

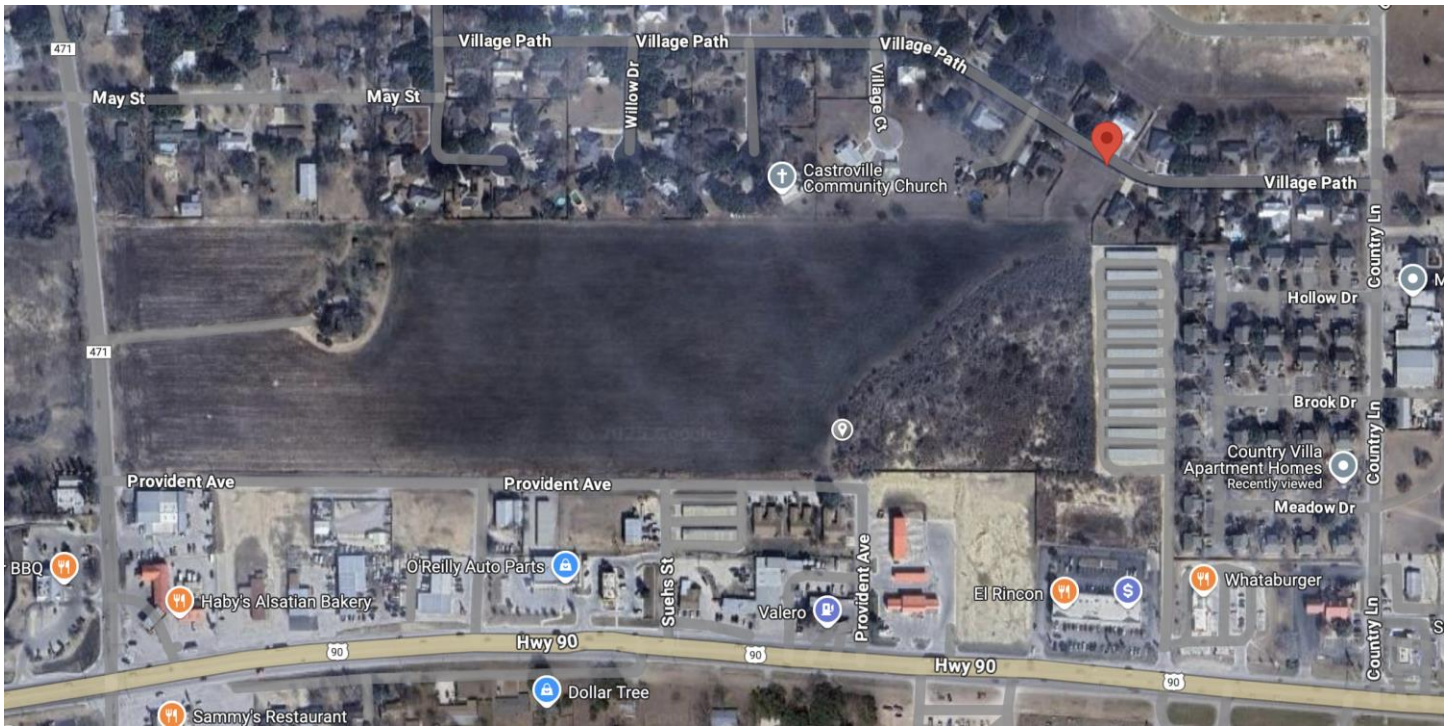
### **134 Village Path Pocket Park - Master Plan Addition – June 2025**

The City of Castroville purchased 134 Village Path in Country Village in 2023. Builders could not construct a house on it due to occasional flooding in part of the neighborhood. The property is 0.49 acres (21,147.80 square feet). The City of Castroville is designing a stormwater drainage control structure in this site. Currently it is an empty lot between two houses in Country Village and backs up to the northeast corner of the new construction at the Heights of Castroville. This location is central to the west end of Country Village (near FM 471) and the Country Villa apartment complex located on Country Lane. Additionally, the Heights of Castroville will be adding a walking trail to the southeast corner of its boundary. It is less than half-a-mile walk to most of Country Village, all the Heights of Castroville, and all the Country Villa apartments from 134 Village Path. (Note that the original master plan was completed in 2022 before this property was purchased by the city.)

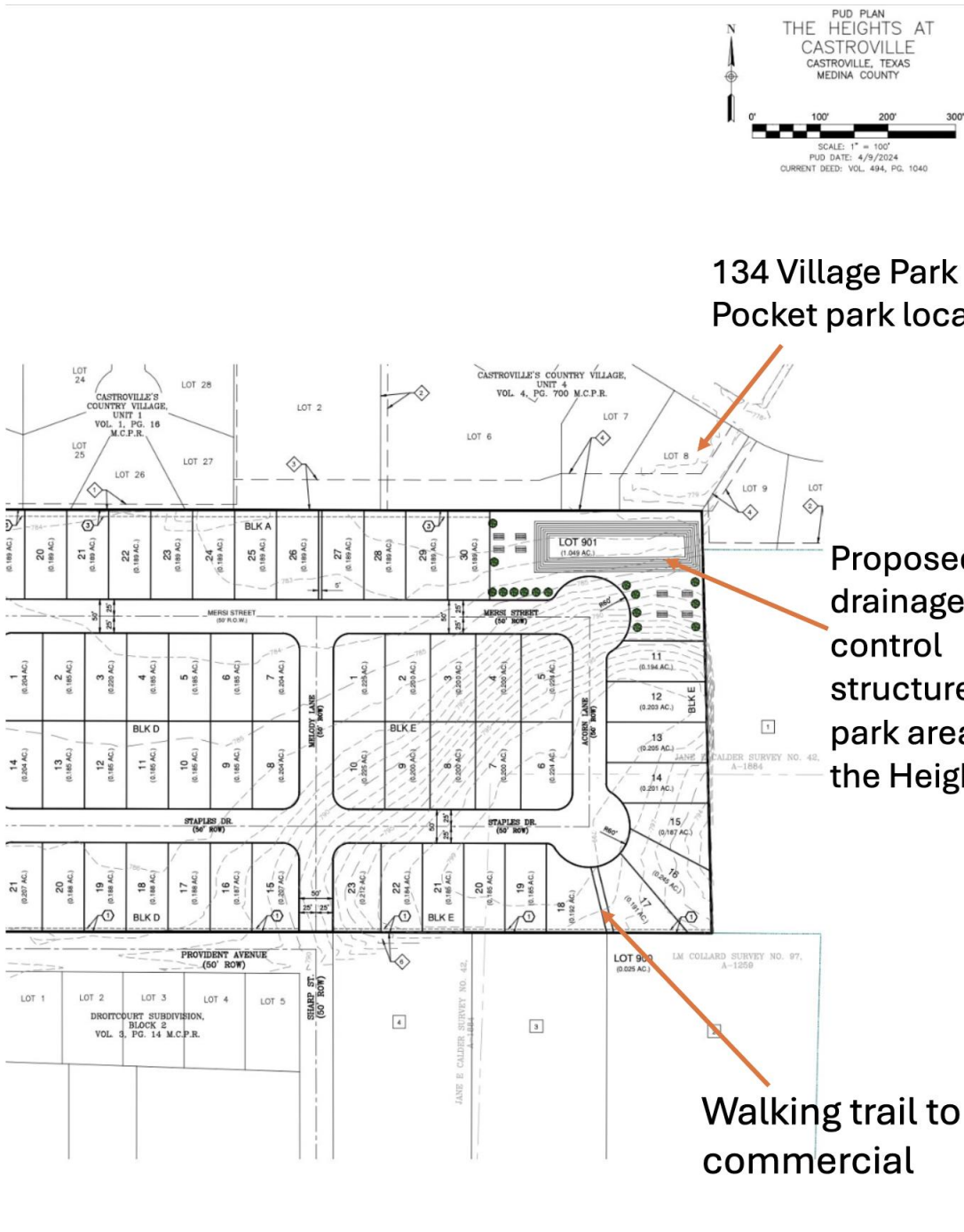
There are 200 platted lots in Country Village (most have been built on), 128 units in Country Village apartments, and 120 lots planned in the Heights of Castroville.



Facing south at 134 Village Path – The greener area is where the water concentrates during a rain.



134 Village Path is located at the red pin.



Here is the Heights of Castroville neighborhood detail of northern connection with Country Village and southern walking trail. The combination of 134 Village Park and Lot 901 make an obvious hub to connect these two neighborhoods. The proposed drainage control structure will need to allow for a trail between the two lots.

## **Recommendations**

This space could be put to good use for the community instead of it being just an empty lot with drainage control. A walking trail will better connect these 3 neighborhoods by foot or bike. It has been demonstrated that this area is lacking any public recreation space (see Appendix D), and it's currently not walkable to any other park area in Castroville. This space should be classified as a pocket park since it is less than 1 acre, can service at least 500 people, and is accessible on foot or bike. (See: <https://www.nrpa.org/contentassets/f768428a39aa4035ae55b2aaff372617/pocket-parks.pdf>).

The pocket park and trail system can be designed in conjunction with the drainage control structure that the area needs and with consultation from the neighborhood's residents specifically in District 4.

### **Equity in Park Distribution**

This pocket park would meet this standard. It is in a prime location that would serve residents from three different subdivisions.

### **Equity in Accessibility**

The walking trail would provide access for everyone between the two neighborhoods of Country Village and the Heights of Castroville and then to the commercial district to the south of the Heights of Castroville. It would meet this standard.

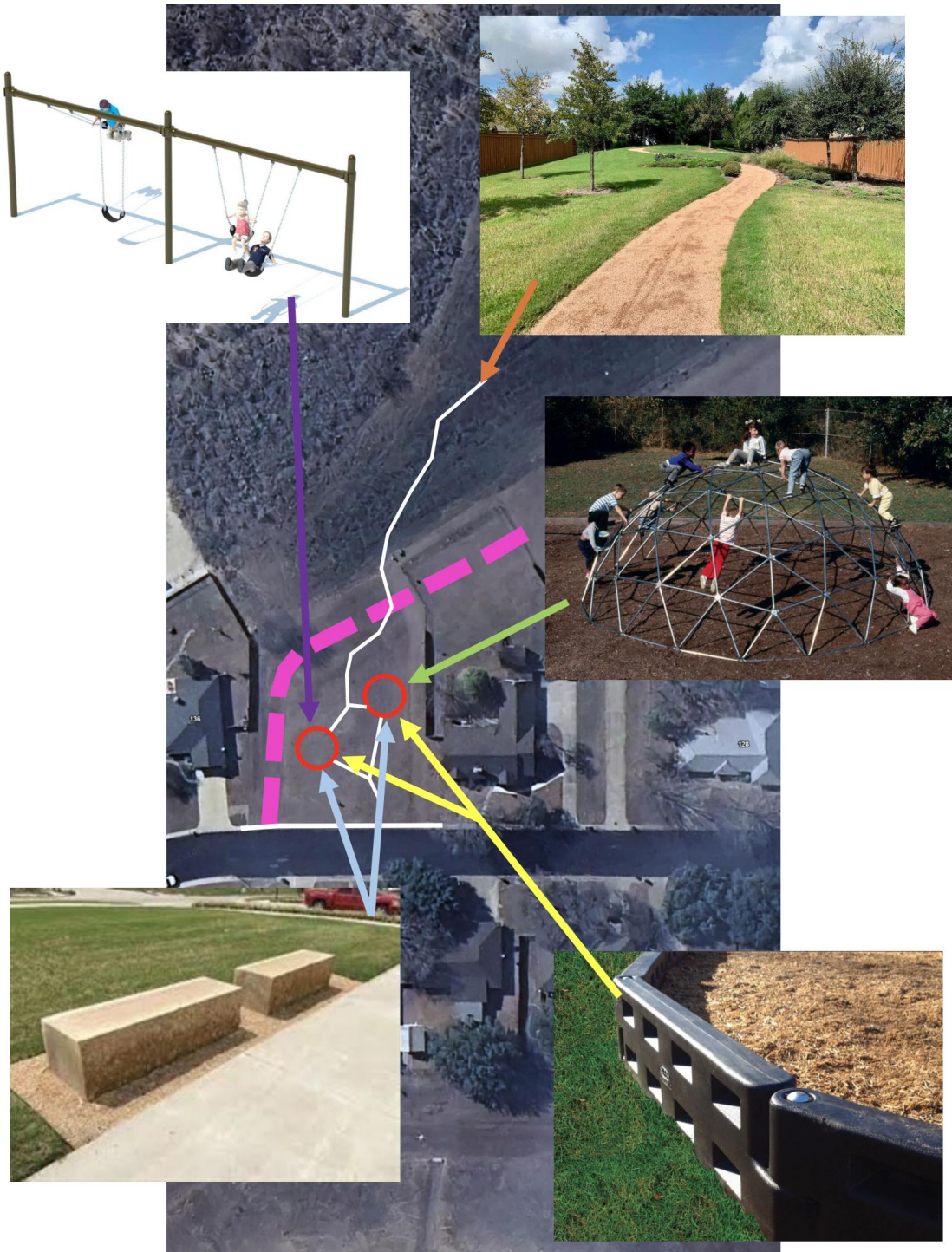
### **Equity in Functions**

Having this kind of open space would provide unstructured and passive recreation to the residents, giving a place to make new connections in the neighborhoods and enjoy nature. Because of its small size, there is no need for organized sports.

## **Overall Recommendations**

See the site plan below for an illustration of the amenities listed.

- Having a landscape that is easy to maintain with durable benches and a simple swing set will provide a great set of amenities in this open space.
- A designated trail will connect these different communities making this section of Castroville more walkable.
- Native trees should be added to make the space cozier and shaded.
- Later adding a climbing structure and/or gaga ball pits for children would be a great addition while keeping sight-lines open.
- This kind of project can be worked on in phases to help budget for the amenities.



Site plan for the pocket park amenities

Table 5– Specific Recommendations				
<b>134 Village Path</b>	BE = Bond Election, OB = Operating Budget, GR = Grant			
<b>Overall</b>	Cost	Funding Source	Department Lead	Year FY
Swing set – 2 bays of 2 swings	\$7000	GR	Parks	
Climbing structure	\$5000	GR	Parks	
Benches - stone	\$1000	OB	Parks	
Walking trail material	\$1500	OB	Parks	
Landscaping - trees	\$500	GR	Parks	
Gaga ball pit	\$1400	GR	Parks	
<b>Annual Maintenance Items</b>	Annual Cost	Funding Source	Department Lead	
Walking trail resurfacing, weed control, mulch	\$1,000	OB	Parks	