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PROJECT TEAM

CIVIC CENTER AND EAST DOWNTOWN VISALIA TASK FORCE

Barbara Hood
Bill Main
Bob Brown
Carlos Medina
Colby Wells
Craig Knudson
David Miller
Don Groppetti
Don Landers, Council Member
Donna Orozco
Elaine Martel
George Ouzouvian
Greg Collins, Council Member
Jane Shepard
Jason Pausma
Lindsay Bailey, Bikeways Committee
Maria Hernandez
Marty Zeeb
Mike Olmos, Assistant City Manager
Patricia Stever
Phil Cox
Phil Laird
Ryan Inglehart
Sam Logan
Stan Carrizosa
Steve Salomon, City Manager
Susan Mangini
Tom Gaebe
Tom Link
Walter Deissler

VISALIA CITY COUNCIL

Jesus Gamboa, Mayor
Bob Link, Vice Mayor
Amy Shuklian, Council Member
Don Landers, Council Member
Greg Collins, Council Member

EAST DOWNTOWN VISALIA COORDINATION GROUP

Andrew Benelli, Director of Public Works
Fred Brusuelas, Assistant Community Development Director
Vincent Elizondo, Director of Parks and Recreation
Adam Ennis, Engineering Design Division
Rick Haskill, Visalia Police Department
Charles Norman, Battalion Chief, Visalia Fire Department

CITY OF VISALIA STAFF

Steve Salomon, City Manager
Michael Olmos, Assistant City Manager
Ricardo Noguera, Housing and Economic Development Director
Sharon Sheltzer, Project Manager
Julie Pereira, Administrative Assistant

Housing and Economic Development Department

315 East Acequia Avenue
Visalia, CA 93291
559 713 4190
www.ci.visalia.ca.us

PROJECT TEAM

PRIME CONSULTANT

PROJECT MANAGEMENT | MASTER PLANNING | LANDSCAPE ARCHITECTURE

EDAW, Inc.
150 Chestnut Street
San Francisco, CA 94111
415 955 2800
www.edaw.com
Contact: Alma Du Solier, Project Manager

SUB CONSULTANTS

SURVEYOR | CIVIL ENGINEERING | INFRASTRUCTURE MASTER PLANNING: WET UTILITIES

Provost & Pritchard, Inc. Engineering Group
3500 West Orchard Court
Visalia, CA 93277
559 636 1166
www.ppeng.com
Contact: John Dutton

HYDRAULIC ENGINEERING | INFRASTRUCTURE MASTER PLANNING: DRY UTILITIES

Moffatt & Nichol Engineers
2001 North Main Street, Suite 360
Walnut Creek, CA 94596
925 944 5411
www.moffattnichol.com
Contact: Dilip R. Trivedi, Dr Eng, PE

INTRODUCTION

In December 2006, the City of Visalia, California engaged the team of EDAW, Inc, Provost & Pritchard, and Moffatt & Nichol as the consultant team for the development of the Parks and Infrastructure Master Plan for a 175 acre area known as the East Downtown Visalia district.

Per the East Downtown Visalia Strategic Plan 2025 (2006), this area of Visalia is envisioned as a new residential and mixed-use redevelopment area that would include more than 15 acres of new parks, multiple commercial and institutional opportunities, and a new world-class Civic Center complex.

The purpose of the East Downtown Visalia Parks and Infrastructure Master Plan (the Plan) is to provide a comprehensive strategy and design concept for the landscape and infrastructure for the future Civic Center complex and adjacent land uses. The recommendations and ideas described in this report represent the efforts of many committed individuals from the City of Visalia, the East Downtown Visalia Task Force, the Coordination Group, community members and other stakeholders who actively participated and provided input to the consultant team during the year-long process.

Following the master planning process, the document is organized in four sections describing the main steps undertaken:

1) Background and Foundation: a comprehensive site analysis, understanding of relevant plans and policies, and a summary of initial community input.

2) Visioning: preparation of two concept scenarios to test ideas and potential approaches for the study area.

3) Master Plan: refinement of the visioning scenarios into a preferred alternative including parks, streetscape and infrastructure strategies and design recommendations.

4) Phasing and Implementation Approach: preliminary strategy for the potential implementation of the Plan, including order of magnitude cost estimates.

As part of this Master Plan, a series of reports and memoranda were prepared to provide needed detail on the technical aspects of park design and infrastructure planning. Those supporting documents are included in the Appendix section of the document.