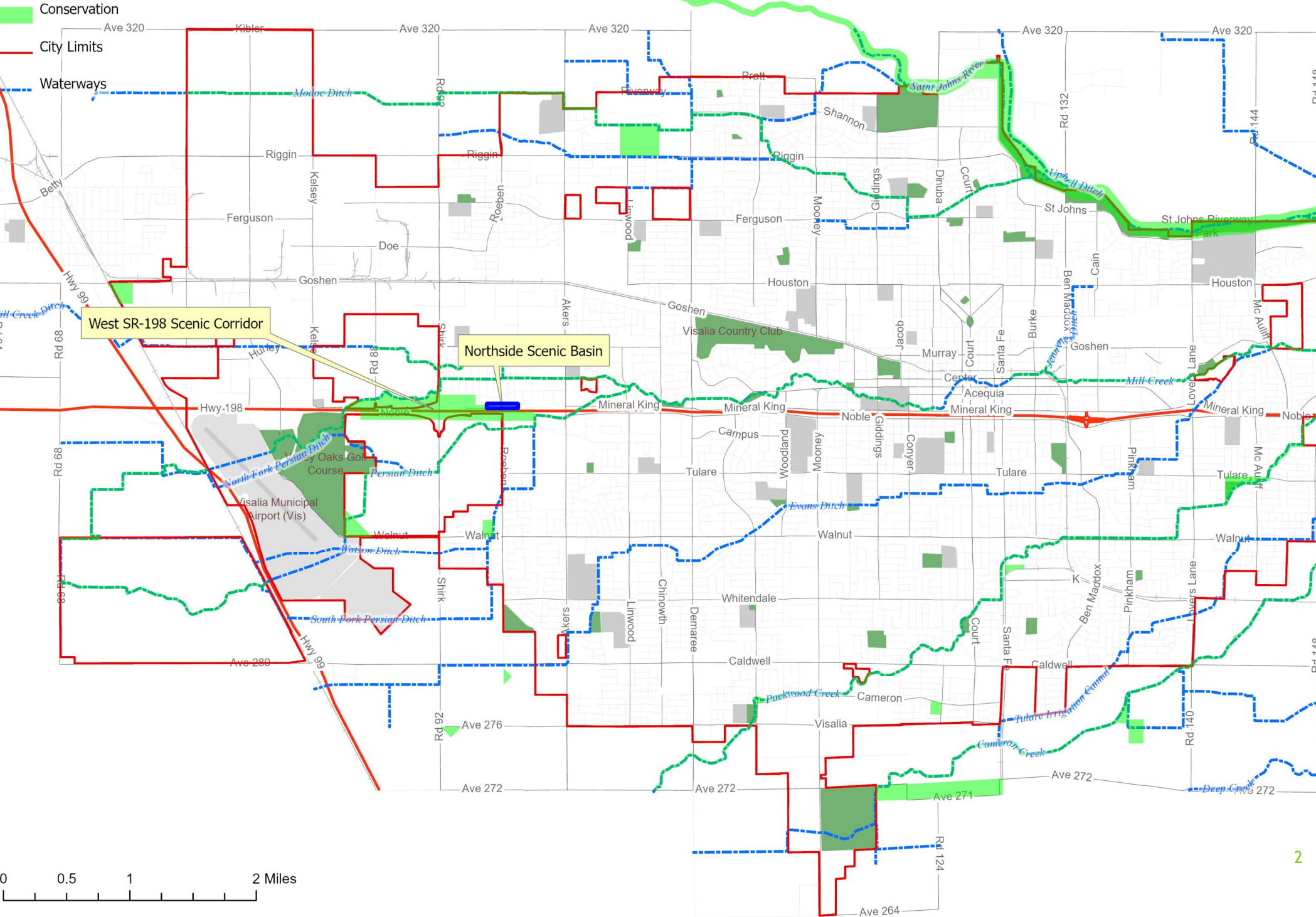


Northside Scenic Corridor - Hillsdale Park/Storm Basin

Proposed Change in Approach



Scenic Corridor Location Map



Why Now?

- ▶ The storm drain trunk in Shirk that will connect the entire tributary area is slated for construction within the next few years.



Agenda



Background



Existing Condition



Proposed Change in Approach



Why Change Approach



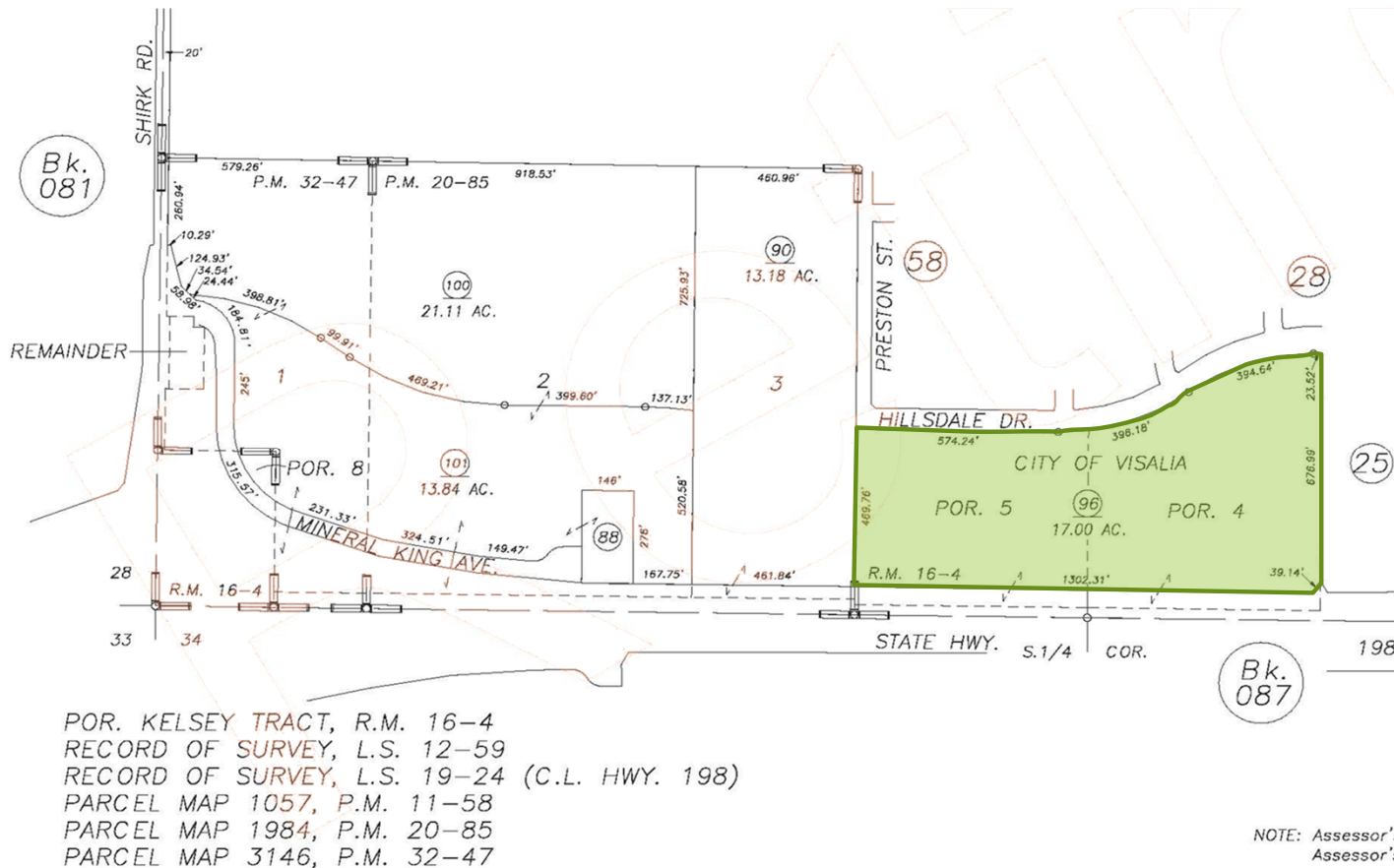
Next Steps



Background

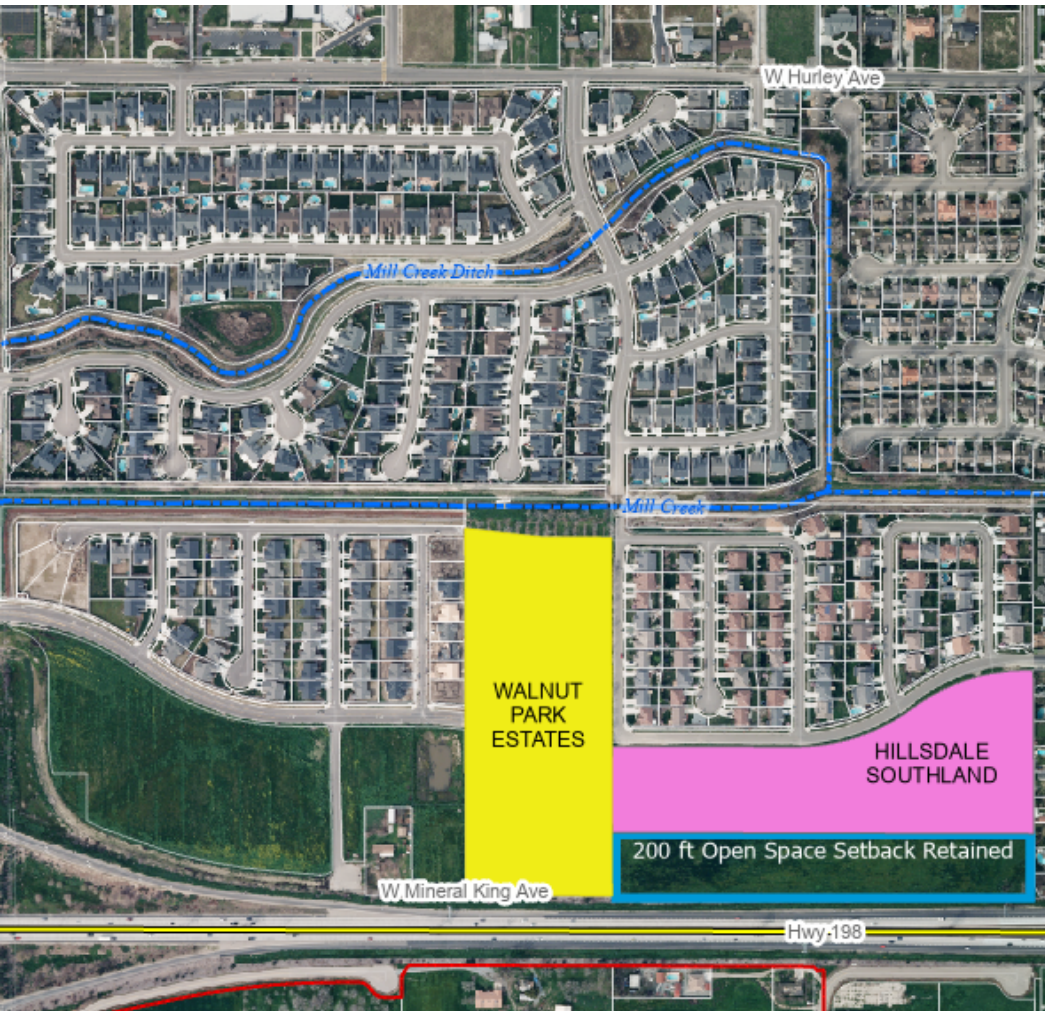
A Brief History of the Scenic Corridor

Background

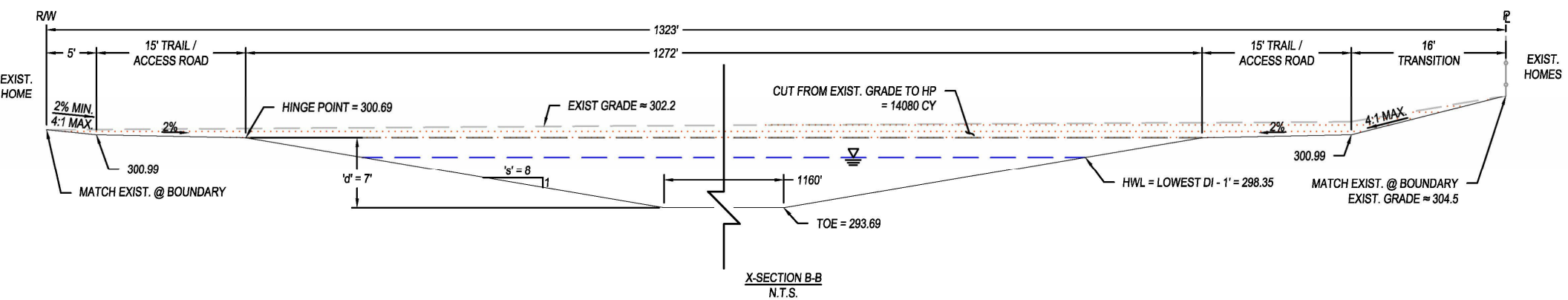
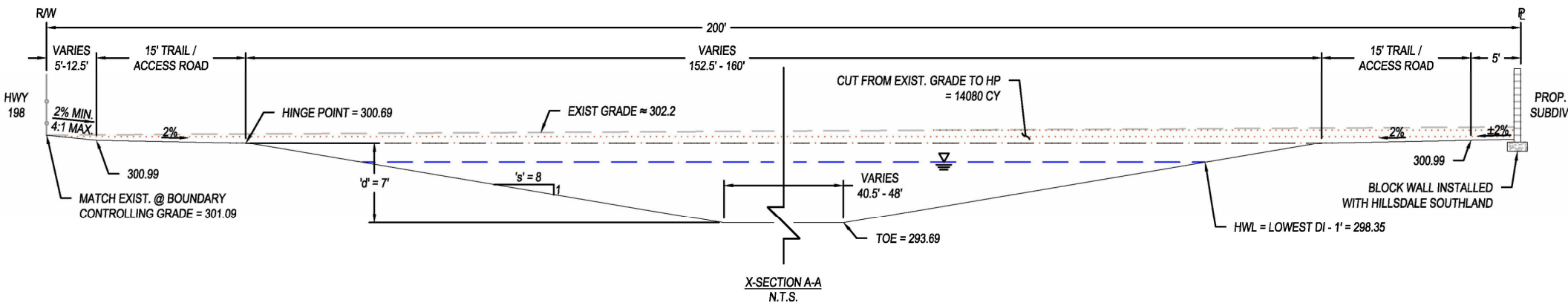


- ▶ 1988 West Visalia Specific Plan
- ▶ 2006 City acquired 17 acres for future scenic corridor
- ▶ 2014 City adopted 200 ft scenic corridor setback as part of General Plan Update

Background



- ▶ 2019 Council authorized sale of 11.22 of the 17 acres to San Joaquin Valley Homes for Hillsdale Southland Subdivision
- ▶ 2020 Staff sought Council direction for regional basin design

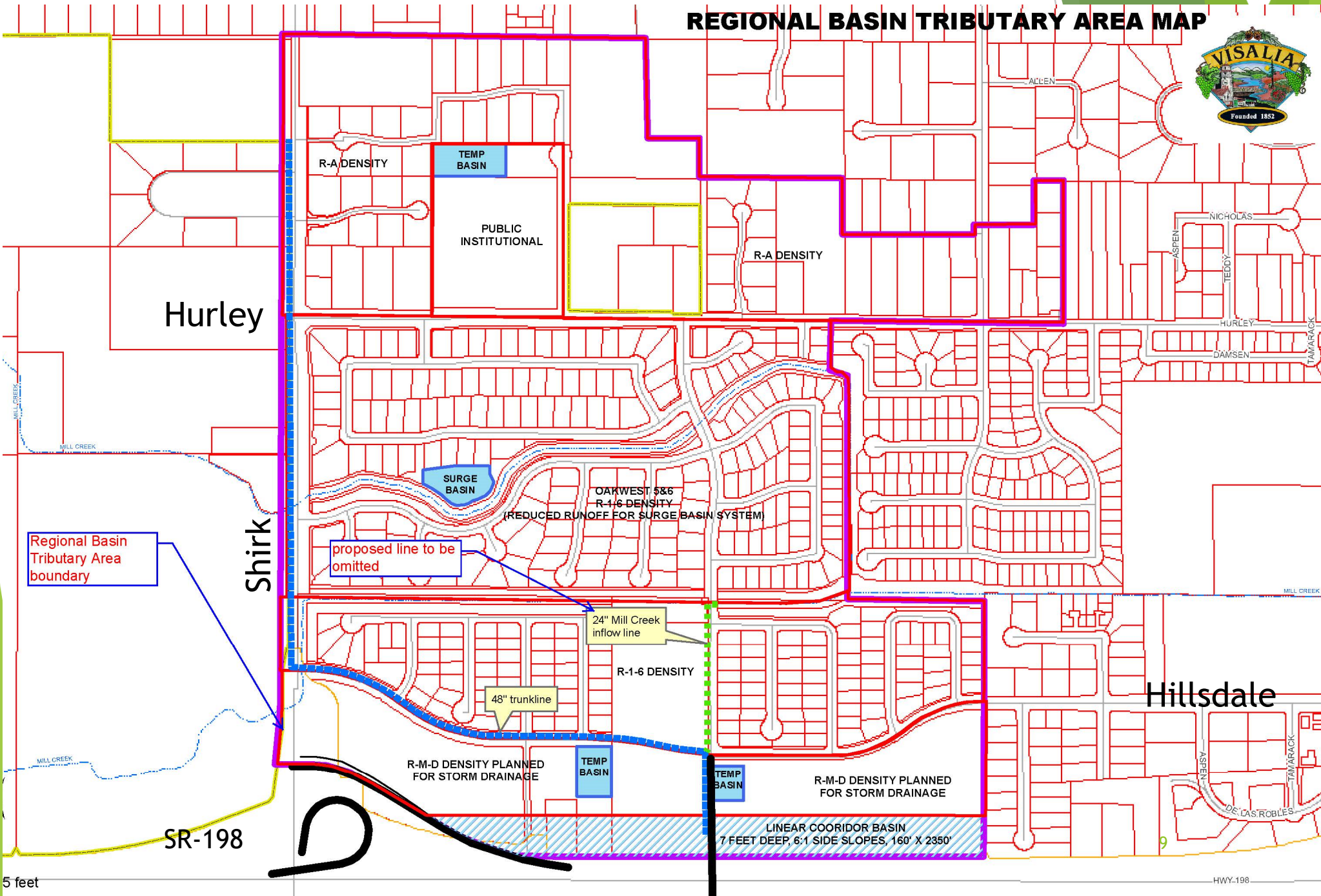


Initial Basin Design

2020 Regional Basin Concept



REGIONAL BASIN TRIBUTARY AREA MAP





Existing Condition

What the Northeast Scenic Basin looks like currently



Google Street View of Scenic Corridor Basin, September 2022

Current
basin extent

Exit sign
from
previous
slide



Google Street View of Scenic Corridor Basin Western End,
September 2022

Scenic Corridor Basin looking southeast from access point, January 5th, 2023



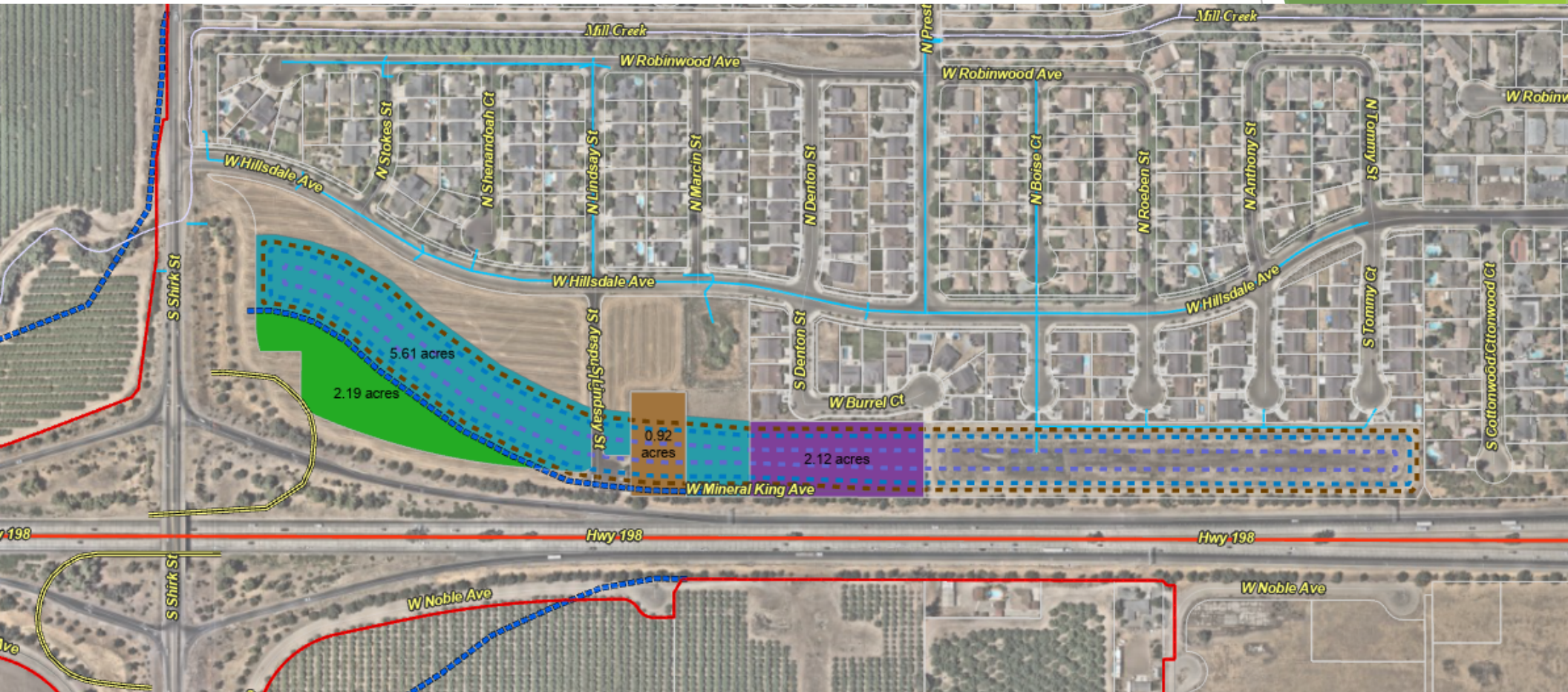
Scenic Corridor Basin looking southwest from ~200 ft east of⁴
access point, January 5th, 2023



Scenic Corridor Basin looking east, January
5th, 2023

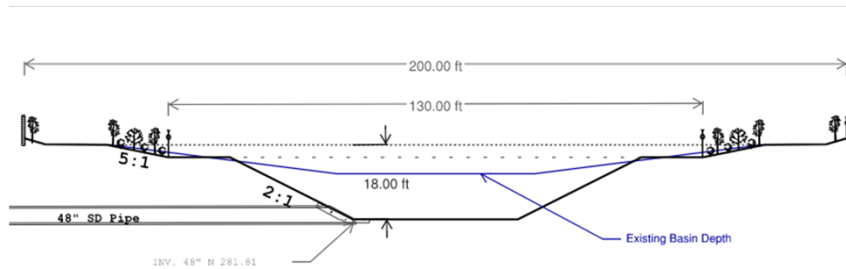
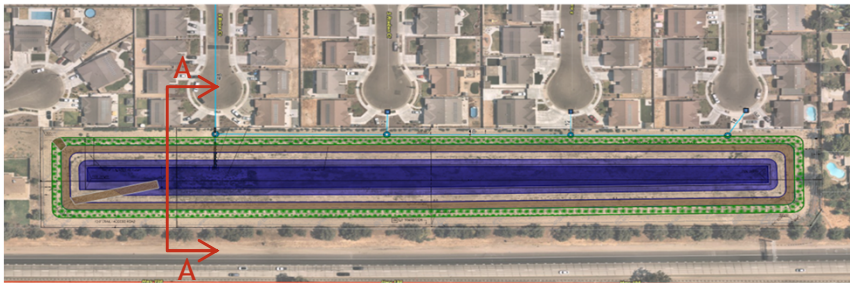
Proposed Change in Approach

Current Approach: Linear Expansion



Two Alternatives to Linear Expansion

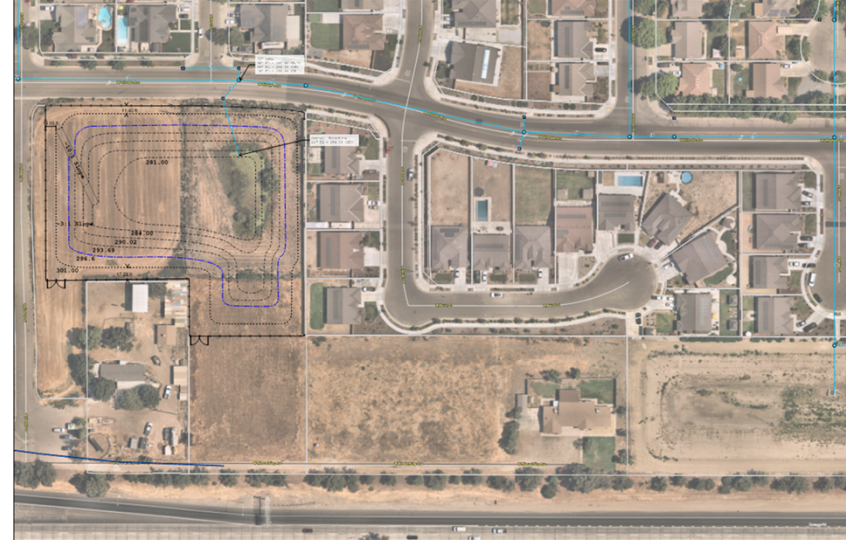
1. Deepening the Existing Linear Basin



Basin Section A-A

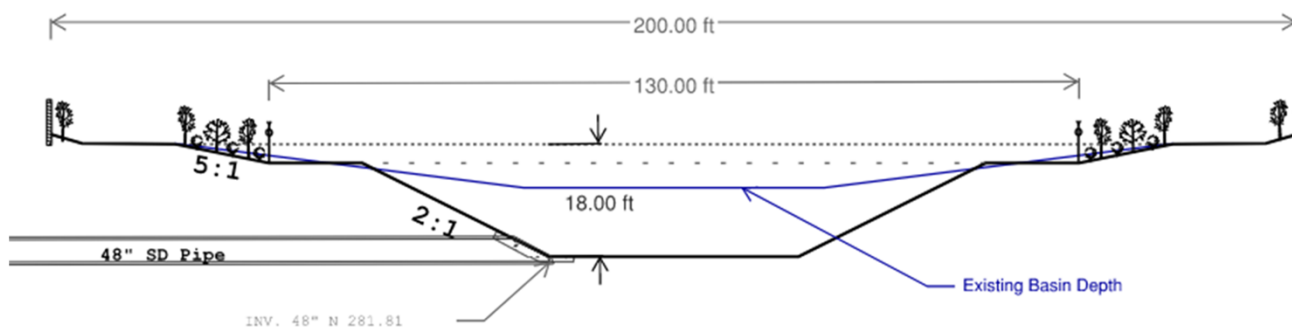
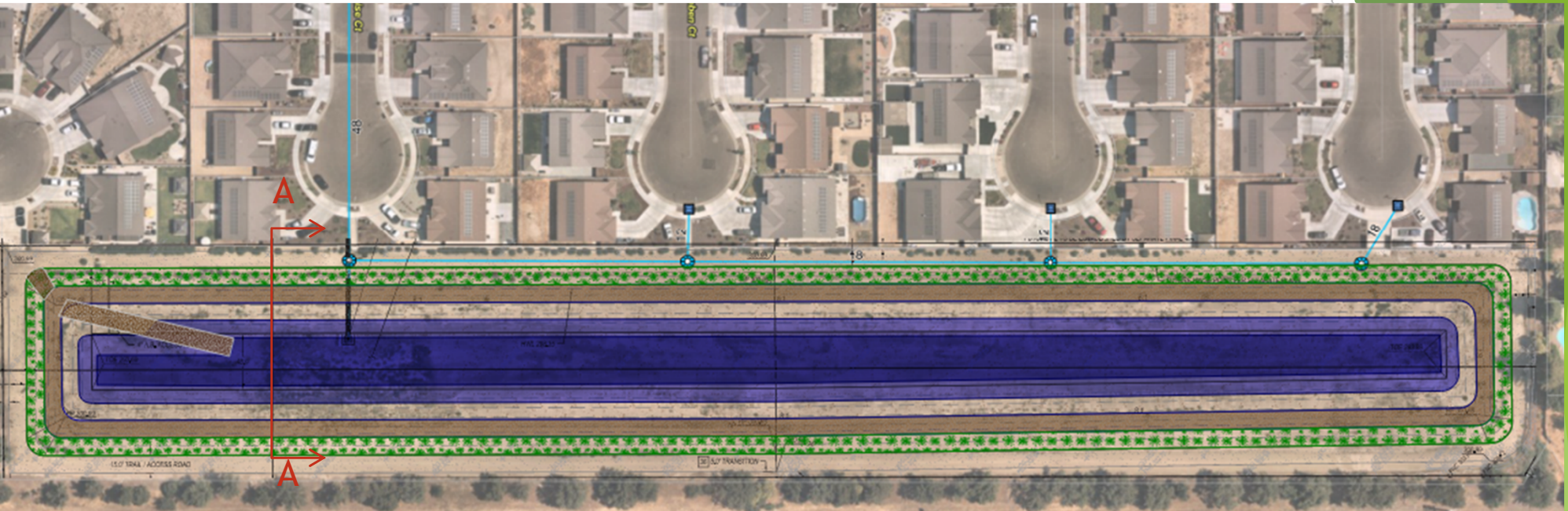
2. Expanding the Developer Basin

Proposed Oakwest Temp Basin Expansion NE Scenic Alternative



Vicinity Map

Alternative Approach 1: Deepen Existing Linear Basin

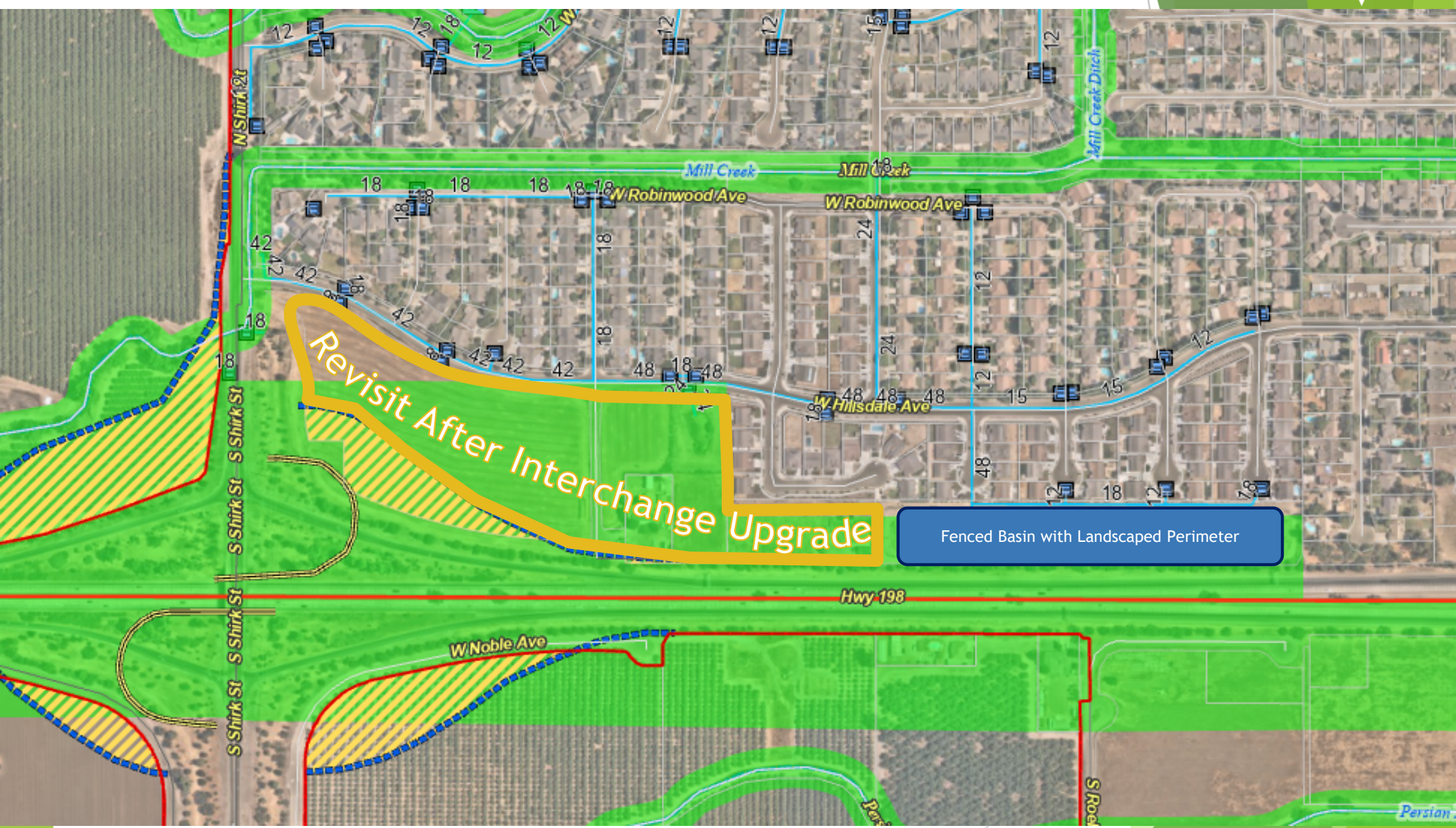


Basin Section A-A

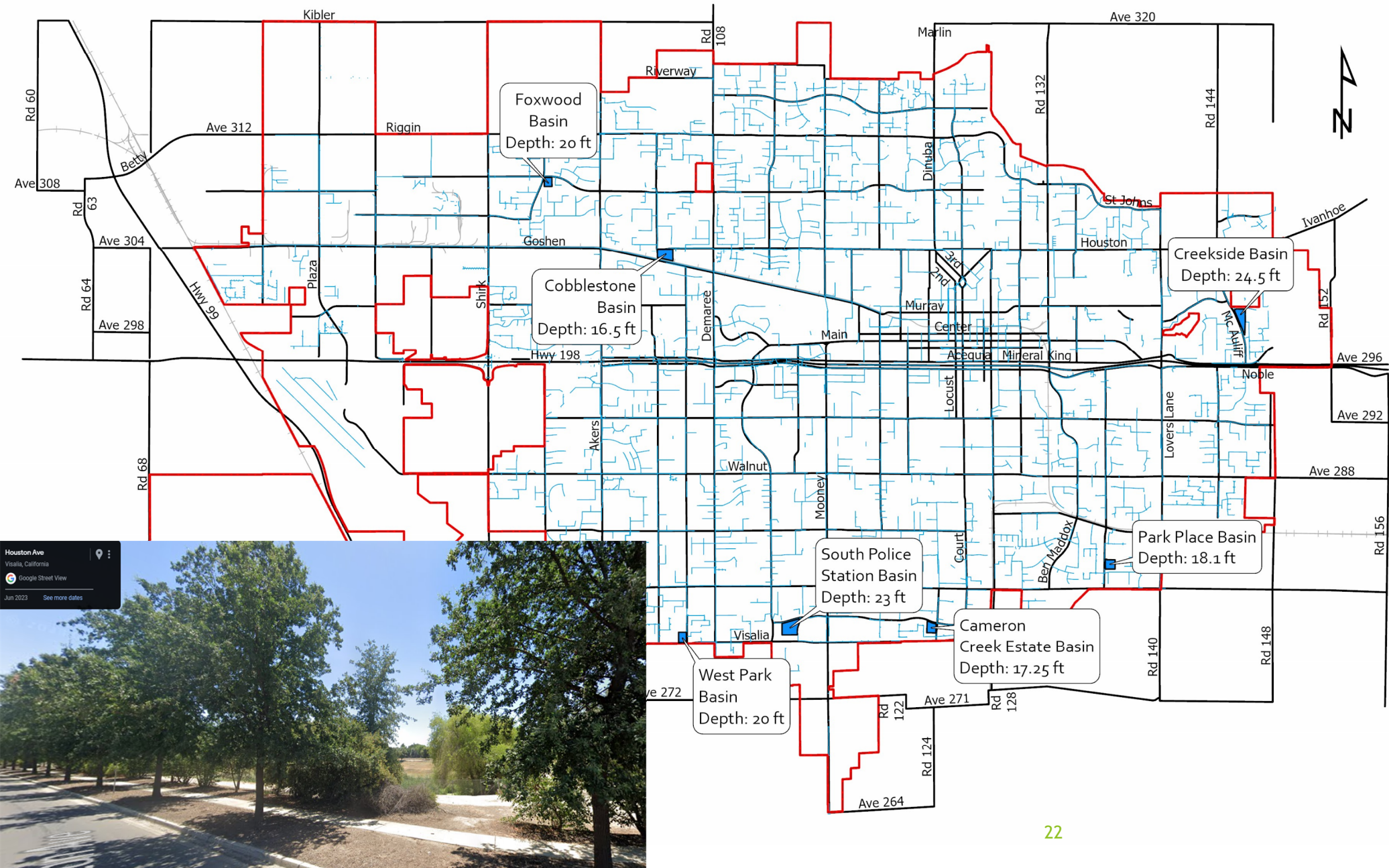
Recommended Approach



Proposed Approach: Postpone greater setback area until final Shirk/SR 198 Interchange Completion

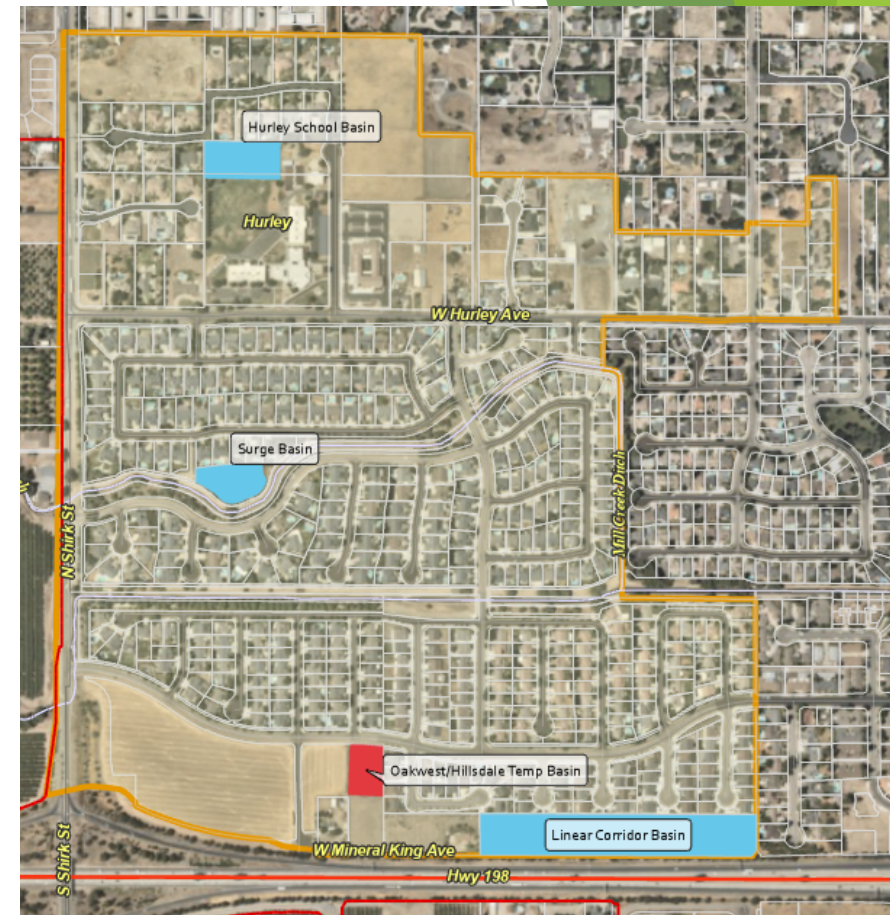
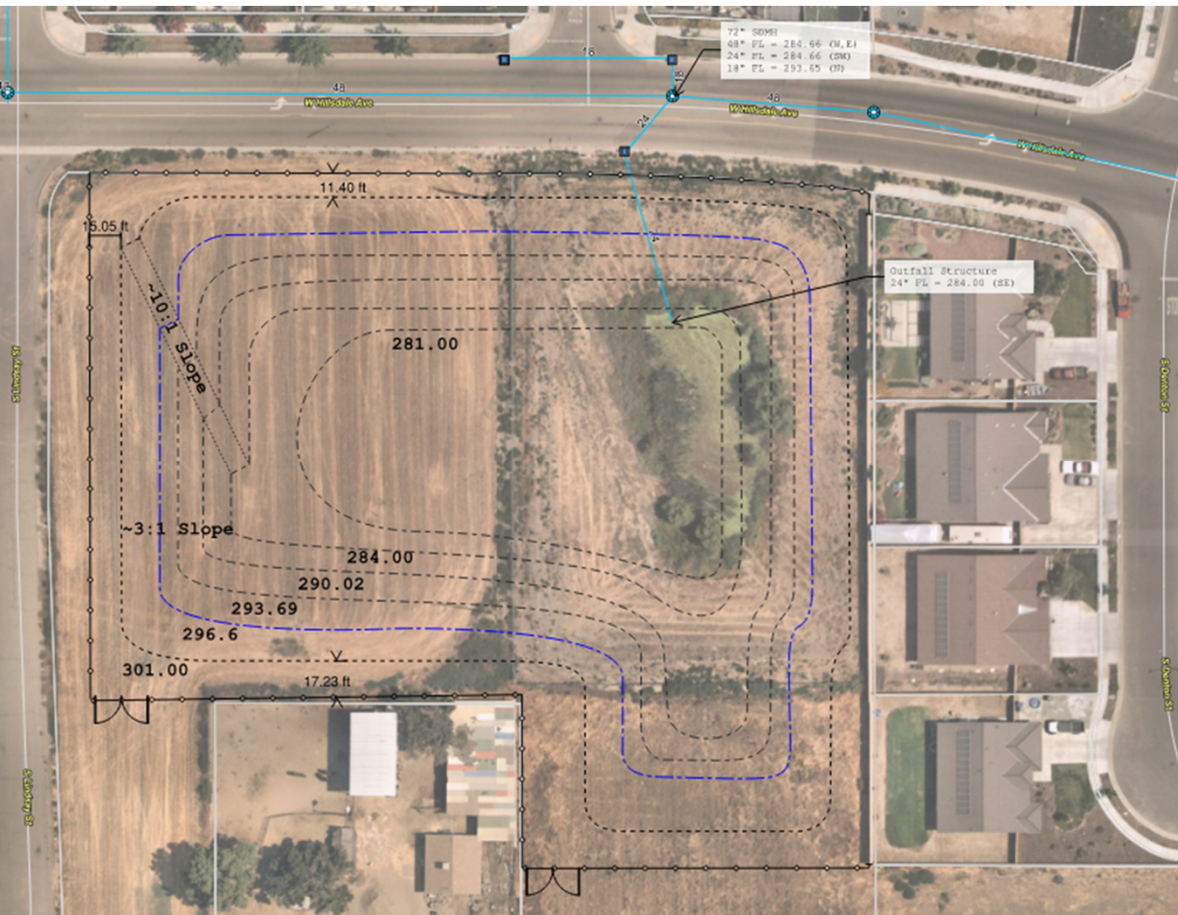


Deep Basins Adjacent to Major Roadways

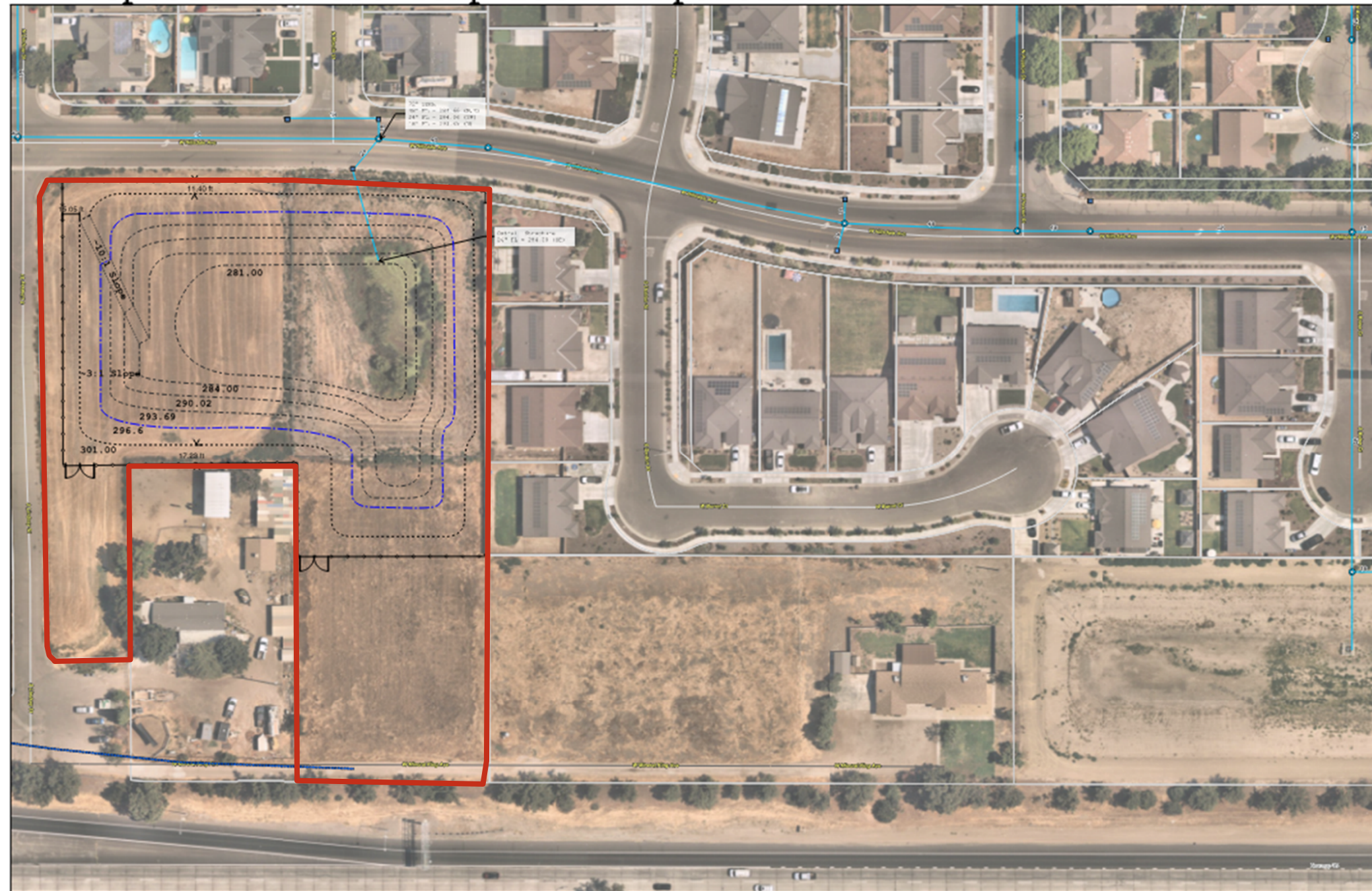


Houston Ave looking at Cobblestone Basin

Alternative Approach 2: Expanding the Developer Basin



Proposed Oakwest Temp Basin Expansion NE Scenic Alternative



Vicinity Map

Why Change Approach?

01

Avoid Shirk
Interchange
ROW
uncertainties

02

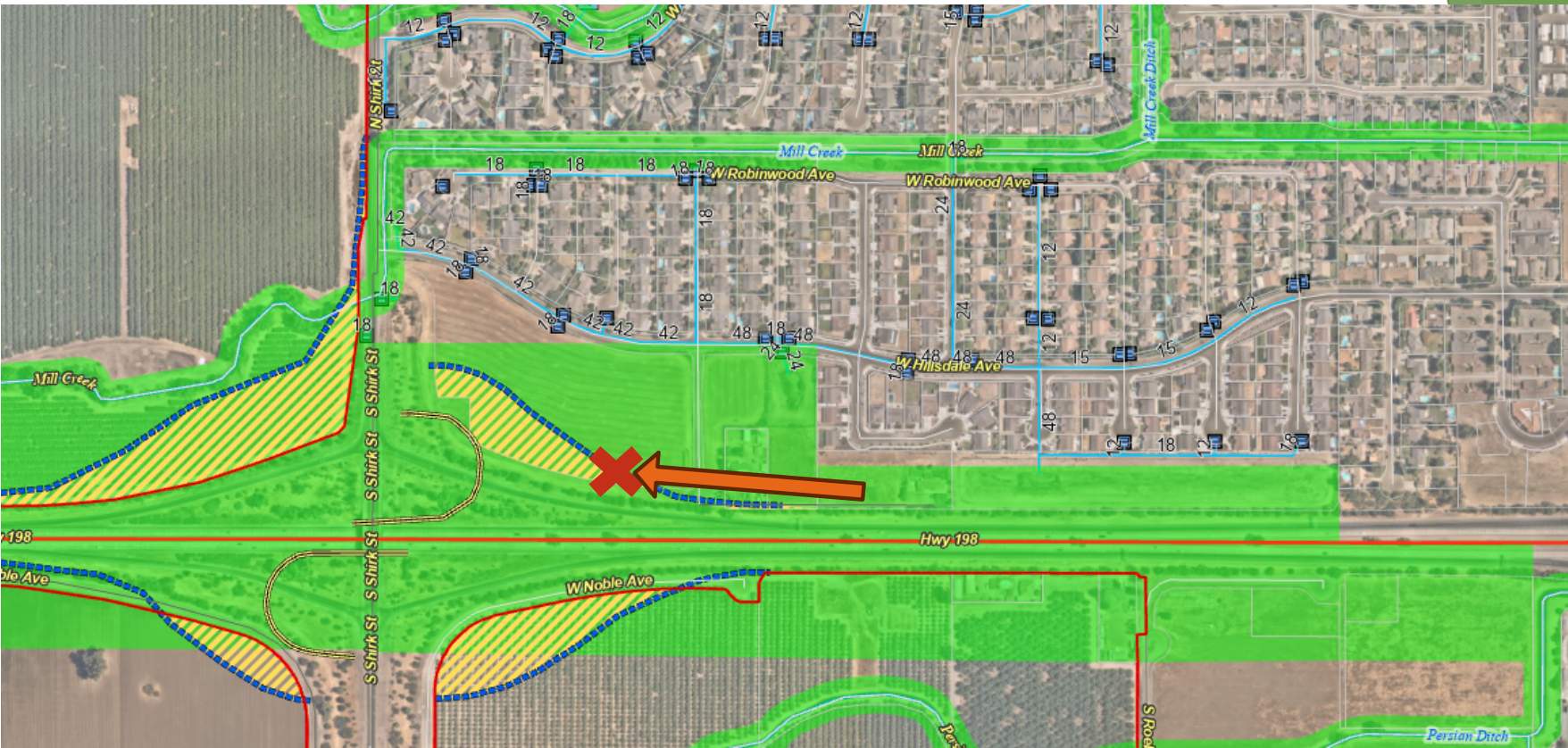
Address
hydraulic
inefficiencies

03

Optimize use
of funds

04

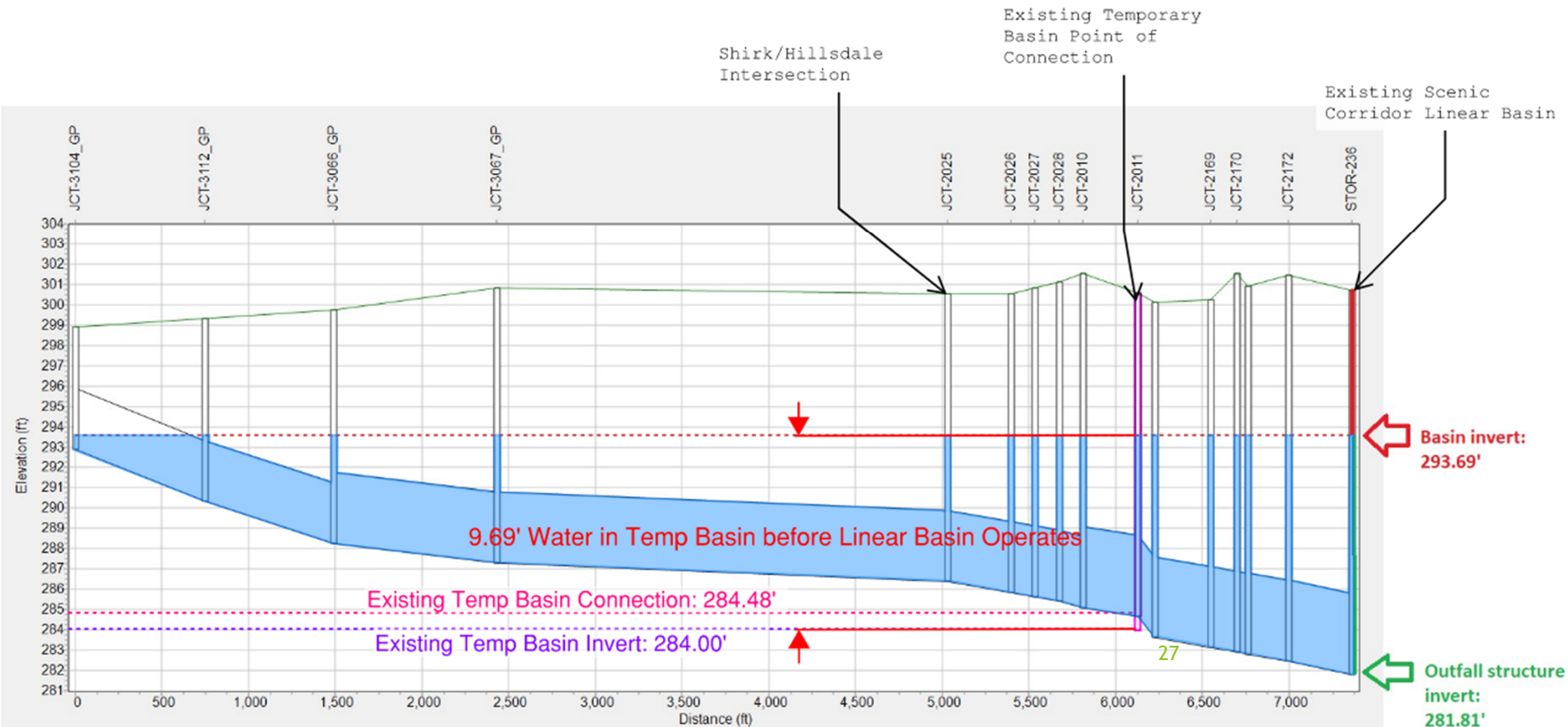
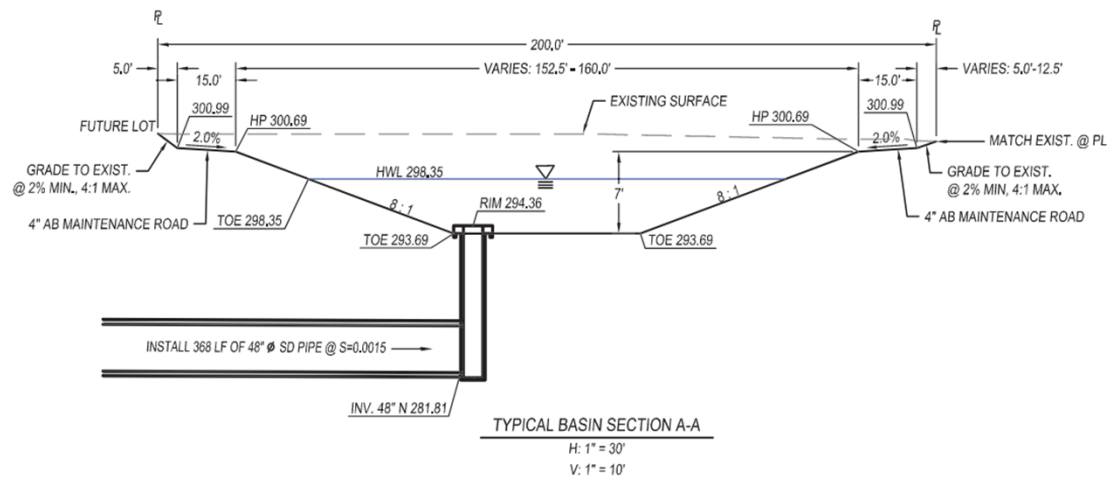
Increase
design options
for scenic
setback



01 Avoid Shirk Interchange Uncertainties

The future footprint of the Shirk and SR-198 Interchange is still uncertain.

02 Address Hydraulic Inefficiencies



03 Optimize Use of Funds

The linear expansion of the basin as a passive open space has 2 fund sources:

Park & Recreational Facilities – Fund 211

Established to account for the acquisition and development of parks and open space. Developers pay impact fees paid in lieu of providing parks and open space. Funds are to be used only for open space acquisition and providing park and other recreational facilities.

Storm Sewer Construction – Fund 221

Established to account for the acquisition and installation of storm drain systems. Financing is provided by a specific storm sewer impact fee charged at the time of new developments. Funds are to be used only for construction of new storm sewer lines to implement the Storm Sewer Master Plan.

- [illegible]

Comparison of the Two Alternatives with the Current Approach

	Avoid Shirk Interchange ROW Uncertainties	Address hydraulic inefficiencies	Optimize use of funds	Increase design options for scenic setback
Linear Expansion	☆☆☆	☆☆☆	☆☆☆	☆☆☆
Alt 1: Deepening Existing Linear Basin	★★★	★★★	★★★	★★☆
Alt 2: Expanding Developer Basin	★★★	★★☆	★★☆	★★☆

Cost Comparisons



	Current Approach Linear Expansion	Alt 1: Deepen Existing Linear Basin	Alt 2: Expand Developer Basin
Land Acquisition	(10.8 ac*) \$1,620,000	(0 ac) \$ --	(3.6 ac) \$545,000
Basin Design	\$ 230,000	\$ 100,000	\$ 100,000
Basin Construction	\$ 1,260,000	\$ 827,000	\$ 677,000
Landscaping of Setback Area	\$ 789,000	\$ 126,000	\$ 126,000
Construction Contingency (20%)	\$ 410,000	\$ 191,000	\$ 161,000
Construction Admin (15%)	\$ 307,000	\$ 143,000	\$ 120,000
Total	\$ 4,616,000	\$ 1,387,000	\$ 1,729,000

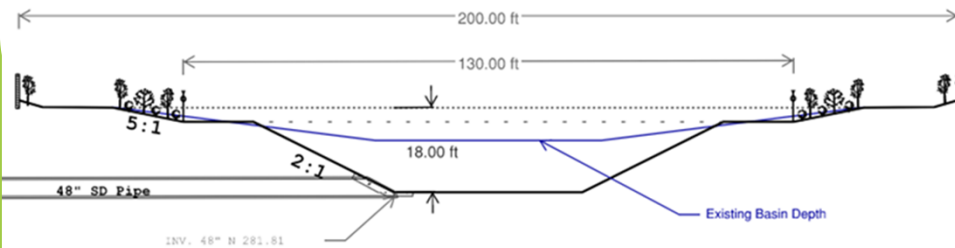
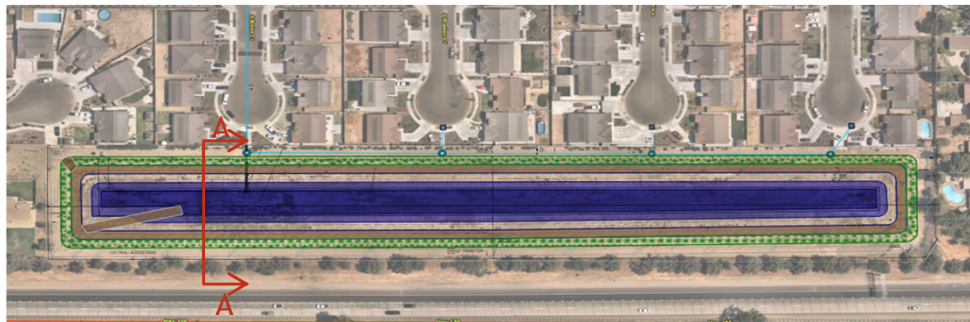
*Includes 2.2 ac to be used for future interchange

Next Steps

Selection of an Alternative Approach

Comparison of the Two Alternatives

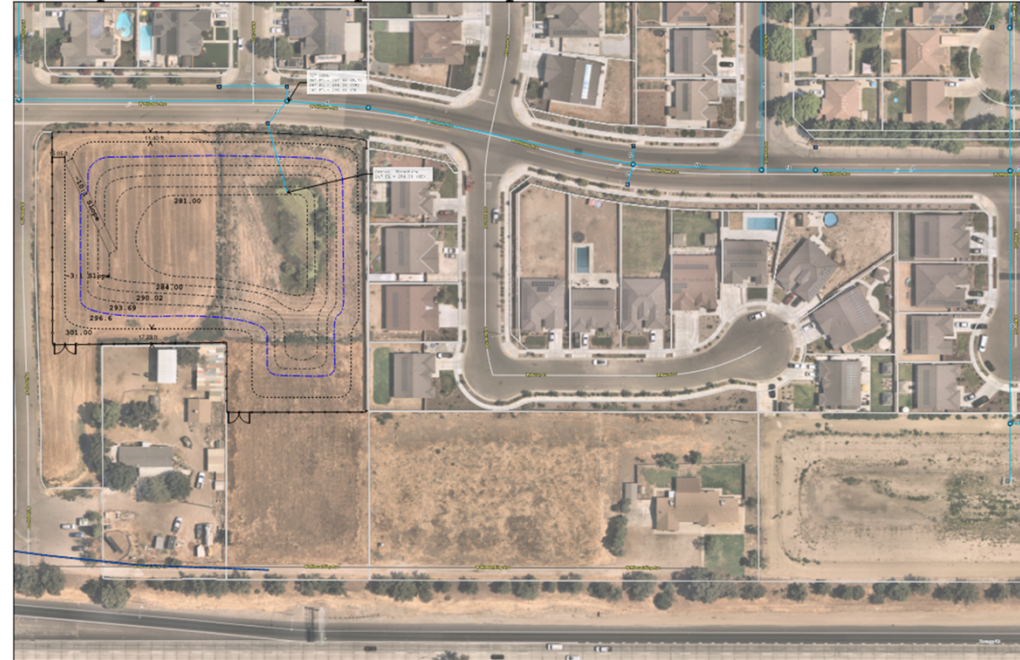
1. Deepening the Existing Linear Basin



Basin Section A-A

2. Expanding the Developer Basin

Proposed Oakwest Temp Basin Expansion NE Scenic Alternative



Vicinity Map

Next Steps

Alternative 1: Deepening Existing Linear Basin

- Design Basin Regrading

Alternative 2: Expanding Developer Basin

- Start Land Acquisition Process for Oakwest Temporary Basin
- Design Basin Expansion

Questions?