



Parks and Recreation Department (PAR):
Commodore Park Design and Development

Summary

Commodore Park - \$1.0M – Bond

Park design and development for a community center and recreational amenities to be placed within the park.

Commodore Park Acres-City Owned

Original (Niche Park) .84 Acres

Expansion (Community Park) 12 Acres

COMMODORE PARK Commodore Drive, Corpus Christi TX



PARK CONDITIONS ASSESSMENT																								
Park Name	Park Classification	Council Districts	Park Planning Area	Sport Courts	Sport Fields	Park Pathways Trails	Public Gathering Spaces	Structured Play (i.e. playgrounds)	Open Play Areas	Parking (Off-Street and On-Street)	General Fencing and Retaining Walls	General Site Facilities	Additional Site Amenities	Planting and Trees	Turf	Signage	Site Lighting	Park Accessibility	Shoreline	Total Categories	Ranked Categories	Total Score	Average Score	Weighted Average
Aquarius	Neighborhood	4	7	3	5	4	3	4	3	2	3	4	4	4	3	1		4		16	14	47	2.94	3.36
Commodore	Niche	4	7	2		3	3	3	1	2		2	3	1				2		16	10	22	1.38	2.20
DON AND SANDY BILLISH MEMORIAL	Community	4	7	5	4	4	3	4	5	3			4	3	5	2	4	3		16	13	49	3.06	3.77
DOUDEN	Neighborhood	4	7	3		4	4	2	3	2	3	4	3	3	2	2		4		16	13	39	2.44	3.00

CORPUS CHRISTI PARKS, RECREATION AND OPEN SPACE MASTER PLAN

Commodore Park

FINAL DRAFT 06.22.22

COMMODORE

RATING: 2.78, MODERATE CONDITION

Commodore Park is located at 145002 Swordfish Street, corner of Swordfish Street and Commodore Drive. Existing basketball court slab in good 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 in good condition, but 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 determinates 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	\$.30	\$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

FACILITY AND EQUIPMENT GUIDELINES

Guidelines prepared by the NRPA for parks, open spaces, and greenways help identify the types and quantities of facilities and equipment that may be appropriate for different park types. Planning for park facilities and amenities in accordance to NRPA guidelines helps ensure that community parks are viable and attractive and provide an adequate level of service for all community members. NRPA facility and equipment standards also help determine the criteria for minimum acceptable facilities for both urban and rural communities.

AMENITY GUIDELINES

General Amenity Guidelines by Park Classification displays minimum facility and equipment improvements for parks of varying scale. These facility and equipment guidelines ensure comparable and quality development among parks and recreation areas across the a community, and are presented here only for general information. These guidelines serve as only one source of information that has been used to influence facility recommendations presented in this Plan for Corpus Christi. **City-specific facility recommendations are contained in Chapters 3 and 4 of this Plan.**

General Amenity Guidelines by Park Classification

EQUIPMENT	REGIONAL PARKS	COMMUNITY PARKS	NEIGH. PARKS	NICHE PARKS
PARK BENCH	YES	YES	YES	Yes
PICNIC TABLE/SHELTER	2 PER ACRE	2 PER ACRE	2 PER ACRE	1 per acre
COVERED PAVILION	2 PER ACRE	2 PER ACRE	OPTIONAL	None
DRINKING FOUNTAIN	MULTIPLE	1 PER PARK	1 PER PARK	1 per park
PARK SIGN	1 AT EACH ENTRANCE	1 AT EACH MAJOR ENTRANCE	1 AT EACH MAJOR ENTRANCE	1 at each entrance
PLAY EQUIPMENT	145 -150 CHILDREN	60 - 65 CHILDREN	15 - 20 CHILDREN	5 - 10 children
SECURITY LIGHTS	YES	YES	YES	Yes
PERIMETER SIDEWALK	STREET FRONTAGE	STREET FRONTAGE	STREET FRONTAGE	street frontage
PED./BICYCLE ACCESS	YES	YES	YES	Yes
TRAIL	1 LINEAR MILE +	1 LINEAR MILE +	OPTIONAL	None
GRILL	OPTIONAL	OPTIONAL	OPTIONAL	Optional
WASTE RECEPTACLE	YES	YES	YES	Yes
RESTROOM FACILITY	2 - 3 PER PARK	1 PER PARK	OPTIONAL	None
PARKING	250+ SPACES/PARK	10 -15 SPACES/PARK	ON-STREET	On-street
IRRIGATION SYSTEM	YES	YES	YES	Yes

Preliminary Action Items for design consultant:

- Community outreach
- PRAC outreach
- ISAC outreach
- Council outreach
- Visit CC outreach
- Survey
- Additional meeting with parks executives
- Additional Renderings
- Update Landscaping
- Update Masterplans after outreach
- Provide executive summary
- Update OPCC

Recommendations

- Pickle Ball Courts
 - Tennis Courts
 - Splash Pad
 - Outdoor Sports area
- Baseball/Softball diamond
- Soccer field
- Walking trail