, and the desire not to allow parking of cars for park use in the surrounding neighborhoods. With the addition of parking in this area it will attract a lot more users to this highly desirable venue for picnic shelters. A long term goal would be to develop a banquet/meeting/rental facility that would overlook the lake and utilize these parking spaces. In the interim, a picnic shelter with restrooms would be installed adjacent to the parking lot and overlooking the lake. A small playground would be built to make the lakefront area a true destination. In addition, there is an additional shelter to be located just to the north of the parking area, also overlooking the lake. East of the shelter is a new gazebo and lawn area for concerts. This would be an ideal venue for weddings, small concerts

and other activities that would take advantage of the view of the lake. A terraced amphitheater could also be developed along the lakefront to take advantage of the hillside.

Another major improvement is to develop some breakwaters to allow and encourage a sand beach area. This is consistent with several recommendations of the Lake County Coastal Development Plan, which also offers several graphic examples of this type of development. In addition, a fishing pier extends from the westernmost breakwater. This breakwater would have a paved walkway to the pier and steps and ramp up to the parking lots and trail in the main park.

The plan also indicates an emergency access road extending from the end of the parking lot to the lakefront area. Currently the Fire Department has difficulty accessing the lake with their trailer and boat and this would be a 12' wide paved access path which would allow the Fire Department to access the lakefront for quicker response time. To make better access for the boat, some pieces of the wall along the lakefront would need to be removed. The addition of the breakwaters would allow for some of the current lakefront shoreline protection to be removed immediately adjacent to the pier and still have the shore protected and allow emergency access for the Fire Department and boats.

The majority of the facilities are located in the northwest corner of the site so that they would have a minimal impact on views of the residents from Orchard Road. These facilities are at a lower elevation than the residences and shall be placed in a manner to minimize the view if possible.

The perimeter walking trail is approximately 0.92 miles long and there is an additional 2,380 l.f. of trails within the park as well. The perimeter trail area should be a minimum of 8' wide, paved surface to allow access for persons of all abilities including those in wheelchairs, strollers, bikes, roller blades, and other means of trail usage. In the final design of the park, an effort should be made to extend the trail to be an even one mile long trail with markers every tenth of a mile along the trail. This has been a very popular feature at other parks that are frequented by walkers, joggers and others.

4. Sidewalk Access to Sunset Park

The Plan illustrates a sidewalk that would be developed along Beachview Road between Osborne Park and Sunset Parks for a distance of 2,040 feet. An ideal situation would be to develop a sidewalk within the right-of-way. This would cross several driveways, cross streets, and other hazards within the area that may make this construction difficult. The sidewalk design should be closely coordinated with the neighbors prior to developing the sidewalk area.

B. Sunset Park Master Plan

The goal at Sunset Park is to provide better and safer access to the park and provide more opportunities for interaction within the park. Primary improvements along the road include paving of some of the current gravel parking area to provide eight parallel parking spaces and an additional ten perpendicular parking spaces in the western edge of the park area. These can all be developed in the existing right-of-way.

The existing guard rail would be removed and replaced with a more attractive, wood guard rail that would have some openings to allow for access into the park area. Another feature for this park is a series of trails and walkways. One paved walkway would be located at the upper level to provide access between the parking areas and the benches, as well as providing access to observation decks which would overlook the hillside.

At the east and west ends of the park there would be some additional landscaping and butterfly garden areas developed, hopefully in conjunction with some neighborhood volunteer groups, at intersections where the trails would begin. From these points the trails would switch back down the hillside to provide a variety of viewing areas of the lake and also to be used as a fitness trail. At the lowest level near the east central portion of the park would be an observation deck. This is a location that individuals like to access because it is the one portion that sticks out into the lake.

There are two additional observation decks located at interim points along the walkway throughout the park as well. Landscaping would be used to buffer some of the switch back areas.

With the access throughout the park, the City should look at the possibility of allowing the grasses to grow taller in these areas to become naturalized and possibly a wildflower area, or natural embankment which would need to be cut only a couple times a year and allow for some wildlife habitat, wildflowers and other natural improvements.

Figure 11: Osborne Park Master Plan



Total Park Acres: 45
 Perimeter Loop Trail Length: 0.92 miles
 Interior Trails Length: 0.45 miles
 Existing Parking Spaces: 120
 Proposed Parking Spaces: 199



WILLOUGHBY, OHIO, Osborne Park

Figure 12: Sunset Park Master Plan



Total Park Acres: 2.3
Trail Length: 0.3 Miles

TRUE NORTH
August 15, 2011

WILLOUGHBY, OHIO
Sunset Park





Section IV
Project Implementation

IV. Project Implementation

A. Park Master Plan Opinion of Probable Project Cost

The tables in Appendix A identify the opinion of probable project cost for the development of Osborne and Sunset Parks as identified in the previous section. Each section includes an estimate of quantities, units, unit prices and amounts with subtotals for some of the larger categories of improvements. These budget costs assume that the project will be bid and built by a contractor and will be designed to high standards to last a long time. As these projects proceed, the opinion of costs will be further refined with more detailed and accurate estimations of the quantities and conditions that will impact the costs.

The tables for Osborne Park indicate a total construction cost of \$7,350,532 for the construction costs of the project and when the Owner's cost and design and engineering fees are included, the total project cost is just over \$8 million at \$8,233,596. The sum identifies the potential development of a future banquet/meeting/rental facility of about 3,000 s.f. for an additional \$675,000. Of the total cost, over \$4 million are attributed to the piers, breakwater, and beach area! These figures could vary significantly based upon more detailed site investigation and hydraulic analysis. These figures are consistent with recommendations in similar situations from the Lake County Coastal Development Plan and increased for inflation. It should be noted that a recent project in Madison Township was actually much lower in cost than identified in the plan.

The Opinion of Cost for Sunset Park identifies a total construction cost of \$172,857 with a total project cost including the Owner's cost and design and engineering fees of \$193,600.

The costs presented in this proposal are based upon mid 2011 costs for contractor development of the park facilities. The use of city forces, volunteer labor, donated materials, or other cost saving measures can be made to impact the overall cost. As stated earlier, this Opinion of Cost should be updated as the conditions and the design is further refined and more exact information is available, such as the location and sizes of existing utility lines, soil conditions, etc.

B. Potential Phasing

1. Osborne Park

One of the benefits of this current Master Plan is that most of these improvements could be made as funding is available. The entire site would not need to be disrupted and the improvements can be accomplished based upon the priorities. As indicated in the previous section, the goals include the development of a walking path which can be an independent project, parking improvements, upgrading of the existing facilities, etc. One of the main desires of residents is to have

better access to the lakefront area. Therefore, it would be ideal to develop the roadway and the small parking area near the lakefront area in the northwest corner of the site with a picnic shelter, restrooms, and playground along with the walking trail to provide some immediate access to the lakefront. More costly elements, such as the pier out into the lake, breakwaters and beach could be accomplished as funding is available.

As the road is extended to the rear of the park, the tennis courts and sand volleyball courts would be removed at that time. Therefore, some regrading of these facilities to plan for the soccer fields would be ideal at that time.

The parking improvements along Lakeshore Boulevard can be accomplished at any time as well, but the sooner the better to alleviate some of the parking congestion that currently takes place.

Improvements to the existing football area, regrading of the area north of the football field for practice areas, and development of the new concession/storage/restroom building and bleachers would also be accomplished as funding is available for this development. New parking is also planned at that time.

As stated earlier, most of the improvements in Osborne Park can be accomplished as funding is available, grants are received, etc.

2. Sunset Park

One of the main goals at Sunset Park is to improve the parking access and the aesthetics of the park. This can easily be accomplished through changing the guardrail and paving of the parking areas. This could be followed by the walkway at the upper level to provide better access to the benches. Longer term improvements to be developed are the more costly walkways, landscaping, ramps, and observation decks throughout the park. These can be accomplished as grants and funding are available for this development. There is no critical element that must be done first for other activities to take place, but it would make sense to improve the parking area and the access areas at the east and west ends of the park.



**Section V
Appendix**

- V. Appendix**
 - A. Opinion of Probable Cost – Concept Development**
 - B. Public Input Summaries**
 - C. Web Survey and Responses**



Appendix A
Opinion of Probable Cost—Concept Development

Appendix A – Opinion of Probable Cost – Concept Development

**OPINION OF PROBABLE COST - CONCEPT DEVELOPMENT
OSBORNE PARK
WILLOUGHBY, OHIO
PROJECT NO. 10098**

BRANDSTETTER CARROLL INC.

August 15, 2011

ARCHITECTS ENGINEERS PLANNERS

ITEM NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	Total Project	
					AMOUNT	SUBTOTAL
1	Existing Conditions					\$10,408
	Demolition (Tennis Courts Asphalt & Fencing)	2,760	SY	\$3.50	\$9,660	
	Demolition of Volleyball Court	136	CY	\$5.50	\$748	
3	Earthwork, Erosion and Sediment Control					\$16,828
	Erosion Control Silt Fencing	2,775	LF	\$2.10	\$5,828	
	Silt Checks and Settling Ponds	1	LS	\$3,500.00	\$3,500	
	Site Clearing	1	LS	\$7,500.00	\$7,500	
4	Existing Parking Lots Area Improvements					\$88,435
	Main Parking Lot Earthwork	528	CY	\$5.50	\$2,904	
	Asphalt Pavement Parking Lot (Incl. Base)	1,586	SY	\$22.00	\$34,892	
	Concrete Wheel Stops	10	Ea.	\$70.00	\$700	
	Parking Lot Earthwork South	595	CY	\$5.50	\$3,273	
	Striping	780	LF	\$1.00	\$780	
	Parking Lot South Demolition (Asphalt)	136	SY	\$3.50	\$476	
	Clearing	1	LS	\$1,800.00	\$1,800	
	Parking Lot Earthwork - West	535	CY	\$5.50	\$2,943	
	Striping	196	LF	\$1.00	\$196	
	Asphalt Pavement	1,603	SF	\$22.00	\$35,266	
	Earthwork for Soccer Field Trail	140	CY	\$5.50	\$770	
	Asphalt Pavement For Soccer Field Trail (Incl. Base)	212	SY	\$20.00	\$4,240	
	Striping	196	LF	\$1.00	\$196	
5	Entrance Drive					\$79,530
	Earthwork	993	CY	\$5.50	\$5,462	
	Asphalt Pavement (Incl. Base)	3,344	SY	\$22.00	\$73,568	
	Revegetation	1	LS	\$500.00	\$500	
5	Primary (Perimeter) Walking Trail					\$102,169
	Earthwork	1,038	CY	\$5.50	\$5,709	
	Asphalt Pavement (Incl. Base)	4,718	SY	\$20.00	\$94,360	
	Revegetation	1	LS	\$2,100.00	\$2,100	
6	Football Field Complex Improvements					\$524,663
	Earthwork for Structures	64	CY	\$5.50	\$352	
	Earthwork for Practice Field Improvements	2,200	CY	\$5.50	\$12,100	
	Earthwork for Parking Lot (Incl. Curb & Gutter)	1,082	CY	\$5.50	\$5,951	
	Concession/Restroom and Storage Building (1600s.f.)	1	LS	\$275,000.00	\$275,000	
	Concrete Curb and Gutters	664	LF	\$16.00	\$10,624	
	Asphalt Pavement Parking Lot (Incl. Base)	3,026	SY	\$22.00	\$66,572	
	Striping	1,494	LF	\$1.00	\$1,494	
	Hardstand Area	1,355	SY	\$54.00	\$73,170	
	Large Bleacher 10 Row x 66'	1	LS	\$56,000.00	\$56,000	
	Small Bleacher 10 Row x 33'	1	LS	\$14,000.00	\$14,000	
	Drinking Fountains	2	Ea.	\$3,500.00	\$7,000	
	1" Water Line	100	LF	\$12.00	\$1,200	
	Revegetation	1	LS	\$1,200.00	\$1,200	
7	Lakeside General Site Improvements					\$1,266,305
	Earthwork for Parking Lot (Incl. Curb and Gutter)	400	CY	\$5.50	\$2,200	
	Earthwork for Sidewalks	68	CY	\$5.50	\$374	
	Earthwork for Lakeside Trail	163	CY	\$5.50	\$897	
	Earthwork for Lakeside Road Access	95	CY	\$5.50	\$523	
	Playground	1	LS	\$50,000.00	\$50,000	
	Large Gazebo	1	LS	\$50,000.00	\$50,000	
	Shelter 24'x44' (w / Decorative Post Treatment)	1	LS	\$72,000.00	\$72,000	
	Shelter/Restroom 24"x 60' (Decorative Post Treatment)	1	LS	\$110,400.00	\$110,400	
	Future Banquet/Meeting/Rental Facility	3,000	SF	\$225.00	\$675,000	
	6" Sanitary Line	246	LF	\$35.00	\$8,610	
	Manhole	1	Ea.	\$2,400.00	\$2,400	
	Concrete Curb and Gutter	592	LF	\$16.00	\$9,472	
	Concrete Sidewalk	456	SY	\$54.00	\$24,624	

Appendix A – Opinion of Probable Cost – Concept Development

**OPINION OF PROBABLE COST - CONCEPT DEVELOPMENT
OSBORNE PARK
WILLOUGHBY, OHIO
PROJECT NO. 10098**

BRANDSTETTER CARROLL INC.

August 15, 2011

ARCHITECTS ENGINEERS PLANNERS

ITEM NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	Total Project	
					AMOUNT	SUBTOTAL
	Asphalt Pavement Parking Lot (Incl. Base)	505	SY	\$22.00	\$11,110	
	Asphalt Pavement for Trails (Incl. Base)	742	SY	\$20.00	\$14,840	
	Asphalt Pavement for Lakeside Emergency Access	869	SY	\$24.00	\$20,856	
	Terraced Seating and Stage area.	1	L.S.	\$200,000.00	\$200,000	
	Drinking Fountain w/ Hose Bib and Drainage Pit	2	Ea.	\$3,500.00	\$7,000	
	Landscape Plantings	1	LS	\$4,500.00	\$4,500	
	Revegetation	1	LS	\$1,500.00	\$1,500	
8	Pier and Breakwaters ¹					\$4,218,000
	Stone Revetment w/ Concrete Key and 6' Walkway	1	LS	\$170,000.00	\$170,000	
	Sheet Piling :Fishing Pier	1	LS	\$84,000.00	\$84,000	
	Embankment Access Walkway	1	LS	\$84,000.00	\$84,000	
	Breakwater and Sand Beach ¹	1	LS	\$3,750,000.00	\$3,750,000	
	Ramp to Fishing Pier	1	LS	\$50,000.00	\$50,000	
	Walk in Fishing Pier and Breakwater	1	LS	\$30,000.00	\$30,000	
	Steps to Fishing Pier	1	LS	\$50,000.00	\$50,000	
9	Utilities					\$57,760
	Electrical (Underground Serving Two Shelters)	705	LF	\$12.00	\$8,460	
	6" Sanitary Sewer Piping	782	LF	\$10.00	\$7,820	
	8" Water Main To Concession/Restroom Building	560	LF	\$55.00	\$30,800	
	Hydrant	1	Ea.	\$2,000.00	\$2,000	
	1.5" Water Service to Restroom/Shelter	540	LF	\$12.00	\$6,480	
	Manhole	1	Ea.	\$2,200.00	\$2,200	
	Subtotal					\$6,364,097
	Contingency @ 5%					\$318,205
	Subtotal Construction Cost					\$6,682,302
	General Conditions 10% (See #1 above)					\$668,230
	Total Construction Cost					\$7,350,532
	Owner's Costs (Legal, Advertising, Bidding, Testing, Permits, Geotech, etc. at 4%)					\$294,021
	Design and Engineering at 8%					\$588,043
	Total Project Cost					\$8,232,596
Notes	<p>1. Lakefront breakwaters and sand beach areas very roughly estimated using order of magnitude costs from the Lake County Coastal Development Plan as a guide. Final breakwall/revetment/beach/sheet piling design and engineering will require appropriate geotechnical and hydraulic analysis.</p> <p>2. All costs are in 2011 dollars.</p> <p>3. Pedestrian access assumes 5% maximum slope down the slope to the beach.</p>					

Appendix A – Opinion of Probable Cost – Concept Development

OPINION OF PROBABLE COST - CONCEPT DEVELOPMENT
 SUNSET PARK
 WILLOUGHBY, OHIO
 PROJECT NO. 10098

BRANDSTETTER CARROLL INC.

June 24, 2011

ARCHITECTS ENGINEERS PLANNERS

Total Project

ITEM NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1 Existing Conditions					
	Demolition	1	LS	\$8,000.00	\$8,000
2 Earthwork, Erosion and Sediment Control					
	Erosion Control Silt Fencing	610	LF	\$2.10	\$1,281
	Topsoil Stripping	868	SY	\$1.20	\$1,042
	General Earthwork	330	CY	\$12.00	\$3,960
	Topsoil Placement and Spreading 4"	868	CY	\$5.00	\$4,340
	Seed and Mulch	1,160	SY	\$1.25	\$1,450
	Erosion Control Blanket	1,160	SY	\$3.50	\$4,060
3 Site Improvements					
	Concrete walkways/ramps (5% max slope)	139	SY	\$63.00	\$8,757
	Walls for ramps at switchbacks	167	LF	\$190.00	\$31,730
	Overlooks	5	Ea.	\$10,000.00	\$50,000
	Vehicular Asphalt Pavement (Incl. Base)	179	SY	\$22.00	\$3,938
	Pedestrian Asphalt Pavement (Incl. Base)	868	SY	\$20.00	\$17,360
	Concrete Wheel Stops	10	Ea.	\$70.00	\$700
	Striping	262	LF	\$1.00	\$262
	Landscape Plantings	1	LS	\$7,500.00	\$7,500
	Wood Guard Rail	352	LF	\$15.00	\$5,280
	Subtotal				\$149,660
	Contingency @ 5%				\$7,483
	Subtotal Construction Cost				\$157,143
	General Conditions 10%				\$15,714
	Total Construction Cost				\$172,857
	Owner's Costs (Legal, Advertising, Bidding, Testing, Permits, Geotech, etc. at 4%)				\$6,914
	Design and Engineering at 8%				\$13,829
	Total Project Cost				\$193,600

Appendix A – Opinion of Probable Cost – Concept Development



Appendix B
Public Input Summaries

**PUBLIC WORKSHOP SUMMARY
OSBORNE AND SUNSET PARKS
WILLOUGHBY, OHIO
PROJECT NO. 10098**

**BY: Patrick D. Hoagland, ASLA
Rick Parker, AIA**

**BRANDSTETTER CARROLL INC.
ARCHITECTS ENGINEERS PLANNERS**

February 9, 2011

Approximately 45 people attended the public workshop held at City Hall. Residents who live adjacent to Sunset or Osborne Parks were asked to identify their home location with yellow dots on the aerial photographs and park site plans. Brian Katz opened up the meeting and then the workshop was facilitated by Patrick D. Hoagland, of Brandstetter Carroll Inc. Four questions were asked and the responses are summarized below.

1. What activity do you currently do in Osborne and Sunset Parks?

- Disc golf
- Watch the sunsets
- The woods
- Fly kites
- Water access
- Cheerleading
- Swimming pool
- Basketball
- Soccer
- Wildflowers
- Cookouts
- Tennis
- Walking
- Sit and relax
- Throw Frisbee
- Picnic
- Fishing
- Football
- Playgrounds
- Bird watching (Bald Eagle)
- Dog walking

2. What are the special features of Osborne and Sunset Parks?

- The touch of wilderness
- Lake view access at both sites
- Disc golf in Osborne
- Parks are free
- Open field
- Butterflies
- Peace and quite
- Path to Eaglewood
- It's our park
- The sunsets that are viewed from both sites
- Parks are well maintained
- The wooded area and shade
- Viewing of the wildlife
- Migratory birds
- Viewing the sailboats

3. What issues or concerns do you have or what problems do you see in Osborne and Sunset Parks?

- The garbage which is not collected after the unorganized Sunday football
- Dog walkers along the fence too close to the homes
- Need dog bags
- Inaccessibility to the lake front at Sunset Park

Appendix B – Public Input Summaries

- Need better access to the lake for both driving and walking and around the park
 - Not using the biggest asset, which is the lake, to its fullest potential
 - Disc golf is too close to the homes
 - People cutting through the yards
 - Concern for erosion if there were development in the area
 - Aesthetics of the fence
 - Idling of cars at Sunset Park
 - No restrooms at the north end of the park
 - Holes in the fences
 - Traffic on Lakeshore Boulevard and possibly the need for a turn lane
 - Lack of parking in the park
 - The three lots of City land at Orchard Road
 - Avoid more traffic on the residential streets
 - Concern of the property value if there is a loss of the views
 - Beach and shoreline protection
 - Vandalism
 - Park and adjacent properties
 - Existing vacancies on Lakeshore Boulevard
 - Safety of children
 - Preservation of the forest
 - The pool closes too early, both in the season and in the evening
4. The meeting participants were asked to pretend it is the year 2020 and they are very pleased with what has happened to the parks. They are asked to list the conditions or improvements within the park. Each person was given three dots to place on the chart for Osborne Park as they wished. The number in parenthesis behind each item are the number of votes that the item received.
- Big Beautiful pier (19 votes)
 - Gazebo in the north end of the park for concerts and viewing (15 votes)
 - Improve the beach for recreation (11 votes)
 - Fishing access (10 votes)
 - Keep as it is (9 votes)
 - Walking path (8 votes)
 - Marina to attract businesses (7 votes)
 - Butterfly garden (7 votes)
 - Restrooms in the north end (6 votes)
 - Bike/rollerblade path (6 votes)
 - Large sports venues (4 votes)
 - Rental lodge along the lake (3 votes)
 - More woods (2 votes)
 - Improve the disc golf course with concrete Tees (2 votes)
 - More parking (2 votes)
 - Need fence/gates along Orchard and Eaglewood (1 vote)
 - Extend and expand the deed restrictions (1 vote)
 - Other items with no votes include:
 - Replace the perfect tree
 - Low level lighting using solar power
 - Handicap parking at the north end

Appendix B – Public Input Summaries

- docks
 - Better security and cameras
5. Participants were also asked to identify their proposed improvements for Sunset Park. There were no votes for this since there were so few potential improvements to be done. The following items were discussed:
- Landscaping and a butterfly garden
 - Overlooks to provide better access over the water
 - Improved parking
 - Cover some of the dumped debris along the lakefront
 - Tiers or terraces down the bank
6. The meeting concluded with Mr. Hoagland summarizing the voting on the various suggestions and reviewing these with the meeting attendees. The City has an attendance sheet with the participants names attached. These participants will be contacted for the next meeting when it will occur.

**STAKEHOLDERS MEETING SUMMARIES
OSBORNE AND SUNSET PARKS
WILLOUGHBY, OHIO
PROJECT NO. 10098**

BY: Patrick Hoagland, ASLA

**BRANDSTETTER CARROLL INC.
ARCHITECTS ENGINEERS PLANNERS**

February 8, 2011

The following are summaries from the three stakeholder groups which took place on this date.

GROUP I – Council Appointments

Met with: Ken Kary
Gloria Ritter
Janeen Williams
Ron Slosir
Fred Leonello
Lisa Martin
Lordwin Council Person Chris Woodin
Amy Burkhardp

Also in attendance: Brian Katz
Janice Lipscomb, City of Willoughby

Each of the persons in attendance was asked to identify some of their experiences in Osborne and Sunset Parks and their vision for the future. The following are some of the discussions:

1. Mr. Woodin discussed several proposals and ideas for this park. A key element would be to draw more people to the park as an economic development tool. He grew up in the area around the park. Some of the specific elements that he talked about as his vision for the future include the following:
 - a. Access to the lake for wheel chairs and strollers.
 - b. Use the road that went through the woods previously for the construction access for the Quick Firm Erosion Control Program.
 - c. A little bit of parking near the lake.
 - d. Community/senior center on the lakefront area similar to the one in Perry Township which could also be used for a rental facility.
 - e. Piers, break wall, etc. for fishing and lakefront access.
 - f. A walking path made of gravel around the perimeter of the park.
 - g. Trees and benches along the path.
 - h. Update the football field area.

- h. Update the football field area.
 - i. Consolidate the basketball courts together in one location.
 - j. An ice rink that could be converted to a safety town in the summer or roller hockey or other activity.
 - k. A good walkway from this park to Sunset Park.
 - l. Pedestrian trail along Beachview Road.
 - m. At Sunset Park, he would like to get rid of the guardrail and provide some better parking in this area which could be of an environmentally friendly type of permeable paver.
 - n. He also discussed the idea of some stairs to the lake.
2. Mr. Slosir indicated possible access from the Orchard Road area. He thought that they could reduce the number of tennis courts by two because they are not used that much. No sand volleyball court is needed because it is not used that much and we could possibly make this into a rink area and need to improve the soccer fields.
 3. Ms. Ritter has recently moved to Willoughby and sees this as an area of community pride.
 4. Mr. Kary lives in the north end and stated that there are a lot more families moving into the north end with a lot of apartment buildings, condos, and other developments. The only land left for development is in the north end and the City is trying to develop some additional incentives for housing in this area. They walk their dog's everyday in the park, and clean up after them). He thinks that we should use this as an opportunity to bring in money and create jobs to the parks. Need to keep the sports fields and improve those but also bring in additional facilities such as a marina, restaurants, etc. Economics would be a key factor for the development of this park. He referred to a D.B. Hart Plan which was developed previously for the north end which included improvements to the park.
 5. Mr. Leonello liked the idea of a north area community center and stated that the north area of Willoughby has been ignored for many years. There are a lot of new developments in this area.
 6. A sailing program could be a great program if they develop a marina type facility here.
 7. Osborne Park currently is not very inviting especially when you get to the lakefront.
 8. A community center could be a profit center for the community.
 9. The park has not been planned, over the years it just sort of grew organically.
 10. Need to use the walk through the woods area to provide better access to the lakefront.

Appendix B – Public Input Summaries

11. People do not want change but they need more attractions within this park, they need to generate some income. Income would be the first priority for the development of this park.
12. Janeen Williams stated that she lives in apartments to the east of the park and likes the natural areas, trees and the beach area. She likes the fact that the neighborhood residents can walk to the park.
13. Amy Burkhardp has lived in the area for 16 years and uses the pool and her daughter works at the pool. Her family has participated in softball, cheerleading, and soccer at the park. She does want more soccer fields in the Willoughby area as they are needed.
14. Better lake access is needed along with stairs down to the lakefront.
15. More sustainability is needed in the neighborhood area.
16. General discussion items
 - a. People may complain but over time they will adapt.
 - b. There are some problems in the park such as drugs, sex, vandalism, especially in the northern area which are less patrolled. Mr. Katz identified that with the disc golf course and the little activity that it generates has helped to keep some of these activities out of the park. They generally discussed that more activities and people in the park would make it a safer place.
 - c. We discussed that we should look at other similar parks along Lake Erie and not just this area but other parts of the country to see how this goal works best.
 - d. There is an influx of older people moving in because the area is affordable.
 - e. It was also discussed to possibly get a developer involved in the process to get their perspective on improvements in North Willoughby.
 - f. The park could be an anchor to help in revitalizing the North Willoughby area.
 - g. It was agreed by all that a walkway access to the lake shore was needed.
 - h. The idea of a rental facility that could seat 300 or more people would be ideal.

Group II - Ward One Appointments (7:00 p.m.)

Met with: **Tony and Kim Pepernelj**
 Richard Acton (who lives across from Sunset Park)
 Erin Fink
 Dennis Boltz (who has lived in this area all his life)
 Don Funta (lived in the area for 49 years)

1. It was indicated by this group that they use the football fields, baseball fields, there are major football tournaments and main events at the park, walk the dogs, play tennis, basketball, use the pool. They noted that this is a drawing card for the North Willoughby area and they need to do something to make it a better place.
2. The vision for the future includes:
 - a. Trails around the perimeter of the parks.
 - b. More basketball courts.
 - c. Access to the shoreline.
 - d. Rental pavilion.
 - e. Ice rink with an alternate summer use.
 - f. Pier like the one in Euclid for a marina and fishing.
 - g. A need to generate revenue through concessions.
 - h. Restrooms near the lake.
 - i. Access to the beach.
 - j. A stage or gazebo such as an amphitheater type of activity.
 - k. The event infrastructure for activities such as a rib burnoff or other major community activities.
 - l. Need a beach, but there is a concern over the safety of swimming in the lake.
 - m. A boat pier.
 - n. A playground near the lake.
 - o. Walking path with lights.
 - p. This group also mentioned the Perry Township community center as an example.

- q. Paths continuing across the Lakeshore Road through the cemetery.
- r. Concerns for some of these activities are the long term maintenance and sustainability of some of these elements.
- s. At Sunset Park, need to improve this area aesthetically and also improve the parking. The railing needs to be replaced with something that is more attractive.
- t. It was noted that at one time there was very good fishing just to the northeast of Osborne Park and with better access to the lake it could be a good fishing area again.

Group III - Sports Leagues (8:00 p.m.)

**Met with: Bryan Mitchell, Representing Willoughby Soccer Club
Ron Wilkinson, Representing Willoughby Football League
Dick Nicholl, Representing Willoughby Baseball League
Craig Franz, Representing Willoughby Baseball League**

1. **Baseball** – Currently has about 1,100 kids in the program which is down from a high of about 1,450 people at one time. The field in Osborne Park is one of 15 fields which they use throughout the community. This field is a pony sized field. It is primarily used as a practice field and is a backup field when they have a lot of games due to rainouts or when there are tournaments. They only used the lights a few times last year because most of these games are not played at night. One of the reasons for not using the lights is that there is a \$230 per month startup fee to the utility company per month for the lights so that first day of using the lights in the month, it gets fairly expensive. The field dries very well because of the sandy soils and it is very windy in the area. It was noted that this park site is about 15 degrees colder than other parks in the community due to the vicinity of the lake. This is good in the late summer months but is a real issue in the spring and early summer. They can park some cars close to the field but it is limited to approximately six. There is a temporary fence which the baseball league puts up in the outfield in this area and is used for multiple purposes.
2. **Football** – The football field is in good condition. It is one of the better fields within their league. The lights on the baseball field are crucial because this is where they practice and especially with the time change, the lights are needed to get all of the teams in. There are about 132 kids involved in football on five teams and there could be seven this year which includes a 7 year old team, 8 and 9 year old team, and 10, 11, and 12 year old teams. Ideally they would have a lighted football field. They try to use one of the high school fields at least once a year to use their lights as a special game for their players but have not been able to do this the last few years. Football also plays in the area north of the football field which is very rough and can be dangerous. Their vision for the future include the following:
 - a. Need more parking that is closer to the fields.
 - b. Level the area north of the football field.

Appendix B – Public Input Summaries

- c. A better storage area for tackling dummies, coolers, first aid, and other equipment so that they do not have to drag them back and forth from the parking lot.
 - d. It was noted that the storage area requires that you go through the concession room to get to it which is too many people going through the concession stand area.
 - e. Need more room for the concession stand which is very small.
 - f. Need better restrooms and they need to be more centrally located.
 - g. It was noted that there have been portalets used at the park, but they have been burned out twice.
 - h. Need more bleachers to seat approximately 300 people.
 - i. It was also noted that the USFTL also wants to use this field as one of their home fields for a semi-pro league.
 - j. Their games are played on Saturday and Sunday between 11 a.m. and 5 p.m., and sometimes they start earlier.
 - k. The Perry Invaders are the semi-pro team which will require parking for at least 200 cars if they were to use this facility and they would want lights.
 - l. They play in the Great Lakes Youth Football League.
 - m. It was noted that if you moved the tennis courts to the area north of the shelter, you might be able to get more open area for the fields.
3. **Soccer** – There were about 330 kids at the height, now there are approximately 285-290. They have five levels with about 50+ kids in each. The under 6 and under 8 year olds make up 50% of the participants and the U-10, U-12, U-14 make up the rest. There are a total of 26 teams in the league. They play in the spring from the last week of March to the first week of May and in the fall from mid August to mid October. Their organization includes players from both Willoughby and Willoughby Hills. Their need is for three fields and they will be losing a U-10 field at another location so this would be ideal if they were able to get some better fields in here. It was noted that Brian Katz would provide us with the actual dimensions that are preferred for their organization. The U-12 field is west of the tennis courts and the U-14 field is north of the tennis courts. It was noted that the fields are not crowned and better grass is needed.
- a. Restrooms would be closer to the fields ideally as well.
 - b. The conversation came up about the potential use of an artificial turf field and Mr. Wilkinson stated that you can purchase used artificial turf from colleges and pro teams that have taken up their turf at about \$.90 per square foot as opposed to \$12.00 per square foot for a new field.

Appendix B – Public Input Summaries

- c. A good example of a park that they like is Manry Park in Willowick.
- d. This group also discussed the desire to have better access to the lake, walking trails, possibly a rental facility, parking closer to their facilities, and other improvements.



Appendix C
Web Survey and Responses


Appendix C – Web Survey and Responses






Osborne & Sunset Parks Master Plans - City of Willoughby, Ohio

1. Please indicate where you live.			Response Percent	Response Count
My property borders on Osborne Park		5.1%	10	
My property has views of Sunset Park		1.5%	3	
Within 2 blocks of Osborne and Sunset Parks, but not adjoining the parks		16.3%	32	
More than 2 blocks but less than a mile from the parks		22.4%	44	
More than a mile from the parks		54.6%	107	
answered question			196	
skipped question			3	














2. How often have you or members of your household visited Osborne Park in the past 12 months?			Response Percent	Response Count
1 to 5 visits		27.9%	55	
6 to 10 visits		16.2%	32	
11 to 19 visits		11.2%	22	
20 or more visits		37.1%	73	
Did not visit Osborne Park in the past 12 months		7.6%	15	
answered question			197	
skipped question			2	

Appendix C – Web Survey and Responses

3. How often have you or members of your household visited Sunset Park in the past 12 months?			
		Response Percent	Response Count
1 to 5 visits		24.2%	47
6 to 10 visits		11.9%	23
11 to 19 visits		6.2%	12
20 or more visits		19.1%	37
Did not visit Sunset Park in the past 12 months		38.7%	75
answered question			194
skipped question			5

4. How would you rate the physical condition of Osborne and Sunset Parks and their facilities?			
		Response Percent	Response Count
Excellent		6.7%	13
Good		40.0%	78
Fair		43.6%	85
Poor		5.1%	10
No Answer		4.6%	9
answered question			195
skipped question			4

Appendix C – Web Survey and Responses

5. Please indicate all of the facilities which you or members of your household have used in Osborne and Sunset Parks in the past 12 months.			
		Response Percent	Response Count
Family Aquatic Center / Pool		60.8%	110
Picnic Shelters		38.1%	69
Picnic Tables		43.1%	78
Benches in Osborne Park		63.0%	114
Benches in Sunset Park		42.0%	76
Baseball/Softball Fields		23.2%	42
Football Field		26.0%	47
Soccer Fields		9.4%	17
Playground		43.6%	79
Basketball Courts		15.5%	28
Tennis Courts		9.4%	17
Sand Volleyball Court		6.6%	12
Disc Golf Course		12.7%	23
answered question			181
skipped question			18

Appendix C – Web Survey and Responses

6. Listed below are some potential improvements to Osborne Park that have been suggested. Please indicate your level of need for each potential improvement.					
	Strongly Needed	Moderately Needed	Not Sure	Not Needed	Response Count
Paved walking trail loop	48.6% (87)	31.8% (57)	7.3% (13)	12.3% (22)	179
Rental facility overlooking the Lake with a large multi-purpose room and restrooms	42.8% (77)	20.0% (36)	13.3% (24)	23.9% (43)	180
Improved football restroom/concession building	36.3% (62)	17.5% (30)	32.7% (56)	13.5% (23)	171
Upgraded sports lighting	26.6% (45)	17.8% (30)	33.7% (57)	21.9% (37)	169
Additional picnic shelters	25.3% (43)	40.6% (69)	17.6% (30)	16.5% (28)	170
Expanded playground	23.8% (40)	37.5% (63)	20.8% (35)	17.9% (30)	168
Improved parking	45.9% (79)	23.3% (40)	9.3% (16)	21.5% (37)	172
Improved lighting	36.6% (63)	26.2% (45)	18.0% (31)	19.2% (33)	172
Improved accessibility	40.6% (67)	21.8% (36)	18.2% (30)	19.4% (32)	165
Better access to the lakefront	68.1% (126)	18.4% (34)	1.6% (3)	11.9% (22)	185
Improved baseball/softball fields	16.2% (27)	24.6% (41)	35.3% (59)	24.0% (40)	167
Improved soccer fields	11.3% (18)	18.2% (29)	40.9% (65)	29.6% (47)	159
Improved football field	19.4% (31)	16.9% (27)	42.5% (68)	21.3% (34)	160
Additional landscaping and horticulture displays	34.5% (58)	32.7% (55)	13.1% (22)	19.6% (33)	168
Other suggested improvements (please specify)					59
answered question					192
skipped question					7

Appendix C – Web Survey and Responses

7. Do you have any additional concerns, comments, or suggestions to be considered in the Master Plan process?	
	Response Count
	99
answered question	99
skipped question	100

7. Listed below are some potential improvements to Osborne Park that have been

Other suggested improvements (please specify)		
1	water access is very very important	Jan 20, 2011 8:40 PM
2	Biking, mountain biking	Jan 20, 2011 8:58 PM
3	We need a large sandy beach, so we don't have to drive to the Headlands Beach	Jan 20, 2011 9:08 PM
4	Tree planting/dedication/rememberence area. Maybe a quiet prayer area near the lake.	Jan 20, 2011 9:12 PM
5	later hours for the pool--we often choose Mentor pools for their better hours even though we are closer and like Osborne pools better	Jan 20, 2011 9:39 PM
6	Fishing Pier	Jan 20, 2011 9:44 PM
7	Better Frisby golf course - larger and not right on the lake	Jan 20, 2011 9:50 PM
8	Better beech access	Jan 20, 2011 10:03 PM
9	keep pool in safe and better shape, went multiple times n there was always an issue w something not working properly.	Jan 20, 2011 10:46 PM
10	Acess to the lakefront would be great!	Jan 21, 2011 12:05 AM
11	marina for putting boats in and out of water	Jan 21, 2011 12:09 AM
12	More benches for resting would be helpful.	Jan 21, 2011 12:17 AM
13	easy access to the beach	Jan 21, 2011 12:26 AM
14	Maybe an easier way for you to drive your vehicle closer to the lakefront? Handicapped and the Elderly have difficulties reaching the lake.	Jan 21, 2011 5:39 AM
15	fencing around border of Osborne park, clear signs what is and what is not a park entrance, no parking enforcement on side roads of Osborne	Jan 21, 2011 10:57 AM
16	Better use of the lakefront such as additional picnic shelters and seating. Easier access to get back to the lake area.	Jan 21, 2011 1:10 PM
17	gravel trail loop	Jan 21, 2011 1:23 PM
18	Keep it a park, keep it natural, keep it clean.	Jan 21, 2011 1:58 PM
19	Disc Golf	Jan 21, 2011 2:02 PM
20	BEACH	Jan 21, 2011 3:19 PM
21	Speed slide (straight drop) at Osborn is too shallow and causes injuries. It needs to either be deeper or removed.	Jan 21, 2011 4:10 PM
22	Dog poop pick-up dispensers	Jan 21, 2011 5:10 PM
23	Build a nice long wooden pier.	Jan 21, 2011 6:09 PM
24	NONE....I walk this park 5 times a week for over 25years. People need to walk to the water NOT drive	Jan 21, 2011 6:18 PM

Appendix C – Web Survey and Responses

7. Listed below are some potential improvements to Osborne Park that have been

Other suggested improvements (please specify)		
25	Bathrooms are disgusting!!!	Jan 21, 2011 8:26 PM
26	We need to utilize our lakefront!! We are very lucky to have it, let's respect and enjoy it. Let's support our local businesses by attracting others with a terrific waterfront, always keeping SAFETY, cleanliness, and friendliness as top priorities too!!	Jan 21, 2011 11:54 PM
27	a outdoor theater/that we could have summer concerts and maybe concessions	Jan 22, 2011 2:16 AM
28	some more shade trees	Jan 22, 2011 4:57 PM
29	in april (not june), plant new grass in bare spots on sports fields	Jan 22, 2011 8:35 PM
30	Clean out all concrete and rebar that has been dumped in the lake over the years to make it safer to enter the water.	Jan 23, 2011 9:50 PM
31	Perfect place for a Willoughby dog park!	Jan 26, 2011 5:31 PM
32	Remove disc golf because it rarely is used and when it is used it is dangerous to others.	Jan 28, 2011 2:32 PM
33	Limestone walking trail - Not paved - keep the land more natural	Jan 28, 2011 2:43 PM
34	Winter activities - Snowshoeing, sledding	Jan 31, 2011 5:43 PM
35	A pier that puts people out on to the lake for fishing would be very popular and would generate revenue.	Feb 2, 2011 4:51 PM
36	Replace the trees that have been removed.	Feb 2, 2011 5:18 PM
37	ice skating	Feb 4, 2011 2:30 PM
38	Cut the vegetation that is growing behind the breakwall at Osborne. . The slope to the lake at both sunset and Osborne should be mowed. Plant additional trees in the vicinity of the area where the tree that was removed this year.	Feb 4, 2011 9:54 PM
39	water fountain	Feb 6, 2011 11:00 PM
40	better drinking fountains at all parks	Feb 6, 2011 11:02 PM
41	WILLOUGHBY DOES NOT NEED ACCESS TO LAKE ERIE THIS IS A RESIDENTIAL NEIGHBORHOOD.	Feb 7, 2011 2:17 PM
42	The LAKE is the major Draw for this location, regardless of the pool, and athletic fields!!!! Nowhere is there access like we have to the lake available now!!!	Feb 8, 2011 1:47 PM
43	access to beach	Feb 9, 2011 4:07 PM
44	improved restrooms!!!! Near pavilions	Feb 9, 2011 8:35 PM
45	One cannot improve on the sunset as seen from Osborne Park	Feb 9, 2011 11:47 PM
46	pier & or access to Lake for Fishing & maybe a Beach.	Feb 10, 2011 1:28 PM
47	Accessible restrooms for soccer fields, no porta potties	Feb 10, 2011 1:37 PM
48	Staircase that goes all the way down to the beach	Feb 10, 2011 3:43 PM
49	More Parking	Feb 10, 2011 4:12 PM
50	Please consider keeping the disc golf course in place.	Feb 10, 2011 5:25 PM
51	a restroom that can be used year round at Osborne Park would be nice. I like to walk there during all times of the year and would like to have access to a restroom.	Feb 10, 2011 5:57 PM
52	Better access to the lake for fishing, Restrooms	Feb 10, 2011 6:19 PM
53	A dog park	Feb 10, 2011 7:04 PM
54	Break wall boat docks fishing pier community center that can be rented out for parties and functions. New football field concession walking paths ice skating	Feb 10, 2011 7:31 PM
55	the football building needs to be replaced it is an eyesore	Feb 10, 2011 9:15 PM

Appendix C – Web Survey and Responses

7. Listed below are some potential improvements to Osborne Park that have been

Other suggested improvements (please specify)		
56	I would suggest taking out softball field and moving football field 'up front' for closer accessibility. Leave lights. Build new concession stand. Leave back half of park for recreation or however the city so chooses. ADD MORE LIGHTING back there for security purposes. Pave/tar gravel road.	Feb 10, 2011 10:31 PM
57	outdoor ice rink, beach, boating, sidewalks or boardwalk	Feb 14, 2011 6:46 PM
58	USE THE LAKE.....IT'S OURS FOR FREE	Feb 15, 2011 9:34 PM
59	Additional parking. With park events and the pool, the parking lot gets very crowded.	Feb 18, 2011 12:51 AM

8. Do you have any additional concerns, comments, or suggestions to be

Response Text		
1	id love to see an area at Osborne to take the dogs for a swim there is too much crap in that water there and its so unsafe	Jan 20, 2011 8:40 PM
2	We need a large hot sandy beach !!!!! With concession stand !! Or put in a sandy beach area at the Euclid Ave Willoughby pool.	Jan 20, 2011 9:08 PM
3	Make sure what ever you put there is all locked down the security in this area is minimal and things will disappear via vandalism due to the area.	Jan 20, 2011 9:12 PM
4	Maybe have a pet area? This is one of the few parks that I have seen dogs...and lots of them. Which is great, as I am also a dog owner. However, it's NOT ok that people Do NOT clean up after the dogs.	Jan 20, 2011 9:24 PM
5	Any chance to add a fishing dock?	Jan 20, 2011 9:39 PM
6	Access to the lake is a must!	Jan 20, 2011 9:44 PM
	Some type of beach would be a plus also!	
7	I DO NOT believe they should put in access road to the lake from either road that parallel Osborne Park, it would increase traffic, endanger children, and lose our quaintness.	Jan 20, 2011 10:03 PM
8	If improvements are made there will need to be a greater presence of police, you want people to feel safe while coming to enjoy changes. And to ensure damage isn't being done.	Jan 20, 2011 10:46 PM
9	Regular police drive thrus to keep the riff raff out	Jan 20, 2011 11:51 PM
10	Lakefront access is a plus for any city. Let's use ours to our best advantage.	Jan 21, 2011 12:13 AM
11	Would be great to have a nicer beach and swimming. Good lighting to use for exercise all year when it gets dark so early.	Jan 21, 2011 12:17 AM
12	Our lakefront is an untapped resource. Is there any possibility of receiving grant money for a breakwall? Installing a breakwall makes the lakefront more accessible and opens the possibility to further development, mainly due to erosion control. As a taxpayer, any improvements to our lakefront is a worthwhile investment.	Jan 21, 2011 1:18 AM
13	Thanks for looking into this and making parks and recreation a priority... as they should be :)	Jan 21, 2011 2:03 AM
14	dog park would be nice...so we don't have to go to Eastlake	Jan 21, 2011 2:31 AM

Appendix C – Web Survey and Responses

8. Do you have any additional concerns, comments, or suggestions to be

Response Text		
15	There is great lake access at both locations, people climb down there to swim and sun all the time, it would be much safer if there were ramps to the locations, they do it anyway. Maybe some deck sitting. Paved access between beachview and osborne. Mentor has two great lakefront parks at andrews and salida, we could have the same at osborne but closer to the water. I would not have a childrens park at sunset park, it is too close to the road and people speed there all the time.	Jan 21, 2011 11:28 AM
16	Osborne has been made into a great park. Any additions would be a plus and would also add to the value of the area. I have lived on Comanche Trail for 30 years and all of the improvements over the years have greatly been appreciated. That is a big reason why we have not relocated out of "North Willoughby".	Jan 21, 2011 1:10 PM
17	Like the Osborn lake front as a place to sit and look out over the lake. Would not want buildings and development to get in the way of that. Miss the old tree though, one or two new ones to replace it would be nice, back a ways from the lake though.	Jan 21, 2011 1:23 PM
18	Penalize those who do not pick up their dog waste.	Jan 21, 2011 1:58 PM
19	To access the beach area by a walking path. Keeping the view of the lake/no buildings or parking lots in that area.	Jan 21, 2011 2:16 PM
20	Prevention from vandalism. We need a nice lakefront park. I believe this would be a real asset to our city.	Jan 21, 2011 2:39 PM
21	I have a clear view of the lake as a resident bordering against Osborne Park. A rental facility overlooking the lake is not an option as this will ruin any bit of serenity and peacefulness that is left in this portion of the park. Too many problems have risen in the past years with young kids stealing from my next door neighbors as well as people walking their dogs in the park with no leashes. With the addition of the Disk Golf Course, way too many people have entered my property unannounced just to retrieve a lost disk. HOW WOULD YOU LIKE PEOPLE COMING ONTO YOUR PROPERTY UNANNOUNCED? This is not acceptable. Allowing more "people" access to this area of Osborne Park will bring more trouble for surrounding neighbors that will not be tolerated. People already have good access to this area: It's called walking and it is healthy for them. I have no problems with people enjoying the park respectfully and responsibly but this move by the City of Willoughby to build there is just plain ignorant. I will be at the February 9th. 2011 meeting to fully express my disinterest in this project.	Jan 21, 2011 3:00 PM
22	Obviously more money is needed for boat access to the parks/willoughby needs boat launching access	Jan 21, 2011 3:02 PM
23	The surrounding neighborhood is so run down, it detracts from these parks. I never even consider these parks as a place to visit and it really isn't because of the parks themselves.	Jan 21, 2011 3:03 PM
24	Willoughby needs a safe and well maintained off-leash dog park and lake/beach access.	Jan 21, 2011 3:13 PM
25	Other than lake access please keep Sunset a quiet place to be.	Jan 21, 2011 3:39 PM
26	As a comparatively new Breckenridge Village resident I have not visited your parks nor am I familiar with your Master Plan. I am merely suggesting that you please be careful about building any marinas or other piers into the lake. Having lived through extensive loss of property after Wildwood Marina was built, and recently reading of a similar loss somewhere east of Willoughby I just want to warn you. The littoral drift of Lake Erie has to be taken into consideration. Mary Lange, 36500 Euclid Ave. A-460 Willoughby, OH 44094 Phone: 440-942-0412	Jan 21, 2011 4:28 PM
27	Vandalism and suspicious activity is a common occurrence...with improvements Security is a major concern, for both people and property.	Jan 21, 2011 5:07 PM

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8. Do you have any additional concerns, comments, or suggestions to be

Response Text		
28	Try to figure out away to lessen people not using the trash containers and picking up there dogs poop. Also try to figure out away to lessen the vandalism.	Jan 21, 2011 5:10 PM
29	leave the park as it is...by adding parking & better access the whole atmosphere will be destroyed. Why can't you just leave some nature alone??? PLEASE!!!!!!!!!!!!!!	Jan 21, 2011 6:18 PM
30	better lakefront foot access at Osborne	Jan 21, 2011 6:54 PM
31	These areas need to be patrolled more. There are many people on the basketball courts with their cars pulled up on the grass and it is very uncomfortable. We used to walk our dog there all the time, but not as much anymore. Has anyone thought of having a "satellite" police station (bikes patrol, ect) in this area(s)? I know that my children and I would feel safer!	Jan 21, 2011 7:28 PM
32	Having a parking lot closer to the lake at Osborne is important to get better use of lake front. Picnic table closer to lake and pavillions.	Jan 21, 2011 7:43 PM
33	I am concerned about maintaining the park AFTER the improvements are made. There seems to be a fair amount of vandalism At Osborn. I and my children often have to avoid dog feces in the grassy areas of the park, due to negligent dog owners. The City should consider a "Park Patrol", possibly incorporate it into the explorers program or recruit criminal justice students from Lakeland for these seasonal positions.	Jan 21, 2011 10:20 PM
34	http://www.google.com/imgres?imgurl=http://arch.ced.berkeley.edu/kap/1997_images/sbpier2.jpg&imgrefurl=http://arch.ced.berkeley.edu/kap/gallery/gal087.html&usq=__tV4UG8-1X1IPRBz1SKP9P6i3qr4=&h=472&w=316&sz=21&hl=en&start=7&zoom=1&tbnid=9Q9KLINCQDI9WM.&tbnh=129&tbnw=86&ei=yRo6TbTaK8O78ga53Nm1Cg&prev=/images%3Fq%3Dsanta%2Bbarbara%2Bpier%26um%3D1%26hl%3Den%26sa%3DN%26tbs%3Disch:1&um=1&itbs=1	Jan 21, 2011 11:54 PM
35	a little tighter security in the parks at sunset and after	Jan 22, 2011 2:16 AM
36	I do not want our taxes going up to pay for this!	Jan 23, 2011 12:44 AM
37	My comment does not directly have to do with these two parks, but a family-friendly restaurant on the lake would be a great asset to our community. When people come to visit, they always want to "see the lake", and there is really no place to take them to eat that is on the waterfront in Willoughby. I think it would be a huge draw and a very successful venture to consider for any future planning. Thank you for asking.	Jan 23, 2011 2:10 PM
38	Why was the beautiful tree taken down in Osborne park near the lake. It was shaped so beautiful.	Jan 23, 2011 9:50 PM
39	If improvements made is there money to maintain them. What good are the improvements if they fall into disrepair, due to not having the funds in the future for upkeep.	Jan 23, 2011 11:34 PM
40	This area is already nice. More access to the lake will make it less attractive to visit (commercialism). At this time, the money would be better spent on critical services in the city.	Jan 24, 2011 2:01 PM
41	I like that Osborne is a more natural environment, I'd hope that with any changes made that the natural state would remain intact as much as possible.	Jan 25, 2011 3:22 PM
42	Please do not pave a big drive & put a large building at Osborne...it would ruin it. Keep as natural as possible - a narrow gravel access road + 10-12 parking spaces near the woods would suffice.	Jan 26, 2011 5:31 PM
43	Closer amenities to the lakefront are key. I understand the concern with increased activity, but done well, the improvements will be an economic asset to local homeowners. also, a more predictable, larger beach would be a big plus.	Jan 27, 2011 5:44 PM

Appendix C – Web Survey and Responses

8. Do you have any additional concerns, comments, or suggestions to be

Response Text		
44	The lake needs to be emphasized in the improvements. Such a pretty view and it's so far away from parking and recreational facilities. Elderly and handicap have little to no access.	Jan 27, 2011 9:01 PM
45	At Osborne change path to Lake from gravel to pavement for easier bike and wheelchair access. I don't see much other change needed at these parks. To me they are charming because they are natural and understated.	Jan 28, 2011 2:32 PM
46	Osborne is one of the most natural parks left and one of the few with a natural, green entry to the lake. It is relaxing, although the Disc Golf is a safety hazard and cuts across lake view areas. Pavilions on the lake will spoil the view and the special qualities. Might as well live in Willowick if the lake shore of Osborne will be developed. No changes to Sunset. It offers the most expansive view of the lake's horizon and it is spectacularly accessible. Just pull off the road and take a seat!	Jan 28, 2011 2:43 PM
47	When I visit the lake, I go to the park in Mentor-on-the-lake by Salida and Reynolds Rd. Great stairway to the water! Can we have that, and parking nearby? I am up in years, and cannot walk a mile to enjoy the water.	Jan 29, 2011 3:30 PM
48	I live on Bellevue Dr. Our street is a raceway for people trying to catch the sunset at sunset park. Please leave park alone. We dont want more traffic on these small streets where there are NO sidewalks!	Jan 30, 2011 1:12 AM
49	WHERE IS THIS FUNDING COMING FROM? ALSO, SAFETY OF CHILDREN IF THERE WERE TO BE A ROAD PLACED IN OSBORNE PK.	Feb 1, 2011 7:30 PM
50	Access to the lake, our most precious NE Ohio resource, should be the focus. Would like to be able to drive right up to the lake and park, and walk not only right along the water, but also, out onto a board walk or pier. A private restaurant area could drive traffic/revenue as well.	Feb 2, 2011 4:51 PM
51	Parking should be confined to the parking lots at the entrance of the park. Should be easier to walk down to the lake - more of a slope, less steep. More sand/beach area - guarded in the summer - similar to Lake Metroparks Fairport Harbor Beach. A fishing pier would also be great.	Feb 2, 2011 5:18 PM
52	I personally feel before the City thinks about sinking any taxpayers into Osborne or Sunset they need to attract business to the corner of Lost and Lakeshore. I understand some will say try have tried but I do not buy that. I now that we can support a gas station and a couple more business that are needed i there and we have the people but we are neglected it that part. A lot of people have brought and rent in this area because of the quietness most of the park provides. It would be a shame to see more green space being use and also I feel that a community center/party center on the lakefront would cause more headache for the city and would not benefit the city in the long run. I understand other cities have a part center community center on the lake front p., but it is not in a park and close to a lot of residents. I know for a fact that the communit center in South Euclid had been a problem. there has been gang fight there and issues with teens and adults involving guns. I know this as a fact as i know people that live right behind it. Thanks for posting a survey like this on line as I would not be able to attended the workshop. Bill Dittebrand	Feb 2, 2011 9:50 PM
53	I understand the interest in providing better access to the lakefront but some things shouldn't be easier to get to. I like the relative peace associated with Osbourne park. Improved access will bring more garbage, more noise, and more maintenance requirements. Are we going to truck sand in to provide a better 'shoreline experience'? I hope not.	Feb 4, 2011 6:06 PM

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8. Do you have any additional concerns, comments, or suggestions to be

Response Text		
54	Would love to see a rental buliding at Osborne but am concerned it would block the lake access.	Feb 4, 2011 9:02 PM
55	Do not have auto parking close to the lake at osborne. All weather rest room should be available. Paved path to the lake would be nice which could be plowed in the winter.	Feb 4, 2011 9:54 PM
56	Strongly agree that the idea of a well done community rental facility with lake views and multiple rooms would be a great asset to the City of Willoughby. That is one type of space that is lacking for residents and civic groups within the community. Many other communities have this and it adds greatly to the quality of the community. We have a fantastic asset with the lake views in Osborne Park. Why not capitalize on the opportunity to create a class facility.	Feb 5, 2011 11:18 PM
57	Improving Osborne Park makes sense. North Willoughby is a destination point for recreation and families. This is a key area of focus. In addition, there needs to be additional focus on the properties south of Lakeshore Blvd as well. There needs to be incentives provided to property and business owners to re-invest. There are many empty businesses in the area that create a negative appearance to the North End. In addition, there are existing occuppied buildings that badly need to be refreshed. Osborne is a destination point and any investment in the park is a postive one. However, the property and business owners in the area need to also play a role in the revitalization of the area. The Master plan needs to include incentives for businesses and property owners to encourage them to re-invest in a "refresh" of the area. The gas station has been empty for years and really hurts the look of a very busy corner of Lost Nation and Lakeshore. What would N Willoughby look like with new side walks and street lamps like in DT Willoughby in the central location of Lakeshore and Lost Nation? 100% better....	Feb 6, 2011 7:40 PM
58	open sunset park for beach access	Feb 6, 2011 10:54 PM
59	diving boards at the Osborne pool	Feb 6, 2011 10:55 PM
60	open sunset park for beach access	Feb 6, 2011 10:56 PM
61	diving boards at osborne pool needed	Feb 6, 2011 11:00 PM
62	beach access at sunset park, diving boards at the osborne pool, more fun playground for the younger children!	Feb 6, 2011 11:02 PM
63	WE DO NOT NEED MORE TRAFFIC IN THISAREA. WE HAVE A CEMETARY ACCROSS FROM THE POOL NOW. WE DO NOT WANT THIS TO BECOME A PLAY GROUND FOR ALL PEOPLE THIS IS A NEIGHBORHOOD PARK. WE NEED MORE PLAYGROUND FOR THE LITTLE ONES.YOU USED TO BE ABLE TO TAKE THEM TO THE PLAYGROUND.	Feb 7, 2011 2:17 PM
64	Incorporate an indoor recreational facility to the pool facility.	Feb 8, 2011 12:28 AM

8. Do you have any additional concerns, comments, or suggestions to be

Response Text		
65	<p>Access to the Lake is very much needed. we have a huge asset here that we are under utilizing and this could have a huge economic impact for our area. We need an access road to the Lake with moderate parking to allow accessibility for our elder residents as well as Handicapped persons. Many communities have utilized their lake front property to construct Senior centers combined with community centers. These offer huge benefits to the City as well as their residents and many are rented out for weddings and anniversaries ect. a year in advance These would pay for themselves. A walking path like at the Metro-Parks(light gravel) throughout the Park would offer a huge benefit, many people are becoming health conscious and would love to walk a loop around this property year around, snow shoe or cross country ski in the winter, ad every 1/4 mi trees w/benches, possibly connecting this to sunset park. (dont forget the poop bags) Lets not forget about the Lake. Many areas are building break walls, creating boat docks, fishing peers, and swimming areas. This could be the gem of Lake county and put North Willoughby on the map spurring economic growth for our area. Willoughby truly will be the destination place. We could also improve on other areas, moving the Basketball courts together with the tennis and volley ball courts in the same area, turn the court by Eaglewood into an ice rink in the winter, and little tots riding in the summer, like safety town, and or a roller hockey court. plant more trees throughout the plan. Sunset park could be improved by removing the ugly guard rail and installing Wood poles with rope, setting them back to allow angle in parking, and pave with nice brick pavers not asphalt. stairs leading down to the lake.</p> <p>Lets work hard on this plan and see it through, we cant ignore what this area has to offer our citizens and this Beautiful City.</p>	Feb 8, 2011 12:18 PM
66	We appreciate the bench swings at each park. It's the perfect way to relax at the end of the day.	Feb 8, 2011 1:21 PM
67	get a hierarchy of improvements...BUTYOU MUST UNDERSAND THAT THE LAKE IS KEY TO THE DEVELOPMENT...."IT MUST BE THE MAJOR FOCAL POINT OF THIS PLAN", if it is not we are missing the one major resource that was given to us FOR FREE!!!!!!!!!!	Feb 8, 2011 1:47 PM
68	Difficult to voice concerns if unaware of the details in the Master Plan!	Feb 8, 2011 6:51 PM
69	Feel that there is a need for things that will help with economic development as well. Marina? Restaurants? etc.	Feb 9, 2011 11:17 AM
70	stairs to beach at Sunset Park	Feb 9, 2011 4:07 PM
71	The East Bank of Osborne Park at the high watermark butts up to my property. It was determined by the State of Ohio, Sandusky that boulders should be replaced when needed to protect the toe at the end of slope. I noticed it needs to be done soon as the lake has taken most of them. Thank you for your attention to this matter. Judith Viderval	Feb 9, 2011 8:35 PM
72	Where will the money come from? I'm tired of looking to federal sources. Shouldn't we look to LOCAL money/donations for this?	Feb 9, 2011 11:47 PM

8. Do you have any additional concerns, comments, or suggestions to be

Response Text		
73	<p>Three parking areas: The current area for the pool, a second for the football, baseball and tennis areas, a third down near the beach.</p> <p>Grade the hill to the beach, provide a zig zag ramp with a couple tiers in the middle with benches. Also provide steps for quicker access.</p> <p>A long pier with benches. A breakwall if it doesn't break the bank. I know Army engineers need to be involved but it will save the pier.</p> <p>Easier beach access at Sunset Park. Benches down below. Make the fishermen use this section for fishing.</p> <p>Please leave the trees and add a walking path at both parks.</p> <p>One baseball field is enough at Osborne. If more baseball fields are needed, put them near the airport.</p> <p>NO buildings or rental facilities near the lake please.</p>	Feb 10, 2011 8:21 AM
74	Would Like to see a Fishing Pier for Willoughby residence only.	Feb 10, 2011 12:00 PM
75	I think there is a lot of usable land at Osborne, but I don't think it needs to be too developed. YOU don't want it to get out of hand or too busy. It is a nice flat park that doesnt flood, which would be great for a Soccer Park. You could have quite a few nice fields for all levels, add some lighting, a concession area and better parking and it could be a very good thing for the whole area.	Feb 10, 2011 1:37 PM
76	I would love to see a walking trail at this park. Have a dog park included in the area. We have a lot of folks that walk their dogs at Osborne. As for Sunset easier access to walk down to lake and same for Osborne, like a real set of stairs to walk down. Improved safety at Osborne to get rid of the kids that inhabitate it after dark. Lighting is huge way too dark there and should be more lighting to make people feel safe. Picnic tables at Sunset. Love both parks but Osborne is way underutilized. The playground used to be awesome up there when the Osborne house still occupied the property. Please return it to that status. Both parks need to be more pet friendly and have places to pull up bags for waste and what not.	Feb 10, 2011 2:07 PM
77	Don't ruin our view.	Feb 10, 2011 2:32 PM
78	Osborne park has become a hangout for deliquent kids who smoke, swear and sometimes cause damage to the playground equipment. Also they 'hang out' on the pinic tables in the picnic shelter and people who would like to 'use' it can't because of the teen hangouts. Something needs to be done about them. Half the time, I don't even take my children to Osborne because of them.	Feb 10, 2011 3:43 PM
79	just make sure the youth football league gets improved, we are a D-1 district now!	Feb 10, 2011 4:05 PM
80	Yes we need a better bigger football building and a better concession stand, better bleachers	Feb 10, 2011 4:12 PM
81	<p>I am a senior citizen and I live off of Westminster Lane. I would love to go down to Osborne park to sit and watch the sunset in the evening, in the summer time but there is a problem. I want to be able to drive closer to the lake and have more lighting down there. I am afraid to go down there by myself.</p> <p>Also needed: restrooms.</p> <p>I do love the pool down there too.</p>	Feb 10, 2011 4:39 PM
82	Don't change too much. I enjoy the park for the space and the scene (the lake mostly) it's nice to have a place so close to home.	Feb 10, 2011 5:57 PM
83	This is a huge piece of prime property make it more user friendly and people will use it. It is for the entire city not just the north end.	Feb 10, 2011 6:19 PM

8. Do you have any additional concerns, comments, or suggestions to be

Response Text		
84	A person at the meeting wanting a lodge like the one in Willowick was not aware that that park is a Lake Metro Park. Property tax funded.	Feb 10, 2011 7:04 PM
85	I am a coach and use this park to train and educate the youth. Without the use of this park for sports these children would be running loose without guidance.	Feb 10, 2011 7:55 PM
86	In addition to the three parking lots, pier and zig zag tiered access to the beach I submitted yesterday, I would also like to see at least 1/3 of the beach elevated at least 10' above the highest possible water line and filled in with white sand. Leave the other 2/3 natural.	Feb 10, 2011 7:58 PM
87	I would like to see the rural, cottage feel of the area retained, with the addition of small stores and snack bars, but with controls in place to limit size of structures and styles so that huge out of scale buildings are not constructed.	Feb 10, 2011 10:06 PM
88	From the football field to the lake needs a giant makeover. Adding lighting should be the least that is done. That should be the number one priority.	Feb 10, 2011 10:31 PM
89	Is there a way to beautify the perimeter of the park so the houses/garbage from the neighboring streets aren't viewable?	Feb 11, 2011 1:29 PM
90	We need to keep all contractors/workers for this project from our city.	Feb 11, 2011 1:51 PM
91	I believe the field house that houses the concession stand and equipment is in much need of updating.	Feb 11, 2011 8:42 PM
92	Please spend the money else where. Kids will ruin the park. There are many fights in those parks. Will not be worth the money	Feb 13, 2011 1:26 AM
93	This last fall, Osborne park had so many sports activities scheduled at the same time and the pool was still open that having to park on the grass caused cars to be blocked in by other cars. It's unfortunate how others don't think of anyone else themselves but parking to prevent being blocked in is the highest priority on hands. Thank you for hearing my comment.	Feb 13, 2011 2:58 AM
94	Boardwalk or sidewalks between parks, many walkers are now using the roadway. Boating access would be nice	Feb 14, 2011 6:46 PM

8. Do you have any additional concerns, comments, or suggestions to be

Response Text		
95	<p>I strongly believe that the City of Willoughby has the greatest asset sitting in its own back yard. Lake Erie!! I also believe that we are doing nothing about it. None of our neighboring communities with this same asset are doing anything about it either! We need to be the first. We need to make these parks more family friendly. That means letting whole families enjoy the facilities, not just the sport minded people in the community.</p> <p>Fishing piers, boat docks, marina's, restaurants, picnic facilities, would attract many different people. I did attend the public meeting on February 9. There was a strong group of 4 ladies in the audience. First let me tell you when we were to put stickers up for the most desirable ideas thrown out that night. One of the ladies took many extra dots from the table to add to the "keep as is" line. It was very interesting that these ladies(who were the only ones in the room who wanted to "keep as is") barked out how many things were so wrong with the park, such as child molesters, litter, vandalism etc. yet the wanted to keep as is!! They also wanted to know who was a renter, which no one was, because they payed taxes and they should have the right to say what they want and that also makes it THEIR PARK!!! Well I only live a couple of blocks away and I can tell you I pay much more in taxes than they do so I would love to tell them that I own more of that park than they (I don't really feel that way). But I would love to use that park more often than I do. I would love to see more facilities to make it good for every one not just the sports people. In fact we have so many good parks(Todd Field, Daniels and Gilson) and the sports park itself to accommodate any and every sport. They do NOT need the lake as an asset to have a great facility. If Concerts in a gazebo in the summer could be brought to Osborne Park, with the beautiful sunset as a background, it would be a one of a kind in the area. Or the Farmers' Market could be brought to the park also Art Shows would be a possibility. The possibilities are endless.</p> <p>To turn it into mainly a sports park to attract communities all over Ohio and the country would be a mistake. It wouldn't be for the community. And the parking would never be able to handle it.</p> <p>I truly love living in the City of Willoughby. I am a retired teacher and an artist who would love to see the Lakefront being used to its fullest potential. I hope it becomes a park that I, as a resident of this beautiful city can enjoy.</p>	Feb 15, 2011 2:53 PM
96	<p>I attended the mtg at city hall and felt it was handled very well the survey at the end was good as well.</p> <p>ONE CONCERN</p> <p>the negative women there stole extra stickers to put on the topic keep it as it is!!! this was dishonest, immature and showed their intellect!!!!</p> <p>The majority of what folks wanted was use the beach pier etc etc</p> <p>SPORTS WERE PLAYED DOWN A GREAT DEAL. WE HAVE OUR SPORTS PARKS, OSBORNE SHOULD BE FOR:</p> <p>THE LAKE THE BEACH CONCERTS FARMERS MARKET ART SHOWS ETC</p>	Feb 15, 2011 9:34 PM
97	<p>Paving the trail up to the lake is necessary. Pushing wagons and strollers to the lake is very difficult.</p> <p>Restrooms which are open when the park is open/not just when the pool is open.</p>	Feb 18, 2011 12:51 AM

8. Do you have any additional concerns, comments, or suggestions to be

Response Text		
98	Sunset park needs landscaping, marked parking and signs to prohibit idling.	Feb 19, 2011 6:08 PM
99	The lake is such a huge asset. The entire north coast does no service to this. Osbourne can have a great beach--like a mini headlands. That will draw people.	Feb 26, 2011 1:14 PM

Appendix C – Web Survey and Responses

Osborne & Sunset Parks Master Plans - City of Willoughby, Ohio

Listed below are some potential improvements to Osborne Park that have been suggested. Please indicate your level of need for each potential improvement.

		Please indicate where you live.					
		My property borders on Osborne Park	My property has views of Sunset Park	Within 2 blocks of Osborne and Sunset Parks, but not adjoining the parks	More than 2 blocks but less than a mile from the parks	More than a mile from the parks	Response Totals
Paved walking trail loop	Strongly Needed	44.4% (4)	33.3% (1)	37.5% (12)	51.3% (20)	52.1% (50)	
	Moderately Needed	22.2% (2)	0.0% (0)	31.3% (10)	28.2% (11)	35.4% (34)	
	Not Sure	11.1% (1)	33.3% (1)	6.3% (2)	10.3% (4)	5.2% (5)	
	Not Needed	22.2% (2)	33.3% (1)	25.0% (8)	10.3% (4)	7.3% (7)	
			9	3	32	39	96
Rental facility overlooking the Lake with a large multi-purpose room and restrooms	Strongly Needed	44.4% (4)	33.3% (1)	35.5% (11)	50.0% (20)	42.3% (41)	
	Moderately Needed	11.1% (1)	0.0% (0)	29.0% (9)	15.0% (6)	20.6% (20)	
	Not Sure	11.1% (1)	33.3% (1)	12.9% (4)	15.0% (6)	12.4% (12)	
	Not Needed	33.3% (3)	33.3% (1)	22.6% (7)	20.0% (8)	24.7% (24)	
			9	3	31	40	97

Appendix C – Web Survey and Responses

Improved football restroom/concession building	Strongly Needed	50.0% (4)	33.3% (1)	27.6% (8)	32.5% (13)	39.6% (36)	
	Moderately Needed	12.5% (1)	0.0% (0)	17.2% (5)	20.0% (8)	17.6% (16)	
	Not Sure	37.5% (3)	33.3% (1)	41.4% (12)	35.0% (14)	28.6% (26)	
	Not Needed	0.0% (0)	33.3% (1)	13.8% (4)	12.5% (5)	14.3% (13)	
		8	3	29	40	91	171
Upgraded sports lighting	Strongly Needed	25.0% (2)	33.3% (1)	24.1% (7)	21.1% (8)	29.7% (27)	
	Moderately Needed	0.0% (0)	0.0% (0)	17.2% (5)	21.1% (8)	18.7% (17)	
	Not Sure	37.5% (3)	33.3% (1)	37.9% (11)	39.5% (15)	29.7% (27)	
	Not Needed	37.5% (3)	33.3% (1)	20.7% (6)	18.4% (7)	22.0% (20)	
		8	3	29	38	91	169
Additional picnic shelters	Strongly Needed	50.0% (4)	33.3% (1)	25.8% (8)	28.9% (11)	21.1% (19)	
	Moderately Needed	12.5% (1)	0.0% (0)	32.3% (10)	52.6% (20)	42.2% (38)	
	Not Sure	25.0% (2)	33.3% (1)	19.4% (6)	5.3% (2)	21.1% (19)	
	Not Needed	12.5% (1)	33.3% (1)	22.6% (7)	13.2% (5)	15.6% (14)	
		8	3	31	38	90	170
Expanded playground	Strongly Needed	33.3% (3)	33.3% (1)	25.8% (8)	22.2% (8)	22.5% (20)	
	Moderately Needed	55.6% (5)	0.0% (0)	32.3% (10)	36.1% (13)	39.3% (35)	
	Not Sure	0.0% (0)	33.3% (1)	19.4% (6)	25.0% (9)	21.3% (19)	

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Appendix C – Web Survey and Responses

	Not Needed	11.1% (1)	33.3% (1)	22.6% (7)	16.7% (6)	16.9% (15)	
		9	3	31	36	89	168
Improved parking	Strongly Needed	55.6% (5)	33.3% (1)	33.3% (9)	42.1% (16)	50.5% (48)	
	Moderately Needed	11.1% (1)	0.0% (0)	22.2% (6)	28.9% (11)	23.2% (22)	
	Not Sure	22.2% (2)	33.3% (1)	14.8% (4)	5.3% (2)	7.4% (7)	
	Not Needed	11.1% (1)	33.3% (1)	29.6% (8)	23.7% (9)	18.9% (18)	
		9	3	27	38	95	172
Improved lighting	Strongly Needed	55.6% (5)	33.3% (1)	46.4% (13)	28.9% (11)	35.1% (33)	
	Moderately Needed	11.1% (1)	0.0% (0)	17.9% (5)	34.2% (13)	27.7% (26)	
	Not Sure	11.1% (1)	33.3% (1)	10.7% (3)	15.8% (6)	21.3% (20)	
	Not Needed	22.2% (2)	33.3% (1)	25.0% (7)	21.1% (8)	16.0% (15)	
		9	3	28	38	94	172
Improved accessibility	Strongly Needed	44.4% (4)	33.3% (1)	42.9% (12)	35.1% (13)	42.0% (37)	
	Moderately Needed	11.1% (1)	0.0% (0)	14.3% (4)	29.7% (11)	22.7% (20)	
	Not Sure	22.2% (2)	33.3% (1)	25.0% (7)	16.2% (6)	15.9% (14)	
	Not Needed	22.2% (2)	33.3% (1)	17.9% (5)	18.9% (7)	19.3% (17)	
		9	3	28	37	88	165
Better access to the lakefront	Strongly Needed	60.0% (6)	33.3% (1)	65.6% (21)	65.0% (26)	72.0% (72)	

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Appendix C – Web Survey and Responses

	Moderately Needed	20.0% (2)	33.3% (1)	15.6% (5)	22.5% (9)	17.0% (17)	
	Not Sure	0.0% (0)	0.0% (0)	3.1% (1)	2.5% (1)	1.0% (1)	
	Not Needed	20.0% (2)	33.3% (1)	15.6% (5)	10.0% (4)	10.0% (10)	
		10	3	32	40	100	185
Improved baseball/softball fields	Strongly Needed	11.1% (1)	33.3% (1)	17.2% (5)	13.5% (5)	16.9% (15)	
	Moderately Needed	22.2% (2)	0.0% (0)	34.5% (10)	24.3% (9)	22.5% (20)	
	Not Sure	33.3% (3)	33.3% (1)	31.0% (9)	37.8% (14)	36.0% (32)	
	Not Needed	33.3% (3)	33.3% (1)	17.2% (5)	24.3% (9)	24.7% (22)	
		9	3	29	37	89	167
Improved soccer fields	Strongly Needed	0.0% (0)	0.0% (0)	11.1% (3)	17.1% (6)	10.3% (9)	
	Moderately Needed	37.5% (3)	0.0% (0)	7.4% (2)	8.6% (3)	24.1% (21)	
	Not Sure	50.0% (4)	50.0% (1)	48.1% (13)	45.7% (16)	35.6% (31)	
	Not Needed	12.5% (1)	50.0% (1)	33.3% (9)	28.6% (10)	29.9% (26)	
		8	2	27	35	87	159
Improved football field	Strongly Needed	22.2% (2)	0.0% (0)	16.0% (4)	16.7% (6)	21.6% (19)	
	Moderately Needed	22.2% (2)	0.0% (0)	20.0% (5)	11.1% (4)	18.2% (16)	
	Not Sure	44.4% (4)	50.0% (1)	44.0% (11)	50.0% (18)	38.6% (34)	
	Not	11.1% (1)	50.0% (1)	20.0% (5)	22.2% (8)	21.6% (19)	

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Appendix C – Web Survey and Responses

		Needed	(1)	(1)	(5)	(8)	(19)	
			9	2	25	36	88	160
Additional landscaping and horticulture displays	Strongly Needed	60.0% (6)	0.0% (0)	36.7% (11)	31.6% (12)	33.0% (29)		
	Moderately Needed	20.0% (2)	0.0% (0)	26.7% (8)	39.5% (15)	34.1% (30)		
	Not Sure	10.0% (1)	50.0% (1)	16.7% (5)	15.8% (6)	10.2% (9)		
	Not Needed	10.0% (1)	50.0% (1)	20.0% (6)	13.2% (5)	22.7% (20)		
			10	2	30	38	88	168
Other suggested improvements (please specify)		5 replies	0 replies	14 replies	14 replies	24 replies		57
answered question			10	3	32	43	104	192
skipped question								4