



CITY OF CORPUS CHRISTI

PARKS, RECREATION AND OPEN SPACE MASTER PLAN
BILL WITT PARK SITE PLAN

VIRTUAL ENGAGEMENT LAUNCH
AUGUST 10, 2021

VIRTUAL ENGAGEMENT LAUNCH





CITY OF CORPUS CHRISTI

PARKS, RECREATION AND OPEN SPACE MASTER PLAN
BILL WITT PARK SITE PLAN

CITY COUNCIL MIDPOINT UPDATE
AUGUST 10, 2021

- 10-YEAR Master Plan Project
 - Project Timeframe
 - Park System Assessment Methods
- Bill Witt Park

PROJECT TEAM



PROJECT TIMEFRAME



PHASE 1
VISION

WINTER/SPRING
2021



PHASE 2
ASSESSMENT

SPRING/SUMMER
2021



PHASE 3
BLUEPRINT

SUMMER/FALL
2021



PHASE 4
COMMITMENT

FALL/WINTER
2021/2022





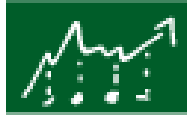
CITY OF CORPUS CHRISTI

PARKS, RECREATION AND OPEN SPACE MASTER PLAN

ASSESSMENT CATEGORIES

PARK SYSTEM ASSESSMENT METHODS

DEMAND-BASED ASSESSMENT



The demand-based assessment evaluates the expressed needs and desires of the Corpus Christi community to identify the types of facilities, amenities, and activities they would like to see.

RESOURCE-BASED ASSESSMENT



The resource-based assessment evaluates the potential of man-made or natural resources to determine how they could be utilized in a resilient manner to expand, diversify, or connect the parks, recreation, and open space system.

ACCESS-BASED ASSESSMENT



The access-based assessment evaluates the current quantity and location of parkland and facilities to determine if the needs of everyone in the community are being met.

CONDITIONS-BASED ASSESSMENT



The condition-based assessment evaluates the condition of existing parks, recreational facilities, buildings, and equipment to assess maintenance needs.

DEMAND-BASED ASSESSMENT

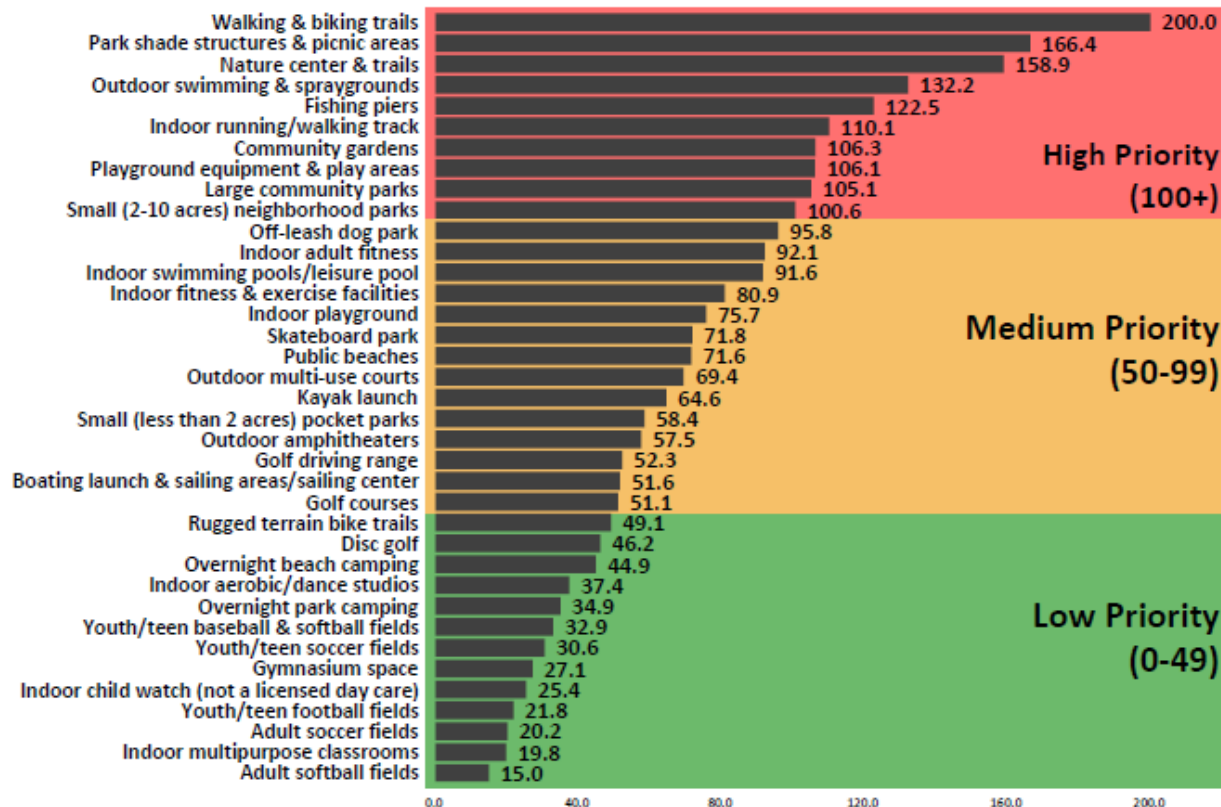
- Project Webpage
- Online Mapping Tool

Surveys/Online
Open House

Virtual Meeting Room
Stakeholder Meetings

www.cctexas.com/parksmasterplan

<https://corpuschristiparksvirtualmap.com/maps/>



DEMAND-BASED ASSESSMENT continued...

SUMMARY OF ENGAGEMENT TO-DATE:

- Kick-off Meetings with Parks and Recreation Staff
- Parks and Recreation Advisory Board Presentation
- Stakeholder “Visioning” Meetings with Community Representatives
- Meetings with City Council Members
- **Master Plan Survey**

(Statistically-Valid and “Public”)

2021 City of Corpus Christi Community Interest and Opinion Survey

The City of Corpus Christi Parks and Recreation Department would like your input to help determine green space, park, and recreation priorities for our City. This survey will take approximately 10-15 minutes to complete. When finished, please return your survey in the enclosed postage-paid return-reply envelope. Thank you for your input.

1. Please indicate if you or any member of your household has a need for each of the facilities listed below by circling either “Yes” or “No.” If “Yes,” please rate ALL of the categories of the Type of Facility for Corpus Christi using a scale of 1 to 5, where 5 means the needs of your household are being met.

Type of Facility	Do you have a need for this facility?		If “Yes,” how well are your needs being met?				
	Yes	No	100% Met	75% Met	50% Met	25% Met	0% Met
01. Small (less than 2 acres) pocket parks	Yes	No	5	4	3	2	1
02. Small (2-10 acres) neighborhood parks	Yes	No	5	4	3	2	1
03. Large community parks	Yes	No	5	4	3	2	1
04. Wash dog park	Yes	No	5	4	3	2	1
05. Golf course	Yes	No	5	4	3	2	1
06. Outdoor amphitheaters	Yes	No	5	4	3	2	1
07. Boat launch/golf carts/leasing carts	Yes	No	5	4	3	2	1
08. Youth/Teen baseball and softball fields	Yes	No	5	4	3	2	1
09. Youth/Teen baseball and softball fields	Yes	No	5	4	3	2	1
10. Youth/Teen football fields	Yes	No	5	4	3	2	1
11. Adult softball fields	Yes	No	5	4	3	2	1
12. Adult soccer fields	Yes	No	5	4	3	2	1
13. Outdoor swimming and spraygrounds	Yes	No	5	4	3	2	1
14. Outdoor tennis courts	Yes	No	5	4	3	2	1
15. Outdoor basketball courts	Yes	No	5	4	3	2	1
16. Playground equipment and play areas	Yes	No	5	4	3	2	1
17. Rugged terrain trails	Yes	No	5	4	3	2	1
18. Walking and biking trails	Yes	No	5	4	3	2	1
19. Nature centers	Yes	No	5	4	3	2	1
20. Park shade structure and picnic areas	Yes	No	5	4	3	2	1
21. Community gardens	Yes	No	5	4	3	2	1
22. Indoor swimming pools/leisure pool	Yes	No	5	4	3	2	1
23. Indoor fitness and exercise facilities	Yes	No	5	4	3	2	1
24. Indoor running/walking track	Yes	No	5	4	3	2	1
25. Board/park/pool	Yes	No	5	4	3	2	1
26. Stadium seating	Yes	No	5	4	3	2	1
27. Other volleyball courts	Yes	No	5	4	3	2	1
28. Pickleball courts	Yes	No	5	4	3	2	1
29. Disc golf	Yes	No	5	4	3	2	1
30. Golf driving range	Yes	No	5	4	3	2	1
31. Fishing piers	Yes	No	5	4	3	2	1
32. Overnight beach camping	Yes	No	5	4	3	2	1
33. Overnight park camping	Yes	No	5	4	3	2	1
34. Kayaking	Yes	No	5	4	3	2	1
35. Indoor playground	Yes	No	5	4	3	2	1
36. Indoor water/slide at a licensed day camp	Yes	No	5	4	3	2	1
37. Indoor activities	Yes	No	5	4	3	2	1
38. Indoor aerobics/dance studios	Yes	No	5	4	3	2	1
39. Indoor purpose-built studios	Yes	No	5	4	3	2	1

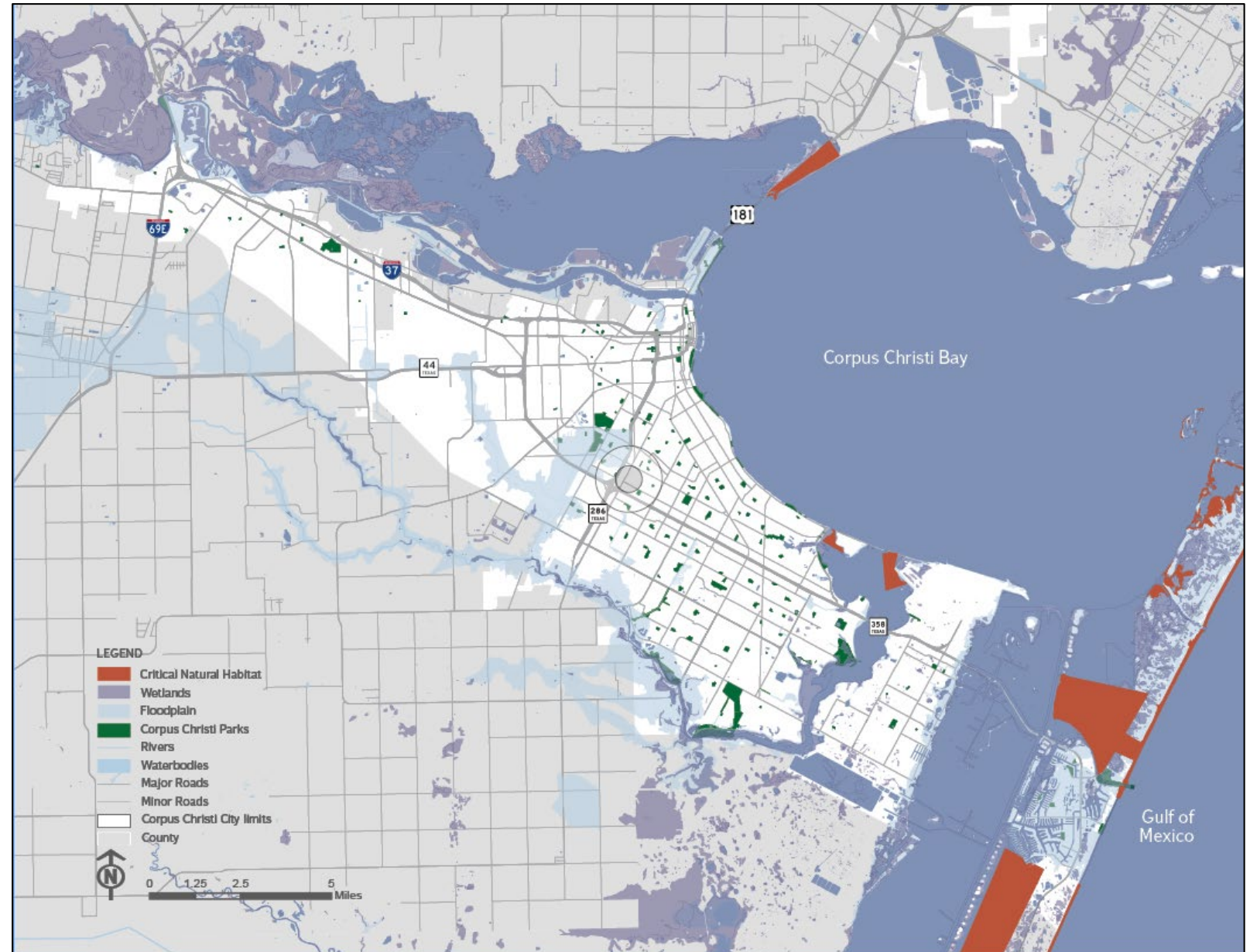
©2021 ETC Institute for the City of Corpus Christi Page 1

~1,200
Completed Surveys
744 Random
450+ Public

RESOURCE-BASED ASSESSMENT

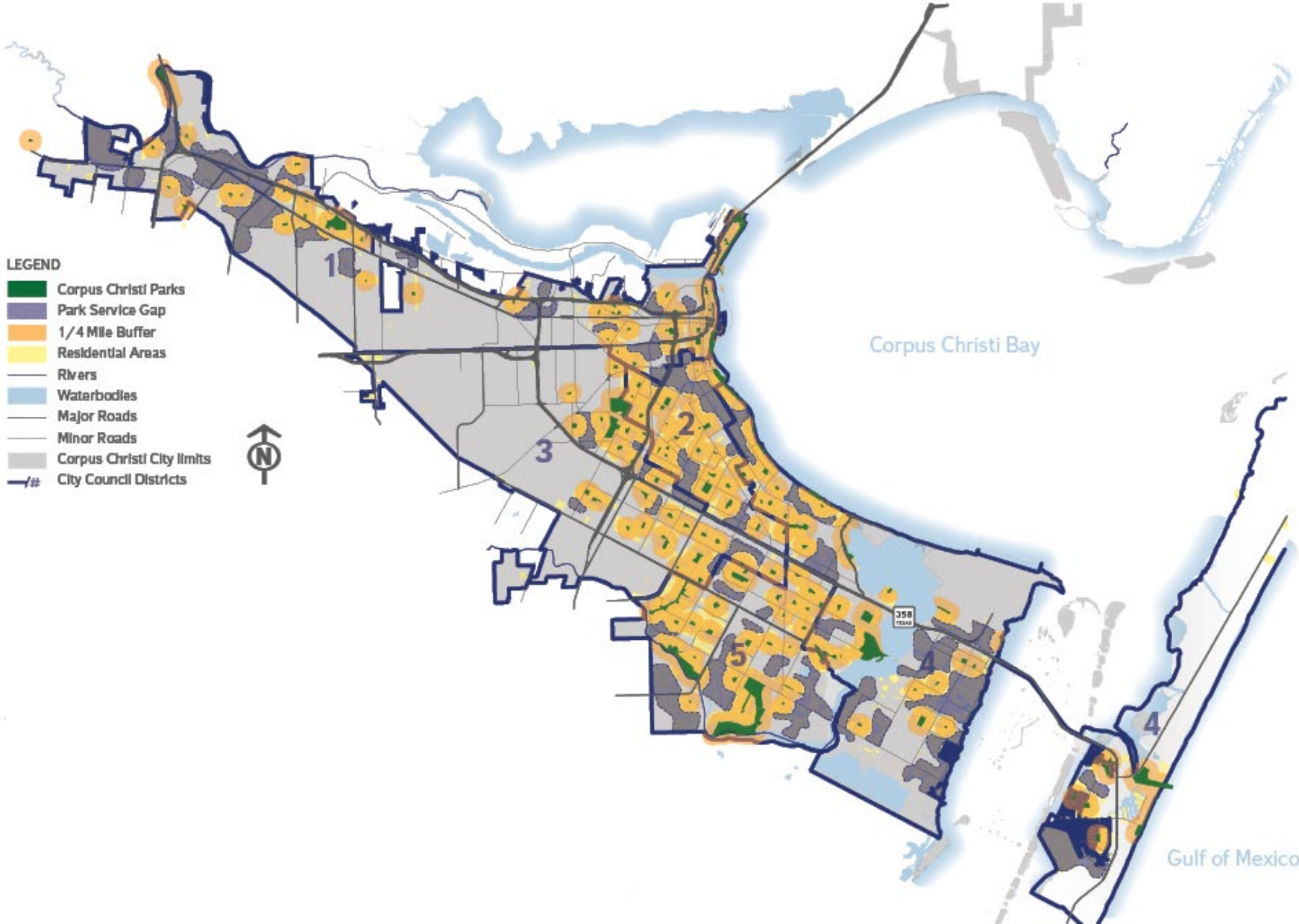
NATURAL FEATURES & SYSTEMS

- Shoreline & floodplain
- Critical natural habitats



ACCESS-BASED ASSESSMENT

Parkland Service Area Gaps



CONDITIONS-BASED ASSESSMENT

PARK CONDITION ASSESSMENT

Commodore
(PARK NAME)

District 4
(COUNCIL DISTRICT)

Area 7
(Park Planning Area)

Community Park
(PARK CLASSIFICATION)



SPORT COURTS

Current conditions of sports courts must note if any repairs and/or replacement of the court is necessary. This could consist of surfacing and/or vertical structures. Sports court review includes shade of the court either by trees or a canopy structure.

- 5 Great condition, surface is in good condition and nets are stable, level and in good repair
- 4 Good condition, surface and nets beginning to require maintenance with minor repairs needed
- 3 Moderate condition, surface and nets require moderate maintenance or replacement
- 2 Poor condition, unsafe surface and nets or hardware that require replacement/resurfacing
- 1 Very poor condition, complete reconstruction needed
- 0 Non-existent or not-applicable.

COMMENTS:

Concrete few crack need filled, missing basketball hoop and net

SPORT FIELDS

Note overall maintenance and management of the field including repairs that are needed of turf grass and Presence or lack of shade a included.

- 5 Great condition, surface is in good condition and nets are stable, level and in good repair
- 4 Good condition, surface and nets beginning to require maintenance with minor repairs needed
- 3 Moderate condition, surface and nets require moderate maintenance or replacement
- 2 Poor condition, unsafe surface and nets or hardware that require replacement/resurfacing
- 1 Very poor condition, complete reconstruction needed
- 0 Non-existent or not-applicable.

COMMENTS:

PUBLIC GATHERING

An example of a public gathering area of a lawn area. The conditions of the pavilions, park benches, and trees are needed. The level of shade is needed.

- 5 Great condition, surface is in good condition and is ADA accessible requiring no maintenance.
- 4 Good condition, surface beginning to crack and heave with minor repairs needed or minimal washout.
- 3 Moderate condition, surface requires moderate maintenance with visible safety concerns
- 2 Poor condition, unsafe surface that requires replacement or reconstruction and/or re-grading or re-routing.
- 1 Very poor condition, ADA access is limited or non-existent and/or complete reconstruction needed
- 0 Non-existent or not-applicable.

COMMENTS:

Uneven path in some places

- 5 Great condition, surface is in good condition and is ADA accessible requiring no maintenance.
- 4 Good condition, surface beginning to crack and heave with minor repairs needed or minimal washout.
- 3 Moderate condition, surface requires moderate maintenance with visible safety concerns
- 2 Poor condition, unsafe surface that requires replacement or reconstruction and/or re-grading or re-routing.
- 1 Very poor condition, ADA access is limited or non-existent and/or complete reconstruction needed
- 0 Non-existent or not-applicable.

COMMENTS:

No shade, decent condition slight rust

COMMODORE

RATING: 2.20, POOR CONDITION

Commodore Park is located at 145002 Swordfish Street, corner of Swordfish Street and Commodore Drive. Existing basketball court slab in fair condition although dirty and expansion joint repair needed (refer to image 1). One of the posts is missing backboard, goal, and net (refer to image 2). Other basketball goal has a ripped net. Concrete walkways need some expansion joint repair (refer to image 3). Not all site amenities have accessible path to them. Existing picnic table and bench have no cover for shade but seem to be in decent condition (refer to image 4). Playground consists of some swings on a wood and steel frame (refer to image 5). Wood is deteriorated and steel has some rust. There is no acceptable fall surface present except for the ground. Small open areas exist that can be used for play. Turf is very spotty and bare. There is no parking except by the street curb with no striping. Only site amenity is a wood waste basket for trash can which is rotting, split, and worn (refer to image 6). There are different size palms and some trees that need trimming (refer to image 7 & 8). No park sign exists. Park has no site lighting either. There is no curb ramp from the street to the park walkway (refer to image 9).



OPPORTUNITIES FOR IMPROVEMENT

- Lighting throughout park.
- Shade at Table/Bench.
- Additional Amenities such as Pet Waste Station.
- Playground Fall Surface.
- Street Curb Ramp
- On-Street parking striping.

Figure A, Commodore Park Magnitude of Costs
Costs are for order of magnitude estimating purposes only and are subject to refinement and verification. Unit pricing is based on average cost statewide and do not account for any site specific determinants that would effect costs of construction (i.e., unknown subsurface conditions.) Quantities are estimates only and the actual amount of work and/or materials are contingent upon final design of these facilities.

Description	Unit*	Quantity	Unit Cost	Cost
Replace Concrete Sidewalk Sections	SF	100	\$8.00	\$800.00
Expansion Joint Repair	LF	100	\$20.00	\$2,000.00
Power wash Basketball Court Concrete Pad and seal	SF	3,200	\$1.00	\$3,200.00
Basketball Backboard, Goals & Net	EA	1	\$1,400.00	\$1,400.00
Basketball Goal & Net	EA	1	\$250.00	\$250.00
Paint Playground Swings	LS	1	\$1,500.00	\$1,500.00
Turf Hydroseeding	SF	15,000	\$3.00	\$4,500.00
Replace Waste Receptacle w/new	EA	1	\$250.00	\$250.00
Tree Trimming	EA	10	\$500.00	\$5,000.00
Total				\$18,900.00
20% Contingency				\$3,780.00
Total Cost				\$22,680.00

* SF: square feet
EA: each
LS: lump sum
LF: linear foot
AC: acre



BILL WITT PARK

MASTER SITE PLAN



- **Recommendations**
 - Existing parkland & facility improvements
 - Trail connectivity
 - Priority investments
- **Implementation Action Plan**
 - Park and facility development (long-term)
 - Prioritized capital projects



THANK YOU !

VISIT THE PARKS & RECREATION WEBSITE
FOR UPDATES & SURVEY OPPORTUNITIES

