

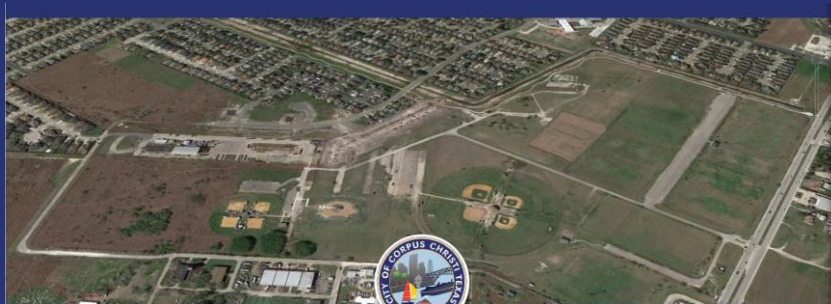


# BILL WITT PARK

MASTER SITE PLAN



CORPUS CHRISTI CITY COUNCIL  
APRIL 26, 2022



### BILL WITT PARK

MASTER SITE PLAN



STAKEHOLDER MEETING  
FEBRUARY 10, 2021



### CITY OF CORPUS CHRISTI

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

CITY COUNCIL ENGAGEMENTS  
JUNE 16, 2021



2021

### City of Corpus Christi Bill Witt Park Survey

Findings Report

Presented to the  
City of Corpus Christi  
(Texas)

November 2021

### Bill Witt | Site Plan Program

Result of public input and key stakeholders (2021)

#	Program:	Notes:	Included:
1	<b>Vehicular Access/Circulation/Parking/Operations</b>		
	• Access to Fire Station	2018 UFC for roadways, min. 26 ft. for two-way, 20 ft. for one-way.	X
	• Secondary Entry from Yorktown	West end -ingress only	X
	• Future road extension to south Rod Field Road; Safety Steel; maybe not full connection through park.	Make sure park is not a cut through. Traffic calming design	X
	• Park roads secondary to pedestrian trail/walkways.		X
	• Improved and adequate parking.		X
	• Main Entry – consider boulevard/round-a-bouts.		X
	• Aquatic Center coord.		X
	• Maint. Facility		X
	• Dumpster Enclosures		
2	<b>Pedestrian Access/Trails</b>		
	• Internal loop trail 10 ft.	Used for police training.	X
	• ¼ mile loop trail – fitness trail/par course, intergenerational activities/pods		X
	• Connections to neighborhood		X
	• Trail connection to Oso Creek		X
	• Water fountains		
3	<b>Sport Facilities</b>		
	• Show KH Aquatic Center		X
	• (6) 300 ft. Softball/baseball Fields (tee ball to 14 yrs.		X
	• Central concession/restroom (1,500-2,000 sf)....possible offset from central area. Tee ball to 14 yrs.		
	• Maybe one field is for disabilities or add 7 <sup>th</sup> field – plays 120 ft.		
	• (4) 130 ft. kickball fields		X
	• Full size adult soccer fields (400 ft. x 265) Central restroom/coaches office/pavilion.		X
4	<b>Amenities</b>		
	• Development Zones for mowing		X
	• Inclusive/adaptive play area		X
	• Community Garden/Farmers Market Area		X
	• Pickleball/Tennis Courts (multi-purpose/basketball)		X
	• Pump Track		X
	• Ninja Course		X
	• Shade structures – Trees (Lots)		X
	• Disc golf	By others down near Oso Creek	X
	• Off-leash dog area	Locate next to exist. DP	X

# SITE PLAN DEVELOPMENT

## SITE PLAN DEVELOPMENT & REFINEMENT



Bill Witt Park										HALFF	
Master Site Plan Budget of Probable Construction Costs										3.04.22	
Plan / Item No.	Description (with unit price in words)	Quantity	Unit	Unit Price	Amount	Cost per Field	Field QTY	Item Sub-Total			
<b>SCHEDULE 100 - GENERAL SITE</b>											
SITE WORK / DEMOLITION										\$646,000.00	
MULTI-PURPOSE FIELD PARKING / PAVEMENT (Lots A - D)										\$2,333,000.00	
MAIN ENTRY PARKING / PAVEMENT (Lots E - L)										\$4,016,750.00	
FIELD ENTRY PARKING LOT (By Other)										0.00	
DOG PARK / COMMUNITY GARDEN PARKING LOT (64 PARKING SPACES)										\$209,000.00	
KICKBALL PARKING LOT (24 PARKING SPACES)										\$207,000.00	
TRAILHEAD / BISC GOLF PARKING LOT (24 PARKING SPACES)										\$207,000.00	
Main Entry Road & Roundabout R6 to parking lot S										\$648,000.00	
Roundabout R6 (Between Parking Lots O & S)										\$116,000.00	
Secondary Entry Road & Roundabout R4 to Safety Steel										\$204,000.00	
Roundabout R6 (at Safety Steel Road)										\$100,000.00	
<b>SCHEDULE 200 - ATHLETIC FIELDS</b>											
MULTI-PURPOSE FIELDS										\$12,547,150.00	
A MULTI-PURPOSE FIELDS (4) - (FIELDS 1 - 4)										\$1,258,425.00	
B MULTI-PURPOSE FIELDS (8) - (FIELDS 5 - 12)										\$2,516,850.00	
C MULTI-PURPOSE SPECTATOR AREA - COMMON AREA SITE IMPROVEMENTS										\$1,444,000.00	
BASEBALL / SOFTBALL FIELDS										\$10,996,360.00	
N BASEBALL / SOFTBALL FIELDS - 300 FT (4) - (FIELDS 1 - 4)										\$1,224,525.00	
O BASEBALL / SOFTBALL FIELDS - 250 FT (2) - (FIELDS 5-6)										\$1,224,525.00	
BASEBALL / SOFTBALL SPECTATOR AREA - COMMON AREA SITE IMPROVEMENTS										\$1,444,000.00	
KICKBALL FIELDS										\$2,389,160.00	
V KICKBALL FIELDS - 140 FT (4) - (FIELDS 1 - 4)										\$249,265.00	
KICKBALL SPECTATOR AREA - COMMON AREA SITE IMPROVEMENTS										\$207,000.00	
<b>SCHEDULE 300 - MISCELLANEOUS PARK AMENITIES</b>										\$4,690,360.00	
Y DOG PARK EXPANSION										\$7,000,000.00	
U COMMUNITY GARDEN										\$18,400.00	
P DEMO GARDEN										\$18,750.00	
Q PUMP TRACK										\$33,000.00	
M.S.X GENERAL PARK IMPROVEMENTS & TRAILS										\$1,384,500.00	
SUBTOTAL CONSTRUCTION COSTS										\$36,717,242.00	
OTHER PROJECT COSTS										\$14,896,901.00	
TOTAL ALL PROJECTS (INCLUDES CONTINGENCY & SOFT COSTS)										\$51,614,143.00	



	EXIST.	PROP.
SOCCER	10	12
BASEBALL/ SOFTBALL	4	6
KICKBALL	4	4
PUMP TRACK	0	1
TENNIS	0	3
PICKLEBALL	0	8
BASKETBALL	0	2
AGILITY TRAINING	0	1
DOG PARK	3/4 ACRE	1-1/2 ACRE
COMMUNITY GARDEN	0 PLOTS	40 PLOTS
TRAILS / WALKWAYS	1/2 MILE	2-1/4 MILES

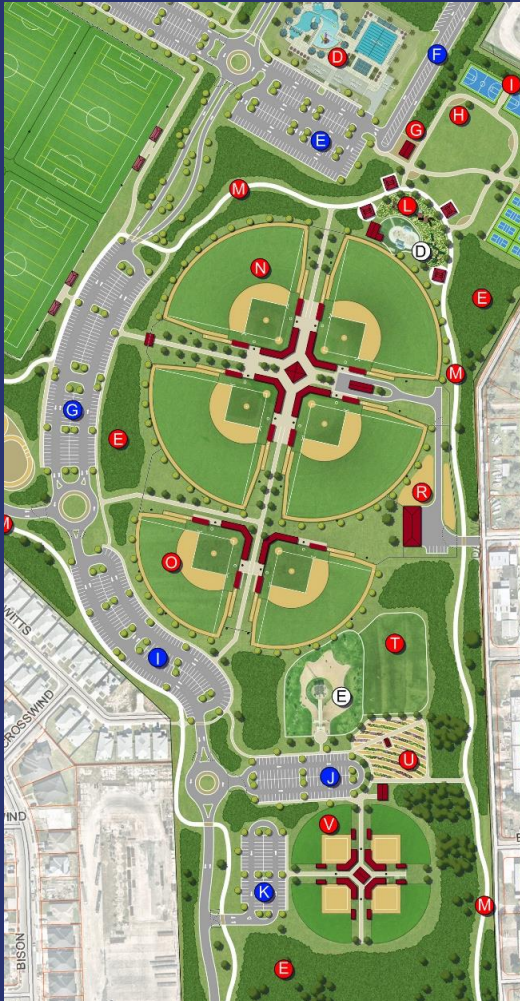


# SITE PLAN DEVELOPMENT

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HALFF CORNUS CONSULTANTS ARCHITECTURE PLANNING ENGINEERING  
OSO CREEK PARK MASTER SITE PLAN  
04-18-2022  
0 100 200 400 Feet  
N

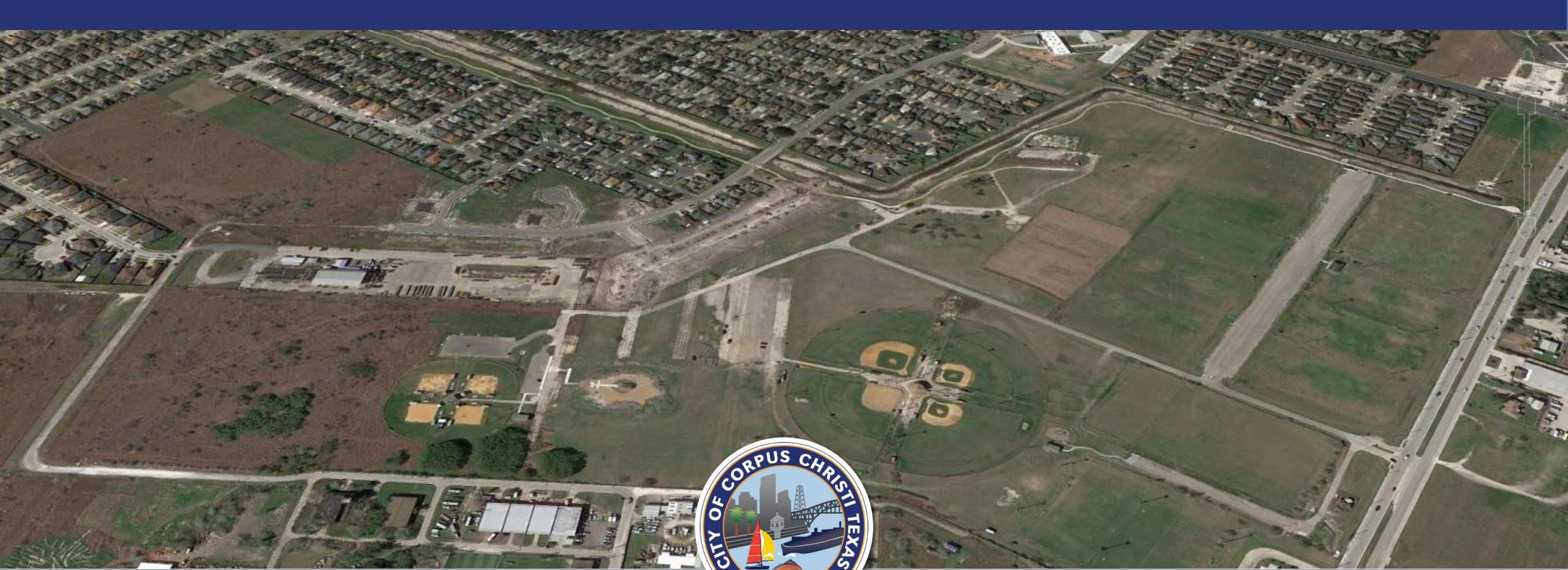


MAINTENANCE: ANNUAL UPKEEP, REPAIRS

OPERATIONS: STAFFING NEEDS

REVENUE: RENTALS, LEAGUE FEES, CITY PROGRAMMING

EXPENSES: LIFE CYCLE COSTS, ONE-TIME/RECURRING  
EQUIPMENT COSTS.



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