



NEIGHBORHOOD PARK PRESENTATION

PEARL WOOD PROPERTY PARK



Presented By:
Parks and Recreation



AGENDA

History

Public Meetings

Conceptual Designs

Budget

Recommendation



PEARL WOOD PROPERTY HISTORY

- DR Horton chose Quad Knopf to design the Pearl Wood Property Park.
- The Pearl Wood Property is 5.5 acres with a 5-acre ponding basin.
- The property was publicly noticed when it went 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)
- 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 Park location
- The three public input meetings were held during the spring of 2025.

PEARL WOOD PROPERTY HISTORY

- At its January 20, 2026, meeting, the Visalia City Council agreed to eliminate amenities from the Pearl Wood Park project, including Musco field lighting (\$600,000), restrooms (\$250,000), and parking improvements (\$47,000). These reductions created a cost savings of \$897,000, lowering the total project cost to approximately \$6,670,600.
- Additionally on January 20, 2026, the City Council directed staff to return with new conceptual designs that eliminate the botanical garden and incorporate a mini pitch, while also presenting alternatives that include either two or four pickleball courts.

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

PR COMMISSION & STAFF ORIGINAL RECOMMENDED CONCEPTUAL DESIGN FOR THE 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)



Amenities Eliminated

- Musco Field Lighting
- Restrooms
- Parking Lot
- (Botanical Garden w/ Art Sculptures)

Highlighted Amenities

- Four Pickleball Courts
- Botanical Garden
- Art Sculptures
- Fitness Course
- Nature Playground
- Lit Walking Path
- Trail along the Basin
- Arbor

PEARL WOOD BUDGET



Pearl Wood Property Budget

\$6,670,600

CONCEPTUAL DESIGN #1 PEARL WOOD PROPERTY



Conceptual Design # 1
Estimated Cost is \$5,936,853

Highlighted Amenities
Four Pickleball Courts
Playground
Open Green Space w/ Backstop
Lit Walking Path
Trail along the Basin
Arbor

CONCEPTUAL DESIGN #2

PEARL WOOD PROPERTY



Conceptual Design # 2
 Estimated Cost is \$ 5,963,950

- Highlighted Amenities**
- Two Pickleball Courts
 - Mini Pitch
 - Nature Playground
 - Lit Walking Path
 - Open Green Space w/ Backstop
 - Trail along the Basin
 - Arbor

CONCEPTUAL DESIGN #3 PEARL WOOD PROPERTY



Conceptual Design # 3
Estimated Cost is \$6,139,740

Highlighted Amenities
Four Pickleball Courts
Mini Pitch
Playground
Lit Walking Path
Trail along the basin
Open Green Space
Arbor

PEARL WOOD PROPERTY RECOMMENDATION

City staff recommends Conceptual Design #2, with a projected cost of \$ 5,963,950.



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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