

NEIGHBORHOOD PARK PRESENTATION PEARL WOOD PROPERTY PARK

Presented By:
Parks and Recreation



AGENDA

History

Public Meetings

Conceptual Designs

Budgets

Park Projects

Recommendations



PEARL WOOD PROPERTY HISTORY

- The property was publicly noticed and went to the Visalia Planning Commission & the Visalia City Council.
- The Pearl Wood Property (Road 148 and Cameron Creek) was recommended by the Visalia Planning Commission to move forward on 6/12/23(5-0 Vote) & approved by the Visalia City Council on 7-17-23. (5-0 Vote)

PEARL WOOD PROPERTY HISTORY

DR Horton choose Quad Knopf to design the Pearl Wood Property Park.

The Pearl Wood Property is 5.5 acres with a 5 acre ponding basin.

Quad Knopf engaged with City Staff to get public input on park amenities from the community to create three conceptual designs for the Pearl Wood Property Park.

The three public input meetings were held for the Pearl Wood Property during the spring of 2025.

PEARL WOOD PROPERTY PUBLIC MEETINGS

The public voted on different types of amenities ranging from Traditional Sports, Community Amenities, Active Amenities, and Site Amenities

Traditional Sports Amenities:

Multi-Purpose Lighted Athletic Field (Soccer, Baseball, Flag Football and Softball), Lighted Pickleball Courts, Lighted Tennis Courts and Lighted Basketball Courts

Community Amenities:

Amphitheater, Demonstration Garden, Botanical Garden, Butterfly Garden, Interpretive Signage and Public Art

Active Amenities:

Traditional Playground (2-5, 5-12) w/ Shade Sail Structures, Adventure/Nature Playground w/ Shade Sail Structures, Obstacle Course, Parcourse Equipment, Disc Golf, BMX Pump Track, Cornhole, Lighted Walking Path, Mini Pitch Court and Outdoor Handball Court

Site Amenities:

Solar Pedestrian Lights, Restrooms, Seating Areas, Parking Lot and Drinking Fountains



PEARL WOOD PROPERTY PUBLIC MEETINGS



Neighborhood Park #1 (Elliot Property)

Traditional Sports Amenities

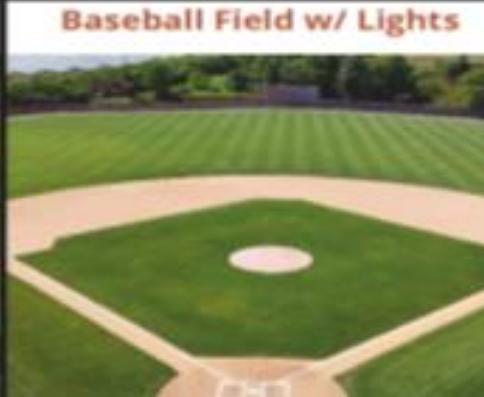
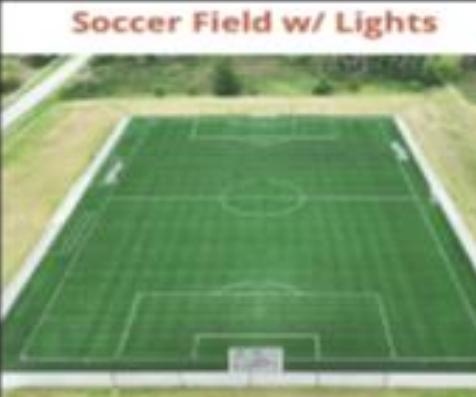
Images are for visual example only.

Place provided stickers on the amenities you would like to see in this park.

- Blue dots indicate top preferred amenities (primary choices).
- Red dots indicate next preferred amenities (secondary choices).

Vote for 6 different amenities, do not place multiply dots on the same amenity.

Park location includes approximately 1.5 acres of open space to utilize as Multi-Purpose with potential for athletic field lighting.



PEARL WOOD PROPERTY PUBLIC MEETINGS

The top six park amenities chosen are as follows:

Pearl Wood Property

Amenity	Votes
Walking Path w/ Lights	72
BMX Pump Track	65
Pickleball Courts	56
Restrooms	42
Adventure Themed Playground	36
Amphitheatre	28

PEARL WOOD PROPERTY PUBLIC MEETINGS

The top ten amenities when you combine the Elliott Property and the Pearl Wood Property together:

Amenity Votes	Votes
Walking Path w/ Lights	121
Restrooms	101
Pickleball Courts	98
Pump Track	87
Parking Lot	57
Botanical Garden	47
Athletic Field Space	47
Amphitheater	37
Traditional Playground	45
Adventure Playground	43
Basketball Courts	16
Mini Pitch (Pearl Wood Only)	8

CONCEPTUAL DESIGNS

The design teams used the feedback gathered during the six community input meetings to create three conceptual designs for the Pearl Wood Property Park. In addition to the valuable input provided by the public, the design teams, working in collaboration with City staff, carefully considered several other key factors. These included park size, fit, available space, compatibility of amenities with the surrounding neighborhood and the City, overall functionality, initial construction costs relative to the available budget, and the long-term cost and complexity of ongoing maintenance.

CONCEPTUAL DESIGN #1 PEARL WOOD PROPERTY



Pump Track / Active Play

- 0.5 Acre BMX Pump Track
- Mini Pitch Field
- Pickleball Courts
- Circular Shade Structure

CONCEPTUAL DESIGN #2 PEARL WOOD PROPERTY



Pickleball Courts / Inclusive Play

- Pickleball Courts
- Botanical Garden with Community Art Sculptures
- Inclusive Playground & Parcourse Equipment
- Amphitheater

CONCEPTUAL DESIGN #3 PEARL WOOD PROPERTY



Passive Play / Nature Play

- Nature playground
- Botanical Garden with Community Circle and Art Sculptures
- Pickleball Courts
- Passive Play with Arch Backstop (fits soccer and baseball)

CONCEPTUAL DESIGN #3 PEARL WOOD PROPERTY

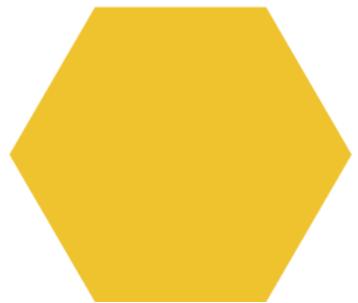


Passive Play / Nature Play

- Nature playground
- Botanical Garden with Community Circle and Art Sculptures
- Pickleball Courts
- Passive Play with Arch Backstop (fits soccer and baseball)

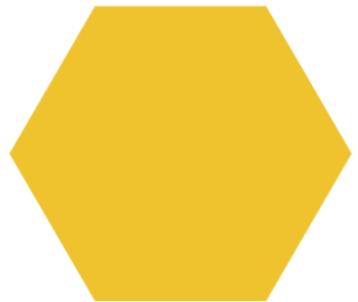
Staff and the PR
Commission Recommends
to the Visalia City Council
Conceptual Design # 3 for
the Pearl Wood Property

ESTIMATED BUDGETS



Pearl Wood Property Park Budget Estimate

\$7,567,000.00



Pearl Wood Property Park Current Funding

\$3,042,372.00

Current Park Projects

Project	Project Cost	Total Budget	Shortfall	Comments
Dog Park	2,000,000	300,000	(1,700,000)	Includes GF Grant \$177,952
Riverway Sports Park North Parking lot	3,701,000	1,701,000	(2,000,000)	
Pearwoods Park	7,567,500	3,042,372	(4,525,128)	
Inclusive Park	9,780,352	7,880,352	(1,900,000)	
Total	\$ 23,048,852	\$ 12,923,724	\$ (10,125,128)	

Current Park Projects

	Project Description	2025-26	2026-27	2027-28	2028-29	2029-30
1	East Side Regional Park EIR	106,600				
2	East Side Regional Park Site Master Plan	1,863,500			11,694,200	83,500
3	East Side Regional Park Basin G	32,599				
4	East Side Regional Park Basin F	137,469	1,433,200			
5	East Side Regional Park (ESRP) Basin E		156,200	445,600	23,700	
6	Eastside Park Regional Park Basin D	510,159				
7	Riverway Sports Park North Parking Lot	1,614,790				
8	Riverway Community Dog Park	49,433				
9	Victory Oaks 2-Acre Neighborhood Park	2,250,000	1,250,000			
10	Road 148-Mineral King to St. John's Parkway	3,403,500	160,700	8,690,000		8,300,000
11	Elliot Property 4-Acre Neighborhood Park	5,197,370				
12	Pearlwoods 5-Acre Neighborhood Park	3,042,372				
13	City Inclusive Park	33,593				
14	Removal of Orchard Eastside Regional Park	37,393				
15	Goshen-Virmargo Park/Pond Design				1,700,000	
16	Park Master Plan Update	100,000				
17	Southside Open Space and Basin		944,600			
18	New Recreation Center			50,000	20,000,000	
	Total	\$ 18,378,778	\$ 3,944,700	\$ 9,185,600	\$ 33,417,900	\$ 8,383,500

PEARL WOOD PROPERTY RECOMMENDATIONS

- At the December 9, 2025, the Visalia Parks and Recreation Commission meeting, the Commission recommended that the City Council eliminate the following amenities at the Pearl Wood Park location: Musco field lighting (\$600,000), restrooms (\$250,000), and parking (\$47,000). These reductions would generate cost savings of \$897,000 and reduce the total project cost to \$6,670,500 and approve conceptual design number 3 for the Pearl Wood Property

PEARL WOOD PROPERTY RECOMMENDATIONS

To address the funding gap, staff propose the following actions:

- Approve the Parks and Recreation Commission's recommended reductions.
- Transfer \$2,240,000 from the Victory Oaks Property in fiscal year 2025–26 and appropriate these funds to the Pearl Wood Property Project.
- Transfer \$1,388,200 from the Riverway Sports Park North Parking Lot Project in fiscal year 2025–26 and appropriate these funds to the Pearl Wood Property project.

These actions will fully fund the Pearl Wood Property Park Project at a revised total cost of \$6,670,500. Staff further recommends moving both the Riverway Sports Park North Parking Lot Project and the Victory Oaks Property Park project to the outer fiscal years.

Once City Council approves a conceptual design, the engineering firms will create construction docs based off the chosen conceptual plan for the Pearl Wood Property Park.

THANK YOU! QUESTIONS?



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