

Harbor Bridge Development Strategy

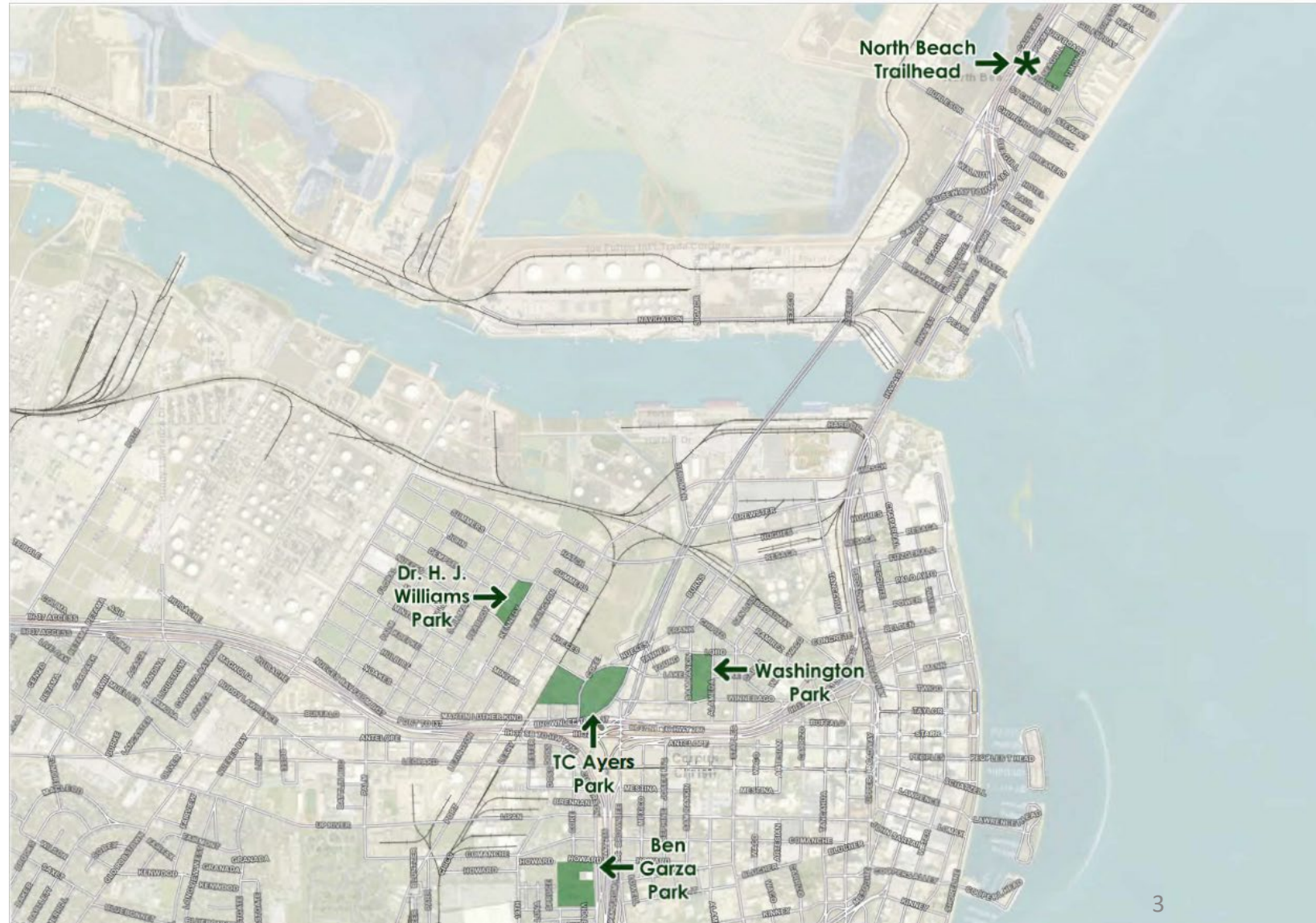
CM Report
April 25, 2023

Background

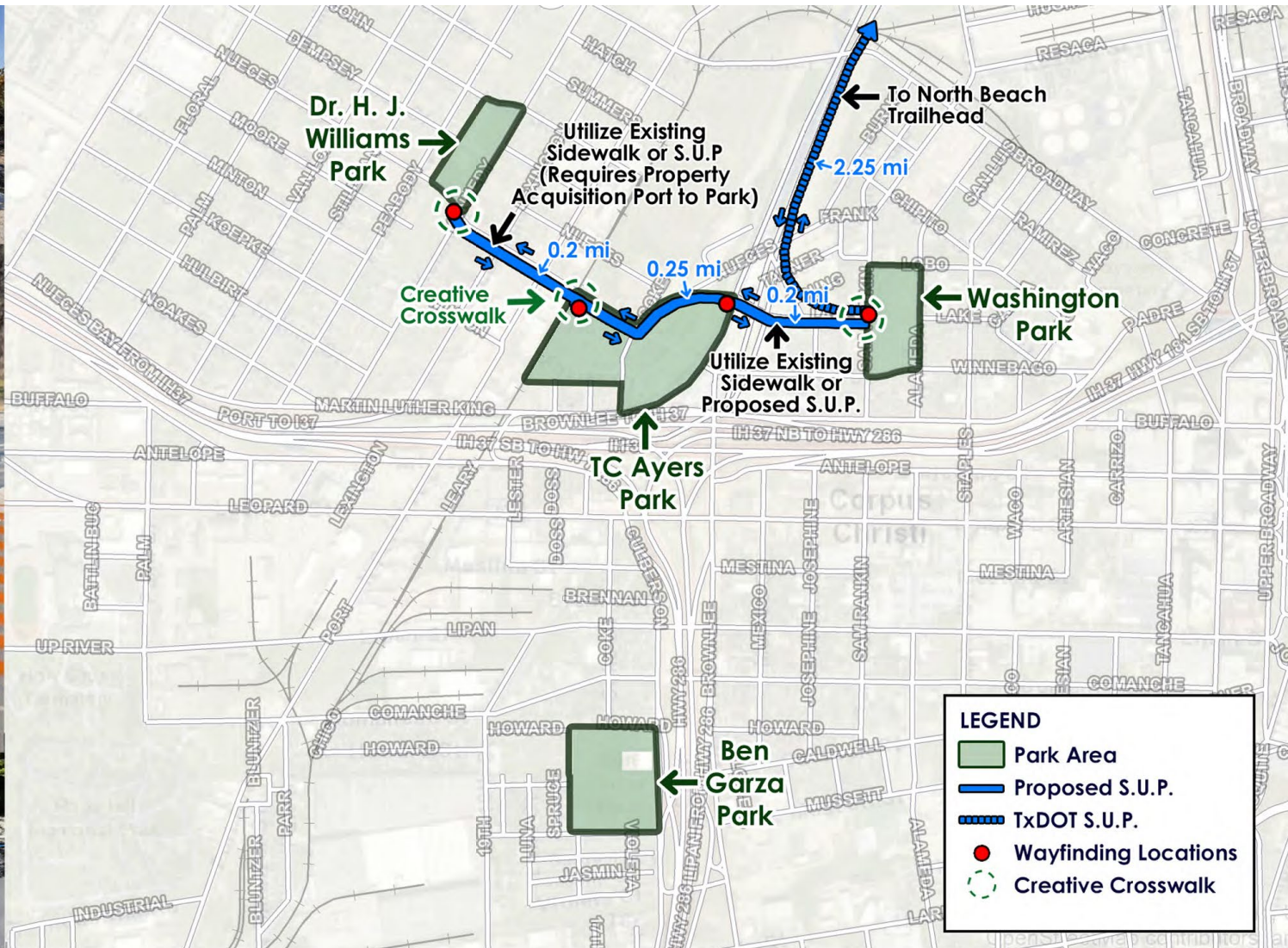
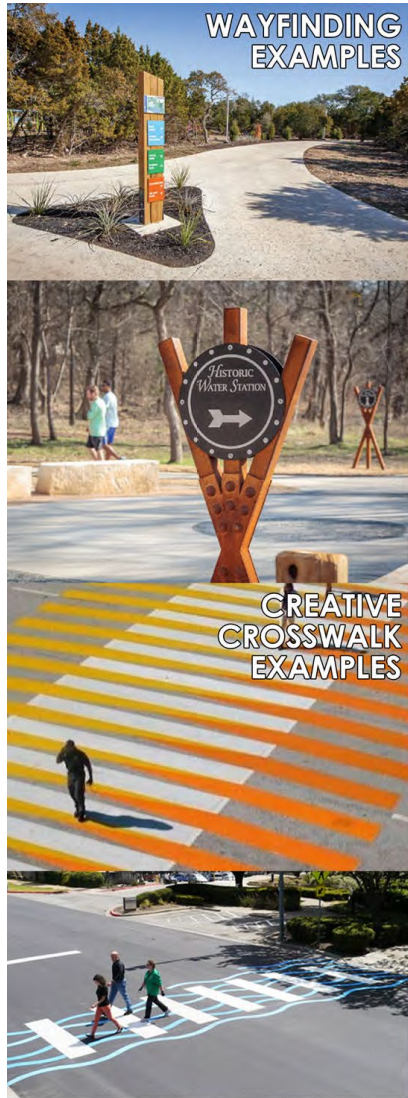
- December 2015—City entered into a four-party agreement to implement the mitigation requirements of TxDOT and the Federal Highway Administration (FHWA) in the Hillcrest Area:
 - Port of Corpus Christi Authority
 - Texas Department of Transportation (TxDOT)
 - Corpus Christi Housing Authority
- Project remained on hold for several years due to the Harbor Bridge Buyout program occurring in the Area
- September 2021—Professional Services Agreement awarded to Half Associates to design plans for:
 - Washington Coles Elementary School site
 - TC Ayers Park
 - Ben Garza Park
 - Dr. H.J Williams Park

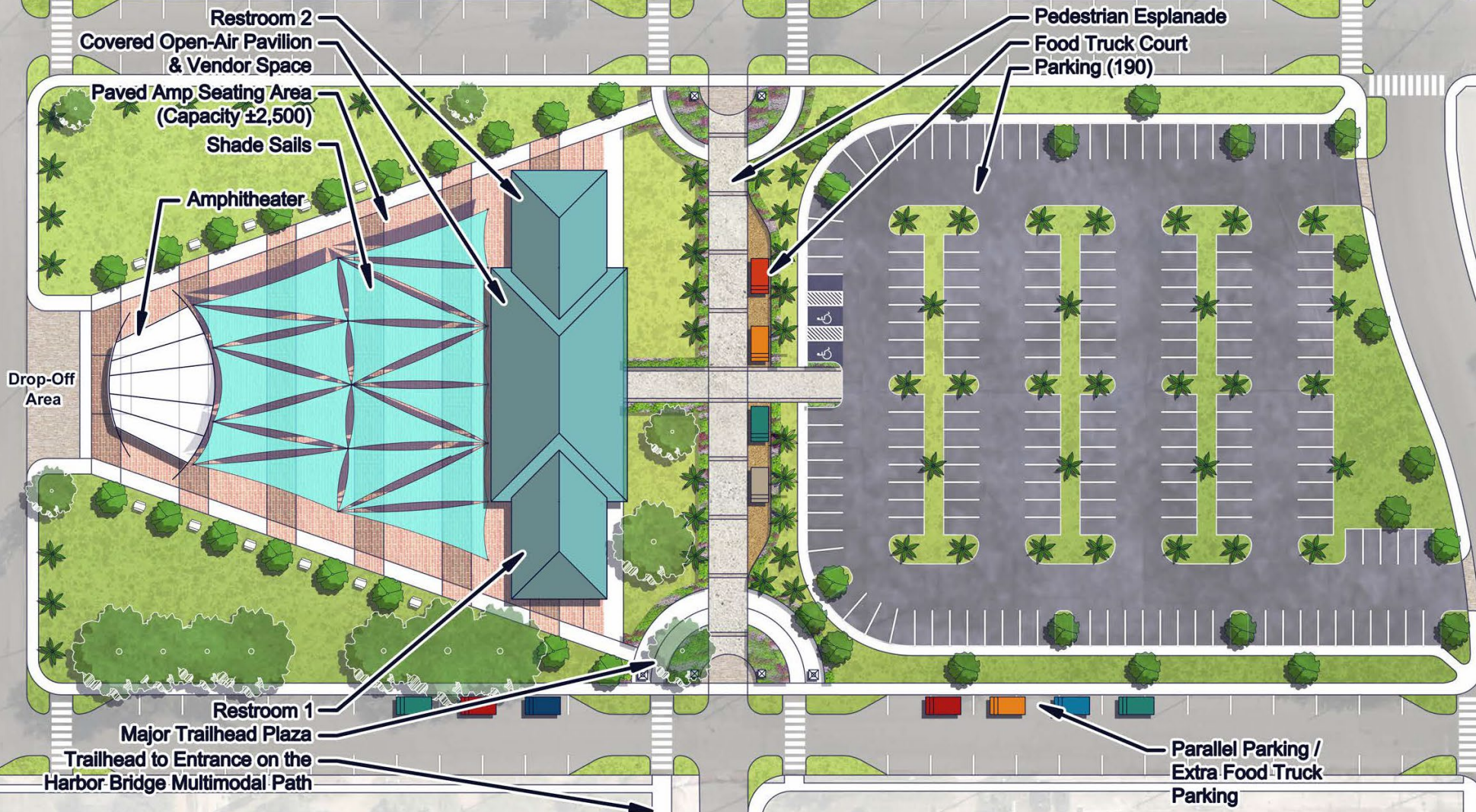
Area Map

- \$258k project award for preliminary design
- Project Scope:
 - Establish appropriate Level of Service
 - Create Park Program development plan
 - Identify necessary hike and bike trail connections
- Scope was amended to include a North Beach Trailhead
- **Total Design Proposal: \$14.3 million**
 - Total budget: \$5.9 million



Proposed Connectivity





WASHINGTON COLES PARK





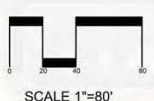
Washington Coles Park



Total Project Cost: \$9.2 million

- Site work & Demo - \$725,800
- Parking Lot Improvements - \$867,000
- Misc. Park Improvements - \$4.8 million
- Major Trailhead - \$101,000
- Landscape & Irrigation - \$136,675
- Soft costs - \$ 2.6 million





T.C. AYERS PARK





T.C Ayers Park



Total Project Cost: \$1.6 million

- Site work & Demo - \$15,000
- Misc. Park Amenities - \$916,500
- Minor Trailhead - \$66,500
- Landscape & Irrigation - \$181,750
- Soft costs - \$ 471,900





Major Trailhead
(Benches, Trash Receptacle
& Signage)

Proposed Picnic Tables
on Concrete Pad (Typ.)

Lawn Panel

Existing
Parking

2-5 Playground

5-12 Playground

Loop Trail

Existing Tree to Remain (Typ.)

COKE STREET

Sidewalks (Typ.)

Park Entry Plaza

Proposed Parking (42)

Enhanced Building
Walkway

HOWARD STREET

Minor Trailhead

CULBERSON STREET

Existing
Gymnasium

Existing
Basketball
Pavilion

To Abandoned
RR ROW

BEN GARZA PARK



SCALE 1"=40'



NORTH

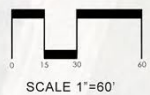


Ben Garza Park



Total Project Cost: \$2 million

- Site work & Demo - \$30,000
- Parking Lot Improvements - \$123,000
- Misc. Park Amenities - \$1 million
- Minor Trailhead - \$42,800
- Trailhead - \$69,000
- Landscape & Irrigation - \$144,700
- Soft costs - \$ 595,000



DR. H.J. WILLIAMS PARK



Dr. H. J Williams Park

- **Total Project Cost: \$1.4 million**
- Site work & Demo - \$20,300
- Parking Lot Improvements - \$8,250
- Misc. Park Amenities - \$864,600
- Major Trailhead - \$20,200
- Landscape & Irrigation - \$77,711
- Soft costs - \$ 396,500

